

Proposed Condition for the Finding of Special Circumstances for
125 Ocean View Blvd, Pacific Grove, CA

As a condition of any MPWMD water permit based upon special circumstances at the 125 Ocean View Blvd, Pacific Grove site, the General Manager shall determine the project incorporates sufficient mandatory elements to ensure project potable water use shall not exceed 18.53 afa, based upon one or more of the following: (1) rainwater shall be harvested for reuse on the site; (2) landscape systems shall be required to use either grey water, or off-site reclaimed water, or a combination thereof; (3) on site or off site reclaimed water shall be used form toilet flushing; (4) waterless urinals shall be installed; (5) laundry services that are off-site or makes abundant use of water recycling technology; and/or (6) any other innovative or unique approach to reduce potable water consumption, all as demonstrated in a water demand and efficiency study and construction plans prior to issuance of a Water Permit.