

**ITEM: PUBLIC HEARING**

**14. CONSIDER REQUEST FOR VARIANCE FROM SEPARATE SUPPLY LINES REQUIREMENT AT A NEW SINGLE FAMILY DWELLING AT 26425 LAURELES GRADE, CARMEL VALLEY, APN: 416-051-005 APPLICANT: JAMES RYAN MCNICKLE**

**Meeting Date:** January 23, 2020 **Budgeted:** N/A

**From:** Dave Stoldt,  
General Manager **Program/  
Line Item No.:** N/A

**Prepared By:** Stephanie Kister **Cost Estimate:** N/A

**General Counsel Approval:** N/A

**Committee Recommendation:** N/A

**CEQA Compliance:** N/A

**SUMMARY:** Ryan McNickle is requesting a variance from Rule 23-B-2-c requiring separate supply lines in the meter box to supply domestic and fire suppression (**Exhibit 14-A**). Mr. McNickle received a Water Permit to construct a new Single-Family Dwelling near the top of Los Laureles Grade. The pressure in the Cal-Am system at the Connection is not high enough to operate the fire suppression system.

Mr. McNickle's variance request is to allow a single water line to enter the property to feed a holding and pressure tank which will provide additional water pressure to the home. Two separate supply lines exit the pressure tank to supply domestic water and fire suppression. District Rule 90 allows the Board to consider variances "...from any provision of the standards incorporated into these Rules and Regulations whenever it finds: (a) that Special Circumstances exist in a particular case, and (b) that practical difficulties or Undue Hardship would result from the strict interpretation and enforcement of any such standard, and (c) that the granting of such a variance would not tend to defeat the purposes of these Rules and Regulations. The Board may place conditions upon such variances."

In this case, practical difficulties and hardship exist at the Site in the form of low water pressure in the Cal-Am system. Mr. Nickle has no ability to affect the pressure in the system, and he must design his system to overcome the low pressure. In order to meet the District's requirement for dual supply lines in the meter box, he would have to construct two holding and pressure tanks, which may be considered an Undue Hardship. Approval of separate supply lines as they exit the pressure tank to supply domestic and fire suppression would not defeat the purposes of these Rules and Regulations.

**RECOMMENDATION:** Staff recommends approval of the Variance to allow for the use of a single supply line from the meter with separate supply lines as they exit the pressure tank to supply water for Domestic and fire suppression use.

**EXHIBITS**

**14-A** Application for Variance

**14-B** Draft Findings of Approval

**14-C** Rule 23-B-2.c

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RECEIVED

JAN 10 2020

MPWMD

## APPLICATION FOR VARIANCE REGARDING WATER CONNECTION PERMITS

Rule 24 of the District Rules and Regulations states that upon request an applicant may apply for a variance from standards incorporated in the District's rules and Regulations. Variances may be approved when: a) special circumstances exist, as defined in the Rules and Regulations; b) when strict interpretation and enforcement of any standard would cause undue hardship; and c) when the granting of such a variance will not tend to defeat the purpose of the Rules and Regulations. In order to be considered for a variance hearing, all applicants must submit a completed application with payment of a non-refundable processing fee \$900.00, (plus \$90.00 an hour for more than 10 hours of staff time), and any other information necessary to evaluate the case.

Applications must be received 5 weeks in advance of the next scheduled Board meeting in order to be considered for placement on the agenda. All applicants are required to provide the information requested on this form. This information will be used as the basis for finding on which the Board will support or deny your variance request. Submission of an incomplete application may constitute grounds for denial of your request.

APPLICANT INFORMATION

Applicant's Full Name: JAMES RYAN MENICHI  
 Mailing Address: 209 DUNDEE DR.  
 City: MONTEREY State: CA Zip: 93940  
 Phone Number(s): Work (831) 915-3393 Home ( )  
 E-Mail: MENICHI@CONSTRUCTION@gmail.com  
 Name of Agent(s) to Represent Applicant: SAME  
 Mailing Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Phone Number(s): Work ( ) \_\_\_\_\_ Home ( ) \_\_\_\_\_  
 E-Mail: \_\_\_\_\_

PROPERTY INFORMATION

Full Name of Property Owner: J RYAN MENICHI  
 Mailing Address: 209 DUNDEE DR.  
 City: MONTEREY State: CA Zip: 93940  
 Phone Number(s): Work (831) 915-3393 Home ( )  
 E-Mail: MENICHI@CONSTRUCTION@gmail.com  
 Property Address: 26425 LAURELS GRAD  
 City: CARMEL VALLEY State: CA Zip: 93924  
 Assessor's Parcel Number: 416 - 051 - 005  
 Property Area: Acres: 4.12 Square Feet: 179,467 Other: \_\_\_\_\_  
 Past Land Use: Horse Stable  
 Present Land Use: New Development  
 Proposed Land Use: NATURAL  
 Existing buildings? Yes ☒ No ☐  
 Types of uses and square footage: Single Family Residence 3072 sq

(PLEASE PROVIDE 5 YEARS OF WATER RECORDS)

**STATEMENT OF VARIANCE REQUEST**

*\*If additional space is needed for response to any question, please continue on a separate piece of paper and attach to the back of this application.*

From which rule(s) are you requesting a variance?

