

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 Menichello
Mailing Address: 209 Dundee Dr
City: Monterey State: CA Zip: 93940
Phone Number(s): Work (831) 915-3393 Home ()
E-Mail: menichelloconstruction@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 Menichello
Mailing Address: 209 Dundee Dr
City: Monterey State: CA Zip: 93940
Phone Number(s): Work (831) 915-3393 Home ()
E-Mail: menichelloconstruction@gmail.com
Property Address: 26425 Laureles Grade
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 [checked] No
Types of uses and square footage: Single Family Residence 3072 sq ft

(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 55psi.

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 Villanuel 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]
Signature of Applicant

Monterey - 1/10/20
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 _____



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
			<hr/>	<hr/>
			\$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 RANCHEL	ENGINEER: _____	MAX OCC LOAD: _____
PHONE: _____	PHONE: _____ LIC NO: _____	# OF STORIES: 2
APPLICANT: PITNICK SAMUEL	ARCHITECT: _____	EXIST FLR AREA: 0
PHONE: (831) 241-1885	PHONE: _____ LIC NO: _____	NEW FLOOR AREA: 3072
EMAIL: samuelpitnick@gmail.com	CONTRACTOR: MC NICKLE CONSTRUCTION INC	HEIGHT: _____
	PHONE: 2068693527 LIC NO: 996169	PRKNG REQ: _____
		PRKNG PROVD: _____

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).

VALUATION: \$437,780
FEES PAID: \$24,343.50
FIRE SPKLRs REQD: Yes
CODE EDITION: 2016

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' 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): _____ PRINT: _____ DATE: _____

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: Marilyn 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)
 Yes Lender's Name: SANTA CRUZ COUNTY BAY
 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



CALIFORNIA
AMERICAN WATER

California American Water – Monterey
511 Forest Lodge Rd, Suite 100
Pacific Grove, CA 93950
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



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.

pd

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

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

Amount Enclosed \$

RACHEL ALLAIRE
209 DUNDEE DR
MONTEREY CA 93940-5418



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

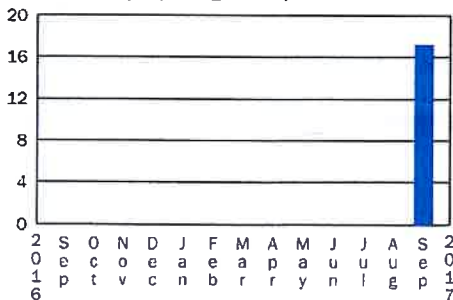
- Billing date: September 1, 2017
- Due Date: **September 25, 2017**
- Billing period: Aug 08 to Aug 30 (23 Days)
- Next reading on or about: Sep 28, 2017
- Customer Type: Residential
- Meter Reading Measurement:
1 unit = 10 CF or 74.8 gallons of water
- Billing Measurement: 100 gallons (CGL)

Meter No.	X084279927
Size of meter	5/8"
Current Read	160 (Actual)
Previous Read	137 (Estimated)
Total water used this billing period	23 units (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.
- 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.
- 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

**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) 658-3601 ♦ 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 DUNDON DR 93940
 E-Mail Address: McNickle.CONSTRUCTION@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 GRASS Assessor Parcel Number: 416-051-005
 Water Company serving parcel: CAL-AM Cal-Am Account Number: 1015-22002546304
 Is a water meter needed? YES or NO If yes, how many? UPGRADE 5/8" → 1-1/4"

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	Credit
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 Bars/ 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	-	-
Other	x	-	-

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

Type of Fixture	Fixture	Value	Credit
Washbasin	4	x 1.0 =	4
Two Washbasins in the Master Bathroom	1	x 1.0 =	1
Toilet, Ultra Low-Flush (1.6 gallons-per-flush)	1	x 1.8 =	1.8
Toilet, High Efficiency (HET)	1	x 1.3 =	1.3
Toilet, Ultra High Efficiency (UHET)	3	x 0.8 =	2.4
Urinal, Pint (0.125 gallon maximum)	1	x 0.1 =	0.1
Urinal, Zero Water Consumption	1	x 0.0 =	0.0
Masterbath (one per Dwelling): Tub&Shower Stall	1	x 3.0 =	3.0
Large Bathtub (may have Showerhead above)	1	x 3.0 =	3.0
Standard Bathtub or Shower Stall (one head)	3	x 2.0 =	6
Shower, each additional (heads, body spray, etc)	1	x 2.0 =	2.0
Shower system, Rain Bars/Custom Shower (spec)	1	x 2.0 =	2.0
Kitchen Sink (optional dishwasher)	1	x 2.0 =	2.0
Kitchen Sink with High Efficiency Dishwasher	1	x 1.5 =	1.5
Dishwasher, each additional (optional sink)	1	x 2.0 =	2.0
Dishwasher, High Efficiency (with opt. sink)	1	x 1.5 =	1.5
Laundry Sink/Utility Sink (one per Site)	1	x 2.0 =	2
Clothes Washer	1	x 2.0 =	2
Clothes Washer, (HEW) 5.0 water factor or less	1	x 1.0 =	1.0
Bidet	1	x 2.0 =	2.0
Bar Sink	1	x 1.0 =	1
Entertainment Sink	1	x 1.0 =	1.0
Vegetable Sink	1	x 1.0 =	1.0
Instant-Access-Hot-Water System (fixture credit)	1	x -0.5 =	-0.5
Subtotal proposed indoor fixtures			
Landscaping - Refer to District Rule 142.1			
"Water Efficient Landscape Requirements"	2	x 2 =	4
Swimming Pool (each 100 sq-ft of pool surface)	1	x 1.0 =	1

* 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 = _____ 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: Ryan McNickle Date: 6/21/19 Location Where Signed: Monterey
 Print Name: _____ File or Plan Check Number: 1BCP03054

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: _____