

EXHIBITS

- 4-A** Figure 23-1
- 4-B** Fire Service Memo
- 4-C** Request for Variance/Modification for APN 101-211-032
- 4-D** Canada Woods Water Company Letter

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EXHIBIT 4-A

Figure 23-1

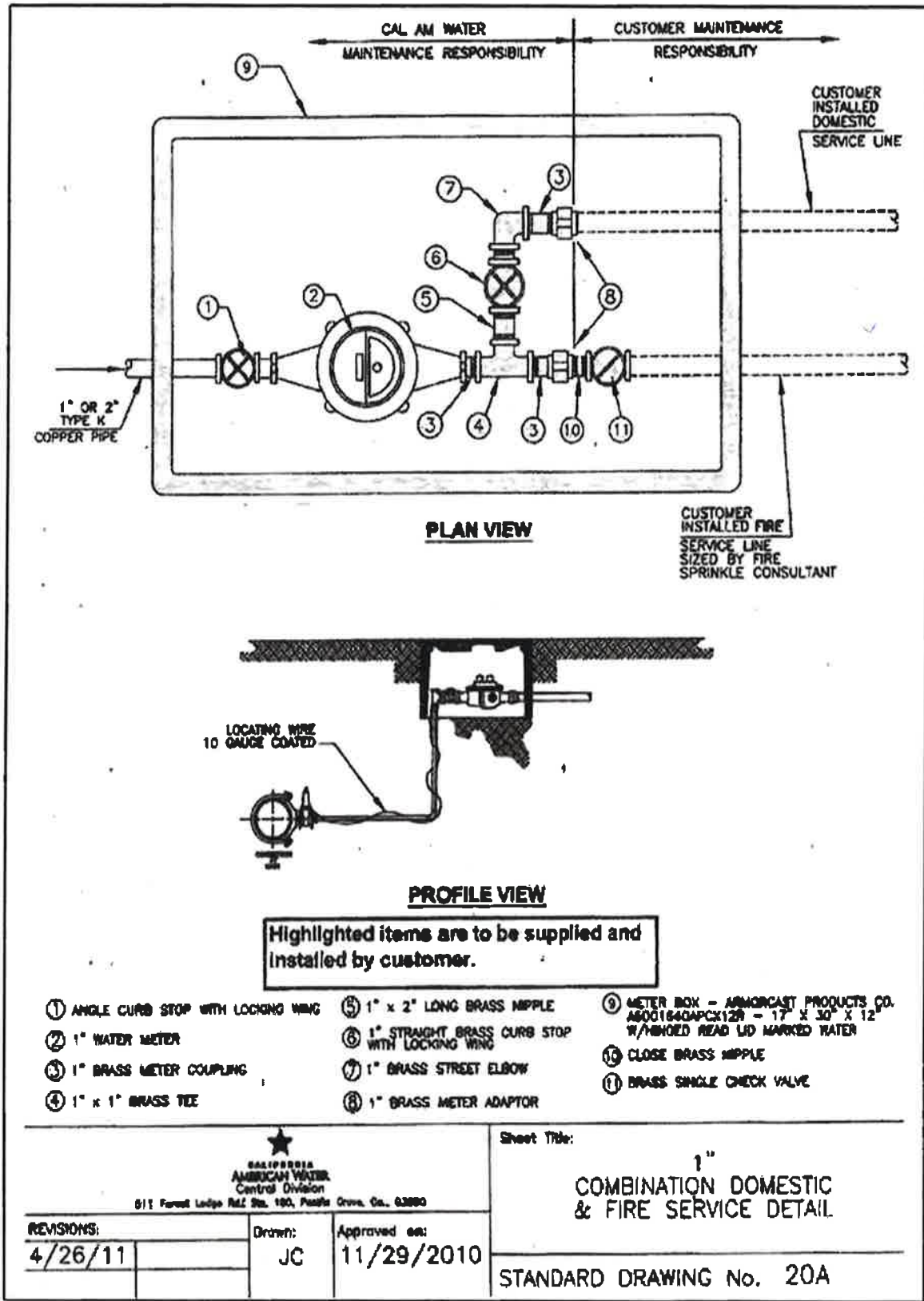


EXHIBIT 4-B

INTEROFFICE MEMORANDUM

TO: DARBY FUERST
FROM: STEPHANIE PINTAR
SUBJECT: FIRE SERVICE METERING REQUIREMENT UPDATE
DATE: APRIL 30, 2009

The issue: During our rationing implementation discussions with CAW and DRA during the first half of 2008, it became apparent that there was a potential issue regarding installation of flow restrictors in water lines that also served sprinkler (fire suppression) systems. Although nothing can be done regarding the existing water services that include both domestic and fire, future connections could be established that would not have the risk of flow restrictors. Therefore, a provision was added to Rule 161 by Ordinance No. 134 to require separate fire suppression meters for new construction receiving a Water Permit after October 1, 2008. This provision was moved to Rule 23-B-2 by Ordinance No. 137 and the date was changed to January 1, 2009.

The ordinances both received two public hearings and copies of the ordinances were provided to DRA, CAW, and TAC members for review and comments. No comments related to the separate metering requirement were received.

Around December 23, 2008, Gabby received a call which she summarized below:

I received a call from Dennis McElroy (contractor) regarding two projects in the City of Pacific Grove. His clients had been on the City's waiting list for the last five/six years. They recently obtained Water Permits for the construction of two single-family dwellings and are subject to have a separate water meter for fire suppression system (Rule 161 H). Mr. McElroy informs me that CAW has delayed the installation for the meters because the PUC needs to make a determination on whether or not CAW can waive the \$5000 installation fee for separate Water Meters. Mr. McElroy is upset and wants the requirement of the separate meter waived. His clients have been delayed too long and they are afraid of a possible moratorium that would prevent them from building their dream home. They have invested a lot of time and money. He wants CAW to install the water meter. Is there anything the District can do for him and for all the other people who find themselves in this situation?

In February, I received a call from David Brown, the community relations representative for the Monterey Fire Department. He expressed concern that the fire departments had not been notified of the change in the metering requirement. I apologized and explained that the ordinance had gone through a review process and it was an oversight not to include them. He was most concerned about the cost of the service to the homeowner.

