



MEMORANDUM

TO: CITY COUNCIL

FROM: DON SPAGNOLO, DIRECTOR OF PUBLIC WORKS/CITY ENGINEER *DS*

SUBJECT: CONSIDERATION TO APPROVE AN APPLICATION BY MARTIN DE LEON TO DRILL REPLACEMENT IRRIGATION WELL

DATE: SEPTEMBER 27, 2005

RECOMMENDATION:

It is recommended the City Council approve an application by Martin de Leon to drill replacement irrigation well.

FUNDING:

There are no funding impacts associated with this project.

DISCUSSION:

The City was notified that an application was submitted to the County of San Luis Obispo Health Department to drill a replacement well for irrigation purposes within the City limits. Mr. de Leon submitted an application for a replacement well to irrigate approximately 11 acres of his property on Coach Road. The existing well, which served the property for many years, and was in declining production and no longer provided the quantity of water necessary to irrigate the property. The well was destroyed in August in accordance with County Health Department standards. Currently, Mr. de Leon is pumping from Arroyo Grande creek to irrigate his property.

The City's Municipal Code includes a provision to address the construction, repair, modification and destruction of wells within the City limits. Any person wishing to construct a well must obtain a permit issued by the County Health Department. However, before a permit can be issued, the application must be approved by the City Council. Approval may be granted if the Council determines the well will not deplete nor contaminate the City water supply and service from the City's water system is neither practical nor feasible.

It is anticipated that the replacement well will not deplete or contaminate the City water supply. Water for applied irrigation is a separate component of the safe yield of the groundwater basin and does not affect the City's groundwater entitlement. The proposed well is also far enough from the City's well field at Elm Street park so as not to pose any impact from potential contaminants. The property is connected to the City's 10" water main for domestic use, however, a connection to the City water system for

**CITY COUNCIL
CONSIDERATION TO APPROVE AN APPLICATION BY MARTIN DE LEON
TO DRILL A REPLACEMENT IRRIGATION WELL
SEPTEMBER 27, 2005
PAGE 2**

irrigation of 11 acres of farmland would require a separate connection. A connection large enough to supply an irrigation system could cost between \$30,000 and \$40,000 in connection fees. The City currently does not serve any agricultural land with potable water for irrigation purposes. Irrigation is a separate component of the safe yield of the groundwater basin and supplying the irrigation system with domestic water would count against the amount of applied irrigation and water for the urban users. This would further reduce the amount of water for urban uses. The City's current water supply analysis also does not account for this connection, which would use an estimated 11 to 33 acre-feet per year depending on the specific crop and irrigation method.

It is recommended the Council approve the application requested by Mr. de Leon to drill a replacement irrigation well.

ALTERNATIVES:

The following alternatives are provided for the Council's consideration:

- Approve staff's recommendation;
- Do not approve staff's recommendation;
- Modify as appropriate and approve staff's recommendation; or
- Provide direction to staff.

Attachments:

1. Well permit application
2. Well destruction letter
3. Plot plan

APPLICATION FOR REPLACEMENT WELL PERMIT

LOCATION: 200 Coach Road, Arroyo Grande
APN 07-581-02 APN 07-721-10 APN 07 721-11

This property is bordered by East Cherry Lane, on the south, Coach Road, on the east and the Arroyo Grande Creek.

Proposed location of the well is on APN 07-721-10.

Drainage is to the southwest.

Abandoned well was located northwest of the intersection of East Cherry Lane and Coach Road.

COMPANY: Central Coast Drilling License No. 735315
225 N. Main
Templeton, Ca.

WELL: Depth of well estimated to be 150 feet or less.

USAGE: Water is for irrigation of approximately 11 acres of truck crops.

Martin de Leon
200 Coach Road
Arroyo Grande, Ca.

489-8132

CITY OF
ARROYO GRANDE
SEP 2 2005
CORPORATE YARD



County of San Luis Obispo • Public Health Department

Environmental Health Services

2156 Sierra Way • P.O. Box 1489
San Luis Obispo, California 93406
(805) 781-5544 • FAX (805) 781-4211

Gregory Thomas, M.D., M.P.H.
County Health Officer
Public Health Director

Curtis A. Batson, R.E.H.S.
Director

August 13, 2004

Martin DeLeon
200 Coach Rd.
Arroyo Grande CA 93420

**RE: PERMIT #2004-D-030
APN 007-581-002**

This Department has reviewed the destruction procedures performed on the well located at Section 23, Township 32S, Range 13E, by Coast Drilling. The well was destroyed in accordance with standards.

Thank you for your cooperation.

RICHARD J. LICHTENFELS, R.E.H.S., M.P.H.
Supervising Environmental Health Specialist

c: Assessor's Office
cc: Well Driller

FR. 8

(1)

M'S SUBDIVISION

(76)

(1)

(776)

ARROYO GRANDE CREEK

(2)

Home

(330)

N 46° 45' E

448.35

(370)

60
B.C. 1
C.D. 1
50
P.M.H.

ROAD

HUASNA

ROAD

M.H.

COACH

M.H.

BDIVISION

(10)

Approx
Proposed well
site

822.36

FR. 7

(11)

(76)

8" Sewer
main

ABANDONED WELL

7.5

S 46° 45' W

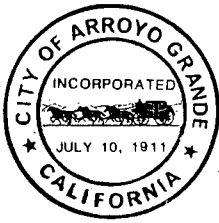
(822.36)

(5)

(74)

NOTE — ASSESSOR'S BLOCK 8
LOT NUMBERS SHOWN
IN CIRCLES

372
277
649



8.g.

MEMORANDUM

TO: CITY COUNCIL

FROM: DON SPAGNOLO, DIRECTOR OF PUBLIC WORKS/CITY ENGINEER *DS*

SUBJECT: CONSIDERATION TO ADOPT A RESOLUTION APPROVING AN APPLICATION BY SCOTT TREES TO DRILL AND INSTALL REPLACEMENT IRRIGATION WELL ON A PROPERTY ZONED AGRICULTURE PRESERVE; APN 007-711-007; 871 EAST CHERRY AVENUE (STAFF PROJECT CASE NO. 07-010)

DATE: NOVEMBER 27, 2007

RECOMMENDATION:

It is recommended the City Council adopt a Resolution approving the application by Scott Trees to drill and install a replacement irrigation well on a property zoned Agriculture Preserve; APN 007-711-007; 871 East Cherry Avenue.

FINANCIAL IMPACT:

There are no funding impacts associated with this project.

BACKGROUND:

The applicant has entered escrow to purchase an approximately 3 acre property zoned Agricultural Preserve. The property includes a residence and is currently farmed as part of a larger agricultural operation. The applicant intends to establish a new separate agricultural use involving plant propagation. Currently, there are two wells on the property that have fallen into disrepair and cannot be salvaged. Part of the escrow agreement requires the applicant to establish a new well prior to sale in order to ensure adequate irrigation for future agricultural production. Arroyo Grande Municipal Code, Chapter 13.08 requires Council approval for new or replacement wells or abandonment of existing wells.

ALTERNATIVES:

The following alternatives are provided for the Council's consideration:

- Adopt the attached Resolution to allow the drilling and installation of the replacement well;
- Modify and adopt the attached Resolution to allow the drilling and installation of the replacement well;
- Do not adopt the Resolution;
- Provide direction to staff

8g-1

CITY COUNCIL

**CONSIDERATION TO ADOPT A RESOLUTION APPROVING AN APPLICATION BY
SCOTT TREES TO DRILL REPLACEMENT IRRIGATION WELL ON A PROPERTY
ZONED AGRICULTURE PRESERVE; APN 007-711-007; 871 EAST CHERRY
AVENUE (STAFF PROJECT CASE NO. 07-010)**

NOVEMBER 27, 2007

PAGE 2 OF 3

ANALYSIS OF ISSUES:

Approval to drill a well may be granted if the Council determines 1) the well will not deplete nor contaminate the City water supply and 2) service from the City's water system is neither practical nor feasible.

Depletion or Contamination

It is staff's opinion that the proposed replacement well will not deplete or contaminate the City water supply based upon the proposed size, depth and location. Conditions of approval for this project also protect the water supply by requiring the applicant to install a backflow protection device and properly abandon existing on-site wells.

Practicality of Supply from the City's Water System

The City currently does not serve agricultural lands with potable water for irrigation purposes. The property is connected to the City's 4" water main for domestic use; however, a separate connection to the City water system would be required to irrigate the 2 acres of farmland. A properly sized meter would be a substantial cost to the applicant.

ADVANTAGES:

Water for applied irrigation is a separate component of the safe yield of the groundwater basin and is not included in the City's groundwater entitlement. In addition, allowing the drilling of a well for agricultural purposes is consistent with the following General Plan Policies:

Ag2-1 Maintain water resources for production agriculture, both in quality and in quantity, so as to prevent the loss of agriculture due to competition for water with urban development.

Ag2-1.2 Support efforts to provide needed surface and/or ground water resources for agricultural irrigation to those properties zoned Agriculture, Very Low Density and Low Density.

Lastly, the property is part of the Dixon Ranch Agricultural Preserve Conservation Easement. The installation of the replacement well is consistent with the provisions of this easement. Most importantly, provision for a new well assists the property in remaining in active agricultural production.

DISADVANTAGES:

Even though irrigation is a separate component of the safe yield of the groundwater basin and does not count against the amount of water for the urban users, a new well

**CITY COUNCIL
CONSIDERATION TO ADOPT A RESOLUTION APPROVING AN APPLICATION BY
SCOTT TREES TO DRILL REPLACEMENT IRRIGATION WELL ON A PROPERTY
ZONED AGRICULTURE PRESERVE; APN 007-711-007; 871 EAST CHERRY
AVENUE (STAFF PROJECT CASE NO. 07-010)
NOVEMBER 27, 2007
PAGE 3 OF 3**

would allow for additional groundwater use. However, as explained above, additional groundwater use for the purposes of agricultural irrigation is clearly consistent with the City's General Plan. Alternatively, supplying agricultural irrigation with domestic water would count against the City's supply for urban users. The City's current water supply analysis also does not account for this connection, which could use a substantial amount of water per year depending on the specific crop and irrigation method.

ENVIRONMENTAL REVIEW:

The project is categorically exempt per Section 15303 of the CEQA Guidelines.

PUBLIC NOTIFICATION AND COMMENTS:

The agenda was posted on Wednesday, November 21, 2007. The agenda and staff reports were also posted on the City's website on Wednesday, November 21, 2007. No public comments were received as of the time of preparation of this report.

Attachments:

1. Aerial photograph of the property showing the approximate location of the proposed well.
2. Well drilling agreement

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARROYO GRANDE APPROVING AN APPLICATION BY SCOTT TREES TO DRILL A REPLACEMENT IRRIGATION WELL ON A PROPERTY ZONED AGRICULTURE PRESERVE; APN 007-711-007; 871 EAST CHERRY AVENUE (STAFF PROJECT CASE NO. 07-010)

WHEREAS, Scott Trees has submitted an application to drill a replacement well to irrigate crops at 871 East Cherry Avenue; and

WHEREAS, Municipal Code Chapter 13.08 requires City Council review and approval of all new wells; and

WHEREAS, the City Council finds the well will not deplete nor contaminate the City water supply based upon the use, design, depth and placement; and

WHEREAS, the City Council finds that service from the City's water system is neither practical nor feasible to irrigate agricultural crops due to associated costs, established General Plan policies and existing water supply agreements.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Arroyo Grande does hereby approve Staff Project Case No. 07-010 authorizing the drilling and installation of an agricultural irrigation well at 871 East Cherry Avenue subject to the conditions as set forth in Exhibit "A", attached hereto and incorporated herein by this reference.

On motion of Council Member _____, seconded by Council Member _____, and on the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

The foregoing Resolution was passed and adopted this 27th day of November 2007.

