

Attachment 4  
to  
Exhibit A

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**MEMORANDUM  
MONTEREY COUNTY HEALTH DEPARTMENT  
Environmental Health Bureau**

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**DATE: May 23, 2016**

**TO: Melanie Beretti, RMA**

**FROM: Roger Van Horn, R.E.H.S.**

**SUBJECT: Short Term Rental (STR) EHB Recommendations**

**TRASH** – Monterey County Code Chapter 10.41.030 requires all residents and businesses located in the unincorporated county to maintain curbside garage collection. At a minimum they will be required to have a 35-gallon cart for garbage, a 64-gallon or a 96-gallon (depending on number of expected visitors based on number of bedrooms), and a 64-gallon or 96-gallon cart for yard waste.

**WATER QUALITY** – If the STR source of potable water is from an individual well, a well under the influence of surface water, a spring or the source is taken directly for a creek, stream or river they will be required to test the water to comply with Monterey County Codes 15.04 and 15.08, Title 17 and Title 22 of the California Code of Regulations, and the California Plumbing Code. The results shall be submitted to EHB for review and comment. Prior to EHB approval of the STR permit application, the applicant will be required to demonstrate that the water source can provide potable water that meets the standards set forth in these codes. If the STR meets the definition of a water system then an application shall be submitted to EHB for issuance of a water system permit.

Looking forward, EHB is considering a new water system permit category that would be specific to STR. In order for EHB to recommend approval of a STR renewal permit application, the property owner would be required to maintain an annual water system permit with monthly/quarterly water sampling (TBD).

**SEPTIC** – For STR served by an onsite wastewater treatment (OWTS, or septic system), EHB will require a septic system performance evaluation prior to EHB approval of the STR permit application. If official OWTS records are unavailable, a snake and locate will be required to establish the system layout and design capacity and shall be performed by a licensed septic contractor. A written report of shall be

submitted to EHB for review and acceptance. The OWTS shall be sized in accordance with requirements set forth in Monterey County Code 15.20, specifically 15.20.070 Standards and Specifications. The wastewater generation rate will be estimated based on a value of two (2) people per bedroom and 75 gallons per person per day. The size of the existing septic system will be a determining factor in the permitted number of occupants the STR will be allowed to have.