

**CITY OF PACIFIC GROVE**  
**SUMMARY OF REGULATIONS FOR PROJECTS**  
**REQUIRING ADDITIONAL WATER**  
**(Municipal Code Chapter 11.68)**

**WAITING LIST**

The City Council has established four allocation categories for water: (1) Residential; (2) Commercial; (3) Governmental; (4) City-Administered Community Reserve.

Effective August 1, 1995, all water remaining allocated to the City of Pacific Grove by the Monterey Peninsula Water Management District and all water becoming available after that date will be allocated, in amounts and percentages determined by the City Council, to the four allocation categories. Allocations will be made by Council resolution.

Building permit applications for projects for which there is no available water will not be accepted or processed. However, the Municipal Code establishes a prioritized waiting list for each allocation category. Projects are placed on a waiting list according to order of receipt of *proof of readiness to apply for a building permit*.

*Proof of readiness to apply for a building permit* is defined as follows:

**For projects requiring discretionary land use entitlements** (for example, variances, use permits, historic preservation permits, architectural approval), *proof of readiness to apply for a building permit* includes final discretionary approval and submittal of all materials normally required to be filed with building permit applications.

**For projects requiring only a building permit**, *proof of readiness to apply for a building permit* includes submittal of all materials normally required to be filed with building permit applications.

A request to be put on a waiting list must include a written acknowledgment that there is, at the time of the request, no water available for the requested project.

When water is available to service a project covered by a *proof of readiness*, applicants affected will be notified and may apply for building permits. When a building permit is ready for issuance, the applicant will be granted authorization to seek a water permit.

**TIME LIMIT FOR OBTAINING BUILDING PERMIT**

Municipal Code Section 11.68.050 establishes the following time limit for obtaining a building permit:

An applicant for a building permit for a project requiring a water permit from the Monterey Peninsula Water Management District (“the District”) shall have 90 days from the date he or she is notified in writing that water is available for the project to obtain both the water permit from the District and a building permit from the City. If the building permit is not obtained within the 90-day period, the plan check shall expire and the water allocated by the City shall be recredited to the appropriate category.

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## MAXIMUM FIXTURE UNIT ALLOTMENTS

For projects not approved prior to or in the application process as of February 15, 1995, the following maximum allotments of interior plumbing fixture units (FU) apply:

(a) **New construction of single-family dwellings on lots not previously developed:**

18.4 FU (It is the practice of the Monterey Peninsula Water Management District to multiply the number of interior units by a factor of 1.5 for determining the total water demand for a new single-family dwelling to account for landscaping. Thus, a maximum of 27.6 FU (18.4 x 1.5) will be assigned to a new single-family dwelling in this category.)

(b) **New construction of duplexes and multi-family dwelling units on lots not previously developed:**

Average of 12.4 FU per dwelling unit.

(c) **Addition of dwelling units to duplex or multi-family projects:**

Average of 12.4 FU per unit.

(d) **New construction of a secondary dwelling unit:**

6.7 FU

(e) **New construction to replace demolished dwelling unit or units:**

Water usage equivalent of established historic use or the maximum in (a) or (b), whichever is greater.

(f) **Remodels of dwelling units not resulting in additional dwelling units:**

Water usage equivalent of established historic use or the maximum in (a) or (b), whichever is greater.

## APPEALS OF FIXTURE UNIT ALLOTMENT

Anyone not satisfied with his or her fixture unit allotment may appeal to the City Council requesting an allotment of additional water. The Council may grant additional water, but only upon a finding that appellant will suffer profound hardships involving health, safety or welfare unless additional water is allotted. Any additional water allotted upon granting of an appeal shall be drawn from the City-Administered Community Reserve category.

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For further information contact the City of Pacific Grove  
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