



July 14, 2011

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 (\$250 for less than half acre-foot of water, \$500 for half - one acre-foot of water, and \$750 for more than one acre-foot of water, plus \$70.00 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: Elaine W. Rankin
Mailing Address: 10 Vista Ladera
City: Carmel Valley State: CA Zip: 93924
Phone Number(s): Work ( ) Home (831) 659-2149

Name of Agent(s) to Represent Applicant:
Mailing Address:
City: State: Zip:
Phone Number(s): Work ( ) Home ( )

PROPERTY INFORMATION

Full Name of Property Owner: Rankin Family Trust
Mailing Address: 10 Vista Ladera
City: Carmel Valley State: CA Zip: 93924
Phone Number(s): Work ( ) Home (831) 659 2149

Property Address: 10 Vista Ladera
City: C.V. State: CA Zip: 93924

Assessor's Parcel Number: 187-111-027-000
Property Area: Acres: 3.96 Square Feet: 864 (2nd unit) Other:
Past Land Use: residence
Present Land Use: residence
Proposed Land Use:
Existing buildings? Yes X No
Types of uses and square footage: my home + 2nd unit : 4200 + 864 sq. ft.

(PLEASE PROVIDE 5 YEARS OF WATER RECORDS)

SUBMITTED BY APPLICANT

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?

In permit #14059 issued for water (WPWMD) for an additional apt. Mr. Rankin and I built over the garage of our primary residence in 1994, there is a statement requiring a separate meter.

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

The original meter for our primary residence (built 1975) is located at least 110 ft. below the house on La Pancheria Rd. It is necessary to pump the water up hill from meter to house (100+ft) plus a pressure tank at the house. There is now a neighborhood of houses and road not there when we built in 1975. Occupancy for apt. is 1 or 2 people. I pay water bill. Added cost of all plumbing, pump, pressure tank - for 2nd meter is impossible.

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

My husband James Rankin died in 2006. Since that time I have had to rent the apt. in order to stay in my home. I cannot afford the major expense (see enclosed estimate) that a 2nd meter would entail.

What specific action are you requesting that the Board take?

I appeal to the Board to either eliminate the need for a 2nd meter adjoining the present one or, if not, to allow me to install the 2nd meter at the house. If it is a reading of the second meter that is the object of this ruling, could I be responsible for scheduled report of same. "Usage" is the same with 1 or 2 meters.

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.

As I am 84 yrs. old I have asked my son, Eric Wilford, to accompany me. I would like to speak at this time.

SUBMITTED BY APPLICANT

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 1 Total No. Fixture Units (Residential Only) \_\_\_\_\_

\_\_\_\_\_ Commercial/Industrial/Governmental

Type of Use: caretaker/rental Square Footage: 864

\_\_\_\_\_ Other (Specify): \_\_\_\_\_

Current Zoning Classification:

Residential

Name of water company which services the property:

CA. AM. Water Co. (Andy Rey, the local representative, has expressed support for a variance.) I'll try to get his statement

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. N.A.

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.) Bldg. permit granted in 1993. It is on file in mty. Co. Building Dept. - Salinas.

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? Now

\*\*\*\*\*

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.

Glenn H. Rankin  
Signature of Applicant

7/07/11 10 Vista Ladera Carmel Valley, CA. 93424  
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 250.00 Receipt No. \_\_\_\_\_ Staff Initials GA

RECEIVED

**JOHN FORD CONSTRUCTION  
P.O. BOX 626  
CARMEL VALLEY, CA 93924  
PH# (831)-659-4107  
Ca Lic#548147**

MPWMD

To : Mrs. Elaine Rankin  
10 Vista Ladera  
Carmel Valley , Ca 93924  
Ph # (831) 659-2149

6/25/2011

**Proposal :** New water line, Electrical service, Booster pump system and backflow preventer for new separate water system for rental unit.

**(Note) This proposal does not include any charges by Cal-Am water for installing a separate water meter down by La Rancheria Rd . These cost if any are unknown at this time. also this bid does not include application or permit fees or any homeowner association fees if any.**

This proposal is base on a new water meter set by Cal Am next to existing meter for main house,

This bid is to run 1100 ft of new water line from La Rancheria Rd up Vista Ladera Rd to existing booster station for main house water system and then to rental house.

This bid includes all materials,

Trenching Vista Ladera Rd . Driveway saw cutting and patching of Vista Ladera Rd, Neighbors driveways, Sanding, back filling and compacting of trench for new water line and electrical service and a new separate pressure boosting system for rental unit next to existing boosting system for main house and a new electrical sub- panel for pumps, (note) existing electrical system will not service two pumps and controls.