Proposing single outlet from meter  
to supply domestic + fire suppression.

Please state the special circumstances which distinguish your application from all others which are subject to enforcement of this process.

Efficiency in energy/use of system  
to provide 55 psi.

What difficulties or hardships would result if your variance request was denied?

Added construction cost.

Added electrical consumption  
to building for operations.

What specific action are you requesting that the Board take?

Approve single line of water supply  
demonstrated in fire suppression plans.

Please indicate if you intend to make a statement at the variance hearing, and list the names of any other individuals who may speak on your behalf.

I could if preferred.

I Advocate Henry Villanueva of AB Fire  
Protection  
AND Dorothy Priolo -  
Fire Marshall.

## VARIANCE APPLICATION

EXHIBIT 2

## PROJECT INFORMATION

\*If additional space is needed for response to any questions, please continue on a separate piece of paper and attach it to the back of this application.

Type of Project: ☒ New Construction ☐ Remodel/Addition

Proposed New Use: (Please refer to the District's current Fixture Unit/Use Category sheet for assistance with this question.)

☒ Residential No. Dwellings \_\_\_\_\_ Total No. Fixture Units \_\_\_\_\_

☐ Commercial/Industrial/Governmental

Type of Use: Single Family Square Footage: 3072

☐ Other (Specify): \_\_\_\_\_

Current Zoning Classification: RDR/B-8-US

Name of water company which services the property: CAL-AM

Do you feel this project will use less water than that calculated by the District? If so, please explain how much you believe the project will use, and the basis on which you make this assumption.

Yes - Efficiency of System/Use.

Has this project been approved by the local jurisdiction? If so, please list or attach a copy of all conditions which have been imposed on the project. (Attach a copy of these conditions and approvals received.)

Yes - Permit 19CP03054

Does the applicant intend to obtain a municipal or county building permit for the project within ninety (90) days following the granting of a water connection permit? If not, when will water be needed at the site?

County Permit Approved.

\*\*\*\*\*

I declare under penalty of perjury that the information in the application and on accompanying attachments is correct to the best of my knowledge and belief.

Signature of Applicant

Date/Location

NOTE TO APPLICANT: You may attach written findings for the Board to review and consider in support of the action you have requested.

Fee Paid \_\_\_\_\_ Receipt No. \_\_\_\_\_ Staff Initials \_\_\_\_\_

U:\demand\Work\Forms\Applications\Application for Variance\_Revised\_201700701.docx

# EXHIBIT 14-A



**Monterey Peninsula Water  
Management District**  
5 Harris Court, Building G,  
Monterey, CA 93940

Receipt No.: **11719**  
Receipt Date: **01/10/2020**

## RECEIPT

### RECORD & PAYER INFORMATION

Record ID: MP126  
Record Type: Board Action  
Property Address: 26425 Laureles Grade Carmel Valley, 93924  
APN: 416051005000  
Payer: McNickle Construction  
Applicant: MCNICKLE JAMES RYAN & MCNICKLE RACHEL A  
209 DUNDEE DR  
MONTEREY, CA 93940  
Owner: MCNICKLE JAMES RYAN & MCNICKLE RACHEL A  
209 DUNDEE DR  
MONTEREY, CA 93940

### PAYMENT DETAIL

| Date       | Payment Method | Check Number | Reference | Comments | Amount   |
|------------|----------------|--------------|-----------|----------|----------|
| 01/10/2020 | Check          | 1226         |           |          | \$900.00 |

### FEE DETAIL

| Fee Description                    | Invoice # | Quantity | Fee Amount | Current Paid |
|------------------------------------|-----------|----------|------------|--------------|
| Initial fee for Appeal or Variance | 10532     | 1.00     | \$900.00   | \$900.00     |
|                                    |           |          | \$900.00   | \$900.00     |



