

*Submitted by  
Ron Brown  
oral communications*



ARCHWORKS  
RON BROWN ~ ARCHITECT

MPWMD Board Presentation  
17 March 2014

1. Monterey County Department of Health approves of atmospheric water generator for accessory structure.
2. Reynaldo Acosta Contractor/Developer proposal to construct private auto storage condos in Seaside, CA on vacant commercial property. Can atmospheric water generator provide potable water to supply unisex single toilet/single lavatory restroom?
3. Common residential addition request: Convert 2 bedroom / 2 bathroom to 3-4 bedroom / 3 bathroom home for additional children or aging parents. By using atmospheric water generator to supply toilets and clothes washer, proposed scenario reduces overall CAL-AM water consumption by 19%.
4. Regulatory uncertainty: Individual building structure cannot be served by CAL-AM water and well water. Monterey County Department of Health regulation of Monterey Peninsula Water Management District regulation?



# MONTEREY COUNTY

DEPARTMENT OF HEALTH Ray Bullick, Director



ANIMAL SERVICES  
BEHAVIORAL HEALTH  
CLINIC SERVICES

EMERGENCY MEDICAL SERVICES  
ENVIRONMENTAL HEALTH

PUBLIC HEALTH  
PUBLIC ADMINISTRATOR/PUBLIC GUARDIAN

February 28, 2014

ArchWorks - Ron Brown  
PO Box 366  
Carmel, CA 93921

RE: EcoloBlue 550 Request

Dear Mr. Brown,


Monterey County Environmental Health Bureau (EHB) has reviewed your request to install an EcoloBlue 550 atmospheric water generator to serve a new 400 square foot accessory structure on a property with an existing connection to California America Water.

Under the current drought conditions and water constraints within Monterey County, EHB understands the need for alternative technologies to provide water for projects that cannot be served by existing water companies. However, the health and safety of the public is our primary concern. EHB would not support this type of technology to serve a single family dwelling as we do not have enough data to support long term supply from this type of unit.

As this proposal is for a non-habitable structure (does not include a kitchen and could not be rented out as a detached bedroom) EHB will consider the atmospheric water generator to serve this unit with the following conditions:

- The owners shall record a deed restriction on the property indicating that:
  - The structure is non-habitable. The space is to be used as an accessory structure and shall not be used as a detached bedroom.
  - The bathroom in the structure cannot be connected to California American Water.
  - The unit shall be maintained to manufacture specifications to ensure the water quality is maintained.
  - In the event the EcoloBlue fails, the bathroom may need to be removed and all plumbing severed if another water source is not available.
- Water quality analysis shall be submitted at startup of the unit (raw water analysis if possible). If any water constituents do not meet the State Maximum Contaminate Levels, treatment shall be required.

It is assumed that this discretionary project will require some form of administrative permit from the planning department. In that case the above condition will be handled and remunerated through the condition compliance process. If this project falls under a ministerial permit (construction permit only), the time EHB spends processing the deed restriction will be charged per hour to the owner at the EHB current hourly rate.

  
Janna Faulk, REHS  
Environmental Health Review Services


cc. Nicki Fowler – Supervising REHS – Environmental Health Review Services  
1270 Natividad Rd, Salinas, CA 93906 • www.mtyhd.org/eh • (831) 755-4507 • Fax (831) 796-8680



**For Sale**  
Offered at: \$75,000

1203 Broadway Avenue  
Seaside, CA 93955

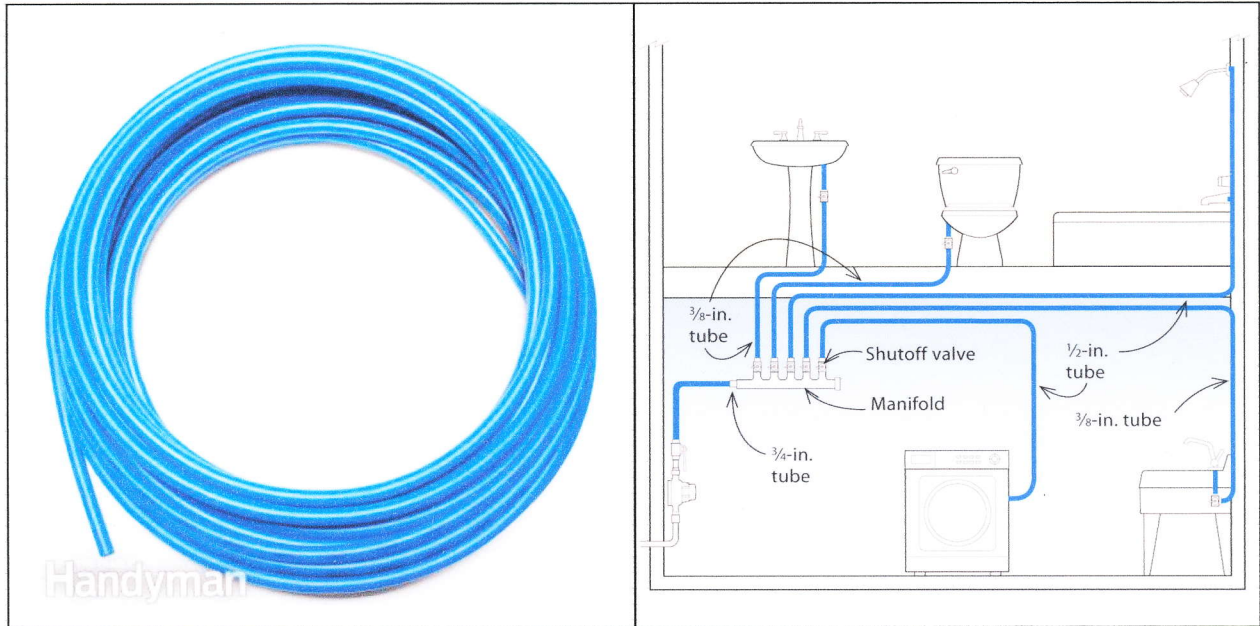
- Great Corner Location
- Lot Size: 110' x 137.5'
- Zoned Commercial
- Daily Traffic Count: 14,042
- No water available