89-4

TONY FERRARA, MAYOR

ATTEST:

KELLY WETMORE, CITY CLERK

APPROVED AS TO CONTENT:

STEVEN ADAMS, CITY MANAGER

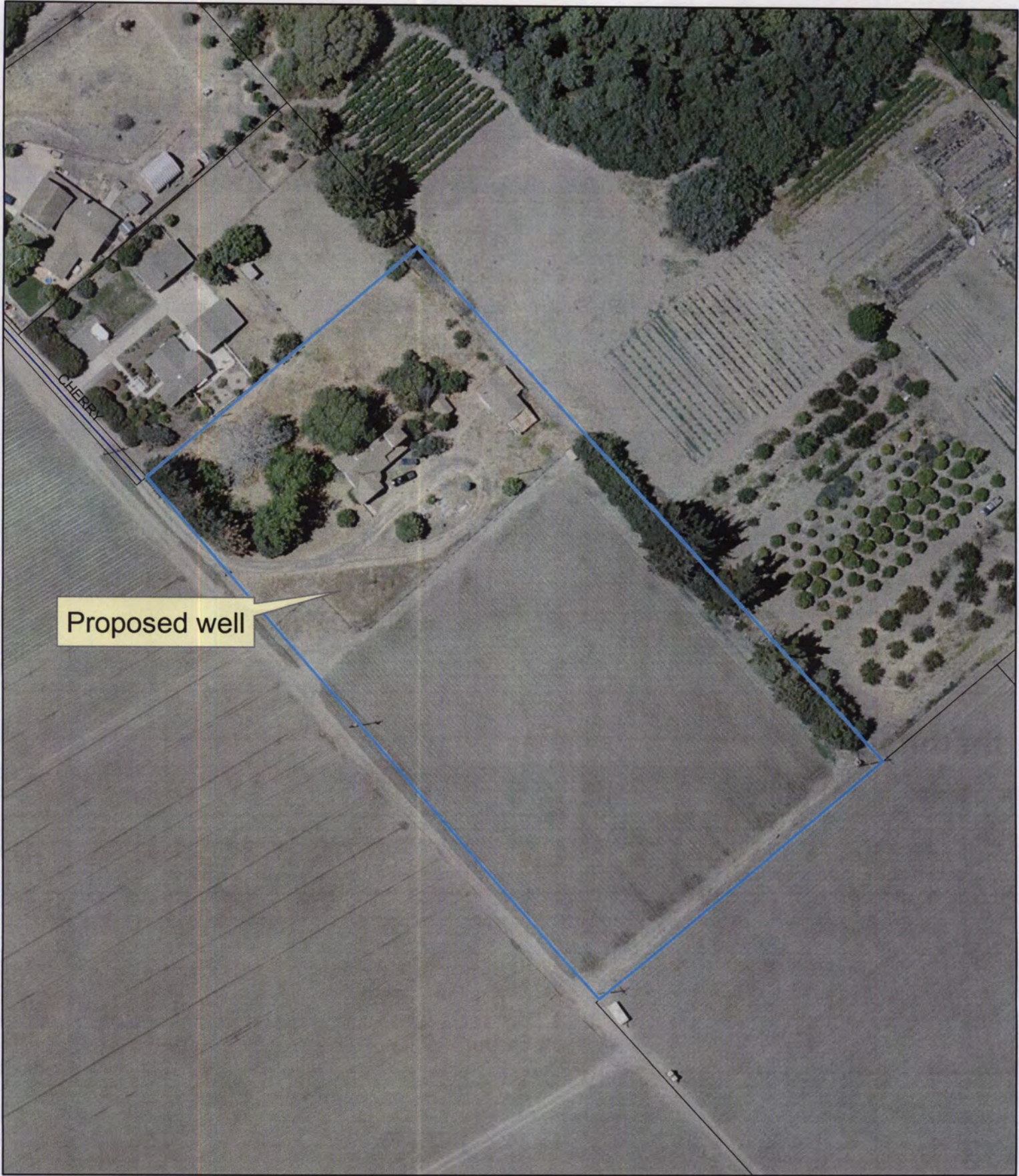
APPROVED AS TO FORM:

TIMOTHY J. CARMEL, CITY ATTORNEY

EXHIBIT "A"
CONDITIONS OF APPROVAL FOR
STAFF PROJECT CASE NO. 07-010

GENERAL CONDITIONS:

1. The applicant shall ascertain and comply with all State, County and City requirements as are applicable to this project.
2. The event shall occur in substantial conformance with the application and plans on file in the Public Works Department.
3. The applicant shall comply with all of the Conditions of Approval for Staff Project Case No. 07-010.
4. The applicant shall agree to defend at his/her sole expense any action brought against the City, its agents, officers, or employees because of the issuance of said approval, or in the alternative, to relinquish such approval. The applicant shall reimburse the City, its agents, officers, or employees, for any court costs and attorney's fees which the City, its agents, officers or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of his/her obligations under this condition.
5. The applicant shall install a backflow prevention device to the satisfaction of the Director of Public Works.
6. The applicant shall abandon all existing wells on site and supply the Public Works Department with a letter stating said abandonment by the County of San Luis Obispo Public Health Department.



Proposed well

100
Feet



871 East Cherry Avenue

89-7



Attachment 2

STATE LICENSE NO. CS7 432880
P.O. Box 845 • ATASCADERO, CA 93423 • PHONE 486-1271

November 8, 2007

Scott Trees
P.O. Box 68
Guadalupe CA 93434

Dear Scott:

We appreciate the opportunity to provide you with a proposal to drill a well on your property located on E. Cherry Avenue in Arroyo Grande. I have enclosed an agreement along with this letter, which outlines the charges involved. Listed below is a breakdown for a 100' minimum well.

- San Luis Obispo County Permit
- Test Hole
- Ream and Case w/5" SDR 21 F-480 PVC
- 5" .040 Well Perforation
- Lapis #3 Sand Pack
- San Luis Obispo County Sanitary Seal
- Air Jetting to Develop Well

Total: \$ 6,800.00

If the above figure meets with your approval, please sign the white copy and send along with your \$2,000.00 deposit to our office. The yellow copy is for your records. Upon receipt we will complete the permit process. Once the site has been approved, we can schedule the work to begin. Feel free to contact me at our office with any questions. I hope to hear from you soon and look forward to working with you on this project.

Thank you,

Ned M. Thompson
NMT/scs

yellow copy is for
receipt we will complete the permit process
Begin F

89-8



STATE LICENSE NO. 017 45000

P.O. Box 845

Atascadero, California 93423

(805) 466-1271

AGREEMENT

AGREEMENT WITH Scott Trees Phone 234-1862 Cell
 Mailing Address: P.O. Box 68 Guadalupe CA 93434 343-6585 Fax
 WELL LOCATED: 871 E. Charly Avenue - Arroyo Grande ACREAGE: 3.4 APN # 007-771-007
 THIS AGREEMENT, made and entered into this 8th day of November 2007
 Between Scott Trees hereinafter called OWNER and FILIPPINI & THOMPSON DRILLING CO., herein
 after called OPERATOR,

WITNESSETH

- WHEREAS: Owner desired to engage Operator to drill a water well at a location designated by Owner on the following described land located in San Luis Obispo County, State of California, to wit:
- WHEREAS: Operator desires to drill said water well
- NOW, THEREFORE, in consideration of the mutual covenants and agreements to be performed by the parties it is agreed as follows:
- Owner hereby gives Operator, his employees, and equipment, free ingress and egress upon the above described lands for the purpose of drilling said well or wells.
 - Owner hereby designates to Operator that a well approximately 100 feet in depth shall be drilled by Operator, setting 5" casing to that depth.
 - The Operator agrees after casing is placed in said well to bail or blow well free of excessive mud and sand.
 - The Owner agrees to pay Operator \$15.00 per foot from the surface of the ground to the full depth of the last hole drilled by Operator.
 - If test hole is reamed and cased with 6" PVC 8DR 21 F-480 an additional \$15.00 per foot will be charged.
 - Operator agrees to drill said well or wells in workmanlike manner as is usual and practicable in water well drilling.
 - That Owner agrees to pay Operator for the drilling of said well and casing placed in said well as herein before provided upon completion of said well.
 - It is agreed between Owner and Operator that said Operator does not guarantee the capacity of said well, nor the quality of water contained therein, if any.
 - Owner agrees to pay Operator \$2,000.00 on signing this contract and balance in full when casing is set and well washed.
 - If igneous rock or bedded material or loss of circulation is encountered, drilling will cease or go on an hourly rate after paying for footage drilled, hourly rate will not begin without Owners consent.
 - If igneous rock is encountered use of a button bit for test well drilling will be available at a cost of \$10.00 per hour, per foot, with an additional charge of \$10.00 per foot to case with casing.
 - Drilling by the hour \$400.00 Owner pay for mud, materials and bits. Air jetting time included \$10.00
 - A minimum price for completed well \$9,800.00 Minimum price for test hole \$3,300.00
 - County surface sanitary seal and mat to be completed by Owner or Operator X Cost \$1,500.00
 - It is understood that should this contract become past due the Owner agrees to pay interest in the rate of 1% per month until paid in full and all collection expenses including attorneys fees and court costs.
 - A San Luis Obispo County well permit will be acquired by the Owner Driller X Cost \$300.00
 - Operator is not responsible for damage to underground utilities in the area of the drilling location.
 - When well screen is to be used an N/A screen with slot size shall be included at a charge of per foot.
 - The cost of perforations will be included per foot.
 - The annular space shall be filled with Lepus #3 at a cost of included ton.
 - When test pumping is required there is an additional charge of N/A for installation and removal, test pumping hours at per hour.
 - If an E-log is required the charge for logging will be N/A
 - All third party services will be billed to Owner at cost plus 15%.
 - All figures represent adequate access.
 - Add N/A per foot for drilling beyond feet.
 - If conductor pipe is needed add N/A per foot for Temporary conductor will be placed and removed for Time & Material
 - Mud switch over N/A
 - YES Water on site to be supplied by Owner.
 - Filippini and Thompson Drilling, Inc. is not responsible for damage to roads, driveways or site access.
 - Backfill dry hole \$1,600.00 per hole.
 - Additional comments:

All site work is owner's responsibility. Please note the figures listed on item #13. We would be happy to provide you with a pump system estimate upon completion of well drilling.

Operator

Owner

NOTICE

Section 7019, Business & Professional Code

"Under the Mechanic's Lien Law (California Civil Code, Section 3082, et seq.) any contractor, subcontractor, laborer, supplier or other person who helps to improve your property but is not paid for his work or supplies, has the right to enforce a claim against your property. This means that, after a court hearing, your property could be sold by a court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your own contractor or laborer, or the subcontractor, laborer, or supplier retains unpaid."

Section 7019, Business & Professional Code

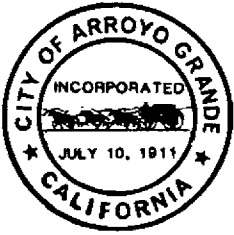
"Under the Mechanic's Lien Law, any contractor, subcontractor, laborer, claimant or other person who helps to improve your property and is not paid for his labor, services or material, has a right to enforce his claim against your property. Under the law you may protect your self against such claims by filing, before commencing such work or improvement, an original contract for the work of improvement or modification thereof, in the office of the county recorder of the county where the property is situated and require that a contractor's payment bond be recorded in such office. Such bond shall be in the amount not less than fifty percent (50%) of the contract price and shall, in addition, any conditions for the performance of the contract, be conditioned for the payment of all of the claims of all persons furnishing labor, services, equipment or materials for the work described in said contract."

condor of the county where the property is situated and require that a contractor's payment bond be recorded in such office. Such bond shall be in the amount not less than fifty percent (50%) of the contract price and shall, in addition, any conditions for the performance of the contract, be conditioned for the payment of all of the claims of all persons furnishing labor, services, equipment or materials for the work described in said contract."

Section 7000, Business & Professional Code


"Contractors are required by law to be licensed and regulated by the Contractor's State License Board. Any questions concerning the responsibilities of a contractor may be referred to the Registrar of the board whose address is: Contractor's State License Board, 1620 W. Street, Sacramento, California 95811."

89-9



MEMORANDUM

TO: CITY COUNCIL

FROM: DON SPAGNOLO, PUBLIC WORKS DIRECTOR/CITY ENGINEER 

BY: SHANE TAYLOR, PUBLIC WORKS SUPERVISOR – UTILITIES

SUBJECT: CONSIDERATION TO ADOPT A RESOLUTION APPROVING AN APPLICATION BY FIRST ASSEMBLY OF GOD TO DRILL AND INSTALL REPLACEMENT WELL ON PROPERTY ZONED PUBLIC FACILITY; APN 006-095-020; 207 PILGRIM WAY

DATE: NOVEMBER 25, 2008

RECOMMENDATION:

It is recommended that the City Council adopt a resolution approving the application by First Assembly Of God to drill and install a replacement irrigation well on a property zoned Public Facility; APN 006-095-020; 207 Pilgrim Way.