# CONSTRUCTION PERMIT

## MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY

1441 Schilling Place, 2nd Floor, Salinas, CA 93901 831-755-5027

**PERMIT NO.**  
**18CP03054**

**THIS PERMIT SHALL EXPIRE IF WORK AUTHORIZED BY THIS PERMIT IS NOT COMMENCED WITHIN 365 DAYS FROM DATE OF ISSUANCE OR IF WORK IS SUSPENDED AT ANY TIME FOR MORE THAN 365 DAYS**

|   |  |                        |
|---|--|------------------------|
| SITE ADDRESS: 26425 LAURELES GRADE, CARMEL VALLEY, CA 93924 | ISSUE DATE: 08/01/2019                 |                        |
| USE: 101-Single Family Dwelling New                         | APN: 416-051-005-000                   | OCCUPANCY: R-3         |
| PERMIT TYPE: Combination                                    | ZONING: RDR/B-8-VS(see note)           | CONSTRUCT TYPE: V-B    |
| OWNER: MCNICKLE RYAN & ALLAIRE                              | ENGINEER:                              | MAX OCC LOAD:          |
| PHONE: RANCHEL  | PHONE:                                 | LIC NO:                |
| APPLICANT: PITNICK SAMUEL                                   | ARCHITECT:                             | # OF STORIES: 2        |
| PHONE: (831) 241-1885                                       | PHONE:                                 | LIC NO:                |
| EMAIL: samuelpitnick@gmail.com                              | CONTRACTOR: MC NICKLE CONSTRUCTION INC | EXIST FLR AREA: 0      |
|   | PHONE: 2088693527                      | LIC NO: 996169         |
|   |  | NEW FLOOR AREA: 3072   |
|   |  | HEIGHT:                |
|   |  | PRKNG REQ:             |
|   |  | PRKNG PROVD:           |
|   |  | VALUATION: \$437,780   |
|   |  | FEES PAID: \$24,343.50 |
|   |  | FIRE SPKLR REQ: Yes    |
|   |  | CODE EDITION: 2016     |

### SCOPE OF WORK:

Construction of a 2,592 square foot two-story single family dwelling, 480 square foot attached garage, 120 square foot utility shed, and 744 square foot decks, roof mounted PV system, 12' wide driveway gate with stone pillars, and associated grading (approx. 71cy of cut and 71cy of fill).

### LICENSED CONTRACTORS DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

LIC. CLASS: BI LIC. NO: 996169 SIGNATURE: [Signature] PRINT: Ryan McNickle DATE: 8/1/19

### OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the following reason(s) indicated below by the checkmark(s) I have placed next to the applicable item(s) (Sec. 7031.5, Business and Professions Code: Any city or county that requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractor's State License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt from licensure and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do ☐ all of or ☐ portions of the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who, through employees' or personal effort, builds or improves the property, provided that the improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the Owner-Builder will have the burden of proving that it was not built or improved for the purpose of sale.

☐ I, as owner of the property, am exclusively contracting with licensed Contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who contracts for the projects with a licensed Contractor pursuant to the Contractors' State License Law.

☐ I am exempt from licensure under the Contractor's State License Law for the following reason:

By my signature below I acknowledge that, except for my personal residence in which I must have resided for at least one year prior to completion of the improvements covered by this permit, I cannot legally sell a structure that I have built as an owner-builder if it has not been constructed in its entirety by licensed contractors. I understand that a copy of the applicable law, Section 7044 of the Business and Professions Code, is available upon request when this application is submitted or at the following Web site: <http://www.leginfo.ca.gov/calaw.html>.

SIGNATURE (Property Owner / Authorized Agent): [Signature] PRINT: Ryan McNickle DATE: 8/1/19

### WORKERS' COMPENSATION DECLARATION

**WARNING: FAILURE TO SECURE WORKER'S COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.**

I hereby affirm under penalty of perjury one of the following declarations:

☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. POLICY #: \_\_\_\_\_

☒ I have and will maintain workers' compensation insurance, as required by Section 3700 the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

CARRIER: State Fund POLICY #: 9254515-2019

EXP. DATE: 5/2020 NAME OF AGENT: Mary Schott

I certify that, in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that, if I should become subject to the workers' compensation provisions of Section 3200 of the Labor Code, I shall forthwith comply with those provisions.

SIGNATURE: [Signature] PRINT: Ryan McNickle DATE: 8/1/19

### DECLARATION REGARDING CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work which this permit is issued (Section 3097, Civil Code).

Lender's Name: Santa Cruz County

Yes ☒ No ☐ Lender's Address: PO Box 26

Santa Cruz 95061

### ASBESTOS NOTIFICATION

Notification in accordance with Section 19827.5 of California Health & Safety Code is not applicable to the scheduled demolition of this project.

Attached are copies of the required E.P.A. notification forms.

RM (INIT) I agree that any hazardous materials that may originate from this project, including asbestos containing material, will be managed in accordance with state regulations, and that no hazardous materials will be disposed with solid waste or recyclable material and hereby certify that the use of this facility shall comply with Sections 25505, 25533, and 25534 of the Health and Safety Code, which regulate the storage, handling and use of hazardous materials.

RM (INIT) I hereby certify that no building or structure will be constructed over an easement controlled by others.

By my signature below, I certify to each of the following: I am the property owner or authorized agent to act on the property owner's behalf. I have read this application and the information I have provided is correct. I agree to comply with all applicable county ordinances and state laws relating to building construction. I authorize representative of the County of Monterey to enter the above-identified property for inspection purposes.

