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Arlene Tavani

APR 18 2016

**From:** John Hain <johnhain49@gmail.com>  
**Sent:** Sunday, April 17, 2016 7:47 AM  
**To:** Arlene Tavani  
**Cc:** James Smith; Sam, Tia, Max & Oskar Hain; Sam, Tia, Max & Oskar Hain  
**Subject:** Sub metering policy

MPWMD

I intend to be present Monday evening to comment on proposed Ordinance 170, but if unable to attend am requesting this email statement be submitted for their review. Thankyou.

Members of the Board,

My son, daughter-in-law and I purchased 1304 Funston Ave., the largest property in the working middle class area of Pacific Grove, known as Del Monte Park, 3 years ago where they currently live, raising two small children, my grandchildren. The lot is 225 ft. deep and on the rear 5500 sq. ft of the property, which is accessed from Shafter Ave., is an ugly dilapidated garage/open shed. Since January we have invested considerable time, money, and emotional energy into creating a plan for most conscientiously using the property's preexisting 17.4 water credits, taking into account our family's needs and those of the neighborhood and wider community. Our plan is to build a new separate single family residence on the Shafter Ave end of the lot and subdivide the property. The result will be two homes, each having 3 bedrooms and one and a half baths, ideal for average families. **Both** homes would be fit with the latest water saving fixtures and, **additionally**, include metered washbasin faucets, smart shower valves, minimal or no flush urinals, and grey-water systems. If feasible, the proposed new home could even have a rainwater catchment system. **Our well considered approach, which relies on sub metering, will offer the community a new single family home without utilizing any additional water resources, and, over the long term, will actually save water compared with alternative property improvements.**

If the Board eliminates sub metering for family residences, as proposed by this ordinance, not only will our ability to responsibly improve and make the best use of our property be taken away, but so will the opportunity for another working couple to raise a family in PG. Adopting this ordinance will effectively take away our reasonable right to subdivide a property that is currently the size equivalent of four lots and will leave us two inferior improvement options, one being to add on to the existing house by making use of the its 17.4+ water fixture credits in order to create more living space, hence accommodate a very large family (i.e. cheaper by the dozen) or construct a 650 sq. ft. second unit, which would not be cost effective, not serve the residential needs of a working family, and not guarantee any water savings. **The proposed ordinance will not further the goals nor serve the mission of the water district, but will only serve to obstruct the responsible exercise of property rights and reduce options for water wise projects like ours.**

Respectfully submitted,  
John Hain  
April 18, 2016