FINANCIAL IMPACT:

There are no funding impacts associated with this project.

BACKGROUND:

The applicant has entered into an agreement with the Central Coast Youth Sports Association to renovate the 4.3 acre sports field located south of the Church at Pilgram Way and Orchard Street. The field, for many years, was used for church and local sports programs. Currently there is one well on the property that has fallen into disrepair and cannot be salvaged. The City's Municipal Code, Chapter 13.08, requires Council approval for new or replacement wells.

ALTERNATIVES:

The following alternatives are provided for the Council's consideration:

- Adopt the attached Resolution to allow the drilling and installation of the replacement well;
- Modify and adopt the attached Resolution to allow the drilling and installation of the replacement well;
- Do not adopt the Resolution;
- Provide direction to staff.

CITY COUNCIL

**CONSIDERATION TO ADOPT A RESOLUTION APPROVING AN APPLICATION BY
FIRST ASSEMBLY OF GOD TO DRILL AND INSTALL REPLACEMENT WELL ON
PROPERTY ZONED PUBLIC FACILITY; APN 006-095-020; 207 PILGRIM WAY**

NOVEMBER 25, 2008

PAGE 2

ANALYSIS OF ISSUES:

Approval to drill a well may be granted if the Council determines 1) the well will neither deplete nor contaminate the City water supply and, 2) service from the City's water system is neither practical nor feasible.

Depletion or Contamination

It is staff's opinion that the proposed replacement irrigation well will not deplete or contaminate the City water supply. This is based upon the location of the proposed well being 1.5 miles from the nearest City well. The well will provide an estimated 12 acre feet per year of irrigation water. The agreement regarding management of the Arroyo Grande Groundwater Basin allows the use of 5,300 acre-feet per year for applied irrigation. Currently, an estimated 3,300 acre-feet per year of irrigation water is being pumped.

Practicality of Supply from the City's Water System

The City currently serves the Church and preschool with potable water for domestic and irrigation purposes. The property is connected to the City's water main on Orchard Street. The sports field is south of the existing church and is separated by a large drainage ditch. A separate connection to the City water system would be required to irrigate the 4.3 acre sports field. A properly sized meter connection would be a substantial cost to the applicant. The City's current water supply analysis does not account for this connection.

ADVANTAGES:

Water for applied irrigation is a separate component of the safe yield of the groundwater basin and is not included in the City's groundwater entitlement. In addition, the existing landscaping at the church and preschool will be connected to the well irrigation system, which will reduce use of potable City water at the property. The sports field will be made available to local sports programs. These programs have grown substantially over the last few years and have overloaded the capacity for the existing sports fields.

DISADVANTAGES:

Even though applied irrigation is a separate component of the safe yield of the groundwater basin and does not count against the amount of water for urban use, a new well would allow for additional groundwater use. However, this is a replacement well and the existing well was historically used to irrigate this portion of the church property, but no records are available to determine how much water was actually pumped per year. The reactivation of the sports field could possibly lead to traffic, parking and noise impacts.

CITY COUNCIL

**CONSIDERATION TO ADOPT A RESOLUTION APPROVING AN APPLICATION BY
FIRST ASSEMBLY OF GOD TO DRILL AND INSTALL REPLACEMENT WELL ON
PROPERTY ZONED PUBLIC FACILITY; APN 006-095-020; 207 PILGRIM WAY
NOVEMBER 25, 2008**

PAGE 3

ENVIRONMENTAL REVIEW:

The project is categorically exempt per section 15303 of the CEQA Guidelines.

PUBLIC NOTIFICATION AND COMMENTS:

The Agenda was posted in front of City Hall on Thursday, November 20, 2008. The Agenda and staff report were posted on the City's website on Friday, November 21, 2008. No public comments were received.

Attachments:

1. Letter from Harris Architecture & Design, dated 10-14-08
2. Letter from First Assembly Of God, dated 11-6-08

RESOLUTION NO.

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF ARROYO GRANDE APPROVING AN APPLICATION
BY FIRST ASSEMBLY OF GOD TO DRILL A
REPLACEMENT IRRIGATION WELL ON A PROPERTY
ZONED PUBLIC FACILITY; APN 006-095-020; 207
PILGRIM WAY**

WHEREAS, First Assembly of God has submitted an application to drill a replacement well to irrigate the sports field at 207 Pilgrim Way; and

WHEREAS, Municipal Code Chapter 13.08 requires City Council review and approval of all new or replacement wells; and

WHEREAS, the City Council finds the proposed well will neither deplete nor contaminate the City water supply based upon the use and placement; and

WHEREAS, the City Council finds that service from the City's water system is neither practical nor feasible to irrigate the sports field due to associated costs, and existing water supply agreements.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Arroyo Grande does hereby approve the application to drill and install an irrigation well at 207 Pilgrim Way, subject to the conditions as set forth in Exhibit "A", attached hereto and incorporated herein by this reference.

On motion of Council Member _____, seconded by Council Member _____, and on the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

the foregoing Resolution was passed and adopted this _____ day of _____, 2008

RESOLUTION NO.
PAGE 2

TONY FERRARA, MAYOR

ATTEST:

KELLY WETMORE, CITY CLERK

APPROVED AS TO CONTENT:

STEVEN ADAMS, CITY MANAGER

APPROVED AS TO FORM:

TIMOTHY J. CARMEL, CITY ATTORNEY

EXHIBIT "A"
CONDITIONS OF APPROVAL FOR
FIRST ASSEMBLY OF GOD REPLACEMENT IRRIGATION WELL

GENERAL CONDITIONS:

1. The applicant shall ascertain and comply with all State, County and City requirements as are applicable to this project.
2. The event shall occur in substantial conformance with the application and plans on file in the Public Works Department.
3. The applicant shall agree to defend at his/her sole expense any action brought against the City, its agents, officers, or employees because of the issuance of said approval, or in the alternative, to relinquish such approval. The applicant shall reimburse the City, its agents, officers, or employees, for any court costs and attorney fees, with the City, its agents, officers or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of his/her obligations under this condition.
4. The applicant shall connect the new irrigation well system to the existing church and preschool irrigation system within a reasonable amount of time after completion of the well.
5. The applicant shall abandon the existing well on site and supply the Public Works Department with a letter stating said abandonment by the County of San Luis Obispo Public Health Department.
6. A copy of the well/driller report required by the provisions of Section 13751 of the Water Code of the State shall be submitted to the Public Works Department upon completion of the construction of the well.

HARRIS

Architecture & Design

ATTACHMENT 1

October 14, 2008

Mr. Don Spagnolo P.E.
Director of Public Works
City Engineer, City of Arroyo Grande
208 East Branch Street
Arroyo Grande, CA 93420

Re: Fellowship Field Renovation; Water Well

Dear Don;

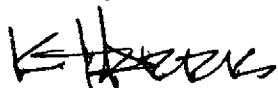
The Central Coast Youth Sports Association has been working with City to renovate the existing First Assembly Church sports fields, located on Orchard Ave. just south of the existing church (APN 006-095-020). For years, these fields were available to the local sports programs for use. Recently, our organization entered into an agreement with the Church to renovate the field for local sports programs. These programs have grown substantially over the last few years and have overloaded the capacity for the existing playfields.

We recently received approval to grub and amend the site, thanks to the City. During the process, we have had the existing water well tested. The existing well has "silted up" and while it still produces water, does not appear to be stable. The well company that we have been working with has advised us that rather than try and re-drill the existing well, it would be better if we relocated a new well on the existing site. Our aim is to relocate the well to one of the areas indicated on the attached exhibit that will produce the needed flow. (See attached exhibit A).

With the recent water crisis and moratorium on connecting to the existing city service, the only avenue we are left with is to make the on-site well functional. The anticipated need is approx. 10,000 gallons per watering event; from the existing data and historic information we have, we are confident that the site has sufficient capacity to provide irrigation water.

We respectfully ask for your approval to move forward with the request to the Arroyo Grande City Council to allow the replacement well to be drilled on the existing site. We have been moving as quickly as possible to make sure that we can get the hydro-seed going by the first week of November to ensure that the turf will be ready for use in the spring. Please let me know if you need any further information or documentation.

Sincerely;

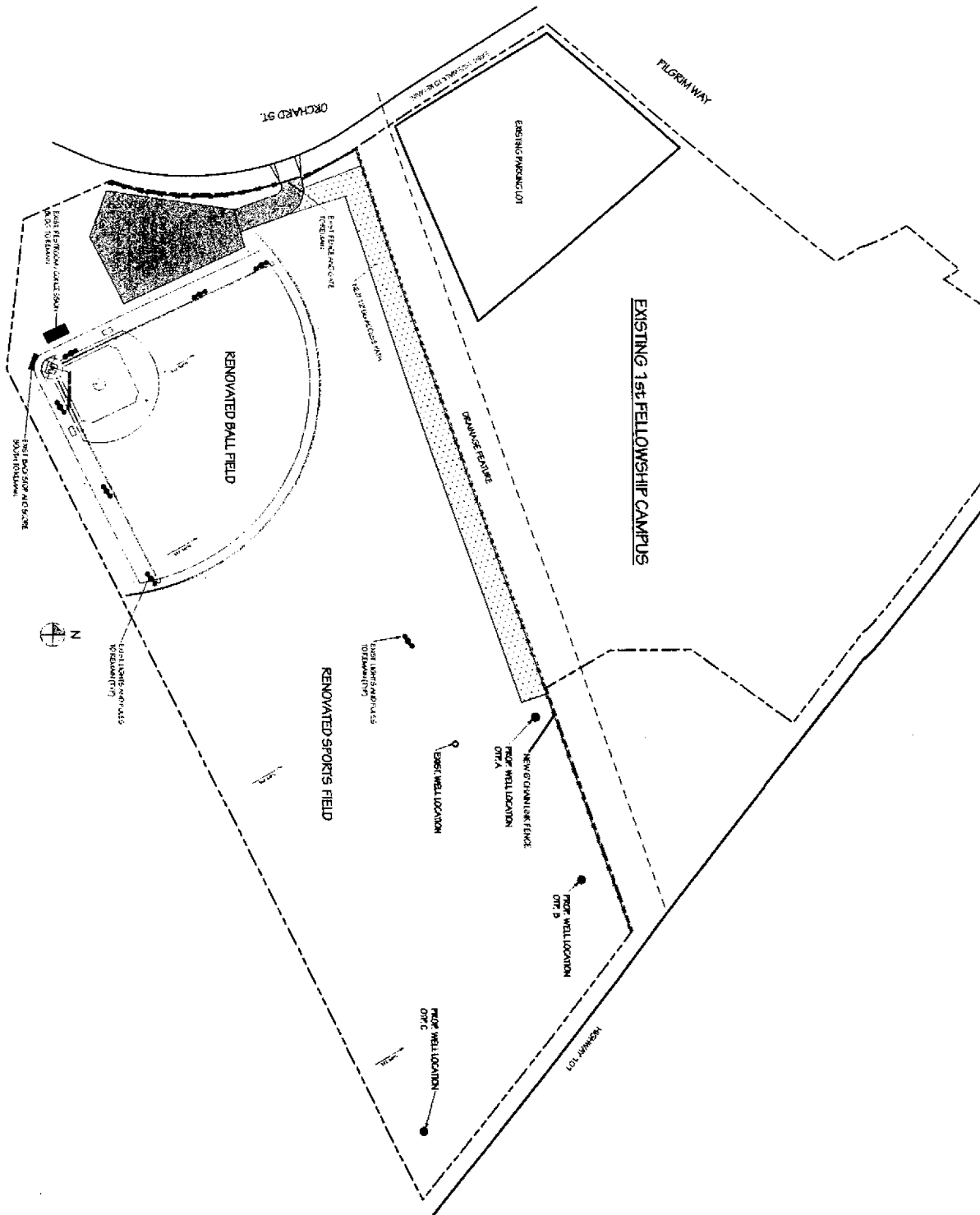


Kyle Harris, AIA
Harris Architecture & Design

Cc: Mike Pelayo, President, Central Coast Youth Sports Association

ARROYO GRANDE CITY
OCT 14 2008
PUBLIC WORKS DEPT.

City of Arroyo Grande, California, is providing this information as a public service. It is not intended to constitute an offer of insurance or any other financial product. Please consult your insurance agent for more information.



