



Monterey County Health Department

Environmental Health Bureau

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

Accessory Dwelling Units & Junior Accessory Dwelling Units

DOMESTIC (POTABLE) WATER SUPPLY

Summary of EHB Oversight	Water Source	Accessory Dwelling Unit (ADU)		Junior Accessory Dwelling Unit (JADU)		
		An ADU constitutes a water service connection. An applicant is required to demonstrate the water source that will serve the proposed ADU meets both quantity standards (source capacity) and quality standards (bacteriological, primary inorganic and secondary contaminants).		A JADU <u>does not</u> constitute a water service connection. However, all residents in Monterey County have a right to safe drinking water. An applicant will be required to demonstrate the water source that will serve the proposed JADU meets quality standards (bacteriological, primary inorganic and secondary contaminants).		
	Private Well	Quantity	Provide a Well Completion Report to EHB for review to determine the extent of source capacity testing that will be required. Source Capacity Testing Procedures are available at www.mtyhd.org/water and the minimum source capacity for new development is specified on page 4.		Quality Only	Submit water quality analysis, collected within past five (5) years*, to EHB for review and acceptance. If quality standards are not met, the property owner will be required to record a deed restriction, at the property owner's expense, to notify current and future owners that the water is not suitable for drinking and that bottled water must be provided to any individual(s) that occupies the JADU.
		Quality	Submit water quality analysis (bacteriological, primary inorganic and secondary contaminants), collected within past five (5) years, to EHB for review and acceptance. Disinfection of the system and/or installation of a water treatment system may be required to demonstrate quality standards will be met.			
		Permit Required?	A 2-connection water system permit is required if either of the dwellings will be leased, rented, or offered for remuneration. If not, a deed restriction shall be recorded at the property owners expense to notify current and future owners of water system permit requirements in the event either of the dwellings will be leased, rented, or offered for remuneration.			
	EHB-Regulated Water System (2-199 service connections)	Quantity	A designated representative for the water system shall confirm in writing that the system is willing to add the ADU as a service connection.		Quality Only	Submit water quality analysis, collected within past five (5) years*, to EHB for review and acceptance. If quality standards are not met, the property owner will be required to record a deed restriction, at the property owner's expense, to notify current and future owners that the water is not suitable for drinking and that bottled water must be provided to any individual(s) that occupies the JADU.
			Provide a Well Completion Report to EHB for review to determine the extent of source capacity testing that will be required. Source Capacity Testing Procedures are available at www.mtyhd.org/water and the minimum source capacity for new development is specified on page 4.			
		Quality	Submit water quality analysis, collected within past five (5) years*, to EHB for review and acceptance. Disinfection of the system and/or installation of a centralized water treatment system that serves the entirety of the water system may be required to demonstrate quality standards will be met.			
		Permit Required?	The existing water system permit on file with the EHB shall be amended to add an service connection prior to issuance of the construction permit for the ADU.			
	Regional Water System (≥200 connections-including but not limited to Cal-Am, Cal Water, Pajaro-Sunny Mesa) No EHB review required.					

Domestic Water Supply Notes:

Primary Inorganic Contaminants: Aluminum, Antimony, Arsenic, Asbestos, Barium, Beryllium, Cadmium, Chromium, Cyanide, Fluoride, Mercury, Nickel, Nitrate (as nitrogen), Nitrate + Nitrogen (sum as nitrogen), Nitrite (as nitrogen), Perchlorate, Selenium, and Thallium. (CA Code of Regulations, Title 22, Table 64431-A) Waivers are available for asbestos and cyanide if determined to not be vulnerable.

Secondary Standards: Total dissolved solids, specific conductance, chloride, sulfate, calcium, magnesium, potassium, sodium, iron, manganese, carbonate, bicarbonate, hydroxide alkalinity, total hardness, MBAS, copper, zinc, silver, color, odor, turbidity, pH. MTBE and thiobencarb are also required, but may be waived if determined to not be vulnerable.

Bacteriological: Coliform and E. Coli, with chlorine residual

For private wells and water systems with 2-14 service connections, the EHB is limited to approving water treatment systems that treat 100% of domestic water from the water source (centralized). A device installed under the kitchen sink (point-of-use) or a system installed just outside dwelling (point-of-entry) are not currently allowable for compliance.

A water system with 15-199 connections, called a public water system, may implement a point-of-use (POU) program, subject to review and approval of EHB and a water system permit amendment. A new service connection could only be allocated for the ADU after the water system has successfully implemented the POU program.

*Current bacteriological and nitrate sampling required. Current confirmation sampling for other constituents may be required.
Testing for additional contaminants not listed may be required in areas of contamination concern.