



County of San Diego

Department of Environmental Health

Land and Water Quality Division

Land Use Program

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Water Well Sharing Guidelines

This document contains DEH requirements for service of potable water to a proposed building site from a privately controlled well or a mutually owned well located on another parcel.

BACKGROUND:

Property owners may share well water for the purpose of obtaining an adequate potable supply of water. This will not result in the requirement to form a permitted small public water system when four or fewer connections are served.

AUTHORITY:

The Uniform Plumbing Code (UPC) requires potable running water (Section 1001) and a minimum pressure of 15 pounds per square inch (Section 1007). An operating pressure of 20 pounds per square inch is required for public water supplied by the California Code of Regulations, Title 22, Section 645566. Water quality standards for public water supplies are within the CA Code of Regulations, Title 22.

REQUIREMENTS:

Individual Lots

1. Bacteriological analysis of the well water from a State-approved lab that shows the water is negative for total coliforms is required. The sample results cannot be more than one year old. A new sample analysis is required if the sample results are older than one year.
2. Nitrate analysis must show the water meets the primary drinking water standards and not exceed a maximum contaminant level of 45 mg/l as nitrates or 10 mg/l as nitrogen.
3. A recorded agreement among all property owners is to be attached to the deed documents. This agreement shall:
 - a. In the case of a privately owned or controlled well, require the well owner and all subsequent owners to furnish potable water to each involved parcel at the pressure described by the most current edition of the UPC, currently 20 psi.

- b. In the case of a mutually owned well, shows equal ownership of the well, storage tanks, pressure tanks and other portions of the distribution system.
4. Recorded 10-ft wide easements are to be granted to all parcels involved to allow for access to water, piping and maintenance.

The recorded agreement should include provisions that it will apply to any change of ownership with any of the parcels described in the agreement. A review of the recorded document to verify the conditions have been met will be required prior to issuance of any permits.

If the parcels exceed 4 service connections, then the use of the well would be considered a public water system and Title 22 requirements shall apply, including the well construction to meet public water supply well standards, and approval to operate as a public drinking water system through this Department.

Discretionary Projects

Subdivisions and parcel maps that require a potable water supply from groundwater must comply with the County Groundwater Ordinance. A shared well agreement would not apply nor be considered for parcel maps or subdivision maps.