Site Plan
SD-1

SD-1

PROJECT TITLE
FELLOWSHIP SPORTS FIELD RENOVATION
207 PILGRIM WAY
ARROYO GRANDE, CA

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HARRIS
Architecture & Design
151 West Branch Street, Suite E Arroyo
Grande, CA 93420 (805) 574-1550

Agenda Item 8.e.
Page 8



First Assembly of God
207 Pilgrim Way
Arroyo Grande, CA 93420
805 489-3328 FAX: 805-489-3663

ATTACHMENT 2

Rev. Jared D. Hoover
Senior Pastor

November 6, 2008

City of Arroyo Grande
214 E Branch St.
Arroyo Grande, CA 93420

Greetings,

We recently entered into an agreement with Central Coast Youth Sports Association, allowing them to develop two sports fields on our church property. As you are aware, there is a need to water the fields from the existing agriculture well on the property.

We are requesting permission to refurbish the existing well and bring it into a useable condition.

Thank you for your consideration.

Sincerely,

Rev. Jared D. Hoover
Rev. Jared D. Hoover
Senior Pastor
First Assembly of God

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MEMORANDUM

TO: CITY COUNCIL

FROM: DON SPAGNOLO, PUBLIC WORKS DIRECTOR/CITY ENGINEER *DS*

BY: SHANE TAYLOR, PUBLIC WORKS SUPERVISOR – UTILITIES

SUBJECT: CONSIDERATION TO ADOPT A RESOLUTION APPROVING AN APPLICATION BY THE LUCIA MAR UNIFIED SCHOOL DISTRICT TO DRILL AND INSTALL REPLACEMENT WELL ON PROPERTY ZONED PUBLIC FACILITY; APN 006-095-001; 495 VALLEY ROAD

DATE: DECEMBER 18, 2008

RECOMMENDATION:

It is recommended that the City Council adopt a resolution approving the application by the Lucia Mar Unified School District to drill and install a replacement irrigation well on a property zoned Public Facility; APN 006-095-001; 495 Valley Road.

FINANCIAL IMPACT:

There are no funding impacts associated with this project.

BACKGROUND:

The Lucia Mar Unified School District owns and operates a water well located on the Arroyo Grande High School property at 495 Valley Road. The well has been in operation for over 20 years. The existing well, which is used for irrigation of the sports fields has become unusable and needs to be abandoned. The applicant is requesting permission to drill a new water well at the High School. Arroyo Grande Municipal Code, Chapter 13.08 requires Council approval for new or replacement wells or abandonment of existing wells.

ANALYSIS OF ISSUES:

Approval to drill a well may be granted if the Council determines 1) the well will neither deplete nor contaminate the City water supply and, 2) service from the City's water system is neither practical nor feasible.

Depletion or Contamination

The proposed replacement irrigation well will be located on the same property as the existing well and will not deplete or contaminate the City's water supply. This is based upon the location of the proposed well being 1.5 miles from the nearest City well. The well will provide an estimated 40 acre feet per year of irrigation water. The agreement regarding management of the Arroyo Grande Groundwater Basin allows 5,300 acre-feet per year for applied irrigation. Currently an estimated 3,300 acre-feet per year is being pumped.

CITY COUNCIL

**CONSIDERATION TO ADOPT A RESOLUTION APPROVING AN APPLICATION
BY LUCIA MAR UNIFIED SCHOOL DISTRICT TO DRILL AND INSTALL
REPLACEMENT IRRIGATION WELL ON A PROPERTY ZONED PUBLIC
FACILITY; APN 006-095-001; 495 VALLEY ROAD
DECEMBER 18, 2008
PAGE 2**

Practicality of Supply from the City's Water System

The property is connected to the City's water main on West Cherry Avenue which currently serves the High School with a 4" service connection that provides potable water for both domestic and irrigation purposes. The High School also has an irrigation meter. This is used to meter water that supplies the sports fields if the well was experiencing problems. The downstream irrigation meter will remain with the replacement well.

ALTERNATIVES:

The following alternatives are provided for the Council's consideration:

- Adopt the attached Resolution to allow the drilling and installation of the replacement well;
- Modify and adopt the attached Resolution to allow the drilling and installation of the replacement well;
- Do not adopt the Resolution;
- Provide direction to staff.

ADVANTAGES:

Water for applied irrigation is a separate component of the safe yield of the groundwater basin and is not included in the City's groundwater entitlement. Last year the irrigation well was out of service and the High School has relied upon the City water system to supply irrigation water for the sports fields. This has put a strain on the ability of the City to provide the 44 acre feet that was used during that period. The estimated 40 acre feet that will be saved will help the City meet its current water supply needs.

DISADVANTAGES:

There are no disadvantages to drilling this replacement well.

ENVIRONMENTAL REVIEW:

The project is categorically exempt per section 15303 of the CEQA Guidelines.

Attachment:

- Letter from Lucia Mar Unified School District, dated 12-4-08

RESOLUTION NO.

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
ARROYO GRANDE APPROVING AN APPLICATION BY THE
LUCIA MAR UNIFIED SCHOOL DISTRICT TO DRILL A
REPLACEMENT IRRIGATION WELL ON A PROPERTY ZONED
PUBLIC FACILITY; APN 006-095-001; 495 VALLEY ROAD**

WHEREAS, Lucia Mar Unified School District has submitted an application to drill a replacement well to irrigate the Arroyo Grande High School sport fields at 495 Valley Road; and

WHEREAS, Arroyo Grande Municipal Code Chapter 13.08 requires City Council approval of all new wells; and

WHEREAS, the City Council finds the proposed new well will not deplete nor contaminate the City water supply based upon the use and placement.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Arroyo Grande does hereby approve the drilling and installation of an irrigation well at 495 Valley Road subject to the conditions as set forth in Exhibit "A", attached hereto and incorporated herein by this reference.

On motion of Council Member _____, seconded by Council Member _____,
, and on the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

the foregoing Resolution was passed and adopted this _____ day of _____,
2008

RESOLUTION NO.
PAGE 2

**_____
TONY FERRARA, MAYOR**

ATTEST:

**_____
KELLY WETMORE, CITY CLERK**

APPROVED AS TO CONTENT:

**_____
STEVEN ADAMS, CITY MANAGER**

APPROVED AS TO FORM:

**_____
TIMOTHY J. CARMEL, CITY ATTORNEY**

EXHIBIT "A"
CONDITIONS OF APPROVAL FOR
LUCIA MAR UNIFIED SCHOOL DISTRICT REPLACEMENT IRRIGATION WELL

GENERAL CONDITIONS:

1. The applicant shall ascertain and comply with all State, County and City requirements as are applicable to this project.
2. The event shall occur in substantial conformance with the application and plans on file in the Public Works Department.
3. The applicant shall agree to defend at his/her sole expense any action brought against the City, its agents, officers, or employees because of the issuance of said approval, or in the alternative, to relinquish such approval. The applicant shall reimburse the City, its agents, officers, or employees, for any court costs and attorney fees, with the City, its agents, officers or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of his/her obligations under this condition.
4. The applicant shall abandon the existing well on site and supply the Public Works Department with a letter stating said abandonment by the County of San Luis Obispo Public Health Department.
5. A copy of the well/driller report required by the provisions of Section 13751 of the Water Code of the State shall be submitted to the Public Works Department upon completion of the construction of the well.



Lucia Mar Unified School District

602 Orchard Street • Arroyo Grande, CA 93420

(805) 474-3000 • Fax: (805) 473-5594

ARROYO GRANDE

PISMO

GROVER BEACH

OCEANO

PISMO BEACH

December 4, 2008

Mr. Don Spagnolo
DIRECTOR OF PUBLIC WORKS, CITY OF ARROYO GRANDE, CA.
P.O. Box 550
Arroyo Grande, CA 93421

Re: Drill New Water Well at Arroyo Grande High School

Dear Mr. Spagnolo:

The Lucia Mar Unified School District is requesting permission to drill a new water well at the Arroyo Grande High School site. The old well has become unusable and forces the District to utilize City water for irrigation purposes. We would like to get back to irrigating our sports fields with our well water which will, of course, be a tremendous benefit to both the City of Arroyo Grande and the District. We have contracted this work out with Filippini & Thompson Drilling Co. In addition, please see the enclosed letter of approval from the County of San Luis Obispo Public Health Agency to conduct this work. I look forward to your quick response to allow the District to move forward with this work. Here are some details outlining the scope of work:

APN# 006-095-001

New well to be drilled approximately 20' feet from old well.

New well Depth: 150'

Estimated Production Rate: + - 185 GPM

Sincerely,

Kevin F. Baker
Executive Director/Facilities Maintenance & Operations
Lucia Mar Unified School District

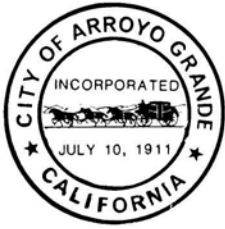
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enclosure



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MEMORANDUM

TO: CITY COUNCIL

FROM: GEOFF ENGLISH, DIRECTOR OF PUBLIC WORKS

BY: SHANE TAYLOR, UTILITIES MANAGER

SUBJECT: CONSIDERATION TO ADOPT A RESOLUTION APPROVING AN APPLICATION BY TERRY CHANDLER TO DRILL AND INSTALL A REPLACEMENT WELL ON PROPERTY ZONED AGRICULTURE; APN 007-731-015; 980 EAST CHERRY AVENUE

DATE: FEBRUARY 14, 2017

RECOMMENDATION:

It is recommended that the City Council adopt a Resolution approving the application by Terry Chandler to drill and install a replacement irrigation well on a property zoned Agriculture; APN 007-731-015; 980 East Cherry Avenue.

IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:

There are no funding impacts associated with this property. The cost to provide the report is limited to staff time, which equates to approximately \$250.

BACKGROUND:

The agricultural parcel has been irrigated by a dedicated agricultural irrigation well. The existing well has fallen into disrepair and is no longer functional. In addition the location of the existing well needs to be changed to comply with the new sanitary siting requirements due to the septic disposal system on the property.

ANALYSIS OF ISSUES:

Arroyo Grande Municipal Code (AGMC) Chapter 13.08 requires Council approval for new or replacement wells or abandonment of existing wells. Approval to drill a well may be granted if the Council determines: 1) the well will neither deplete nor contaminate the City water supply and, 2) service from the City's water system is neither practical nor feasible.

Depletion or Contamination:

It is staff's opinion that the proposed replacement irrigation well will not deplete or contaminate the City's water supply. This is based upon the location of the proposed dedicated irrigation well is located approximately 2.5 miles from the nearest City of Arroyo Grande well. This parcel is outside of the adjudicated Santa Maria Groundwater Basin and the property owner retains overlying water rights.

CITY COUNCIL

CONSIDERATION TO ADOPT A RESOLUTION APPROVING AN APPLICATION BY TERRY CHANGLER TO DRILL AND INSTALL A REPLACEMENT WELL ON PROPERTY ZONED AGRICULTURE; APN 007-731-015; 980 EAST CHERRY AVENUE

FEBRUARY 14, 2017

PAGE 2

Practicality of Supply from the City's Water System

The City currently serves the property with potable water for domestic and fire protection purposes. The property is connected to the City's water main on East Cherry Avenue. The City currently does not provide irrigation water to any agriculturally zoned parcels within the City limits. A separate connection to the City's water system would be required to irrigate the 7-acre parcel. A properly sized meter connection would be a substantial cost to the applicant. The City's current water supply analysis does not account for this connection in that the City does not serve agricultural lands with potable water for irrigation purposes.

ADVANTAGES:

A replacement irrigation well will provide the parcel with the required water to continue in its production of typical row and truck crops in addition to a number of fruit trees. The property is zoned Agriculture and the request is consistent with the following General Plan Policies:

Ag2-1 Maintain water resources for production agriculture, both in quality and in quantity, so as to prevent the loss of agriculture due to competition for water with urban development.

Ag2-1.2 Support efforts to provide needed surface and/or ground water resources for agricultural irrigation to those properties zoned Agriculture, Very Low Density and Low Density.



CITY COUNCIL

CONSIDERATION TO ADOPT A RESOLUTION APPROVING AN APPLICATION BY TERRY CHANGLER TO DRILL AND INSTALL A REPLACEMENT WELL ON PROPERTY ZONED AGRICULTURE; APN 007-731-015; 980 EAST CHERRY AVENUE

FEBRUARY 14, 2017

PAGE 2

DISADVANTAGES:

Even though irrigation of this parcel does not count against the amount of water for urban use, a new well would allow for additional groundwater use. However, this is a replacement well and the existing well was historically used to irrigate this parcel, but no records are available to determine how much water was actually pumped per year.

