



SLO Civil Design, LLC

February 7, 2023

**PROJECT:** Harris Domestic Well – APN 007-781-055  
Permit# PPR23-000001

Property owners of APN 007-781-055, located at the corner of Equestrian and Noyes in the City of Arroyo Grande are requesting approval for the drilling of a domestic water well onsite to support the future residential development of a single-family home.

The city does not currently have a water service connection to the parcel where the well will be drilled and constructed, and a future residence is to be located.

Connecting to the existing city water system would require a private water line to cross two parcels, APN 007-781-056 and APN# 007-851-049. In addition, potential build sites for a residence on this parcel are up to a half mile away from existing city service lines making connection infeasible.

Sincerely,

Richard Burde, PE  
Principal Civil Engineer  
C 88309

Enc.

**Cleath-Harris Geologists, Inc.**  
75 Zaca Lane, Suite 110  
San Luis Obispo, CA 93401  
(805) 543-1413



November 8, 2022

Mike Harris

**Subject: Well Impact Evaluation  
Proposed Private Well in City of Arroyo Grande  
APN 007-781-055**

Dear Mr. Harris:

Per your request, Cleath-Harris Geologists has performed a Well Impact Evaluation to address requirements for the City of Arroyo Grande.

The proposed domestic well would serve a residence and ADU on parcel APN 007-781-055. The parcel is located in the northern corner of the City and is not currently served by City utilities. Two potential sites for the residence and ADU are under consideration. One building site is about 700 feet to the west at an elevation of 230 feet (approximate coordinates of 35.145369, -120.590831) and the other building site is about 630 feet from the water tank at an elevation of 265 feet (approximate coordinates of 35.143869, -120.89374).

Water demand for the proposed residence and ADU is estimated at about 2 acre-feet, a portion of which would be percolated back into the groundwater via a leachfield and landscape irrigation deep percolation.

## **CITY PRIVATE WELL ORDINANCE**

Arroyo Grande Municipal Code Chapter 13.08 requires the City Council approve new or replacement wells or abandonment of existing wells. Approval to drill a well may be granted if the Council determines that (1) the well will neither deplete nor contaminate the City water supply and (2) service from the City's water system is either not practical or not feasible.

## **PROPOSED WELL DESIGN AND CONSTRUCTION**

The siting and design of the proposed well will be required to meet State, County and City regulations. Figure 1 from a CHG 2017 study of the property shows the proposed location of the well. The well will be located so as to maintain setbacks from on-site wastewater facilities (150 feet) and property boundaries (10 feet). A 50-foot annular well seal should be placed according to State of California water well standards.



The domestic water well should be drilled to 400 feet depth, depending on the depth of the permeable sands and should be completed with a minimum 5-inch diameter PVC casing to at least 200 feet below the static water level.

The well is anticipated to pump at about 10-20 gallons per minute (gpm). A pumping test will be required to establish that the well is capable of providing 2.5 gallons per minute for a residence.

## **IMPACT ASSESSMENT**

The parcel is outside of the adjudicated Santa Maria Groundwater Basin and the property owner retains overlying water rights.

A groundwater investigation was performed in 2017 on the subject property to determine where an agricultural well could be located and what the impact would be from producing 50 gallons per minute from a proposed well. With the new owner, this concept has since been abandoned. The 2017 investigation determined that the geologic formations dip at about 20 degrees to the northeast and identified a well site in the northern portion of the property that would not produce water from aquifers tapped by City wells in the Oak Park area. The currently proposed well is located at this site.

The City produces water from the “Los Robles Aquifer”. The closest City well (Well #10) is located about 2,800 feet southwest of the proposed well site (Figure 1, CHG 2017). Some years ago, an exploratory test hole was drilled for the City of Arroyo Grande at the Rancho Grande water tank location adjacent to this property. The test hole was abandoned when it was determined that there was insufficient water bearing formations at this location.

Since the proposed domestic well would not tap the same aquifer tapped by the City wells, there would be no interference impact on the City’s existing wells. The operation of the proposed well would not deplete the City’s water supply.

