



WATER WELL SHARING GUIDELINES

This document provides the procedures and requirements for service of potable water to a proposed building site from a privately controlled water well or mutually owned water well on another parcel.

Background

Upon compliance with the guidelines established herein, individual parcels may share a water well for the purpose of obtaining a reliable and adequate supply of pure, wholesome, healthful, and potable water. These guidelines will not result in the requirement to form a permitted public water system when four or fewer connections are served by the well.

Authority

The California Building and Plumbing Codes, Title 24 of the California Code of Regulations, both require plumbing fixtures to be provided with an adequate supply of potable water. Potable water is defined in the California Plumbing Code as water that is "satisfactory for drinking, culinary, and domestic purposes and that meets the requirements of the Health Authority Having Jurisdiction." Title 22 of the California Code of Regulations provides water quality standards for potable water.

Policy

All of the following conditions shall be met:

1. Property Conditions

- This policy is **not** applicable to new subdivisions. For the infrastructure improvement standards of all new residential and non-residential subdivisions, see Chapter 83.09 of Title 8 of the San Bernardino County Code.
- The parcels do not have any conditions regarding water service/source (such as found on a Composite Development Plan or "CDP").
- The parcels cannot feasibly be connected to an acceptable public or community water supply system.
- Four or less connections will share the well. For purposes of this requirement, connections are defined as structures connected to the water system.
- All parcels are contiguous to one another.
- There exists a recorded document that evidences an agreement to supply the parcel(s) with water from the shared well, binding upon the property owners and their successors in title.
- There exists a 10-foot wide easement granted to all parcels sharing the water well, over the well and water lines for access by those sharing the well, to the well water and for the inspection, testing, maintenance, replacement, improvement and repair of the water system.
- All easements shall be recorded.
- A copy of the recorded documents shall be provided to EHS.

2. Well and System Conditions

- The well shall be constructed to public water supply standards.
- Scaled plot plans of the water system shall be submitted to EHS for approval.
 - Plans shall show all lot lines, easement areas, sewer/septic systems, storage/pressure tanks, and provide size and material of pipes.
- A well pump test, which meets EHS standards, shall be conducted and the results submitted to EHS for review and approval.
- The well shall supply a minimum sustained yield of 3 gallons per minute per structure served.
- The water shall be analyzed for bacteria, inorganic chemicals, total alpha activity, general mineral and general physical constituents. Results of the analysis shall be submitted to EHS for review and approval.

3. Fee Conditions

The appropriate review fees shall be paid to EHS prior to approval. The minimum fee charged will be based on the hourly rate charge with a 2-hour minimum.

Prohibited Conditions – Wells cannot be shared if any one of these conditions exist:

- Failure to comply with any Property Conditions, Well and System Conditions or Fee Conditions stated in these guidelines.
- The capacity of the well is insufficient to supply the project(s) on the parcels.
- The water exceeds a primary water quality standard.
- The distribution system enters or crosses a thoroughfare (street, road, alley, etc.) or drainage channel (river, stream, dry wash, etc.).
- The project is within the boundaries of a permitted water system.
- Setbacks from potential sources of contamination cannot be met.
- The well is the water source for a new/proposed subdivision.
- Parcels where the CDP requires connection to a water system or individual wells.
- Well use meets the definition of a public water system.