ALTERNATIVES:

Not applicable at this time.

ENVIRONMENTAL REVIEW:

This project is categorically exempt per section 15303 of the California Environmental Quality Act (CEQA) Guidelines.

PUBLIC NOTIFICATION AND COMMENTS:

The Agenda was posted at City Hall and on the City's website in accordance with Government Code Section 54954.2.

Attachment:

1. Letter from Terry Chandler dated December 23, 2016, with map

RESOLUTION NO.

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
ARROYO GRANDE APPROVING AN APPLICATION BY TERRY
CHANDLER TO DRILL A REPLACEMENT IRRIGATION WELL
ON A PROPERTY ZONED AGRICULTURE; APN 007-731-015;
980 EAST CHERRY AVENUE**

WHEREAS, Terry Chandler has submitted an application to drill a replacement well to irrigate the agricultural fields at 980 East Cherry Avenue; and

WHEREAS, Municipal Code Chapter 13.08 requires City Council review and approval of all new or replacement wells; and

WHEREAS, the City Council finds the proposed well will neither deplete nor contaminate the City water supply based upon the use and placement; and

WHEREAS, the City Council finds that service from the City's water system is neither practical nor feasible to irrigate the agricultural fields.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Arroyo Grande does hereby approve the application to drill and install a replacement irrigation well at 980 East Cherry Avenue, subject to the conditions as set forth in Exhibit "A", attached hereto and incorporated herein by this reference.

On motion of Council Member _____, seconded by Council Member _____, and on the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

the foregoing Resolution was passed and adopted this 14th day of February 2017.

RESOLUTION NO.
PAGE 2

JIM HILL, MAYOR

ATTEST:

KELLY WETMORE, CITY CLERK

APPROVED AS TO CONTENT:

ROBERT MCFALL, INTERIM CITY MANAGER

APPROVED AS TO FORM:

HEATHER WHITHAM, CITY ATTORNEY

EXHIBIT "A"

**CONDITIONS OF APPROVAL FOR
TERRY CHANDLER REPLACEMENT IRRIGATION WELL**

GENERAL CONDITIONS:

1. The applicant shall ascertain and comply with all State, County and City requirements as are applicable to this project.
2. The event shall occur in substantial conformance with the application and plans on file in the Public Works Department.
3. The applicant shall agree to defend at his/her sole expense any action brought against the City, its agents, officers, or employees because of the issuance of said approval, or in the alternative, to relinquish such approval. The applicant shall reimburse the City, its agents, officers, or employees, for any court costs and attorney fees, with the City, its agents, officers or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of his/her obligations under this condition.
4. The applicant shall install a meter on the well head and report annual pumping amount to the City by December 31st of each year.
5. An approved backflow device shall be installed per City standard on the water meter service.
6. The applicant shall abandon the existing well on site and supply the Public Works Department with a letter stating said abandonment by the County of San Luis Obispo Public Health Department.
7. A copy of the well/driller report required by the provisions of Section 13751 of the Water Code of the State shall be submitted to the Public Works Department upon completion of the construction of the well.

December 23, 2016

Geoff English
Director of Public Works
City of Arroyo Grande
1375 Ash St
Arroyo Grande, CA 93420

Dear Mr. English:

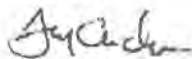
I was referred to your office by Mr. Shane Taylor on December 22, 2016. Mr. Taylor provided me with procedural information to follow in my pursuit of City of Arroyo Grande permission to replace an agricultural well on the property located at 980 East Cherry Avenue, within the city limits.

The property consists of approximately 6 acres dedicated to row crops and an additional .67 acre fruit trees and a dwelling. The dwelling is served by city water but all other areas depend on well water provided by a tenant. I am seeking City Council permission to replace a silted in well with a new 8 inch well. The capacity of the well being replaced is estimated at approximately 200 gallons per minute. The drilling company is Filipponi and Thompson of Atascadero. The company is well regarded within San Luis Obispo County and is aware of all environmental considerations including installation of approved backflow devices. Completion of this project will have no impact on the quality or quantity of water available for municipal uses. Mr. Tim Cleath, hydrologist, has consulted in all phases of this project.

I understand from speaking to Mr. Taylor this request will have to be taken to the City Council in the form of a staff recommendation and consent agenda item. The earliest City Council meeting would be January 24, 2017. I also understand the County of San Luis Obispo grants the actual permit following application supported by the City's resolution.

Your favorable review of this issue is solicited. Please do contact me if there is any other information pertinent to the project I may have overlooked.

Sincerely,



Terry Chandler

S.11

January 4, 2017

980 East Cherry Avenue- Well Replacement Request



007-731-015
Zoned Agricultural
7 acres



MEMORANDUM

TO: CITY COUNCIL

FROM: TERESA MCCLISH, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: CONSIDERATION TO ADOPT A RESOLUTION APPROVING AN APPLICATION BY DARREN SHELTER/AGC HOLDING CORPORATION TO DRILL AND INSTALL A TEMPORARY WELL FOR INTERIM AGRICULTURAL USE ON PROPERTY ZONED PLANNED DEVELOPMENT; APN 007-781-055; NOYES ROAD

DATE: DECEMBER 12, 2017

SUMMARY OF ACTION:

Approval of the request to install a temporary well would allow non-potable water to be used for interim agricultural uses on the property for up to five-years.

IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:

There are no funding impacts associated with this action.

RECOMMENDATION:

It is recommended that the City Council adopt a Resolution approving the application by Darren Shetler to drill and install a temporary well for interim agricultural purposes on a property zoned Planned Development; APN 007-781-055; Noyes Road.

BACKGROUND:

The City has received a letter and well siting study from Mr. T. Keith Gurnee on behalf of Mr. Darren Shetler and HGC Holding Corporation, requesting City permission to drill an irrigation well for irrigation on the approximately 27-acre property at Noyes Road. The vacant property has historically been used for cattle grazing (Attachment 1). The zoning is Planned Development – Single Family Residential.

ANALYSIS OF ISSUES:

Arroyo Grande Municipal Code (AGMC) Chapter 13.08 requires Council approval for new or replacement wells or abandonment of existing wells. Approval to drill a well may be granted if the Council determines: 1) the well will neither deplete nor contaminate the City water supply and, 2) service from the City's water system is neither practical nor feasible.

Depletion or Contamination:

The well siting and well impact studies submitted and prepared by Cleath-Harris Geologists indicate that a well could be placed on the property without impacting City

CITY COUNCIL

CONSIDERATION TO ADOPT A RESOLUTION APPROVING AN APPLICATION BY SHETLER TO DRILL AND INSTALL TEMPORARY WELL FOR INTERIM AGRICULTURAL USE ON PROPERTY ZONED AGRICULTURE; APN 007-81-055; NOYES ROAD

DECEMBER 12, 2017

PAGE 2

supply or water quality. A test well will be constructed and tested and results of productivity and quality reported to the City prior to operation of the well for interim agricultural use. Any potential future change in use of the property would require appropriate environmental review with further pumping tests, modeling analyses and evaluation and separate City Council approval. This parcel is outside of the adjudicated Santa Maria Groundwater Basin and the property owner retains overlying water rights.

Practicality of Supply from the City's Water System

The adjacent vacant parcel between the subject parcel and Equestrian Way, also owned by Mr. Shetler, is currently served by a 1-inch irrigation water meter that this conditioned to be abandoned. This would allow the interim agricultural purpose on the subject properties to be served with non-potable water. The City could in the future extend water utility infrastructure from Oak Park and Equestrian Way to the subject parcel, in the event the properties are developed for residential use. In such case the proposed well would be abandoned or utilized for other purposes agreed upon by the City. The City generally does not provide potable City water to properties within the City limits for agricultural purposes or to agriculturally zoned parcels.

ADVANTAGES:

A temporary well will serve interim agriculture related use with non- potable water until the property is developed. As such, the request may be considered consistent with the following General Plan Policy:

Ag2-1.2 Support efforts to provide needed surface and/or ground water resources for agricultural irrigation to those properties zoned Agriculture, Very Low Density and Low Density.

DISADVANTAGES:

No disadvantages have been identified to drill a temporary well for which the projected amount of water for interim agricultural uses would not deplete the portion of the Pismo Formation groundwater supply.

ALTERNATIVES:

Not applicable at this time.

ENVIRONMENTAL REVIEW:

This project is categorically exempt per section 15303 of the California Environmental Quality Act (CEQA) Guidelines.

- 1) Adopt Resolution to approve a temporary well for interim agricultural use.
- 2) Do not adopt a Resolution and deny a temporary well for interim agricultural use.
- 3) Provide other direction to Staff.

**CITY COUNCIL
CONSIDERATION TO ADOPT A RESOLUTION APPROVING AN APPLICATION BY
SHETLER TO DRILL AND INSTALL TEMPORARY WELL FOR INTERIM
AGRICULTURAL USE ON PROPERTY ZONED AGRICULTURE; APN 007-81-055;
NOYES ROAD
DECEMBER 12, 2017
PAGE 3**

PUBLIC NOTIFICATION AND COMMENTS:

The Agenda was posted at City Hall and on the City's website in accordance with Government Code Section 54954.2.

Attachments:

1. Letter from Mr. T. Keith Gurnee and Cleath-Harris Geologists, Inc. Well Siting Study, with maps
2. Cleath-Harris Geologists, Inc. Well Impact Study

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARROYO GRANDE APPROVING AN APPLICATION BY DARREN SHETLER TO INSTALL A TEMPORARY IRRIGATION WELL FOR AGRICULTURAL PURPOSES ON A PROPERTY ZONED PLANNED DEVELOPMENT; APN 007-781-55; NOYES ROAD, ARROYO GRANDE

WHEREAS, Darren Shetler has submitted an application to drill a temporary well for interim agricultural use at property on Noyes Road in Arroyo Grande; and

WHEREAS, Municipal Code Chapter 13.08 requires City Council review and approval of all new or replacement wells; and

WHEREAS, based upon studies submitted by the Cleath-Harris Geologists, Inc. dated November 9, 2017, the City Council finds the proposed well will neither deplete nor contaminate the City water supply; and

WHEREAS, based upon the interim agricultural use and the distance from existing City water infrastructure, the City Council finds that service from the City's water system is neither practical nor feasible..

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Arroyo Grande does hereby approve the application to drill and install an irrigation well at Noyes Road, subject to the conditions as set forth in Exhibit "A", attached hereto and incorporated herein by this reference.

On motion of Council Member _____, seconded by Council Member _____, and on the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

the foregoing Resolution was passed and adopted this 12th day of December 2017.

RESOLUTION NO.
PAGE 2

JIM HILL, MAYOR

ATTEST:

KELLY WETMORE, CITY CLERK

APPROVED AS TO CONTENT:

JAMES BERGMAN, CITY MANAGER

APPROVED AS TO FORM:

HEATHER WHITHAM, CITY ATTORNEY

EXHIBIT "A"

**CONDITIONS OF APPROVAL FOR A TEMPORARY
TESTIRRIGATION WELL
DARREN SHETLER/AGC HOLDING CORPORTATION
APN 007-781-055 and -056 NOYES ROAD**

GENERAL CONDITIONS:

1. The applicant shall ascertain and comply with all State, County and City requirements as are applicable to this project.
2. The event shall occur in substantial conformance with the application and plans on file in the Public Works Department.
3. The applicant shall agree to defend at his/her sole expense any action brought against the City, its agents, officers, or employees because of the issuance of said approval, or in the alternative, to relinquish such approval. The applicant shall reimburse the City, its agents, officers, or employees, for any court costs and attorney fees, with the City, its agents, officers or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of his/her obligations under this condition.
4. The irrigation meter serving APN 007-781-056 shall be abandoned.
5. Results from well tests for the purposes of installation of an agricultural irrigation well outlined in the Cleath-Harris Geologists, Inc. Well Impact Discussion shall be reported to the City prior to well operation.
6. The applicant shall install a meter on the well head and report annual pumping amount to the City by December 31st of each year.
7. An approved backflow device shall be installed per City standard on the water meter service.
8. This approval is to install a temporary well for on-site interim agricultural purposes and is valid for five (5) years. If so directed by the City in the event a permanent well approval is not obtained within five (5) years, the applicant shall

abandon the well and supply the Public Works Department with a letter stating said abandonment by the County of San Luis Obispo Public Health Department.