Leslie Silva, Operations Superintendant for California American Water informed me that she had worked out a system to "T" the fire line so that there was no additional burden to the homeowner. Apparently, the large cost was associated with running a separate line to the property from the water main. This involved tearing up the street/sidewalk to install a line. The resolution was to install one

EXHIBIT 4-B

line from the main to the property, and then to "T" the line to allow the two water meters to be installed. Leslie informed me that a lower "special" rate is charged for the fire suppression meter. She mentioned a charge of \$8.91 for a 1" meter. Apparently, there is a special rate for single meters that included a fire suppression system, such that the service charge is charged at the rate for the next lower sized meter. Chief Brown said that he had talked to Leslie and that she had said there was no cost for the fire system meter. I have not confirmed that.

I am requesting written information on the costs from California American Water to forward to the Fire Chiefs, or alternatively will provide Leslie's contact information to them if there are questions. At this time, I have spoken only to Chief Brown, but will provide a written follow up to the Fire Chief's Association within the next week.

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Exhibit C

RECEIVED

MAR 27 2018

MPWMD

EXHIBIT 4-C

Stephanie Locke

Water Demand Manager

Building G 5 Harris Ct.

March 23, 2018

Monterey, CA 93940

RE: Variance/Modification Request for APN 101-211-032/1180 Monterey Salinas Highway Monterey

Ms Locke;

I was advised to contact you by Gabriela Ayala as the principal who could either address this issue or give me guidance on how to resolve this problem.

I am in the process of planning and obtaining permits to rebuild a single family residence which burned down on the referenced lot. During the purchase and planning process the combination of the water line route, location of the water meter and the current MPWMD requirement to have dual lines running from the water meter have been identified to be a significant cost and execution issue. California American has for the reasons of operating cost (meter reading) and line maintenance has rejected the moving of the meter to the lot's utility easement.

The lot's water meter is located at 92 Twin Oaks Dr in a bank of meters. The meters were relocated to this spot in the past decade.(plot map attached) The water line which is a 2" line runs roughly 700 feet through 4 adjacent parcels before entering the subject property.. Although the line is adequate to support the required sprinkler system the currently required 2 valves at the water meter triggers an onerous financial and installation burden on this project. If required to install a second water line to comply with the 2 valves at the water meter this will not only incur the cost of the line installation itself but the added cost of removing and replacing landscaping on the intervening parcels.

