

Stephanie Locke

From: Jayme Fields <jayme.fields@bragafresh.com>
Sent: Friday, August 05, 2016 6:07 PM
To: Stephanie Locke
Cc: Marc Cusenza; eacleaves@msn.com
Subject: Addendum for inclusion in the package
Attachments: Addendum to Appeal APN 011-462-039.pdf; SBraga Admi16070114120.pdf

Attached please find an addendum to be included in the package. It includes copies of building department plan documents. The city clerk felt very confident in their database and it was easy to find all the transactions for 149 Spray Avenue. As you can see from the attached there were no permits issued after the initial build of the house, so no permitted additions to water were made. This is consistent with our neighborhood's long-term knowledge of the house.

The package already submitted contains statements from the trustee of the house, who helped the home owner for a long time before he passed and fixed the house (and its bathrooms) both while he was alive and after he passed. The plumber she hired also confirms that no additional fixtures were installed in the house. The package also includes statements from the appraiser, who researched the water thoroughly. Both the trustee and the appraiser confirmed with Bob's health care workers (who helped him bath, etc.) that there were no extra fixtures. I believe that their letters reflect this additional confirmation. And finally, neighbors such as the emergency medical technician across the street, continue to confirm that there were no additional fixtures.

The pictures in the package show that the house was in original condition, and with the use of mirrors, that no extra fixtures were installed.

Lastly, based on the inspection for and subsequent revisions, there did not appear to be enough water in the first place. We don't see from the documentation how sufficient credits were derived. Attached is the documentation that we have. I may be able to come by the office next week; perhaps you can help us then to understand?

Overall, I think that the case is as comprehensive as can be made. It should not be impossible to set this to right.

The neighborhood is watching and talking about this, although Dale has some people scared to speak out. We are breaking our backs to save water (you should see what I spent on a grey water system), and then water goes running out the door on this fictitious and flawed request while other neighbors have been waiting for water for years. We feel that if mistakes were made by the District, they were honest ones. Setting procedures aside, this is not right. We only hope that our representatives on the Board are strong enough to take the risk, step out, and make the change that is needed.

If anything is needed or any clarification can help, please let me know and thank you for all of your help!

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Additional Information Supporting Incorrect Water Credit Allocation (APN: 011-462-039):

Building Plans Show No Additional Fixtures

Per review of building records in the City of Monterey Building Department, no modifications were made to the house between its initial construction and its sale to the current owner. Per the original house plans following, there was no laundry sink and there was only one shower head in each shower.