SIGNATURE (applicant/agent): [Signature] PRINT: Ryan McNickle ID: \_\_\_\_\_ DATE: 8/1/19



# County of Monterey Building Services Department Inspection Card

Permit No. 18C803054

Revision: \_\_\_\_\_

Office: (831) 755-5025  
www.co.monterey.ca.us/building



**ALL PLAN REVISIONS MUST BE APPROVED BY THE COUNTY BEFORE PROCEEDING WITH THE CHANGE**

| POUR NO CONCRETE UNTIL ALL GROUND WORK IS SIGNED OFF |      |         | DO NOT COVER INTERIOR UNTIL ALL ITEMS ARE SIGNED OFF BELOW |      |         | DO NOT COVER WORK UNTIL INSPECTED AND SIGNED OFF |      |      |
|--|------|---------|--|------|---------|--|------|------|
| Type   | Insp | Date    | Type   | Insp | Date    | Type   | Insp | Date |
| <b>GROUND WORK</b>                                   |      |         | <b>FRAMING</b>   |      |         | <b>MASONRY FIREPLACES</b>                        |      |      |
| 110 Setbacks   |      |         | 242 Rough Sprinkler  |      |         | 210 Foundation                                   |      |      |
| 111 Foundation Footings                              |      | 9/18/17 | 160 Rough Framing  |      |         | 211 Throat/Damper                                |      |      |
| 112 Hold downs                                       |      |         | 161 Rough Plumbing   |      |         | 212 Fire Box                                     |      |      |
| 113 Stemwalls  |      |         | 162 Rough Mechanical                                       |      |         | 213 1st Lift - Fireplace                         |      |      |
| 114 Caissons   |      |         | 163 Rough Electrical                                       |      |         | 214 2nd Lift - Fireplace                         |      |      |
| 115 Slab   |      | 9/18/17 | 164 Rough Gas  |      |         | 215 Chimney/Flue                                 |      |      |
| 116 Slab - Garage                                    |      |         | 165 T-Bar Ceiling  |      |         | 218 Final Lift - Fireplace                       |      |      |
| 117 Piers  |      |         | 166 Hydronic Tubing  |      |         | 219 Seismic Straps                               |      |      |
| 118 Grade Beams                                      |      |         |  |      |         | 221 Hearth                                       |      |      |
| 119 Concrete Encased Electrode Ground                |      | 9/18/17 | <b>INSULATION</b>  |      |         | <b>MISC. INSPECTIONS</b>                         |      |      |
|  |      |         | 170 Wall Insulation  |      |         | 260 Struct. Observation                          |      |      |
| <b>MASONRY CMU</b>                                   |      |         | 171 Ceiling Insulation                                     |      |         | 265 Special Inspection                           |      |      |
| 120 1st Lift - CMU                                   |      |         | 172 Roof Insulation  |      |         | 270 Miscellaneous                                |      |      |
| 121 2nd Lift - CMU                                   |      |         | 174 Insulation Certificate                                 |      |         | 272 Progress                                     |      |      |
| 122 3rd Lift - CMU                                   |      |         | <b>WALL COVERING</b>                                       |      |         | 421 Excavation                                   |      |      |
| 123 Final Lift - CMU                                 |      |         | 180 Sheet Rock   |      |         | 422 Fills  |      |      |
| <b>UNDER FLOOR/SLAB</b>                              |      |         | 181 Fire Separation  |      |         | 425 Retaining Walls                              |      |      |
| 130 Framing  |      |         | 182 Ext. Lath  |      |         | <b>UTILITIES</b>                                 |      |      |
| 131 Shear Transfer                                   |      |         | 183 Ext. Scratch   |      |         | 250 Temp Elec. Auth.                             |      |      |
| 132 Plumbing   |      | 9/12/17 | 184 Shower/Tub Lath  |      |         | 252 Perm Elec. Auth.                             |      |      |
| 133 Mechanical                                       |      |         | <b>SWIMMING POOL</b>                                       |      |         | 253 PG&E Called Elec.                            |      |      |
| 134 Insulation                                       |      |         | 200 Setbacks   |      |         | 254 Gas Meter Auth.                              |      |      |
| 135 Gas  |      | 9/29/17 | 201 Pool Steel/Pre-Gunite                                  |      |         | 255 PG&E Called Gas                              |      |      |
| 136 Electrical                                       |      |         | 202 Electrical Bonding                                     |      |         | 256 LPG Connect Auth.                            |      |      |
| <b>ROOF</b>  |      |         | 203 Pre-deck   |      |         | 194 Propane Tank                                 |      |      |
| 140 Roof Sheathing                                   |      |         | 204 Plumbing (Pool)  |      |         | <b>NOTES:</b>                                    |      |      |
| 143 Shear Transfer                                   |      |         | 205 Electrical (Pool)                                      |      |         |  |      |      |
|  |      |         | 206 Gas Test (Pool)  |      |         |  |      |      |
| <b>SHEAR</b>   |      |         | <b>ENVIRONMENTAL SERVICES</b>                              |      |         | <b>OUTSIDE AGENCY FINALS</b>                     |      |      |
| 150 Interior Shear                                   |      |         | 300 Initial Inspection                                     |      | 9/27/17 | 230 Planning                                     |      |      |
| 151 Exterior Shear                                   |      |         | 305 Active Construction                                    |      |         | 231 Public Works                                 |      |      |
|  |      |         | 315 ASBS Inspection  |      |         | 232 Health Dept.                                 |      |      |
|  |      |         | 439 Grading Final  |      |         | 233 Pebble Beach                                 |      |      |
|  |      |         |  |      |         | 235 Sewer  |      |      |
|  |      |         |  |      |         | 236 Water Resources                              |      |      |
|  |      |         |  |      |         | 237 MPWMD  |      |      |
|  |      |         |  |      |         | 239 Verify Address                               |      |      |
|  |      |         |  |      |         | 297 Water District Final                         |      |      |
|  |      |         |  |      |         | 310 Enviro. Service Dept                         |      |      |
|  |      |         |  |      |         | <b>FIRE DEPARTMENT</b>                           |      |      |
|  |      |         |  |      |         | 240 Fire Dept. Misc.                             |      |      |
|  |      |         |  |      |         | 241 Underground Fire                             |      |      |
|  |      |         |  |      |         | 248 Com. Kitchen Hood                            |      |      |
|  |      |         |  |      |         | 249 Fire Alarm Final                             |      |      |
|  |      |         |  |      |         | 243 Final Sprinkler                              |      |      |
|  |      |         |  |      |         | 244 Fire Final                                   |      |      |
|  |      |         |  |      |         | <b>FINALS</b>                                    |      |      |
|  |      |         |  |      |         | 190 Plumbing Final                               |      |      |
|  |      |         |  |      |         | 191 Mechanical Final                             |      |      |
|  |      |         |  |      |         | 192 Electrical Final                             |      |      |
|  |      |         |  |      |         | 193 Final Gas Test                               |      |      |
|  |      |         |  |      |         | 195 Demo Final                                   |      |      |
|  |      |         |  |      |         | 232a Recycle Verification                        |      |      |
|  |      |         |  |      |         | 279 Temp. Occupancy                              |      |      |
|  |      |         |  |      |         | Perm. Occupancy                                  |      |      |
|  |      |         |  |      |         | 280 Permit Finaled by:                           |      |      |
|  |      |         |  |      |         | Date:  |      |      |
|  |      |         |  |      |         | Inspector Name (Print)                           |      |      |