As an option under the reasoning of a) grandfathering or b) a specific waver I would propose that we be allowed to install a second valve vault with the required dual valve setup at the point where the water line enters the subject parcel. This vault would be located in the current designated utility easement space. If the language of the current easement is not acceptable to the MPWMD I propose that a new access easement acceptable to MPWMD be written and recorded against the property.

I authorize by this letter Jack Paquin contractor's license #1005692 to also be allowed to address this request.

Paquin Construction
448 Ramona Ave
Phone 831 915-2026

I would appreciate your consideration on this matter. My contacts are:

John D Gonnerman 1082 Moana Dr San Diego, CA 92107

Email: jdgonnerman@gmail.com Phone 858-472-4243

Thank you



VOL 16 PAR PG 133

MAP 8 N 0468250 E 1159950 S N 18911

I hereby certify that we are the owners of, or have some right in, the subdivision shown upon this map, and that we are the only persons whose consent is necessary to place a clear title to the land shown on this map and subdivision as shown within the subdivision boundary lines and hereby dedicate to public use the easements, rights and heretofore dedicated to public use within said subdivision, shown upon said map within said subdivision.

OWNERS: Susan Swadlow, George Chinn Living, Shirley S. C.

METALS MOVED 1990

Old California Title Company, a California Corporation, Trustee under the terms of the Subdivision Map Act, Official Records of Monterey County, California

STATE OF CALIFORNIA) COUNTY OF MONTEREY)

On this 7th day of February, 1986, before me, the undersigned, a Notary Public in and for said State, personally appeared John Swadlow and George Chinn Living, known to me to be the persons whose consent is necessary to place a clear title to the land shown on this map and subdivision as shown within the subdivision boundary lines and hereby dedicate to public use the easements, rights and heretofore dedicated to public use within said subdivision, shown upon said map within said subdivision, and acknowledged that they executed the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal. Signature: [Signature] Name (Typed or Printed): [Name] SS

STATE OF CALIFORNIA) COUNTY OF MONTEREY)

On this 7th day of February, 1986, before me, the undersigned, a Notary Public in and for said State, personally appeared Ernest A. Daggini, known to me to be the person who executed the within instrument and acknowledged that they executed the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal. Signature: [Signature] Name (Typed or Printed): [Name]

This map was prepared by me or under my direction and is based upon a field survey in conformance with the requirements of the Subdivision Map Act and local ordinance of the County of Monterey, California.

I hereby certify that this map complies with the requirements of the Subdivision Map Act and local ordinance of the County of Monterey, California, and that such monuments are or will be set and that such monuments are or will be sufficient to identify the survey to be retraced.

Signature: [Signature] Name (Typed or Printed): [Name]

Signature: [Signature] Name (Typed or Printed): [Name]

Signature: [Signature] Name (Typed or Printed): [Name]

On this 7th day of February, 1986, before me, the undersigned, a Notary Public in and for said State, personally appeared Susan Swadlow, known to me to be the persons whose names is subscribed to the within instrument and acknowledged that she executed the same.

WITNESS my hand and official seal. Signature: [Signature] Name (Typed or Printed): [Name]

STATE OF CALIFORNIA) COUNTY OF MONTEREY)

On this 7th day of February, 1986, before me, the undersigned, a Notary Public in and for said State, personally appeared Susan Swadlow, known to me to be the persons whose names is subscribed to the within instrument and acknowledged that she executed the same.

WITNESS my hand and official seal. Signature: [Signature] Name (Typed or Printed): [Name]

STATE OF CALIFORNIA) COUNTY OF MONTEREY)

On this 7th day of February, 1986, before me, the undersigned, a Notary Public in and for said State, personally appeared Susan Swadlow, known to me to be the persons whose names is subscribed to the within instrument and acknowledged that she executed the same.