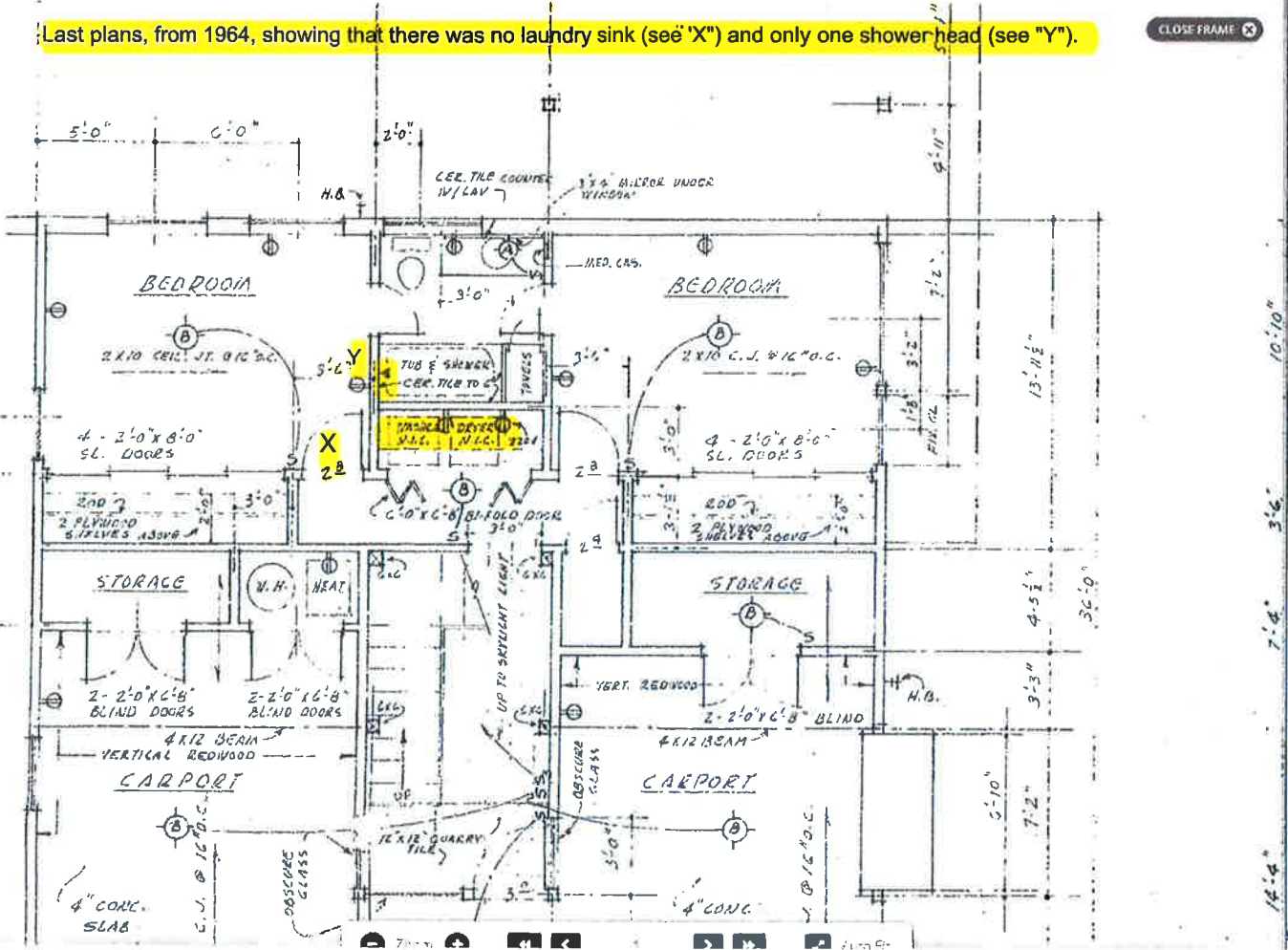
Attached is a copy of the downstairs floor plan showing only a washer and dryer in the laundry closet and no laundry sink, and showing only one shower head in the downstairs shower.

Also attached is a copy of the upstairs floor plan showing only one shower head in the upstairs shower.

Such construction is consistent with the other houses in the neighborhood.

SUBMITTED BY APPLICANT

Last plans, from 1964, showing that there was no laundry sink (see "X") and only one shower head (see "Y").

