

APR 18 2016

To MPWMD Board Members, for reading at the April 18 Hearing in regard to proposed change in Sub Meter Policy;

Dear Board Members and Staff,

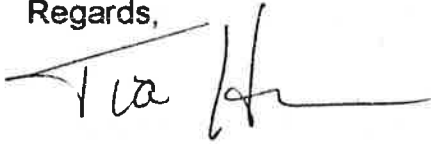
We purchased 1304 Funston Ave., Pacific Grove, APN 007-564-044 three years ago. I has an area of 17,835 sq. ft. lot, the largest residential property in the Del Monte Park area, composed of 4 full size lots. Our residence occupies about two thirds of the lot, with the rear third of the lot, which fronts on Shafter, occupied only by a dilapidated, unused garage/shed that needs to be demolished.

Since the beginning of this year we have been researching ways to improve the rear portion of our property, and found what was most reasonable and beneficial for both us and the community was to apply excess water fixture credits from the existing house (which has 17.4 + 0.5 for hot water circulator to be installed) by eliminating and replacing enough fixtures to allow us to build a new single family residence with 1.5 baths, subject to approval for subdividing the lot, which we have determined will be 5500 sq. ft. In early February we were informed this could be accomplished under the existing sub-metering policy, but in mid February we were led to believe by the MPWMD water demand staff that changes to the sub metering policy to exclude projects such as ours had been proposed and were up for approval in March, so we started making other plans for the property. In mid March, however, we were informed by Water Demand Supervisor Stephanie Locke by email that "The Water Demand Committee reviewed the proposed changes to the sub metering rule and decided not to change it." This resulted in our returning to our original plan and rapidly proceeding to have architectural plans, surveys, arborist, historical, and other preliminary planning steps undertaken, amounting to considerable expenses of time and money as we became increasingly invested financially and emotionally in finalizing the plans for submission to PG Planning. Then, just a few days ago, in response to an inquiry we made about unlisted fixture credits, we were shocked by the following reply: "the District will be considering changes to its sub-metering rule regarding Single-Family Dwellings. This affects situations where credits are proposed to offset the demand of a new Single Family Dwelling." It went on to say that changes in the policy that would exclude our project could be enacted by mid June if approved by the Board.

We fully understand and support the mission and vision of the MPWMD to conserve water resources, but believe any abrupt change in the sub metering policy that prevents approval of our project is both misguided and cruel. We have been proceeding with the utmost care and consideration to design a new residence and modify the existing residence so that no net increase of water usage would occur. In fact, we will submit design ideas that will reduce overall water consumption for the property! This would mean that the community would benefit from improving the appearance of the property, a residence for another middle class family would become available for purchase in the most affordable area of PG, and the existing residence would not be expanded to house a much larger family (which is otherwise very possible within its existing number of fixture credits). We also are willing to compose and abide by any necessary deed

restrictions and inspections. At the very least the MPWMD should allow impacted property owners who are in the planning phase, such as us, to have sufficient time to submit plans and gain approval for their projects. As you likely understand the planning process for subdividing a lot of record is both lengthy and costly. We appeal to your sense of fairness to give us and others like up sufficient time under the existing sub metering policy to negotiate our way through the approval process.

Regards,

A handwritten signature in black ink, appearing to read 'Tia Hain', with a long horizontal flourish extending to the right.

Tia Hain