

Santa Cruz County Environmental Health Service

Individual Water System Agreement Review Checklist

- All parcels to be served are listed by current APN:
- Every parcel has at least a 1/4 interest:
- Declaration of intent to provide water to the specific parcels is stated:
- Location of source, facilities, appurtenances, & easements adequately described:
- *Right to Use* included:
- Access to source, facilities, & appurtenances specified & provided for:
 - Well/Spring:
 - Transmission lines:
 - Storage:
 - Electrical lines & connections:
- Perpetual rights (no sunset clause & no ability to terminate):
- Confirm that the recorded document is the same one approved, prior to further processing. (After recording but prior to IWS approval)

Optional Information (to be reviewed if present):

- Any/all shared storage tanks location and easements described:
- Maintenance agreements:
 - Operation costs are shared.
 - Maintenance cost are shared.
- Restrictions:
 - Domestic use only.
 - If one or two shares are granted a 1/2 or greater interest, then are provisions made for further splitting of shares 1/2 and larger down to 1/4 shares.

Note: Shares go with the parcel. The owner of a parcel with a 1/2 (or greater) share could, if not forbidden in the existing recorded agreement, split the existing share if the parcel is split. The new split could give each new parcel a minimum 1/4 share in the original IWS, regardless of ownership of the new parcels (if the system produces water of sufficient quantity and quality for the additional connections) with a maximum of up to four connections to the original IWS.

Sample Wording for Deeds with Individual Water System Agreement

Grantor hereby grants to Grantee his heirs and assigns, in perpetuity, a ___ percent (%) interest in each of the following now owned by Grantor:

- 1) the well (or other water source);**
- 2) the storage tank (or other storage facilities);**
- 3) the pump(s), pipes and all transmission and distribution facilities; and**
- 4) the real property upon which all of the foregoing are located.**

These items are situated and described as follows: _____ (APN where facilities are sited, describe the facilities, their location on the lot, etc.)