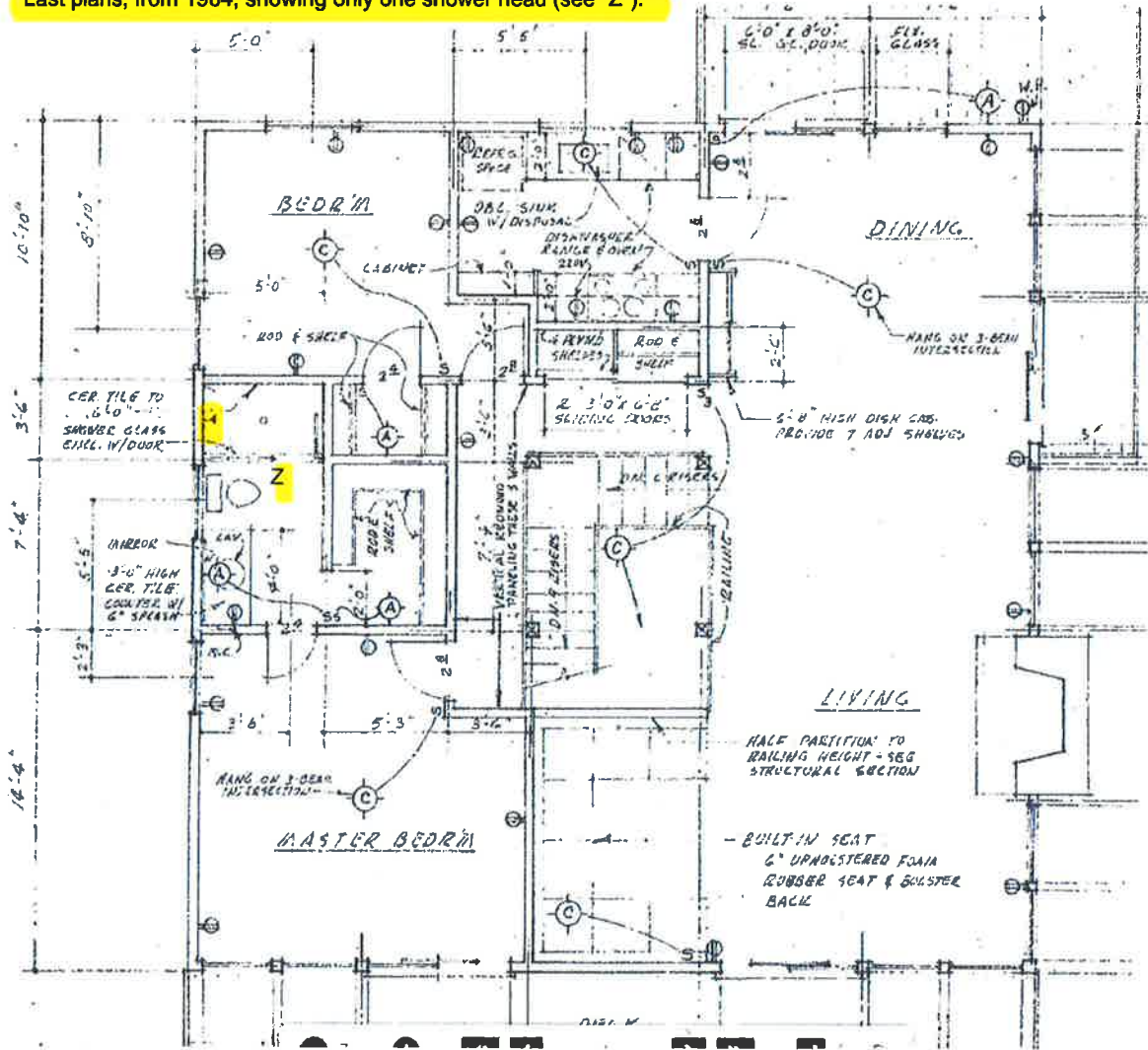


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SUBMITTED BY APPLICANT

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Last plans, from 1964, showing only one shower head (see "Z").



CLOSE FRAME X

Friday, July 22, 2016 11:21:36 AM - Digital Reel

SUBMITTED BY APPLICANT

MONTEREY PENINSULA WATER MANAGEMENT DISTRICT
5 HARRIS COURT, BLDG. G · P.O. BOX 85 · MONTEREY, CA 93942 (831) 658-5601 · FAX (831) 644-9558 · www.mpwmd.net
INSPECTION REPORT

Conservation: [X] Change of Title | Permits: [] Pre-Inspection/Credits [] New Construction [] Remodel/Addition [] Re-Inspection

PROPERTY ADDRESS: 149 SPRAY AVENUE
CITY: MONTEREY BATHROOMS: FULL 1 1/2 - Other
ASSESSOR'S PARCEL NUMBER: 011 - 462 - 012 BUSINESS NAME:
OWNER'S NAME: BULLOCK PERSON CONTACTED: JOHN CARNATI
[] USFD [] AUX. [] MFD [] NON-RES. (No. of Bldgs.) [] MIXED USE

This form certifies that an inspection was conducted at the above address. At the time of the inspection, the property
[] WAS [] WAS NOT found to be in compliance with MPWMD Water Efficiency Standards and/or with MPWMD
Water Permit No. Additionally, fees in the amount of are [] PAID [] DUE. Water
Efficiency Standards are listed in Regulation XIV of the District Rules and Regulations; see summary on the back of this
form. (Specific Permit requirements are on file at the District office.)

Any discrepancies on fixture counts must be reported and cleared or appealed within 21 days of inspection date.
No Water Credits are available for outdoor water fixtures, multiple utility sinks, and multiple showerhead installations (Pursuant to District Rules 24 & 25.5)

WATER FIXTURE INVENTORY:

Table with 4 columns: Name of fixture, Fixture Count, Remarks/Location, High Efficiency. Rows include Washbasin, Toilet, Large Bathtub, Standard Bathtub or Shower Stall, Kitchen Sink, Dishwasher, Laundry Sink, Clothes Washer, Bidet, Bar Sink, Instant-Access Hot Water System, Swimming Pool, Rain Sensor, Rainwater Harvesting Capacity, Lawn Removal, Graywater System.

