



EXHIBIT 15-A

COPY

**MONTEREY PENINSULA  
WATER MANAGEMENT DISTRICT**

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POST OFFICE BOX 85  
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December 11, 2006

Mr. Eric Miller  
Eric Miller Architects  
157 Grand Avenue, Suite 106  
Pacific Grove, California 93950

**Subject: 905 Ocean View Blvd, Pacific Grove (APN: 006-031-004)**

Dear Eric:

This letter responds to a Residential Water Release Form and Water Permit Application received on December 4, 2006. The application is for the addition of a master bedroom and third bathroom at the property at 905 Ocean View Blvd, Pacific Grove. Your client proposes to add the third bathroom with on-site water credits. You state in your December 1, 2006 letter that the project began in 2003 and obtained extensive reviews by the City of Pacific Grove's Community Department, Planning Commission, and Architectural Review Committee until it was finally approved in November 2006. Your letter asks for an exemption of District Rule 24-C's provision that limits properties to two bathrooms. The provision was added to Rule 24-C in May 2004.

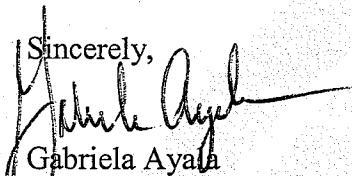
A water permit (No. 20454) was issued to this property for the addition of a second bathroom in 2003. The bathroom was permitted utilizing Ordinance No. 98, the *Second Bathroom Ordinance* (Rule 24-C). Rule 24-C, states, "*Any property installing a second bathroom pursuant to this provision shall be limited to two bathrooms unless the second bathroom is permitted by debit to a jurisdiction's water allocation...*" In this context, the special fixture unit accounting of the second bathroom is elective and therefore, the home is limited to two bathrooms. The addition of multiple bathrooms requires a debit to a jurisdiction's water allocation. Therefore, the application cannot be processed.

As staff previously discussed with you, before additional bathrooms may be added, one of two conditions must be met: (1) either the City of Pacific Grove allocates water to permit the shower stall, or (2) water credits must be established to offset the intensification of use of the previously permitted second bathroom. Furthermore, staff explained that water permit applications are subject to the Rules and Regulations that are in effect at the time the complete application is received. The District's Rules and Regulations are subject to change by action of the Board of Directors. The Board modified District Rule 24-C on May 17, 2004 following several public hearings. Notice of the proposed changes were posted in the local newspaper, the District's website, and in the District office. The rules changed and your client is subject to the current rules.

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The decision to deny processing of a water permit for a third bathroom at 905 Ocean View Blvd, Pacific Grove (APN 006-031-004) is a determination of the General Manager. Determinations of the General Manager may be appealed to the District Board pursuant to District Rule 70, within twenty-one (21) days after any such determination. An appeal may be filed by the applicant or any other person. If you would like an application for appeal, please call the Permit and Conservation Office at 658-5601.

Sincerely,  
  
Gabriela Ayala  
Conservation Representative