WITNESS my hand and official seal. Signature: [Signature] Name (Typed or Printed): [Name]

STATE OF CALIFORNIA) COUNTY OF MONTEREY)

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WITNESS my hand and official seal. Signature: [Signature] Name (Typed or Printed): [Name]

STATE OF CALIFORNIA) COUNTY OF MONTEREY)

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WITNESS my hand and official seal. Signature: [Signature] Name (Typed or Printed): [Name]

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WITNESS my hand and official seal. Signature: [Signature] Name (Typed or Printed): [Name]

STATE OF CALIFORNIA) COUNTY OF MONTEREY)

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WITNESS my hand and official seal. Signature: [Signature] Name (Typed or Printed): [Name]

STATE OF CALIFORNIA) COUNTY OF MONTEREY)

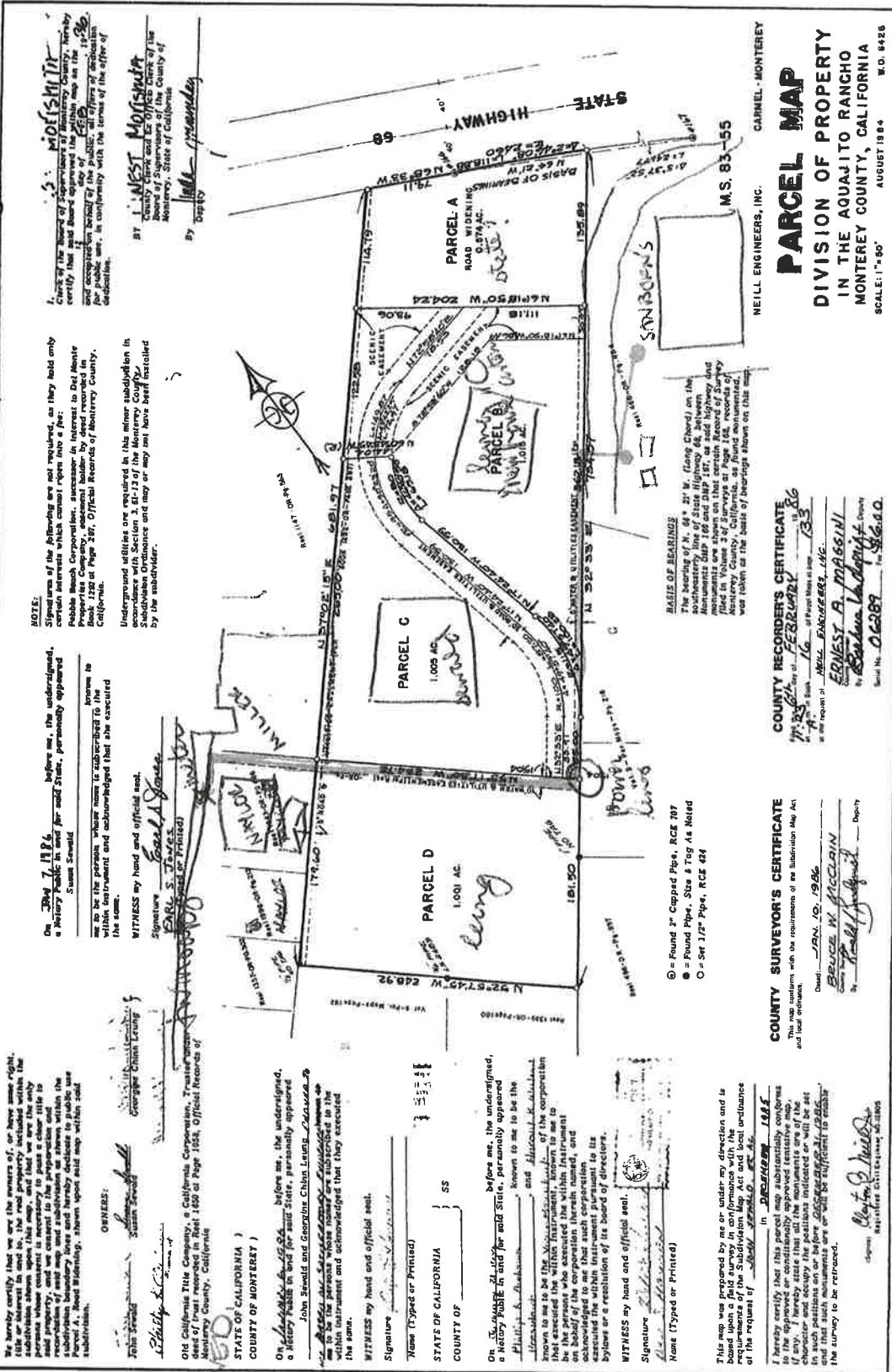
On this 7th day of February, 1986, before me, the undersigned, a Notary Public in and for said State, personally appeared Susan Swadlow, known to me to be the persons whose names is subscribed to the within instrument and acknowledged that she executed the same.