By initialing below I acknowledge that I have received, understand and am in agreement with the following:

Inspections associated with validated complaints of your project not being in conformance with approved permits will require additional inspection fees.  
All outstanding inspection fees shall be paid prior to final inspection.

During the rainy season, October 15th through April 15th, active construction sites in the Carmel Bay Area of Special Biological Significance Watershed Protection Area are required to be inspected weekly. All outstanding inspection fees shall be paid prior to final inspection.

**THE INSPECTION CARD AND APPROVED PLANS MUST BE AVAILABLE ON JOB SITE FOR EACH INSPECTION**





**CALIFORNIA  
AMERICAN WATER**

California American Water – Monterey  
511 Forest Lodge Rd, Suite 100  
Pacific Grove, CA 93950  
[amwater.com](http://amwater.com)

October 17, 2017

Ryan McNickle  
209 Dundee Drive  
Monterey, CA 93940

**Owner: Ryan McNickle and Rachel Allaire**

**Service Address: 26425 Los Laureles Grade, Carmel Valley, CA 93924**


**Assessor's Parcel Number: 416-051-005-000**

To Whom It May Concern:

We appreciate you contacting California American Water ("CAW") in regards to water service at the above-reference property (the "Service Address").

In reviewing our records, we find the subject parcel is currently served by CAW in accordance with CAW's California Public Utility Commission approved tariff and said service shall continue.

Sincerely,  
California American Water

By:   
Eric Sabolsice  
General Manager  
Coastal Division

## EXHIBIT 14-A



PO Box 7150, Pasadena, CA 91109-7150

For Service To: 26425 LOS LAURELES GRADE

☐ Check this box for address changes and note new address on back.


002564 1 AV 0.370 02564/002564/002613 10 01 ACUY7X 001

RACHEL ALLAIRE  
209 DUNDEE DR  
MONTEREY CA 93940-5418

00010152200205463040000000000004230013

|                        |                       |
|------------------------|-----------------------|
| Account Number         | 1015-220020546304     |
| Due Date               | September 25, 2017    |
| Total Due              | \$42.30               |
| If Paid After Due Date | \$42.92 after 9/25/17 |

Amount Enclosed \$



CALIFORNIA AMERICAN WATER  
PO BOX 7150  
PASADENA, CA 91109-7150



Please tear along the dotted line and return this portion with your payment.