## **CONTAMINATION ASSESSMENT**

The new well would provide domestic supply to a proposed residence (and future ADU) and is required to have setbacks from potential contamination sources. The only contamination sources in the proximity to the well are on-site wastewater disposal systems located outside of the City limit. The well is located more than 150 feet from existing septic system/leachfield areas. This setback will be confirmed by County Environmental Health as part of the water well permitting process.

There currently is no on-site wastewater disposal system on the property. Future systems will be required to have the necessary setback from this well. The adjacent property (outside of the City



limit) is more than 250 feet from the proposed well site and is outside of the required well setback for a septic tank/leach field.

The proposed domestic well serving the residence (and future ADU) would not contaminate the City's water supply.

## **PRACTICALITY OF SUPPLY FROM THE CITY'S WATER SYSTEM**

The City would need to consider the design requirements for delivering water to this parcel or to the residence in order to determine the practicality and feasibility of serving water to this parcel or building site.

The City does not currently have a water line service connection to the parcel where the well is to be drilled/constructed and the proposed residence is to be located.

City water could be served from a water line at the Rancho Grande water tank parcel immediately south of the subject parcel. The water tank parcel is at an elevation of about 402 feet and the building sites are at 230 feet and 265 feet elevations. The water line on the property would need to be placed on 20 percent slopes where erosion could be significant and where access for maintenance could be limited.

## **CONCLUSION**

Based on this review of available groundwater information and site conditions, CHG finds that the property is underlain by aquifers that have a good potential for providing water for residential purposes. Verification of the satisfactory yield and suitability of the water quality will follow the construction of the well with the pumping test and water quality analytical tests. The proposed well would not produce from the same aquifers tapped by the existing City wells. No significant water level drawdown impact from pumping the proposed well is anticipated at the City well, 2,800 feet distant from the proposed wells. No contamination of City water wells is anticipated to occur from this proposed well. There are conditions at the site that could make installation of a water line from a City connection impractical for the proposed alternative residential sites.

Sincerely,

Timothy S. Cleath, Certified Hydrogeologist #81, State of California





**CITY OF ARROYO GRANDE  
COMMUNITY DEVELOPMENT DEPARTMENT  
MINOR PROJECT APPLICATION**

The purpose of this form is to advise the City of the basic components of the proposed project so that the City can accurately evaluate the proposal for compliance with applicable ordinances and policies. **Providing accurate and complete information and plans will help ensure prompt processing of this application.** Use additional sheets when necessary. Please be aware that applications that are inconsistent with the City's General Plan or Development Code will not be accepted as complete. The City is available to assist in filling out this form; please refer any questions to the Community Development Department and we will be happy to assist you.

FOR STAFF USE ONLY			
DATE SUBMITTED	DATE DEEMED COMPLETE	CHECKED BY	CASE NUMBER
01/26/2023	October 16, 2023	Patrick Holub	PPR23-000001

<b>COMPLETION OF THIS FORM IS NECESSARY FOR THE FOLLOWING APPLICATIONS. PLEASE INDICATE THE TYPE OF APPLICATION(S) YOU ARE REQUESTING:</b>	
Permit Type: Plot Plan Review	
Permit Subtype: Plot Plan Review	
<b>INFORMATION TO BE SUBMITTED WITH THIS APPLICATION</b>	
A. Refer to the checklist (available from the Community Development Department) for those items required to be submitted for each type of project	B. Include any other information that will help explain your proposal or better clarify your particular situation.

