



County of San Diego

Department of Environmental Health & Quality Land and Water Quality Division

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WATER WELL SHARING GUIDELINES

PURPOSE

To establish 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

Situations occur where a property owner may wish to obtain their potable water supply from a water well not located on their own property. Reasons for this may include the site not having public water available and not having adequate area or conditions that would allow for the installation of water supply well. Property owners may share water well for the purpose of obtaining an adequate potable supply of water. This sharing of a well 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 Code of Regulations, Title 22.

POLICY

INDIVIDUAL LOTS

1. Bacteriological analysis of the well water shall to be performed within one year of application for a septic permit and acceptable results obtained. A new sample analysis shall be required if the sample results are older than one year.
2. Nitrate analysis shall confirm acceptability with a maximum contaminant level of 45 mg/l as nitrate (NO₃-) or 10 mg/l as nitrate-nitrogen (NO₃-N).
3. An agreement shall be recorded among all property owners and must 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, show equal ownership of the well, reservoirs, pressure tanks and other portions of the distribution system.
4. Recorded 10' wide easements shall be granted to all parcels involved to allow for access to the well and piping for maintenance or repair work.

These requirements shall apply to any property owner wishing to use a well on another parcel, whether the water well is private or mutually owned. These conditions are to be in compliance before a septic tank permit is issued. If it is a public water system (5 or more connections), Title 22 requirements shall apply.

REGULATORY PLANNING PROJECTS

Regulatory planning projects with or without existing dwellings, may be processed with a recorded agreement with the Director stating that upon sale or transfer a shared well agreement or an individual well will be provided.

1. Bacteriological analysis of the well water is to be performed within one year of project application or approval and acceptable results obtained. A new sample analysis shall be required if the sample results are older than one year.
2. Nitrate analysis shall confirm acceptability with a maximum contaminant level of 45 mg/1 as nitrate (NO_3^-) or 10 mg/1 as nitrate-nitrogen (NO_3-N).
3. Ten-foot (10') wide easements are to be shown on the plat or map, from the well to all parcels being served.