

MONTEREY PENINSULA WATER MANAGEMENT DISTRICT

5 HARRIS COURT, BLDG. G · P.O. BOX 85 · MONTEREY, CA 93942 · (831) 658-5601 · FAX (831) 644-9558 www.mpwmd.net

INSPECTION REPORT

Conservation: Change of Title Re-Inspection **Rebate:** Pre-Inspection Final
Permits: Pre-Inspection/Credits New Construction Remodel/Addition Re-Inspection

PROPERTY ADDRESS: 1210 Presidio Blvd.
CITY: Pacific Grove **BATHROOMS:** FULL 1 1/2 Other _____
ASSESSOR'S PARCEL NUMBER: 007-591-020 **BUSINESS NAME:** _____
OWNER'S NAME: ALUKORA LNSVCS. LLC **PERSON CONTACTED:** MONIQUE
 SFD AUX. _____ MFD NON-RES. (No. of Bldgs.) _____ MIXED USE

This form certifies that an inspection was conducted at the above address. At the time of the inspection, the property WAS WAS NOT found to be in compliance with MPWMD Water Efficiency Standards and/or with MPWMD Water Permit No. _____. Water Efficiency Standards are listed in Regulation XIV of the District Rules and Regulations; see summary on the back of this form. **(Specific Permit requirements are on file at the District office.)**

Any discrepancies on fixture counts must be reported and cleared or appealed within 21 days of inspection date.
 No Water Credits are available for outdoor water fixtures, multiple utility sinks, and multiple showerhead installations (Pursuant to District Rules 24 & 25.5)

WATER FIXTURE INVENTORY:

	Name of fixture	Fixture Count	Remarks/Location	High Efficiency
3	Washbasin.....			
3	Toilet..... <u>STER. 1.6-11 KOLG-1</u>			<input type="checkbox"/>
2	Large Bathtub (over 55 gal.).....			
1	Standard Bathtub (with or without Showerhead).....		1.5 GPM	
1	Shower Stall (with one showerhead).....		1.5 GPM	
1	Additional Showerhead.....			
1	Kitchen Sink/Dishwasher..... <u>MAYTAG</u>			<input type="checkbox"/>
	Dishwasher, additional.....			<input type="checkbox"/>
1	Laundry Sink or Utility Sink* (1 per Residential Site).....			
1	Clothes Washer..... <u>FIXTURE</u>			<input type="checkbox"/>
1	Bidet.....			
1	Bar Sink/Vegetable Sink/Entertainment Sink.....			
	Instant-Access Hot Water System.....	N/A		<input type="checkbox"/>
	Swimming Pool (square-feet of surface area).....			
	Rain Sensor/Soil Sensor.....	<u>YES</u>		
	Rainwater Harvesting Capacity/Cistern Gallons.....			
	Lawn Removal & Replacement: (square foot Area).....			
	Graywater System (Roof Dimensions):.....			

* Credit is available for one utility sink only per Residential Site. See "Special Information" section on back regarding Water Credits.

Inspector's Notes:
REC'D BY CHECK # 5815 \$105. FOR REINSPECTION FEE
PAID IN FULL. Mikes.

ACTION REQUIRED

- Items not in compliance **must be corrected** and a re-inspection completed (if required) within thirty (30) days or by Transfer of Title, whichever is sooner.
- Re-inspection required.** Please call 658-5601 to schedule. (Re-inspection Fees of \$105.00 are required prior to inspection.)
- Itemized receipts or (other) _____, Mail to P.O. Box 85, Monterey, CA 93942 or fax to 644-9558.
- Water Release Form & Water Permit Application Form required (Jurisdiction). Fees may be due. **(Contact the District.)**

_____ Date _____ Mikes Bobz MPWMD Representative 11-29-11 Date
 Acknowledgment of Receipt See Important Terms and Conditions on back of form.

IMPORTANT TERMS AND CONDITIONS

When the property described on the reverse side of this form is not in compliance with Water Efficiency Standards as established by Monterey Peninsula Water Management District (MPWMD) Regulation XIV and/or conditions of an MPWMD Water Permit, this form shall serve as written notice.¹

NOTICE

The inventory of water fixtures and/or the determination of compliance shown on this report 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. For information about the appeal process, contact the District office at (831) 658-5601.

SUMMARY OF WATER EFFICIENCY STANDARDS²

The following mandatory Water Efficiency Standards apply to Change of Ownership or Change of Use:

- Ultra-Low Flush Toilets having a maximum flush capacity of 1.6 gallons;
- Showerheads shall not exceed maximum flows of 2.0 gallons-per-minute;
- Washbasin faucets must flow at no more than 2.2 gallons-per-minute;
- Rain Sensor must be installed with automatic irrigation.

The following Water Efficiency Standards apply to Existing Non-Residential uses:

- Ultra-Low Flush Toilets having a maximum flush capacity of 1.6 gallons;
- Showerheads shall not exceed maximum flows of 2.5 gallons-per-minute;
- Washbasin faucets must flow at no more than 2.2 gallons-per-minute.

In addition to the Mandatory Retrofits these Water Efficiency Standards apply to Residential New Structures:

- Urinals flush with one (1) gallon of water;
- Instant-access hot water systems. Hot water must be available at any access point within ten (10) seconds.
- Drip irrigation for all non-turf landscaping, where appropriate.
- Landscaping that complies with the California Model Water Efficient Landscape Ordinance
- Weather-Based Irrigation System Controllers; Rain Sensor; Rotating Sprinkler Nozzles

All Water Efficiency Standards and the following apply to Non-Residential New Structures:

- Urinals flush with one (1) pint of water or Zero Water Consumption;
- Washbasin faucets must flow at no more than 0.5 gallons-per-minute.

Failure to complete "Actions Required" on the reverse side will result in Recordation of a Notice of Non-Compliance against the property. Payment of fees to release a Notice of Non-Compliance is required before a property may be found in compliance after a notice has been recorded. Penalties of up to \$250 per day for each day, or portion thereof, may result from failure to complete all "Actions Required".

If the property is currently for sale, corrective action must be taken prior to the close of escrow and/or transfer of title. It is a misdemeanor (infraction) for any buyer or seller to instruct an escrow agent to close escrow for sale of property within the Monterey Peninsula Water Management District without certification of compliance. An extension of time to meet the District's retrofit requirement may be available pursuant to Rule 144.

Disclaimer Notice

A fixture inventory performed by District inspectors does not "legalize" water fixtures. Contact your local jurisdiction to verify that proper permitting was done.

For additional information on Water Credits and High Efficiency Appliances please visit the forms section of our website: www.mpwmd.net.

¹ If the property was found to be in compliance, no further action is necessary.

² This text is a summary of MPWMD water conservation requirements. The text of Regulation XIV shall prevail in the event of any discrepancy between this summary and that regulation.