



**Monterey County Health Department
Environmental Health Bureau**

1270 Natividad Road, Salinas CA 93906 (831) 755-4505

Accessory Dwelling Units & Junior Accessory Dwelling Units

ONSITE WASTEWATER TREATMENT SYSTEMS (OWTS, or SEPTIC SYSTEMS)

EHB reviews ADUs and JADUs served by OWTS for conformance with the standards of Monterey County Code (MCC), Chapter 15.20. OWTS are designed to receive and treat the maximum volume of wastewater produced daily. ADU and JADUs proposed on properties served by a regional sewer system will not be reviewed for wastewater by EHB.

- An ADU is evaluated as a separate dwelling unit. (MCC, Section 15.20.030, Definitions)
- A JADU is evaluated as a bedroom(s) within the primary dwelling unit. (MCC, Section 15.20.030, Definitions)

| | | Accessory Dwelling Unit (ADU) | Junior Accessory Dwelling Unit (JADU) | Applicable Regulations | |
|--|---|---|--|--|--|
| Summary of EHB Oversight | OWTS Capacity (Volume of Wastewater) | OWTS capacity must conform with the wastewater design volume specified by MCC, Section 15.20.310, Table 6. | | MCC, Section 15.20.310, Table 6 | |
| | | An ADU may connect to the existing OWTS if it has sufficient capacity. Most OWTS have been constructed to meet the minimum standards for the primary dwelling; therefore, an OWTS expansion is likely to be required. | <ul style="list-style-type: none"> • No change in wastewater design volume when an existing bedroom is converted to a 1-bedroom JADU. • Wastewater design volume increases when a non-bedroom space is converted to JADU or when an existing bedroom is converted to a 2-bedroom JADU. | | |
| | Future Replacement Area | Applicant shall demonstrate that adequate land area is available on the property to accommodate a future dispersal system replacement when the proposed development will increase the structural footprint (i.e. lot coverage) or will increase the estimated daily volume of wastewater generation | | MCC, Section 15.20.170.C | |
| | Nitrogen Loading | The size of a property dictates the mass loading limit of nitrogen discharged from OWTS. <u>Nitrogen Limit</u> = Parcel Size (acres) x 40 (grams N) | | | MCC, Section 15.20.110.E |
| | | The primary dwelling (and guesthouse, if applicable) and ADU each contribute to overall nitrogen loading on the site. <u>Nitrogen Load</u> Example: 3-bedroom SFD = 40g Nitrogen + 2-bedroom ADU = 30g Nitrogen Property-wide = 70g Nitrogen | Each new bedroom in the JADU adds 10g Nitrogen to the overall nitrogen load for the property. | | MCC, Section 15.20.030, Definitions, and Section 15.20.310, Table 2 |
| | | <ul style="list-style-type: none"> • No change in nitrogen loading when converting an existing bedroom to a 1-bedroom JADU • Nitrogen loading increases when a non-bedroom space is converted to JADU or when an existing bedroom is converted to a 2-bedroom JADU. | | | |
| When estimated <u>Nitrogen Load</u> exceeds <u>Nitrogen Limit</u> , a supplemental treatment unit shall be incorporated into the OWTS so that the estimated nitrogen load will not exceed the nitrogen loading limit for the property. | | | MCC, Section 15.20.110.E.1b | | |

Monterey County Code, Section 15.20.170.C

C.Prior to approval of a discretionary land use permit or, if no discretionary permit required, a construction permit, for an addition, remodel, tenant improvement, or change of use on a property that is served by OWTS:

1. The applicant shall demonstrate that adequate land area is available on the property to accommodate a future dispersal system replacement when the proposed development will increase the structural footprint (i.e. lot coverage) or will increase the estimated daily volume of wastewater generation. The approximate size for a future dispersal system area shall be based on the estimated daily volume of wastewater generation and soil application rate specified by Table 4 or 5 of this Chapter, as applicable. When site specific soil information is unavailable to identify the soil application rate, a soil application rate of two-tenths (0.2) gallons per square foot per day shall be utilized.

Monterey County Code, Section 15.20.110.E

E. Domestic wastewater discharge from an OWTS shall be limited to the equivalent of forty (40) grams per gross acre per day of total Nitrogen.

1. A qualified professional shall prepare a technical report, at the property owner's expense, which determines the proportionate quantity of nitrogen loading allowable based on acreage as prescribed by Table 2 of this Chapter, and which verifies that the proposed OWTS, alternative OWTS with supplemental treatment, or alternative dispersal system will sufficiently treat the wastewater so that it does not exceed that determined value.
 - a. Domestic wastewater from commercial or industrial operations shall be evaluated as high strength wastewater. The qualified professional may utilize empirical data from existing, similar uses to estimate wastewater characteristics. The qualified professional shall specify the maximum volume of daily onsite wastewater dispersal allowed that will conform with nitrogen loading limits for the site in consideration of lot size.
 - b. When the use of conventional OWTS to serve new or expanded development would exceed the nitrogen loading limit for the property, a supplemental treatment system, including nitrogen reduction, shall be incorporated into the OWTS design to conform with the forty (40) grams per gross acre per day limit.

Monterey County Code, Section 15.20.030, Definitions

AAA."Nitrogen loading limit" means the maximum mass of Total Nitrogen, measured in grams, allowed in wastewater that is or will be discharged into the ground through an OWTS during a specified period. For the purposes of this Chapter, no new or expanded development shall be approved when the OWTS discharge will exceed forty grams (40 g) of Total Nitrogen per acre of land per day. For example: 0.5 acre parcel is limited to 20 grams Total Nitrogen discharge per day; 1-acre parcel is limited to 40 grams Total Nitrogen discharge per day; and a 2-acre parcel is limited to 80 grams Total Nitrogen discharge per day.

Monterey County Code, Section 15.20.310

Table 2. Nitrogen Loading Limitations Using Conventional OWTS: Each Residential Dwelling-Unit

| # of Bedrooms | Estimated Nitrogen Load on Site ¹ (grams) | Minimum Acreage ^{2,3} (acres) |
|---------------|--|--|
| 1 | 20 | 0.50 |
| 2 | 30 | 0.75 |
| 3 | 40 | 1 |
| 4 | 50 | 1.25 |
| 5 | 60 | 1.5 |
| 6 | 70 | 1.75 |

¹Add 10g Nitrogen per additional bedroom

²Add 0.25 acres per additional bedroom

³This standard shall not be construed to conflict with or supersede the minimum lot sizes specified by Table PS-1 (footnote 5) and PS-2 of the 2010 Monterey County General Plan.

| Number of Bedrooms | OWTS Design Volume (gallons per day) | Septic Tank Capacity |
|---------------------------------|--------------------------------------|----------------------|
| 1 bedroom or studio | 150 | 1,000 gallons |
| 2 bedrooms | 300 | |
| 3 bedrooms | 375 | |
| 4 bedrooms | 450 | 1,500 gallons |
| 5 bedrooms: | 525 | 2,000 gallons |
| 6 bedrooms: | 600 | |
| Each additional bedroom | add 75 gallons | Add 250 gallons |
| With garbage grinder (per unit) | | Add 500 gallons |

The liquid capacity of septic tanks proposed to serve structures that include multi-unit residential occupancies (such as multi-unit housing, congregate housing, or mixed-used development) shall be at least three times the maximum anticipated daily volume of wastewater. The liquid capacity of septic tanks for commercial, industrial, and institutional buildings shall be a minimum of one thousand (1,000) gallons and at least two times the maximum anticipated daily volume of wastewater.