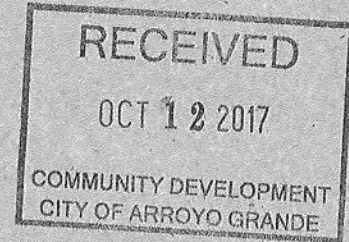
9. A copy of the well/driller report required by the provisions of Section 13751 of the Water Code of the State shall be submitted to the Public Works Department upon completion of the construction of the well.



Improving Our World One Place At A Time...

October 11, 2017

Teresa McClish
Director of Community Development
City of Arroyo Grande
300 East Branch St.
Arroyo Grande, CA 93421



Dear Ms. McClish,

On behalf of Darren Shetler and AGC Holding Corporation, the owners of property within the city limits of Arroyo Grande on Noyes Road, we respectfully request city permission to drill an irrigation well on his property. The specific parcel associated with this proposal is APN 007- 781- 055, and approximately 27-acre parcel bordered by the city to the west and south and the County on the north and east.

This property is not currently served by city water and is not adjacent to an existing city water main. The closest water main is located at the north end of the Equestrian Road nearly 1500 feet away from the most southwesterly corner of the proposed wellsite.

We have attached a copy of a report prepared by Tim Cleath, Certified Hydrologist #81 of Cleath-Harris geologists, Inc. who analyzed this property and made recommendations to drill a well 8 inches in diameter up to 600 to 700 feet in depth at a location within the eastern reaches of the property. Mr. Cleath also stated that the actual location of a well should be within a 150-foot radius of the site shown on Figure 1 of his report and that the well would be expected to produce upwards of 50 gpm of groundwater. In drilling this well, we will abide by his recommendations.

Thank you for the opportunity to submit this request and we stand ready to respond to any questions or concerns you may have. Otherwise, we look forward to hearing from you as to when this request might be considered by your City Council.

Sincerely,

T Keith Gurnee

Cleath-Harris Geologists, Inc.
71 Zaca Lane, Suite 140
San Luis Obispo, California 93401
(805) 543-1413



October 3, 2017

AGC Holding Corporation
c/o Keith Gurnee
108 Broad Street
San Luis Obispo, CA 93401

**SUBJECT: Well Siting Study, Noyes Road Property
Arroyo Grande, California, APNs 007-781-055 and -056**

Dear Mr. Shetler:

Cleath-Harris Geologists (CHG) herein provides recommendations related to siting and constructing a water well on the Noyes Road property, APNs 007-781-055 and 056, within the City of Arroyo Grande. The water well would be used as a test well/agricultural well and would require a permit from the City. There are no wells currently on this property.

The well site was selected based on property and geologic information. A base map was prepared from PG&E LiDAR data. A property plan was provided to establish constraints relative to sensitive habitat areas, roadways and other easements.

A geologic survey of the property was performed and a geologic map was prepared for the property that provides a much more detailed understanding than was available from the published geologic maps. The geology was further refined by preparing a geologic cross section using the mapping information and adjacent well completion reports and geophysical logs, including information for the wells at Los Robles del Mar property, the City of Arroyo Grande Deer Trail Circle well and the Arroyo Grande water tank test hole and for adjacent private water wells.

The main hydrogeologic criteria used for selecting a well site is to be able to complete a well of less than 600 feet depth into a sufficient thickness of permeable sand and gravel or sand beds to produce at least 50 gallons per minute of good quality water for irrigation. The property constraints and criteria limit potential well drilling sites to the valley floor adjacent to Noyes Road outside of riparian areas.

Geology

The property is underlain by sedimentary beds that are mapped as the Pismo Formation on the published geologic map, "Geology of the Arroyo Grande Quadrangle", California Division of Mines and Geology Map Sheet 24. This geologic map indicates that the property is underlain by the Squire member of the Pismo Formation, a "massive white medium to coarse grained sandstone" and does not provide any geologic structural attitudes in the vicinity of the property. CHG geologic mapping indicates that the beds are very different than described on the published map or even in subsequent mapping for the Los Robles del Mar or City of Arroyo Grande projects. The sedimentary beds as mapped on the property include layers of sand and gravel separated by diatomaceous siltstone layers. These beds generally dip to the north-northwest at between 10 and 44 degrees. Figure 1 is the geologic



map of the property showing the specific layers. Figure 2 is a geologic cross section parallel to Noyes Road that is based on surface geologic outcrops with depth and log information from the nearby wells.

The upper sandstone beds, as shown on the geologic map and cross section, include, progressively with depth, a conglomeratic sandstone, a soft white sandstone, a hard resistant gray sandstone, a dark brown sandstone, a white cemented sandstone. This is underlain by diatomaceous shale and then a soft white fossiliferous (pecten shells) sandstone/siltstone. The underlying siltstone and claystone beds, above the deep Los Robles aquifer, are several hundred feet thick.

The most permeable sands/sandstone beds that can be encountered at a depth of less than 600 feet underlie the northern portion of the property. A well near the existing northern entrance to the property (where an emergency access road is proposed) would produce from these sandstone beds.

The deeper aquifer known as the "Los Robles aquifer" tapped by the City Well #10 on Deer Trail Circle underlies the property at depth below the aquifers described above and would not be accessible to a 600-foot well in the main part of the valley floor on the property. The "Los Robles Aquifer" is estimated to be at a depth of 1,000 feet in the vicinity of the south gate along Noyes Road.

Groundwater

The groundwater level is closest to ground surface along the valley floor. The creek following Noyes Road was dry when observed during this investigation. Groundwater elevations are estimated to be about 100-130 feet above sea level (40-70 feet depth underlying the valley floor).

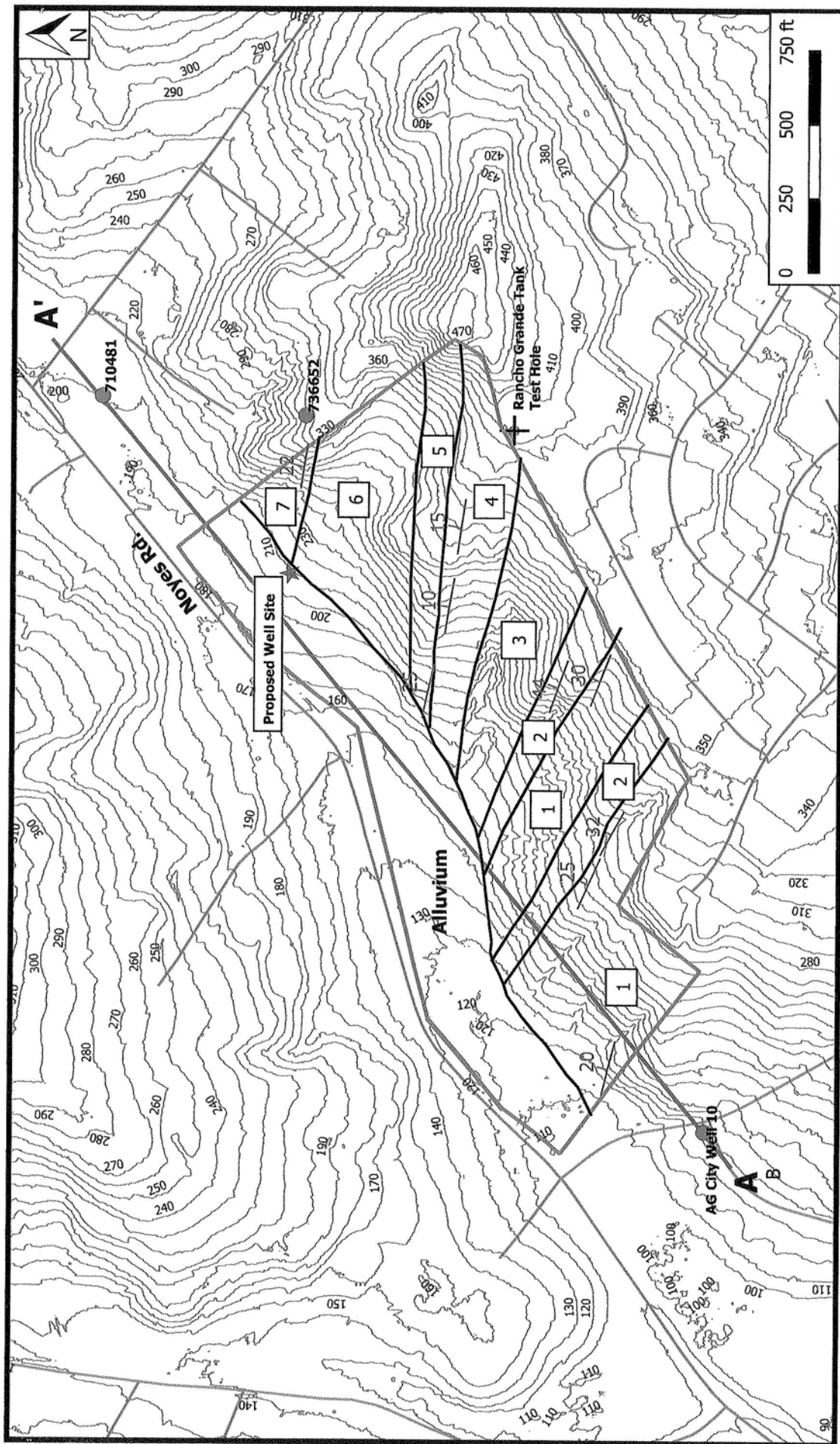
Groundwater quality beneath the property is not specifically known. In general, groundwater in this area is of good water quality for irrigation. Iron, manganese, arsenic and selenium are constituents of concern that have been found in some wells in the area.

Potential Groundwater Development

The proposed well site should be within a 150' radius of GPS coordinates 35.14592 North and 120.59114 West. This area is at an elevation of about 190 feet above MSL. The proposed well is recommended to be drilled to 700 feet and completed to a depth of up to 600 feet with 8-inch diameter PVC water well casing with perforations opposite aquifer beds identified based on geophysical and lithologic logs of the borehole. A 50-foot annular well seal should be placed according to California water well standards.

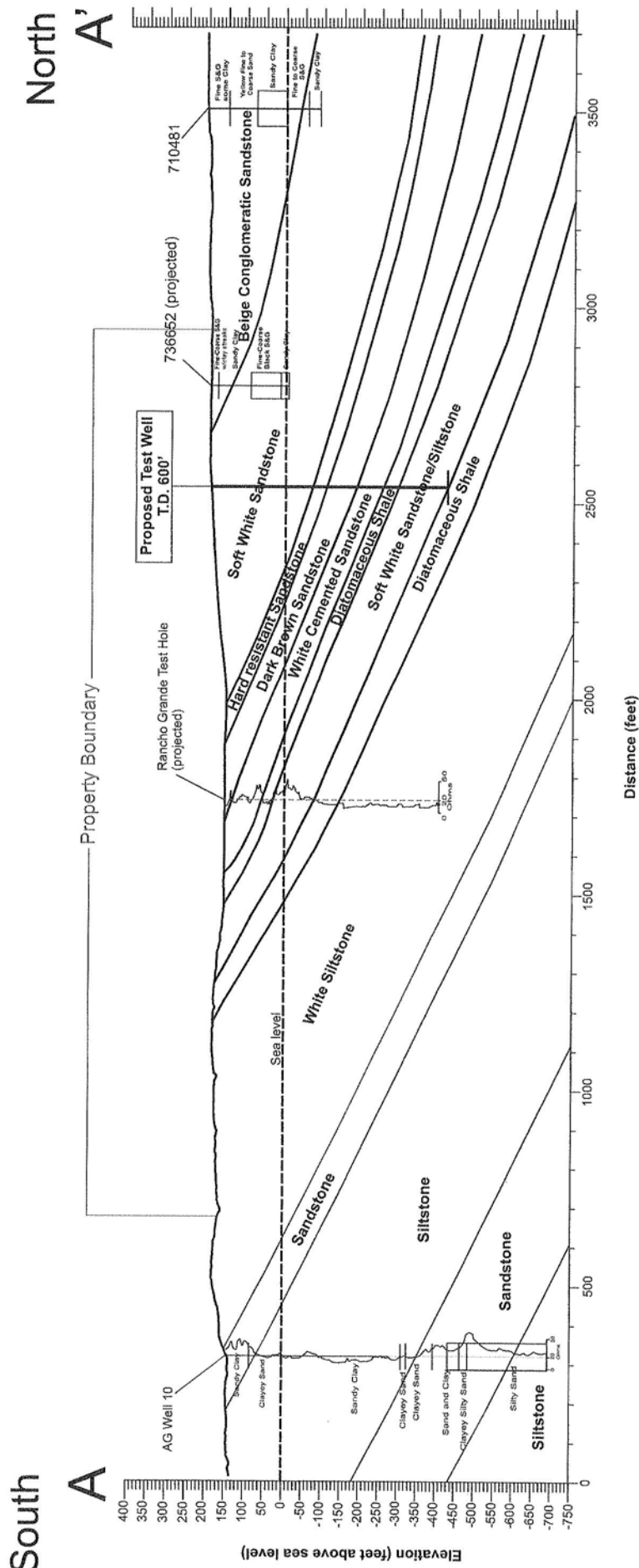
Respectfully submitted,
CLEATH-HARRIS GEOLOGISTS, INC.