**I. GENERAL INFORMATION**

Applicant: SLO Civil Design LLC	Phone: (H): (805) 548-1770			
Applicant's Address: 615 Clarion Ct. Suite #2 San Luis Obispo , CA 93401	Email: richard@slocivildesign.com			
Representative: SLO Civil Design LLC	Phone: (805) 548-1770			
Representative's Address: 615 Clarion Ct. Suite #2 San Luis Obispo , CA 93401	Email: richard@slocivildesign.com			
Property Owner: AGC HOLDING CORP A CA CORP	Phone:			
Owner's Address: 445 GREEN GATE RD SLO, CA 93401				
Architect (if any):	Phone:			
Architect's Address:	Email:			
Engineer (if any): SLO Civil Design LLC	Phone: (805) 548-1770			
Engineer's Address: 615 Clarion Ct. Suite #2 San Luis Obispo , CA 93401	Email: richard@slocivildesign.com			
<b>Please indicate if <u>all</u> correspondence should be sent to:</b>				
<input checked="" type="checkbox"/> Applicant	<input checked="" type="checkbox"/> Representative	<input type="checkbox"/> Property Owner	<input type="checkbox"/> Architect	<input type="checkbox"/> Engineer



CITY OF ARROYO GRANDE  
COMMUNITY DEVELOPMENT DEPARTMENT  
**MINOR PROJECT APPLICATION**

**II PROJECT DESCRIPTION**

Street Address: 0 NOYES RD Development		Zoning: Planned
Assessor Parcel No.: 007781055 acre		Parcel Size: 26.54
General Plan Land use Designation:		
Legal Description of Existing Lot: CY AG PM 28-85 PTN LT 11		
Building Sizes in Square Feet:		
E i t i n g	no buildings currently exist on the property	Propo ed      To be determined
Describe the Proposed Project in Detail. For Vacation Rental applications, please include the emergency contact person's name, address and phone number below:		

Drilling of a water well for future dome tic u e



CITY OF ARROYO GRANDE  
COMMUNITY DEVELOPMENT DEPARTMENT  
**MINOR PROJECT APPLICATION**

**III. COMPLETE THIS SECTION FOR LARGE FAMILY DAY ACRE PERMITS, PLOT PLAN REVIEWS, AND TEMPORARY USE PERMITS ONLY NOT REQUIRED FOR SHORT TERM RENTAL APPLICATIONS (VACATION RENTALS AND HOMESTAYS).**

<b>1 Indicate the proposed hours of operation (DAYS AND TIMES)</b>			
<b>2 Estimate the number of employees</b>			
Total:	Maximum Shift:	Time of Maximum Shift:	
<b>3. Indicate the number of patrons, clients, customers, etc. anticipated:</b>			
Average per day:		Peak Hours:	
<b>4. Number of off street parking spaces to be provided: (if applicable show breakdown as to use)</b>			
Total:	Garage (enclosed):	Covered:	Open:
<b>5. Describe any night-time lighting that will be provided, including the type of lighting to be installed:</b>			

**IV. COMPLETE THIS SECTION FOR CERTIFICATES OF COMPLIANCE, LOT LINE ADJUSTMENTS, AND LOT MERGERS ONLY**

Number of existing lot
Size of existing lot (in square feet)
Number of proposed lot
Size of proposed lot (in square feet)





CITY OF ARROYO GRANDE  
COMMUNITY DEVELOPMENT DEPARTMENT  
**MINOR PROJECT APPLICATION**

**V. COMPLETE THIS SECTION FOR ALL PROJECTS**

Due to recent interpretation and legal amendments to the Political Reform act of 1974, the City needs to be aware of all entities (i.e. corporations, lending institutions, etc. or individuals that may have a financial interest in the proposed project. All LLCs shall provide relevant Articles of Incorporation in order to disclose all financially interested entities. Please complete the following certification and provide your signature:

The following entities and/or individuals have financial interest in this project:

**APPLICANT/REPRESENTATIVE:**

I certify under penalty of perjury that the foregoing statements and answers herein made and all data, information, and evidence herewith submitted are in all respects, to the best of my knowledge and belief, true and correct. I understand that the submittal of incorrect or false information is grounds for invalidation of application completeness determination or approval. I understand that the city might not approve what I am applying for, or might set conditions of approval.

Signed

Date

**PROPERTY OWNER/AUTHORIZED AGENT:**

I certify under penalty of perjury that I am the owner of the property that is the subject of this application and consent to its filing. (If signed by the authorized agent, a letter from the property owner must be provided indicating that the agent is authorized to act on his/her behalf.)



Signed

Date