Patrick Stafford  
RE/MAX  
Tel: 831-644-3939  
Fax: 831-644-3125  
www.remaxcommercial.com

SCHEMATIC SITE PLAN  
28 UNIT AUTO STORAGE CONDOS  
1203 BROADWAY AVENUE  
SEASIDE, CA 93955





Pex tubing

Pex Installation Diagram

**Atmospheric Water Generator Conversion Scenarios  
Moving Toilets and Clothes Washer to Water Supplied By  
Atmospheric Water Generator**

Conversion of 2 Bathroom Residence	Existing:	Proposed:	FU Reduction:
Conversion to 3 Bathrooms Residence:	13.6 FU	11 FU	19%
Conversion to 3 1/2 Bathrooms Residence:	13.6 FU	12 FU	12%

FU = Fixture Unit

*See following page for before / after fixture unit summary.*

**MONTEREY PENINSULA WATER MANAGEMENT DISTRICT  
RESIDENTIAL WATER RELEASE FORM AND WATER PERMIT APPLICATION**

**NOTE: When approved and signed by the jurisdictions, this form must be submitted with final and complete Construction Plans to:**  
 Monterey Peninsula Water Management District Permit Office  
 5 Harris Court, Bldg. G ♦ Monterey, CA 93940 ♦ (831) 658-5601 ♦ [www.mpwmd.net](http://www.mpwmd.net) ♦ Fax (831) 644-9558  
 Completing the Water Release Form & Water Permit Application does not guarantee issuance of a Water Permit.

**ALL SPACES BELOW MUST BE COMPLETED OR THE APPLICATION MAY NOT BE PROCESSED. (Please print firmly)**

**1. OWNERSHIP INFORMATION:**

Name: \_\_\_\_\_  
 Daytime telephone: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_

**2. AGENT/REPRESENTATIVE INFORMATION:**

Name: \_\_\_\_\_  
 Daytime telephone: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_

**3. PROPERTY INFORMATION:**

What year was the house constructed? \_\_\_\_\_ Existing Square-footage \_\_\_\_\_ Proposed Square-footage \_\_\_\_\_  
 Address: \_\_\_\_\_ Assessor Parcel Number \_\_\_\_\_  
 Is a water meter needed? (Circle one) YES NO If yes, how many meters are requested? \_\_\_\_\_  
 Water company serving parcel: \_\_\_\_\_ Account Number: \_\_\_\_\_

*NOTE: Separate water meters are required for each User. Residential uses require separate meters for all auxiliary housing that includes a kitchen.*

**4. PROJECT DESCRIPTION (Be thorough and detailed):** \_\_\_\_\_

**2 Bathroom To 3 Bathroom Conversion**

**5. INSTRUCTIONS: Table #1 should list the fixtures on the property as they exist before the project. Table #2 should reflect all fixtures on the property after the project is completed. Only one Master Bathroom can be designated per dwelling unit.**

**Table No. 1 Existing Property Fixture Count  
(All fixtures before project)**

Type of Fixture	Fixture	Value	Count
Washbasin	2	x 1.0 =	2.0
Two Washbasins in the Master Bathroom*		x 1.0 =	
Toilet, Ultra Low-Flush (1.6 gallons-per-flush)	2	x 1.8 =	3.6
Toilet, High Efficiency (HET)*		x 1.3 =	
Toilet, Ultra High Efficiency (UHET)*		x 0.8 =	
Urinal, High Efficiency (HEU) (0.5 gallon-per-flush)		x 0.5 =	
Zero Water Consumption Urinal*		x 0.0 =	
Masterbath (one per Dwelling) Tub & Separate Shower*		x 3.0 =	
Large Bathtub (may have Showerhead above)		x 3.0 =	
Standard Bathtub or Shower Stall (one showerhead)	2	x 2.0 =	4.0
Shower, each additional fixture (heads, body spray)		x 2.0 =	
Shower system, Rain Bars or Custom Shower (specs)		x 2.0 =	
Kitchen Sink (with optional Dishwasher)	1	x 2.0 =	2.0
Kitchen Sink with High Efficiency Dishwasher*		x 1.5 =	
Dishwasher, each additional (with optional sink)		x 2.0 =	
Dishwasher, High Efficiency (with opt. sink)*		x 1.5 =	
Laundry Sink/Utility Sink (one per Site)		x 2.0 =	
Clothes Washer	1	x 2.0 =	2.0
Clothes Washer, (HEW) 5.0 water factor or less*		x 1.0 =	
Bidet		x 2.0 =	
Bar Sink		x 1.0 =	
Entertainment Sink		x 1.0 =	
Vegetable Sink		x 1.0 =	
Swimming Pool (each 100 sq-ft of pool surface)		x 1.0 =	
Other		x _____ =	
Other		x _____ =	
Other		x _____ =	