## BILLING PERIOD AND METER READINGS

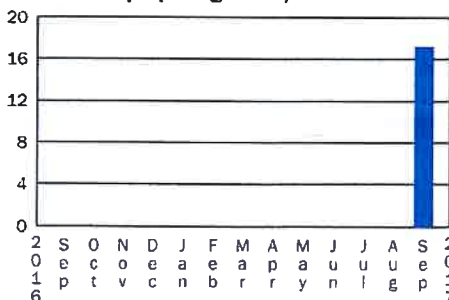
- Billing date: September 1, 2017
- Due Date: **September 25, 2017**
- Billing period: Aug 08 to Aug 30 (23 Days)
- Next reading on or about: Sep 28, 2017
- Customer Type: Residential
- Meter Reading Measurement:  
1 unit = 10 CF or 74.8 gallons of water
- Billing Measurement: 100 gallons (CGL)

|                                      |                             |
|--------------------------------------|-----------------------------|
| Meter No.                            | X084279927                  |
| Size of meter                        | 5/8"                        |
| Current Read                         | 160 (Actual)                |
| Previous Read                        | 137 (Estimated)             |
| Total water used this billing period | 23 units<br>(1,720 gallons) |

## Total Water Use Comparison (in 100 gallons)

- Current billing period 2017: 17.20 CGL
- Same billing period 2016: 0.00 CGL

## Billed Use Graph (100 gallons)



## BILLING SUMMARY

For Service To: 26425 LOS LAURELES GRADE  
For Account 1015-220020546304

## Prior Balance

- Balance from last bill 0.00

**Balance Forward 0.00**

## Current Water Service

- Water Service Charge 12.70
- Water Usage Charge (\$0.72910000 x 17.20) 12.54
- Total Water Service Related Charges 25.24**

## Other Charges

- Conservation Surcharge (\$0.02450000 x 17.20) 0.42
- Consolidated Expense Balancing Account (\$0.09250000 x 17.20) 1.59
- MPWMD User Fee 2.10
- 2015 WRAM/MCBA Surcharge 3.14
- Payment Assistance Surcharge Water 0.91
- Pre-2015 WRAM Surcharge 7.62
- Seaside Basin BA Surcharge 0.28
- Total Other Charges 16.06**

## Taxes

- County Franchise Taxes 0.41
- Commission Surcharge 0.59
- Total Taxes 1.00**

**TOTAL CURRENT CHARGES 42.30****TOTAL AMOUNT DUE****\$42.30**

## Important messages from California American Water

- AVERAGE DAILY USE FOR BILLING PERIOD = 74.78 GALLONS
- Tiered Consumption Amount (CGL)
- Tier 1 - 29.90 | Tier 2 - 29.90 | Tier 3 - 44.90 | Tier 4 - 67.30 | Tier 5 - All Other Usage
- Contact California American Water's local conservation department at 831.646.3205 to take advantage of rebates, water wise house calls and more. For more information visit [www.montereywaterinfo.org](http://www.montereywaterinfo.org).
- We want to help you better understand your water bill - why you are paying the amount you are, and where the money is going. A large part of your water bill is invested directly into the water system to make sure it is reliably delivering quality water when you need it. To learn more, visit [www.californiaamwater.com/aboutyourbill](http://www.californiaamwater.com/aboutyourbill).
- The reading used for this bill corrects previous estimate reading.

Customer Service: 1-888-237-1333

M-F 7am to 7pm Emergency: 24/7

[www.californiaamwater.com](http://www.californiaamwater.com)

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# **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](http://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:**

Name: Ryan McNickle  
Daytime telephone: (831) 915-3393  
Mailing Address: 209 Bonora Dr 93940  
E-Mail Address: McNickleConstruction@gmail.com

## **2. AGENT/REPRESENTATIVE INFORMATION:**

Name: \_\_\_\_\_  
Daytime telephone: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
E-Mail Address: \_\_\_\_\_

## **3. PROPERTY INFORMATION:**

Existing Square-footage: 0 Proposed Square-footage: 3072  
Address: 26425 Laureles Grade Assessor Parcel Number: 46-051-005  
Water Company serving parcel: CAL-AM Cal-Am Account Number: 1015-220026546304  
Is a water meter needed? YES or NO If yes, how many? Upstairs 5/8" > 1-1/4"