WITNESS my hand and official seal. Signature: [Signature] Name (Typed or Printed): [Name]

NOTE: The requirements of the following are not required, as they hold only a conditional interest in the property. The interest in the property is held by the Property Search Company, successor in interest to Old Monte Real Estate Company, and is shown on the Official Records of Monterey County, California, Book 132 at Page 287, Official Records of Monterey County, California.

Underground utilities are required in this minor subdivision in accordance with Section 3, 61-12 of the Monterey County Subdivision Ordinance and may or may not have been installed by the subdivision.

BY J. WEST MONTAGNA, County Clerk and for Official Clerk of the County of Monterey, State of California. By [Signature]



NEILL ENGINEERS, INC. CARMEL, MONTEREY M.S. 83-55

COUNTY RECORDERS CERTIFICATE: Ernest A. Daggini, Notary Public, Monterey County, California. License No. 06389.

COUNTY SURVEYOR'S CERTIFICATE: Bruce W. McClain, County Surveyor, Monterey County, California. License No. 1936.

SCALE: 1"=50' DEPARTMENT OF PUBLIC WORKS-MICROFILM SCALE: 1"=50' COUNTY OF MONTEREY

EXHIBIT 4-C

**OLD REPUBLIC TITLE COMPANY
ORDER NO. 0724015390-ES
THIRD AMENDED REPORT**

The form of policy of title Insurance contemplated by this report is:

CLTA Standard Coverage Policy -1990. A specific request should be made if another form or additional coverage is desired.

The estate or interest in the land hereinafter described or referred or covered by this Report is:

Fee as to Parcel(s) One and an Easement as to Parcel(s) Two, Three and Four

Title to said estate or interest at the date hereof is vested in:

Mark S. Bibler, Ellen E. Milinich and Susan A. Gardner, as tenants in common

The land referred to in this Report is situated in the unincorporated area of the County of Monterey, State of California, and is described as follows:

Parcel One:

Parcel C as shown on that certain parcel map filed for record Volume 9 of Parcel Maps, Page 216, filed for record on March 17, 1976, public records of Monterey County, California."

Parcel Two:

A non-exclusive right of way for driveway purposes over a strip of land 20 feet in width lying 10 feet on either side of the following described centerline; Beginning at said point "D" and running North 32° 33' East 241.17 feet; thence tangentially curving to the right 34.62 feet on the arc of a curve of 35.0 feet radius (long chord bears North 60° 53' East 33.22 feet); thence tangentially North 89° 13' East 95.03 feet; thence tangentially curving to the right 38.69 feet on the arc of a curve of 140 feet radius (long chord bears South 82° 52' East, 38.57 feet to the said point "C".

Parcel Three:

A non-exclusive right of way for driveway purposes over a strip of land 20 feet in width lying 10 feet on either side of the following described center line; Beginning at said point "B" and running thence South 74° 57' East 16.86 feet; thence tangentially curving to the left 44.29 feet on the arc of a curve of 35 feet radius (long chord bears North 68° 48' East 41.39 feet); thence tangentially North 32° 33' East 9.98 feet to a point on said southwesterly line of said Highway distant 10 feet northwesterly from (measured along said Highway line) said iron pipe "DMP 167".

Parcel Four:

A right of way for utility purposes over a strip of land 10 feet in width lying contiguous to and southeasterly of the following described line; Beginning at a point on the northwesterly boundary line of the aforementioned Koolwyk 3.50 acre parcel of land distant North 57° 27' West, 10 feet from point "D" hereinabove referred to and running thence along said northwesterly boundary line North 32° 33' East, 380.16 feet to the most northerly corner of said Koolwyk 3.50 acre parcel of land on the southwesterly line of the Monterey-Salinas State Highway.