\* Use this fixture count if a previous Permit was issued under Ordinance 80 to utilize the Master Bathroom Credit. (Tub may be large.) See District staff for more information.

**Table No. 2 Post Project Fixture Count  
(All fixtures after project)**

Type of Fixture	Fixture	Value	Count
Washbasin	3	x 1.0 =	3.0
Two Washbasins in the Master Bathroom		x 1.0 =	
Toilet, Ultra Low-Flush (1.6 gallons-per-flush)	3	x 1.8 =	AWG
Toilet, High Efficiency (HET)*		x 1.3 =	
Toilet, Ultra High Efficiency (UHET)*		x 0.8 =	
Urinal, High Efficiency (HEU) (0.5 gallon-per-flush)		x 0.5 =	
Zero Water Consumption Urinal*		x 0.0 =	
Masterbath (one per Dwelling) Tub & Separate Shower		x 3.0 =	
Large Bathtub (may have Showerhead above)		x 3.0 =	
Standard Bathtub or Shower Stall (one showerhead)	3	x 2.0 =	6.0
Shower, each additional fixture (heads, body spray)		x 2.0 =	
Shower system, Rain Bars or Custom Shower (specs)		x 2.0 =	
Kitchen Sink (optional dishwasher)	1	x 2.0 =	2.0
Kitchen Sink with High Efficiency Dishwasher*		x 1.5 =	
Dishwasher, each additional (optional sink)		x 2.0 =	
Dishwasher, High Efficiency (with opt. sink)*		x 1.5 =	
Laundry Sink/Utility Sink (one per Site)		x 2.0 =	
Clothes Washer	1	x 2.0 =	AWG
Clothes Washer, (HEW) 5.0 water factor or less*		x 1.0 =	
Bidet		x 2.0 =	
Bar Sink		x 1.0 =	
Entertainment Sink		x 1.0 =	
Vegetable Sink		x 1.0 =	
Instant-Access-Hot-Water System (fixture credit)		x <0.5> =	
New Connection - Refer to District Rule 24-A5 Exterior Residential Water Demand Calculations*		x _____ =	
Subtotal proposed fixtures		x _____ =	
Swimming Pool (each 100 sq-ft of pool surface)		x 1.0 =	

EXISTING FIXTURE UNIT COUNT TOTAL = **13.6**

PROPOSED FIXTURE UNIT COUNT TOTAL = **11.0**

**\*DEED RESTRICTION REQUIRED WHEN CREDIT IS APPLIED FOR "HE" APPLIANCES- EXPECT PERMIT PROCESS TO TAKE THREE WEEKS**

In completing the Water Release Form, the undersigned acknowledges that any discrepancy or mistake may cause rejection or delay in processing of the application. Additionally, the undersigned is responsible for accurately accounting for all water fixtures. If the fixture unit count changes without notification to the District, or if a difference in fixtures is documented upon official inspection, Water Permits for the property may be canceled. In addition, water fixtures installed without a Water Permit may cause for interruption of the water service to the Site, additional fees and penalties, the imposition of a lien on the property, and deduction of water from the local Jurisdiction's Allocation. The property owner/Applicant is required to notify the District and provide Construction Plans as appropriate for each change in the Project made prior to use or occupancy that may affect the Project's Capacity to use water.

**6. I certify, under penalty of perjury, that the information provided on this Water Release Form & Water Permit Application is to my knowledge correct, and the information accurately reflects water use presently planned for this property.**

Signature of Owner/Agent \_\_\_\_\_ Date \_\_\_\_\_ Location Where Signed \_\_\_\_\_  
 Print Name \_\_\_\_\_ File or Plan Check Number \_\_\_\_\_

**AUTHORIZATION FOR WATER PERMIT - JURISDICTION USE ONLY**

\_\_\_\_\_ AF Paralta Allocation \_\_\_\_\_ AF Public Credits \_\_\_\_\_ AF Second Bathroom Protocol  
 \_\_\_\_\_ AF Pre-Paralta Credits \_\_\_\_\_ WDS (Private Well) \_\_\_\_\_ Water Entitlement \_\_\_\_\_ No water needed

Notes: \_\_\_\_\_ Authorized by: \_\_\_\_\_ Date: \_\_\_\_\_

This form expires one year from date of authorization for this project by the jurisdiction.

White copy-MPWMD

Yellow copy-applicant

Pink copy-jurisdiction