**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):**

Single Family Unit - 3 BR  
2 Bath, 2 1/2 bath

**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)

| Type of Fixture                                   | Fixture | Value | Count |
|---|---------|-------|-------|
| Washbasin   | x 1.0   | -     | -     |
| Two Washbasins in the Master Bathroom             | x 1.0   | -     | -     |
| Toilet, Ultra Low-Flush (1.6 gallons-per-flush)   | x 1.8   | -     | -     |
| Toilet, High Efficiency (HET)                     | x 1.3   | -     | -     |
| Toilet, Ultra High Efficiency (UHET)              | x 0.8   | -     | -     |
| Urinal, Pint (0.125 gallon maximum)               | x 0.1   | -     | -     |
| Urinal, Zero Water Consumption                    | x 0.0   | -     | -     |
| Masterbath (one per Dwelling): Tub & Shower Stall | x 3.0   | -     | -     |
| Large Bathtub (may have Showerhead above)         | x 3.0   | -     | -     |
| Standard Bathtub or Shower Stall (one head)       | x 2.0   | -     | -     |
| Shower, each additional (heads, body spray, etc)  | x 2.0   | -     | -     |
| Shower system, Rain Bar/ Custom Shower (spec)     | x 2.0   | -     | -     |
| Kitchen Sink (with optional Dishwasher)           | x 2.0   | -     | -     |
| Kitchen Sink with High Efficiency Dishwasher      | x 1.5   | -     | -     |
| Dishwasher, each additional (with optional sink)  | x 2.0   | -     | -     |
| Dishwasher, High Efficiency (with opt. sink)      | x 1.5   | -     | -     |
| Laundry Sink/Utility Sink (one per Site)          | x 2.0   | -     | -     |
| Clothes Washer                                    | x 2.0   | -     | -     |
| Clothes Washer, (HEW) 5.0 water factor or less    | x 1.0   | -     | -     |
| Bidet   | x 2.0   | -     | -     |
| Bar Sink  | x 1.0   | -     | -     |
| Entertainment Sink                                | x 1.0   | -     | -     |
| Vegetable Sink                                    | x 1.0   | -     | -     |
| Swimming Pool (each 100 sq-ft of pool surface)    | x 1.0   | -     | -     |
| Other   | x       | -     | -     |
| Other   | x       | -     | -     |
| Other   | x       | -     | -     |

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

**EXISTING FIXTURE UNIT COUNT**

**TOTAL** = \_\_\_\_\_

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

| Type of Fixture                                   | Fixture | Value | Count |
|---|---------|-------|-------|
| Washbasin   | x 1.0   | -     | -     |
| Two Washbasins in the Master Bathroom             | x 1.0   | -     | -     |
| Toilet, Ultra Low-Flush (1.6 gallons-per-flush)   | x 1.8   | -     | -     |
| Toilet, High Efficiency (HET)                     | x 1.3   | -     | -     |
| Toilet, Ultra High Efficiency (UHET)              | x 0.8   | -     | -     |
| Urinal, Pint (0.125 gallon maximum)               | x 0.1   | -     | -     |
| Urinal, Zero Water Consumption                    | x 0.0   | -     | -     |
| Masterbath (one per Dwelling): Tub & Shower Stall | x 3.0   | -     | -     |
| Large Bathtub (may have Showerhead above)         | x 3.0   | -     | -     |
| Standard Bathtub or Shower Stall (one head)       | x 2.0   | -     | -     |
| Shower, each additional (heads, body spray, etc)  | x 2.0   | -     | -     |
| Shower system, Rain Bar/ Custom Shower (spec)     | x 2.0   | -     | -     |
| Kitchen Sink (optional dishwasher)                | x 2.0   | -     | -     |
| Kitchen Sink with High Efficiency Dishwasher      | x 1.5   | -     | -     |
| Dishwasher, each additional (optional sink)       | x 2.0   | -     | -     |
| Dishwasher, High Efficiency (with opt. sink)      | x 1.5   | -     | -     |
| Laundry Sink/Utility Sink (one per Site)          | x 2.0   | -     | -     |
| Clothes Washer                                    | x 2.0   | -     | -     |
| Clothes Washer, (HEW) 5.0 water factor or less    | x 1.0   | -     | -     |
| Bidet   | x 2.0   | -     | -     |
| Bar Sink  | x 1.0   | -     | -     |
| Entertainment Sink                                | x 1.0   | -     | -     |
| Vegetable Sink                                    | x 1.0   | -     | -     |
| Instant-Access-Hot-Water System (fixture credit)  | x -0.5  | -     | -     |
| Subtotal proposed indoor fixtures                 | -       | -     | -     |
| Landscaping - Refer to District Rule 142.1        | -       | -     | -     |
| "Water Efficient Landscape Requirements"          | -       | -     | -     |
| Swimming Pool (each 100 sq-ft of pool surface)    | x 1.0   | -     | -     |

**PROPOSED FIXTURE UNIT COUNT**

**TOTAL** = 23.7

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 Permits 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. **"PUBLIC ACCESS TO WATER RECORDS" DEED RESTRICTION IS REQUIRED FOR ALL WATER PERMITS.**

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

Print Name

Date

Location Where Signed

File or Plan Check Number 18CP03054

## **AUTHORIZATION FOR WATER PERMIT - JURISDICTION USE ONLY**

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

Notes:

Authorized by:

Date:

This form expires one year from date of authorization for this project by the jurisdiction.