Timothy S. Cleath, Certified Hydrogeologist #81



Explanation		Geologic observations made 9/14/2017	
Property Boundary	1. White Sandstone/Siltstone, fine grained, friable iron oxide staining	5. Grey resistant sandstone bed, contains angular quartz grains and hematite, and some shell pieces.	
Bedding Contact	2. Diatomaceous Shale	6. White/ tan sandstone/siltstone, fine to medium grained sand, friable.	
Well	3. White, calcite cemented sandstone, medium grained, contains fossils	7. Beige conglomerate contains sub-rounded gravels 1-10cm in a siltstone/sandstone matrix.	
Strike/Dip Measurement	4. Dark Brown Sandstone with rounded pebbles and medium grained sand		
Test Hole			

Figure1
Geologic Map
AGC Holding Corporation
Cleath-Harris Geologists



Explanation

Perforated Interval

20 ohm line

WCR Well Completion Report Number

*See Geologic map for Cross-Section Location
Horizontal Scale: 1"=400'
Vertical Scale: 1"=400'

Figure 2
Geologic Cross-Section A-A'
AGC Holding Corporation

Cleath-Harris Geologists



November 9, 2017

ATTACHMENT 2

AGC Holding Corporation
c/o Keith Gurnee
108 Broad Street
San Luis Obispo, CA 93401

**SUBJECT: Well Impact Discussion, Noyes Road Property
Arroyo Grande, California, APN 007-781-055**

Dear Mr. Shetler:

Cleath-Harris Geologists (CHG) herein provides a discussion regarding potential impacts related to constructing and operating a water well on the Noyes Road property, APN 007-781-055, within the City of Arroyo Grande (Figure 1). There are no wells currently on this property. The productivity and quality of water from the proposed water well will not be known until the test well is constructed and tested. Until such a time, impacts can be generally discussed.

PROJECT DESCRIPTION

The proposed well would be located in the northwestern portion of the property east of the creek that follows Noyes Road (gps coordinates: 35.14592 North and 120.59114 West), at an elevation of about 200 feet above MSL. The proposed well is recommended to be drilled to 700 feet and completed to a depth of 600 feet with 8-inch diameter PVC water well casing with perforations opposite aquifer beds identified based on geophysical and lithologic logs of the borehole. The proposed well is expected to be 600 feet or less deep with perforations opposite aquifers that are encountered between 100 and 600 feet.

The well will be located maintaining setbacks to meet County Health guidelines. A 50-foot annular well seal should be placed according to State of California water well standards.

The well is anticipated to pump at about 50 gallons per minute (gpm). As a condition for allowing the well to be constructed in the City of Arroyo Grande, the City requires that production from the well be metered.

The produced water would be used to meet currently undefined demands for agricultural or domestic purposes consistent with current zoning. For this impact analysis, a residence and secondary residence could be constructed and avocados or citrus could be planted (current use is for range land). Such agricultural uses would be suitable for the valley floor and lower slopes that are outside of the riparian corridor. The domestic water demand for one residence and secondary residence is estimated at 1 acre-feet per year (AFY) with a consumptive use of 0.43 AFY. The non-riparian valley floor and lower slopes have an approximate area of 8 acres on the parcel where the well would be located. Avocados use about 2.1 feet of applied water per year. Full planting of the suitable land would require an



average of 17 AFY. The total water demand for the property would be 18 AFY, or an average continuous pumping rate of 11 gpm. Typical water production occurs during a portion of the day, and therefore, a 50 gpm yield from a well is desirable.

The City of Arroyo Grande has an interest in completing a well in this area for municipal use. While this well is not proposed for municipal use, the design of the well would conform to health codes applicable to municipal water wells, should a change of use be pursued. Water production from a municipal well could be significantly more than would be required for this parcel.

ENVIRONMENTAL SETTING

The environmental setting pertinent to this impact discussion related to the construction and the operation of a well includes a discussion of the geology, water resources, and a description of the well location environment.

Geology

The geology of the property is shown on the published geologic map, "Geology of the Arroyo Grande Quadrangle", California Division of Mines and Geology Map Sheet 24. This geologic map indicates that the property is underlain by the Squire member of the Pismo Formation, a "massive white medium to coarse grained sandstone" and does not provide any geologic structural attitudes in the vicinity of the property. CHG geologic mapping indicates that the beds are very different than described on the published map or even in subsequent mapping for the Los Robles del Mar or City of Arroyo Grande projects. The sedimentary beds as mapped on the property include layers of sand and gravel separated by diatomaceous siltstone layers. These beds generally dip to the north-northwest at between 10 and 44 degrees.

The upper sandstone beds include, progressively with depth, a conglomeratic sandstone, a soft white sandstone, a hard resistant gray sandstone, a dark brown sandstone, a white cemented sandstone. This is underlain by diatomaceous shale and then a soft white fossiliferous (pecten shells) sandstone/siltstone. The underlying siltstone and claystone beds, above the deep Los Robles aquifer, are several hundred feet thick.

The most permeable sands/sandstone beds that can be encountered at a depth of less than 600 feet underlie the northern portion of the property. The proposed well near the existing northern entrance to the property would produce from these sandstone beds. Figure 1 shows the southern limit of these aquifers.

The deeper aquifer known as the "Los Robles aquifer" tapped by the City Well #10 on Deer Trail Circle underlies the property at depth below the aquifers described above and would not be accessible to a 600-foot well in the main part of the valley floor on the property. The "Los Robles Aquifer" is estimated to be at a depth of 1,000 feet in the vicinity of the south gate along Noyes Road.



Groundwater

The groundwater level is closest to ground surface along the valley floor. The creek following Noyes Road was dry when observed during this investigation. The groundwater level elevation is estimated to be approximately 130 to 150 feet above sea level (50-70 feet depth).

Groundwater quality beneath the property is not specifically known. In general, groundwater in this area is of good water quality for domestic and irrigation uses. Iron, manganese, arsenic and selenium are constituents of concern that have been found in some wells in the area.

Wells in the area that tap the same aquifer as the proposed well are located to the north and west of the proposed well. The City wells do not pump from the aquifer that would be tapped by the proposed well. The locations of the wells adjacent to the proposed well that share the groundwater source are shown on the attached aerial photograph.

IMPACTS

Potential impacts resulting from the construction and operation of the proposed well include geologic hazards, groundwater interference at adjacent wells, and reduction in flow in the adjacent tributary to Meadow Creek. Measures are discussed that could mitigate potential impacts.

Geologic Hazards

Geologic hazards at the well site could include seismic-induced slope stability and ground rupture, landslides, flooding, soil stability/erosion, and mineral hazards. These hazards are discussed in the 2015 Multi-Jurisdictional Local Hazard Mitigation Plan that includes the City of Arroyo Grande.

Seismic Hazards

No faults are mapped on published geologic maps in the proximity to the well site. The closest potentially active fault is the Wilmar Avenue fault, located near Highway 101. Therefore no fault rupture hazard is known to exist at the well location.

Seismic events will occur that can result in ground shaking in the proximity of the well site. Ground shaking from an earthquake will be most noticeable on the ridge top and to a lesser extent at the well location. As the well is largely below grade, no significant impact is anticipated due to ground shaking.

Liquefaction could occur within the alluvial sands from seismic events where groundwater levels are shallow (less than 50 feet). Groundwater at the well site is not known but is expected to be 70 feet below grade. Thus, a low potential for liquefaction exists.



Slope Stability/Landslide Hazard

No landslides are mapped on published geologic maps in the proximity of the well site. Therefore the potential for landslide impact is negligible.

Flooding Hazard

The well site is about 20 feet above the creek and appears to be outside of the floodway of a 100-year flood.

Soil Stability/Erosion Hazard

Soils in this area, when saturated, have limited weight bearing capacity and as a result may not support heavy vehicles. Road base should be placed on the drilling pad to stabilize the soils.

Erosion may occur where water flow is concentrated. Pumped water should be controlled to prevent erosion and erosion control measures should be placed where water flow across the well site is expected.

Mineral Hazard

No naturally occurring asbestos is present within the watershed of the proposed well location.

Groundwater Impacts

Groundwater impacts include pumping interference at adjacent wells and long term reliability. These impacts are best addressed upon completion of the well with information from the pumping test. This preliminary groundwater impact discussion utilizes previous studies. Three water studies that have been performed in the area were used for this preliminary evaluation of groundwater impacts from this proposed well:

- “Water Availability Study for Vesting Tentative Tract CO-92-058, AN 044-365-018, Oak Park Area, Arroyo Grande Fringe, San Luis Obispo County, California”, July 31, 1992, located across Noyes Road from the subject property;
- “Second Addendum to Groundwater Assessment, Proposed Subdivision 686 Erhart Lane, Oak Park Area, San Luis Obispo County, California”, November 23, 2015 for the Hurley Ranch subdivision (686 Erhart Lane, located west of Old Oak Park Road between Erhart and Vetter Lanes;
- Cumulative Projects Water Level Impact and Water Supply Assessment at the Sweet Springs Mobile Home Park, Arroyo Grande, California, December 16, 2016, located between Huasna Road and Corbett Canyon Road

The 1992 study established water use/consumptive use estimates for residences and identified wells and their pumping rates in the near proximity to the project site. It estimated the water use for a



combined and secondary unit combined was one acre-foot per year. The consumptive use, considering returnflow from on-site wastewater disposal systems, was estimated at 0.43 AFY. One of the wells was reported to produce 50 gpm.

The 2015 Hurley Ranch subdivision report included a pumping test that provided an estimate of drawdown with distance from a well in a similar aquifer pumping at 15 gpm. The drawdown after 72 hours at a distance of 100 feet was 1.5 feet.

The 2016 Cumulative Impacts analysis for the Sweet Springs Mobile Home Park subdivision modeled production from three proposed projects and developed a distance drawdown contour map. The findings of this model determined the drawdown with distance from the pumping well. The values for drawdown with distance would not apply to this proposed well, as the transmissivity of the formation will be different for this aquifer zone. However, this methodology could be used at the proposed well once the well has been drilled and tested to determine the aquifer parameters. This report also included an estimate of water use for avocados of 2.1 AFY per acre.

Pumping Water Level Drawdown Impacts

Pumping of groundwater from a well will cause short term water level declines (drawdown) at adjacent wells that tap the same aquifers. The closest well is at a distance of at least 300 feet from the proposed well site. The drawdown at adjacent wells cannot be known until the well is constructed and tested. However, if the Hurley Ranch well pumping test is any indication, the drawdown associated with a 15 gpm pumping rate should be one foot or less at a well 300 feet or more distant at the end of three days of pumping. After the pump is turned off, recovery to the original static water level in the pumped well and the adjacent wells is expected to occur.

Reliability

The reliability of this water supply source relates to local groundwater level trends and the groundwater basin yield. This impact should be assessed once the well has been constructed and pumping test has been performed and analyzed. At the Hurley Ranch project (on Old Oak Park Road) well water levels between 1980 and 2012 were essentially the same. However, along Noyes Road, groundwater level records from adjacent private wells are not available. One water level measurement in 1992 at a well across Noyes Road found a depth to water of 16.83 feet (approximately an elevation of 155 feet). Once constructed, the water level in the proposed well can be measured and compared to this historic water level and other water levels recorded on well completion reports to determine if water levels have changed.