APN: 101-211-32-000

EXHIBIT 4-C

**OLD REPUBLIC TITLE COMPANY
ORDER NO. 0724015390-ES
THIRD AMENDED REPORT**

At the date hereof exceptions to coverage in addition to the Exceptions and Exclusions in said policy form would be as follows:

1. Taxes and assessments, general and special, for the fiscal year 2015 - 2016, as follows:

Assessor's Parcel No	:	101-211-032-000	
Code No.	:	096-031	
1st Installment	:	\$435.39	NOT Marked Paid
2nd Installment	:	\$435.39	NOT Marked Paid
Land Value	:	\$32,226.00	
Imp. Value	:	\$46,431.00	

NOTE: Owing to the volume of payments received by the County Tax Collector at this time, the taxes may have been paid, but do not show as paid on the tax roll.

2. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Section 75, et seq., of the Revenue and Taxation Code of the State of California.

3. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument	:	Deed
Granted To	:	Pacific Gas and Electric Company
For	:	A single line of poles
Recorded	:	January 8, 1946 in Reel 903 of Official Records, Page 52
Affects	:	Exact location not disclosed

4. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument	:	Deed
Granted To	:	Pacific Gas and Electric Company and The Pacific Telephone and Telegraph Company, California corporations
For	:	A single line of poles
Recorded	:	January 6, 1947 in Reel 946 of Official Records, Page 478
Affects	:	Exact location not disclosed

EXHIBIT 4-C

OLD REPUBLIC TITLE COMPANY
ORDER NO. 0724015390-ES
THIRD AMENDED REPORT

- A**
5. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : Deed
Reserved By : Del Monte Properties Company, a California corporation
For : Right of way for public utility purposes
Recorded : March 29, 1947 in Reel 962 of Official Records, Page 447
Affects : As described therein

NOTE: The present ownership of said easement and other matters affecting the interests thereto, if any, are not shown herein

6. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : Deed
Granted To : Noel O. Van Bibler, et ux
For : Utility purposes and driveway purposes
Recorded : April 11, 1957 in Reel 1783 of Official Records, Page 244
Affects : A portion of said land, as more particularly described in said Document

NOTE: The present ownership of said easement and other matters affecting the interests thereto, if any, are not shown herein

7. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : Joint Tenancy deed
Granted To : Lachlan A. Van Bibber and Muriel Van Bibber, his wife
For : Right of way for driveway purposes and utility purposes
Recorded : April 11, 1957 in Reel 1783 of Official Records, Page 246

NOTE: The present ownership of said easement and other matters affecting the interests thereto, if any, are not shown herein

8. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as shown on the filed map.

For : Access road and utilities
Affects : As shown on said map

EXHIBIT 4-D

Canada Woods Water Company

P.O. Box 221850

Carmel, CA. 93922

To: Stephanie Locke, Manager

MPWMD

January 18, 2018

Re: CWWC water meter detail

Dear Stephanie,

Thank you, your staff, and Mr. Stoldt, for taking the time to meet with us to resolve this question and issue, regarding the detail of how water meters get set in the Canada Woods Water Company system, that comprises primarily the neighborhoods known as Tehama and Monterra.

To summarize, when the base infrastructure was being installed in both projects, the meter boxes were put in place as part of that core infrastructure. This is the case for almost all of the existing and future water connections throughout our service area. As such, the detail your District provided us is not able to be installed without ripping out the boxes and other elements that have already been planned, engineered, and installed in conformance with all the requirements that were in place at the time these decisions were made.

As we discussed, our annual report to the MPWMD documents the detailed demand and production of the water system, and has documented that our management of this system has consistently yielded results that show that the actual usages are less than what had originally been forecast, and planned for. Further, should there be overage or excess usage issues in the future, as a small system where we know most of our customers personally, we are able to contact and work with each customer, if necessary, to resolve issues. This should eliminate the scenario where a flow restrictor would need to be put on the potable service (without interrupting the fire service).

As we expressed in our meeting with you, should you want to periodically check one of your water permits against actual usage, we would assist you in identifying the customer to the monthly usage which is part of the reported data which we include in our annual report to you. Using the method we discussed, there is a way we can share specific information that does not compromise the customer privacy.

Once again, thank you for your diligence in helping us to work through this issue.

Best Regards,

Michael Waxer, Manager

Canada Woods Water Company, LLC