* Credit is available for one utility sink only per Residential Site.

Inspector's Notes: SAUNA - GROUND FLOOR

ACTION REQUIRED

- [] Items not in compliance must be corrected within thirty (30) days.
[] Re-inspection required. Please call 658-5601 to schedule. (Re-inspection Fees of \$105.00 are required prior to inspection.)
[] Provide itemized receipts for Toilets, Showerheads or signed "Showerhead Certification of Installation" form; provide photos and receipts for Rain Sensor installation. Mail documents to P.O. Box 85, Monterey, CA 93942; or fax to 644-9558.
[] Water Release Form & Water Permit Application Form required (Jurisdiction). Fees may be due. (Contact the District.)

Acknowledgment of Receipt Date 2/27/14 MPWMD Representative Date 2-27-14

See Important Terms and Conditions on back of form.
U:\demand\Work Forms\Inspection Reports\Inspection Report Revised 20130507.docx white copy - applicant yellow copy - MPWMD

SUBMITTED BY APPLICANT

MONTEREY PENINSULA WATER MANAGEMENT DISTRICT RESIDENTIAL WATER RELEASE FORM AND WATER PERMIT APPLICATION

NOTE: When approved and signed by the jurisdictions, this form must be submitted with final and complete Construction Plans to:
 Monterey Peninsula Water Management District Permit Office
 5 Harris Court, Bldg. G ♦ Monterey, CA 93940 ♦ (831) 658-5601 ♦ www.mpwmd.net ♦ Fax (831) 644-9558
 Completing the Water Release Form & Water Permit Application does not guarantee issuance of a Water Permit.

ALL SPACES BELOW MUST BE COMPLETED OR THE APPLICATION MAY NOT BE PROCESSED. (Please print firmly)

1. OWNERSHIP INFORMATION: RYAN HOGAN - ADJUTANT GENERAL 2. AGENT/REPRESENTATIVE INFORMATION:

Name: DALE RAY HOGAN FAMILY TRUST Name: RAINI HOGAN
 Daytime telephone: _____ Daytime telephone: 831 621-4564
 Mailing Address: Box 1430, Santa Lucia, CA 93958 Mailing Address: P.O. Box 1430, Santa Lucia, CA 93955

3. PROPERTY INFORMATION:
 What year was the house constructed? 1965 Existing Square-footage 1921 Proposed Square-footage 1858
 Address: 149 SPRAY AVE Assessor Parcel Number 011-462-012
 Is a water meter needed? (Circle one) YES NO If yes, how many meters are requested? _____
 Water company serving parcel: CAL AM Account Number: 21-512-200-3658

NOTE: Separate water meters are required for each User. Residential uses require separate meters for all auxiliary housing that includes a kitchen.

4. PROJECT DESCRIPTION (Be thorough and detailed): REMODEL BATHROOM OF EXISTING HOUSE, MAJOR ELECTRICAL AND PLUMBING REPAIR & REPLACE EXISTING DECKS, REPLACE EXISTING WINDOW SLIDERS, CHANGE LOWER LEVEL DRIVEWAY TO EXISTING GARAGE.

5. INSTRUCTIONS: Table #1 should list the fixtures on the property as they exist before the project. Table #2 should reflect all fixtures on the property after the project is completed. Only one Master Bathroom can be designated per dwelling unit.

Table No. 1 Existing Property Fixture Count
(All fixtures before project)

Table No. 2 Post Project Fixture Count
(All fixtures after project)