White copy-MPWMD

Yellow copy-applicant

Pink copy-jurisdiction

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## **EXHIBIT 14-B**

### **DRAFT**

#### **FINDINGS OF APPROVAL**

#### **CONSIDER REQUEST FOR VARIANCE FROM SEPARATE SUPPLY LINES REQUIREMENT AT A NEW SFD AT 26425 LAURELES GRADE, CARMEL VALLEY, APN: 416-051-005 APPLICANT: JAMES RYAN MCNICKLE**

1. **FINDING:** James Ryan McNickle has requested Board approval of a variance from the requirement to have separate supply lines in the meter box for a new SFD at 26425 Laureles Grade, Carmel Valley.

**EVIDENCE:** Application for Variance attached as **Exhibit 14-A**.

2. **FINDING:** The water pressure in the Cal-Am system at the connection point is not sufficient to operate the fire suppression system.

**EVIDENCE:** Application for Variance attached as **Exhibit 14-A**.

3. **FINDING:** A water holding tank and a pressure tank is required to create enough pressure to operate the fire suppression system.

**EVIDENCE:** Application for Variance attached as **Exhibit 14-A**.

4. **FINDING:** District Rule 90 allows the Board to consider variances “...*from any provision of the standards incorporated into these Rules and Regulations whenever it finds: (a) that Special Circumstances exist in a particular case, and (b) that practical difficulties or Undue Hardship would result from the strict interpretation and enforcement of any such standard, and (c) that the granting of such a variance would not tend to defeat the purposes of these Rules and Regulations. The Board may place conditions upon such variances.*”

**EVIDENCE:** Rule 90 attached on file at the District office.

5. **FINDING:** Practical difficulties exist at the site in the form of low water pressure in the Cal-Am system. Mr. Nickle has no ability to affect the pressure in the system.

**EVIDENCE:** Application for Variance attached as **Exhibit 14-A**.

6. **FINDING:** In order to meet the requirement for dual supply lines he would have to construct two holding and pressure tanks which may be considered an Undue Hardship.

**EVIDENCE:** Application for Variance attached as **Exhibit 14-A**.

**7. FINDING:** Approval of a single supply line from the meter to two separate supply lines as they exit the pressure tank to supply Domestic and fire suppression would not defeat the purposes of these Rules and Regulations.

**EVIDENCE:** The above stated facts.



## **EXHIBIT 14-C**

- i. A written request for extension of the Conditional Water Permit may be requested and shall require Board authorization for extension. Requests for extension must be received no earlier than ninety (90) days and no later than forty-five (45) days prior to expiration and must include an explanation for the request and the Jurisdiction's agreement that the Board should grant an extension.

### **B. MANDATORY CONDITIONS, ACTION ON APPLICATION FOR A WATER PERMIT TO CONNECT TO OR MODIFY AN EXISTING WATER DISTRIBUTION SYSTEM**

1. Construction Affecting the Interior or Exterior of an Existing Structure. All construction within or to an Existing Structure shall be subject to the following conditions:
  - a. The project Site must meet all applicable water conservation requirements of Regulations XIV and XV.
  - b. Other conditions may be placed upon approval as indicated in the applicable rule governing the Water Permit process.
  - c. The Applicant shall arrange for a final inspection by the District upon Project completion. District staff shall review the Project, water fixtures, and Landscaping for compliance with the Water Permit.
  - d. Permit amendments or other actions required as a result of a final inspection shall be completed within thirty (30) days of the date of the final inspection.
  - e. All Water Permits shall include a Notice and Deed Restriction titled "Provide Public Access to Water Use Data." There shall be no additional charge for this deed restriction.
2. Construction of a New Structure.
  - a. Water Meters maintained by the Water Distribution System Operator shall be installed for each Residential and Non-Residential water User except as allowed in Rule 23-A-1-i-(3), (4), and (5).
  - b. All Non-Residential New Structures that include irrigated landscapes of 1,000 square-feet or greater shall utilize a separate Water Meter supplied by the Water Distribution System to measure all exterior water uses. All Residential irrigated landscapes of 5,000 square-feet or greater shall install a sub-meter to measure outdoor water use.

## EXHIBIT 14-C

- c. All New Structures receiving a Water Permit after January 1, 2009, shall have separate water supply lines that tee off in the meter box after the Water Meter to supply fire suppression service and domestic service as demonstrated in Figure 23-1, unless the User has separate Water Meters maintained by the Water Distribution System Operator for fire and domestic services. This configuration shall facilitate installation of a Flow Restrictor in the domestic service without interfering with the fire suppression service. The General Manager shall have authority to make exceptions to this requirement for Undue Hardship. Exceptions shall be recorded on the property title with notice that rationing enforcement could result in a Flow Restrictor.

Figure 23-1