Plumbing sub Contract	\$ 12,000.00
Earthwork Sub Contract	\$ 28,000.00
Paving sub Contract	\$ 9,300.00
Electrical Sub Contract	\$ 8,500.00
Construction fees	\$ 7,275.00

**Estimate Total \$ 65,075.00**

SUBMITTED BY APPLICANT

CALIFORNIA AMERICAN (CAPR) PRODUCTION

Usage Information Report

Account # 314625-5 James Rankin  
Premises # 050149431 10 Vista Ladera  
Utility W

MPWMD

Bill Date	Utl	Meter #	U/R	Read Date	Reading	Usage
6/09/2011	W	X086515192	R	6/02/2011	653.00	614.00
5/03/2011	W	X086515192	R	4/28/2011	39.00	16.00
4/04/2011	W	X086515192	R	3/30/2011	23.00	23.00
4/04/2011	W	X086515192	R	3/03/2011	931.00	
3/03/2011	W	X086515192	R	2/28/2011	931.00	7.00
2/10/2011	W	X086515192	R	1/31/2011	924.00	45.00
1/05/2011	W	X086515192	R	12/30/2010	879.00	2.00
12/03/2010	W	X086515192	R	11/30/2010	877.00	99.00
11/03/2010	W	X086515192	R	10/29/2010	778.00	127.00
10/05/2010	W	X086515192	R	9/30/2010	651.00	154.00
9/03/2010	W	X086515192	R	8/31/2010	497.00	160.00
8/04/2010	W	X086515192	R	7/30/2010	337.00	157.00
7/06/2010	W	X086515192	R	6/30/2010	180.00	123.00
6/03/2010	W	X086515192	R	5/28/2010	57.00	56.00
5/13/2010	W	X086515192	R	5/11/2010	1.00	
5/13/2010	W	0086515192	R	5/07/2010	2048.00	
4/09/2010	W	0086515192	R	3/31/2010	2063.00	18.00
3/09/2010	W	0086515192	R	2/26/2010	2045.00	70.00
2/15/2010	W	0086515192	R	1/29/2010	1975.00	26.00
2/12/2010	W	0086515192	R	1/29/2010	1949.00	26.00-
2/12/2010	W	0086515192	R	1/29/2010	1975.00	26.00
1/05/2010	W	0086515192	R	12/30/2009	194.00	4.00
12/03/2009	W	0086515192	R	11/30/2009	190.00	10.00
11/04/2009	W	0086515192	R	10/30/2009	180.00	14.00
10/05/2009	W	0086515192	R	9/30/2009	166.00	31.00
9/10/2009	W	0086515192	R	8/31/2009	135.00	20.00
8/07/2009	W	0086515192	R	7/31/2009	115.00	21.00
7/06/2009	W	0086515192	R	6/30/2009	94.00	26.00
6/11/2009	W	0086515192	R	5/29/2009	68.00	23.00
5/05/2009	W	0086515192	R	4/30/2009	45.00	20.00
4/06/2009	W	0086515192	R	3/31/2009	25.00	18.00
3/04/2009	W	0086515192	R	2/27/2009	7.00	7.00
2/02/2009	W	0086515192	R	1/28/2009		
2/02/2009	W	X086515192	R	1/14/2009	12.00	9.00
1/08/2009	W	X086515192	R	12/30/2008	3.00	
12/11/2008	W	X086515192	R	11/27/2008	3.00	3.00
12/11/2008	W	034995505	R	11/13/2008	308.00	3.00
11/05/2008	W	034995505	R	10/31/2008	305.00	23.00
10/03/2008	W	034995505	R	9/30/2008	282.00	22.00
9/04/2008	W	034995505	R	8/29/2008	260.00	12.00
8/29/2008	W	034995505	R	7/31/2008	248.00	21.00
8/28/2008	W	034995505	R	6/30/2008	227.00	20.00
8/26/2008	W	034995505	R	6/30/2008	207.00	41.00-
8/25/2008	W	034995505	R	7/31/2008	248.00	

SUBMITTED BY APPLICANT

CALIFORNIA AMERICAN (CAPR) PRODUCTION

Usage Information Report

Account # 314625-5 James Rankin  
Premises # 050149431 10 Vista Ladera  
Utility W