Type of Fixture	Fixture	Value	Count	Type of Fixture	Fixture	Value	Count
Washbasin	2	x 1.0	2	Washbasin	2	x 1.0	2
Two Washbasins in the Master Bathrooms		x 1.0		Two Washbasins in the Master Bathrooms		x 1.0	
Toilet, Ultra Low-Flush (1.6 gallons-per-flush)	2	x 1.8	3.6	Toilet, Ultra Low-Flush (1.6 gallons-per-flush)	2	x 1.8	3.6
Toilet, High Efficiency (HE1)*		x 1.3		Toilet, High Efficiency (HE1)*		x 1.3	
Toilet, Ultra High Efficiency (UHE1)*		x 0.8		Toilet, Ultra High Efficiency (UHE1)*		x 0.8	
Urinal, High Efficiency (HEU) (0.5 gallon-per-flush)		x 0.5		Urinal, High Efficiency (HEU) (0.5 gallon-per-flush)		x 0.5	
Zero Water Consumption Urinal*		x 0.0		Zero Water Consumption Urinal*		x 0.0	
Masterbath (one per dwelling): Tub & Separate Shower		x 3.0		Masterbath (one per dwelling): Tub & Separate Shower		x 3.0	
Large Bathtub (one per bathroom above)		x 3.0		Large Bathtub (one per bathroom above)		x 3.0	
Standard Bathtub or Shower Stall (one above/bath)	2	x 2.0	4	Standard Bathtub or Shower Stall (one above/bath)	2	x 2.0	4
Shower, each additional fixture (heads, body spray)	2	x 2.0	4	Shower, each additional fixture (heads, body spray)	2	x 2.0	4
Shower system, Rain Box or Custom Shower (space)		x 2.0		Shower system, Rain Box or Custom Shower (space)		x 2.0	
Kitchen Sink (with optional Dishwasher)	1	x 2.0	2	Kitchen Sink (with optional Dishwasher)	1	x 2.0	2
Kitchen Sink with High Efficiency Dishwasher*		x 1.5		Kitchen Sink with High Efficiency Dishwasher*		x 1.5	
Dishwasher, each additional (with optional sink)		x 2.0		Dishwasher, each additional (with optional sink)		x 2.0	
Dishwasher, High Efficiency (with opt. sink)*		x 1.5		Dishwasher, High Efficiency (with opt. sink)*		x 1.5	
Laundry Utility Sink (one per site)	1	x 2.0	2	Laundry Utility Sink (one per site)	1	x 2.0	2
Clothes Washer		x 2.0		Clothes Washer		x 2.0	
Clothes Washer, (HEW) 5.0 water heater or less*		x 1.0		Clothes Washer, (HEW) 5.0 water heater or less*		x 1.0	
Bidet		x 2.0		Bidet		x 2.0	
Bar Sink		x 1.0		Bar Sink		x 1.0	
Recreation Sink		x 1.0		Recreation Sink		x 1.0	
Vegetable Sink		x 1.0		Vegetable Sink		x 1.0	
Swimming Pool (each 100 sq-ft of pool surface)		x 1.0		Swimming Pool (each 100 sq-ft of pool surface)		x 1.0	
Other		x		Other		x	
Other		x		Other		x	
Other		x		Other		x	

* Use this fixture count if a previous Permit was issued under Ordinance 89 to within the Master Bathroom Credit. (Tub may be large.) See District staff for more information.

EXISTING FIXTURE UNIT COUNT TOTAL = 23.6 **PROPOSED FIXTURE UNIT COUNT TOTAL = 29.6**

***DEED RESTRICTION REQUIRED WHEN CREDIT IS APPLIED FOR "HE" APPLIANCES - EXPECT PERMIT PROCESS TO TAKE THREE WEEKS**

In completing the Water Release Form, the undersigned acknowledges that any discrepancy or mistake may cause rejection or delay in processing of the application. Additionally, the undersigned is responsible for accurately accounting for all water fixtures. If the fixture unit count changes without notification to the District, or if a difference in fixtures is documented upon official inspection, Water Funds for the property may be canceled. In addition, water fixtures installed without a Water Permit may be cause for interruption of the water service to the site, additional fees and penalties, the imposition of a lien on the property, and deduction of water from the local Jurisdiction's Allocation. The property owner/Applicant is required to notify the District and provide Construction Plans as appropriate for each change in the Project made prior to use or occupancy that may affect the Project's Capacity to use water.

6. I certify, under penalty of perjury, that the information provided on this Water Release Form & Water Permit Application is to my knowledge correct, and the information accurately reflects water use presently planned for this property.

Signature of Owner/Agent: RAINI HOGAN Date: 7/14/14 Location Where Signed: Monterey
 Print Name: _____ File or Plan Check Number: 014-0219

AUTHORIZATION FOR WATER PERMIT - JURISDICTION USE ONLY

AF Paratita Allocation AF Public Credits AF Second Bathroom Protocol
 AF Pre-Paratita Credits WDS (Private Well) Water Entitlement No water needed

Notes: _____ Authorized by: [Signature] Date: 7/14/14

This form expires one year from date of authorization for this project by the jurisdiction.
 White copy-MPWMD Yellow copy-applicant Pink copy-jurisdiction