



EXHIBIT 6-B

MONTEREY PENINSULA WATER MANAGEMENT DISTRICT

5 HARRIS COURT, BLDG. G
POST OFFICE BOX 85
MONTEREY, CA 93942-0085 • (831) 658-5601
FAX (831) 644-9558 • <http://www.mpwmd.dst.ca.us>

April 8, 2005

Derinda L. Messenger Esquire
Lombardo & Gilles, PLC
318 Cayuga Street
P.O. Box 2119
Salinas, CA 93902-2119

**Subject: 9640 & 9680 Carmel Valley Road (Storage Pro of Carmel, LLC), Carmel,
APN: 169-131-002 & 003**

Dear Derinda:

This letter responds to the supplemental information provided by CDM, dated March 17, 2005 regarding Carmel Valley Road Storage. The supplemental information was provided in response to a request by the District for more specific data to support your original argument that use of the District's commercial water use factor for self-storage facilities would overestimate the amount of water needed for your client's proposed facility. As proposed, the facility would consist of 62,900 square-feet of self-storage use. Applying the District's factor, the new facility would be estimated to use 0.629 acre-feet annually.

The District's General Manager, Counsel and I met on April 7, 2005 to discuss the project and the information you provided. The document provided by CDM reviewed a portion of the water demand of one other self-storage facility in Northern California. The CDM report did not provide historic water use for more than one year for more than one facility; nor did it consider the exterior (irrigation) use of the facility that was reviewed. While the information was useful, it was not adequate to demonstrate that the District's factor for self-storage is inaccurate.

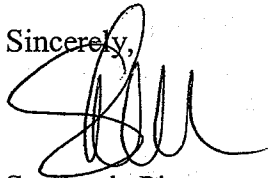
Interior and exterior water records covering several years and including square-footage and other on-site use information must be obtained for a sufficient number of self-storage facilities from this area and submitted for review of the factor. The District would consider that information to determine if its water factor for self-storage should be adjusted. If enough comparable water use data on self-storage facilities were submitted to substantiate an adjustment in the self-storage factor, the District would consider making a finding of special circumstances for this project. Without this "hard documentation" standard in Rule 24-G having been submitted, and as the project has not been demonstrated to be unique in terms of its location, design or clientele, the General Manager's decision is to use the current factor for self-storage facilities.

Derinda Messenger
April 8, 2005
Page 2

Based on the information you have provided to date regarding this project, District staff does not find a reason to make a connection charge adjustment for Mr. Mirabito's proposed self-storage facility, and finds that the District's factor for self-storage is an appropriate measurement of the approximate potential water demand of the facility. District Rule 24-G states: "Calculation of any charge shall be made by use of regional averages should any reasonable question arise with respect to the projected use figures for a particular expansion/extension permit or amended permit." District staff does not find that there is substantial uncertainty regarding this application, as it is essentially the same as any other local self-storage facility.

The determination of the connection charge set forth in this letter is a final determination of the Water District's General Manager. Final determinations of the General Manager may be appealed to the District Board within twenty-one (21) days after any such determination pursuant to District Rule 70. If you have questions about this letter or you need information about the appeal process, contact the District office at (831) 658-5601.

Sincerely,



Stephanie Pintar
Water Demand Manager

cc: David A. Berger, General Manager
David C. Laredo, District Counsel