Bill Date	Utl	Meter #	U/R	Read Date	Reading	Usage
8/05/2008	W	034995505	R	7/31/2008	248.00	
7/09/2008	W	034995505	R	6/30/2008	248.00	41.00
6/04/2008	W	034995505	R	5/30/2008	207.00	10.00
5/05/2008	W	034995505	R	4/30/2008	197.00	11.00
4/03/2008	W	034995505	R	3/31/2008	186.00	1.00
3/05/2008	W	034995505	R	2/29/2008	185.00	6.00
2/04/2008	W	034995505	R	1/30/2008	179.00	4.00
1/04/2008	W	034995505	R	12/31/2007	175.00	
12/05/2007	W	034995505	R	11/30/2007	175.00	52.00
11/05/2007	W	034995505	R	10/31/2007	123.00	32.00
10/03/2007	W	034995505	R	9/28/2007	91.00	35.00
9/05/2007	W	034995505	R	8/30/2007	56.00	40.00
8/03/2007	W	034995505	R	7/31/2007	16.00	35.00
7/03/2007	W	034995505	R	6/28/2007	981.00	41.00
6/05/2007	W	034995505	R	5/31/2007	940.00	26.00
5/03/2007	W	034995505	R	4/30/2007	914.00	11.00
4/04/2007	W	034995505	R	3/30/2007	903.00	5.00
3/05/2007	W	034995505	R	2/28/2007	898.00	1.00
2/13/2007	W	034995505	R	1/30/2007	897.00	
1/04/2007	W	034995505	R	12/29/2006	897.00	5.00
12/05/2006	W	034995505	R	11/30/2006	892.00	26.00
11/03/2006	W	034995505	R	10/31/2006	866.00	21.00
10/04/2006	W	034995505	R	9/29/2006	845.00	28.00
9/06/2006	W	034995505	R	8/31/2006	817.00	23.00
8/03/2006	W	034995505	R	7/31/2006	794.00	38.00
7/05/2006	W	034995505	R	6/29/2006	756.00	22.00
6/05/2006	W	034995505	R	5/31/2006	734.00	12.00
5/03/2006	W	034995505	R	4/28/2006	722.00	
4/04/2006	W	034995505	R	3/31/2006	722.00	1.00
3/02/2006	W	034995505	R	2/28/2006	721.00	1.00
2/01/2006	W	034995505	R	1/30/2006	720.00	1.00
1/03/2006	W	034995505	R	12/29/2005	719.00	2.00
12/02/2005	W	034995505	R	11/30/2005	717.00	12.00
11/02/2005	W	034995505	R	10/31/2005	705.00	18.00
10/04/2005	W	034995505	R	9/30/2005	687.00	14.00
9/02/2005	W	034995505	R	8/31/2005	673.00	27.00
8/02/2005	W	034995505	R	7/29/2005	646.00	20.00
7/05/2005	W	034995505	R	6/30/2005	626.00	11.00
6/02/2005	W	034995505	R	5/31/2005	615.00	4.00
5/03/2005	W	034995505	R	4/29/2005	611.00	
4/04/2005	W	034995505	R	3/31/2005	611.00	4.00
3/02/2005	W	034995505	R	2/28/2005	607.00	
2/01/2005	W	034995505	R	1/28/2005	607.00	2.00
1/03/2005	W	034995505	R	12/29/2004	605.00	2.00

SUBMITTED BY APPLICANT

CALIFORNIA AMERICAN (CAPR) PRODUCTION

Usage Information Report

Account # 314625-5 James Rankin  
Premises # 050149431 10 Vista Ladera  
Utility W

Bill Date	Utl	Meter #	U/R	Read Date	Reading	Usage
12/02/2004	W	034995505	R	11/30/2004	603.00	8.00
11/02/2004	W	034995505	R	10/29/2004	595.00	24.00
10/05/2004	W	034995505	R	9/30/2004	571.00	53.00
9/02/2004	W	034995505	R	8/31/2004	518.00	45.00
8/03/2004	W	034995505	R	7/30/2004	473.00	23.00
7/02/2004	W	034995505	R	6/30/2004	450.00	13.00
6/02/2004	W	034995505	R	5/28/2004	437.00	19.00
5/04/2004	W	034995505	R	4/30/2004	418.00	6.00

SUBMITTED BY APPLICANT

RECEIPT

Payment From: ELAINE RANKIN  
 10 VISTA LADERA,  
 CARMEL VALLEY, CA

Receipt Number : R07142011001  
 Invoice Number : 07142011001  
 Date : July 14, 2011

Description	Amount
	\$ 250.00
PAID AMOUNT	\$ 250.00

Property Address

Contact Number (831) 659-2149

Receipt Account One-Time

Receipt Info 10 VISTA LADERA, CV

Payment Type Check Payment

ELAINE W. RANKIN  
 10 VISTA LADERA  
 CARMEL VALLEY, CA 93924-9423

90-7162 41553 1752  
 3222

DATE 7/09/11

PAY TO THE ORDER OF *Mon. Pen. Water Management Dist.* \$ 250.00

*Two hundred fifty and no/100* DOLLARS

CHASE  
 JPMorgan Chase Bank, N.A.  
[www.Chase.com](http://www.Chase.com)

MEMO

*Elaine W. Rankin*

⑆322271627⑆ 8663272636⑆ 1752