The safe groundwater yield from the Oak Park aquifers is estimated at 540 AFY (Los Robles del Mar project yield analysis). The Oak Park area has not been determined to be in overdraft. Groundwater production from the Oak Park area was estimated for the Hurley Ranch subdivision groundwater impact studies (April 22, 2016 letter to the City of Arroyo Grande and the June 2, 2015 Addendum) at 453-463 AFY. The estimated potential production of water from the proposed well, if added to the



production estimate from the Hurley Ranch documents, would result in a total production of 471-481 AFY, which is less than the Oak Park aquifer estimated safe groundwater yield.

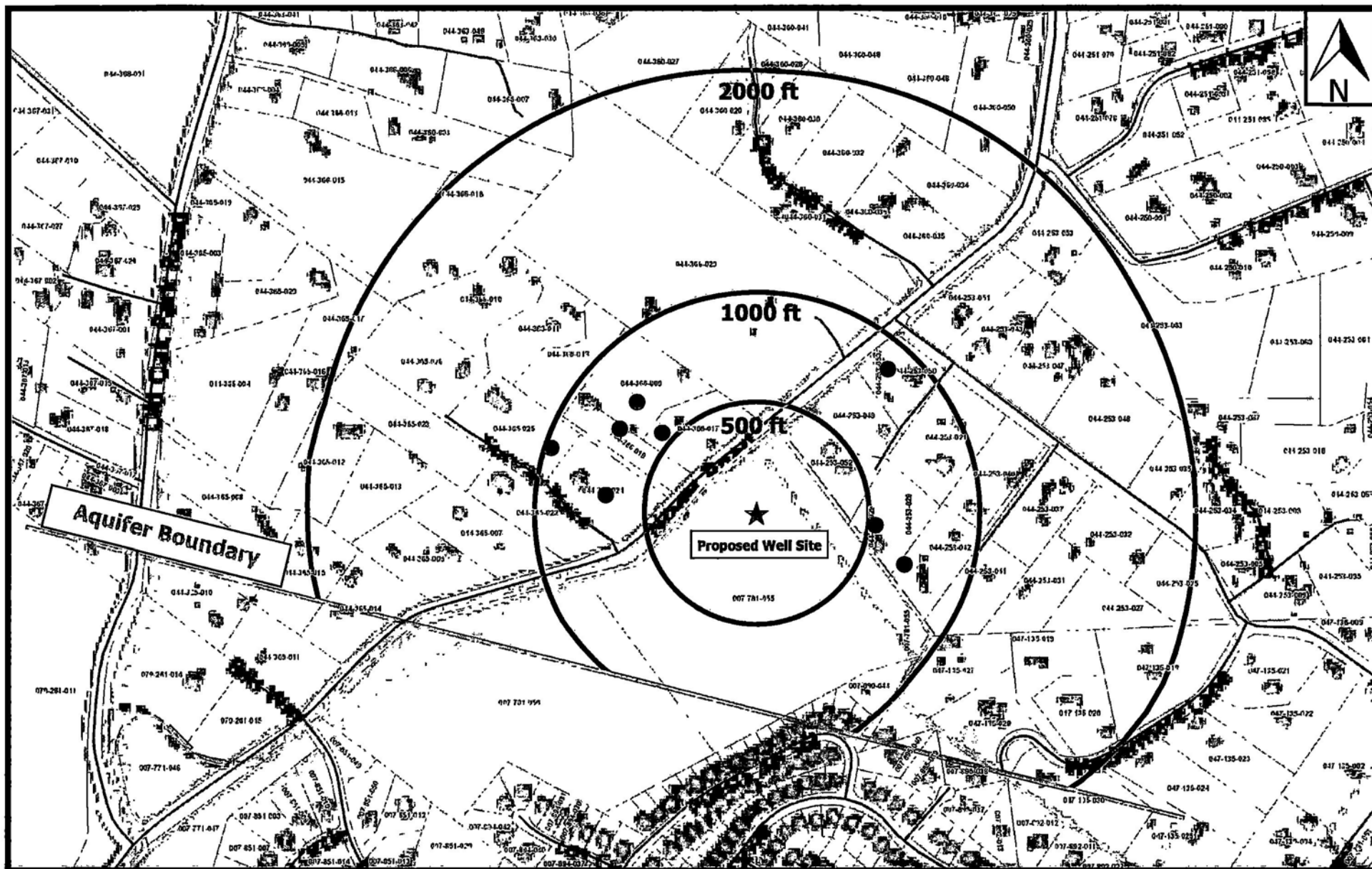
CONCLUSION

This preliminary discussion of impacts from the proposed well provides findings related to impacts at the well site and groundwater impacts. Further analysis of the groundwater impacts should be performed once the well has been constructed and tested. The analysis could include a modeling analysis of groundwater level changes from pumping the new well at different rates (similar to the Sweet Springs Mobile Home Park cumulative projects analysis), should the City of Arroyo Grande pursue the possibility of using this well for municipal purposes.

Respectfully submitted,
CLEATH-HARRIS GEOLOGISTS, INC.

A handwritten signature in black ink, appearing to read "Timothy S. Cleath", written in a cursive style.

Timothy S. Cleath, Certified Hydrogeologist #81



Explanation

- Well
- Proposed Well
- Property Boundary
- Arroyo Grande City Limits
- house/ building structure

Basemap source: San Luis Obispo County Building and Planning Department Permit View

* Known Wells within 1000 ft of proposed well site.

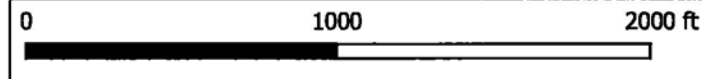


Figure 1
Distance from Proposed Well
Well Impact Study Discussion APN 007 781 055

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MEMORANDUM

TO: CITY COUNCIL

FROM: TERESA MCCLISH, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: CONSIDERATION OF A RESOLUTION APPROVING THE INSTALLATION OF A REPLACEMENT DOMESTIC WELL ON PROPERTY ZONED RESIDENTIAL ESTATE REQUESTED BY RICK PIERCE; APN 007-781-008; 687 PRINTZ ROAD ARROYO GRANDE

DATE: FEBRUARY 13, 2018

SUMMARY OF ACTION:

Adopting the Resolution will enable the subject property owner to replace a failing domestic well on his property in order to supply water to his residences.

IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:

There are no funding impacts associated with this action.

RECOMMENDATION:

It is recommended that the City Council adopt a Resolution approving the request by Rick Pierce to drill and install a replacement well on an existing residential parcel for domestic supply at 687 Printz Road.

BACKGROUND:

The City has received a request from Mr. Rick Pierce, owner of the subject property, to drill and install a domestic supply well in order to replace an existing domestic well installed in the 1950's that is now failing. The property currently includes two residences constructed in the 1950's prior to annexation into the City. Currently, residents must bring in water from offsite for domestic needs. The zoning is Residential Estate – the only district that includes properties that are not connected to City water and sewer utilities.

CITY COUNCIL

CONSIDERATION OF A RESOLUTION APPROVING THE INSTALLATION OF A REPLACEMENT DOMESTIC WELL ON PROPERTY ZONED RESIDENTIAL ESTATE REQUESTED BY RICK PIERCE; APN 007-781-008; 687 PRINTZ ROAD ARROYO GRANDE

FEBRUARY 13, 2018

PAGE 2



ANALYSIS OF ISSUES:

Arroyo Grande Municipal Code (AGMC) Chapter 13.08 requires Council approval for new or replacement wells or abandonment of existing wells. Approval to drill a well may be granted if the Council determines: 1) the well will neither deplete nor contaminate the City water supply and, 2) service from the City's water system is neither practical nor feasible.

Depletion or Contamination:

This well will replace an existing domestic well on the property, which will be required to be properly abandoned and records submitted to the City along with copies of the new well report. The project is conditioned to submit verification that the replacement well is located 100 ft. from septic system area. Additionally, the replacement well is be conditioned to include a meter. This parcel is outside of the adjudicated Santa Maria Groundwater Basin and the property owner retains overlying water rights. As

CITY COUNCIL

CONSIDERATION OF A RESOLUTION APPROVING THE INSTALLATION OF A REPLACEMENT DOMESTIC WELL ON PROPERTY ZONED RESIDENTIAL ESTATE REQUESTED BY RICK PIERCE; APN 007-781-008; 687 PRINTZ ROAD ARROYO GRANDE

FEBRUARY 13, 2018

PAGE 3

conditioned, the replacement well will not deplete nor contaminate the City's water supply.

Practicality of Supply from the City's Water System

The neighborhood that includes the subject parcel also includes several other properties off of Printz Road and Easy Street that use domestic wells for water supply. If utilities were to be extended to serve the property, it would likely be from La Canada and serve all the properties in the neighborhood. The City does not have any plans to extend water utility infrastructure to or near the property and service from the City's water system is considered neither practical nor feasible at this time.

ADVANTAGES:

The replacement well will provide domestic supply to the residences on the property for domestic needs and satisfy health and safety requirements.

DISADVANTAGES:

No disadvantages have been identified to drill a replacement well and it is not anticipated to create any additional impact to the portion of the Pismo Formation groundwater supply.

ALTERNATIVES:

The following alternatives are provided for the Council's consideration:

1. Adopt the Resolution approving the installation of the replacement well
2. Do not adopt the Resolution approving the replacement well;
3. Provide other direction to Staff.

ENVIRONMENTAL REVIEW:

This project is categorically exempt per section 15303 of the California Environmental Quality Act (CEQA) Guidelines.

PUBLIC NOTIFICATION AND COMMENTS:

The Agenda was posted at City Hall and on the City's website in accordance with Government Code Section 54954.2.

Attachment:

1. Letter from Mr. Rick Pierce

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARROYO GRANDE APPROVING THE INSTALLATION OF A REPLACEMENT DOMESTIC WELL ON PROPERTY ZONED RESIDENTIAL ESTATE REQUESTED BY RICK PIERCE; APN 007-781-008; 687 PRINTZ ROAD ARROYO GRANDE

WHEREAS, Rick Pierce has submitted an application to drill and install a replacement well for domestic supply at 687 Printz Road in Arroyo Grande; and

WHEREAS, Municipal Code Chapter 13.08 requires City Council review and approval of all new or replacement wells; and

WHEREAS, the City Council finds the proposed replacement well will neither deplete nor contaminate the City water supply and is needed to serve the property to satisfy health and safety needs; and

WHEREAS, based upon the distance from existing water infrastructure, the City Council finds that service from the City's water system is neither practical nor feasible.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Arroyo Grande does hereby approve the application to drill and install a replacement domestic well at 687 Printz Road, subject to the conditions as set forth in Exhibit "A", attached hereto and incorporated herein by this reference.

On motion of Council Member _____, seconded by Council Member _____, and on the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

the foregoing Resolution was passed and adopted this 13th day of February 2018.

RESOLUTION NO.
PAGE 2

JIM HILL, MAYOR

ATTEST:

KELLY WETMORE, CITY CLERK

APPROVED AS TO CONTENT:

JAMES BERGMAN, CITY MANAGER

APPROVED AS TO FORM:

HEATHER WHITHAM, CITY ATTORNEY

EXHIBIT "A"

**CONDITIONS OF APPROVAL
REPLACEMENT DOMESTIC SUPPLY WELL
STAFF PROJECT CASE NO. 18-001
RICK PIERCE; APN 007-781-008; 687 PRINTZ ROAD ARROYO GRANDE**

GENERAL CONDITIONS:

1. The applicant shall ascertain and comply with all State, County and City requirements as are applicable to this project.
2. The event shall occur in substantial conformance with the application and plans on file in the Community Development Department.
3. The applicant shall agree to defend at his/her sole expense any action brought against the City, its agents, officers, or employees because of the issuance of said approval, or in the alternative, to relinquish such approval. The applicant shall reimburse the City, its agents, officers, or employees, for any court costs and attorney fees, with the City, its agents, officers or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of his/her obligations under this condition.
4. The applicant shall comply with all Conditions of Approval for Staff Project Case No. 18-001, as well as the terms, conditions and standards specified in the written permit issued by the County of San Luis Obispo Public Health Department.
5. This approval shall expire on February 13, 2019 unless a drilling permit is obtained from the County of San Luis Obispo Public Health Department. Time extensions may be requested in conformation with Subsection 16.12.140.C of the Arroyo Grande Municipal Code.
6. The applicant shall abandon all existing wells on site and supply the Community Development Department with a letter approving said abandonment from the County of San Luis Obispo Public Health Department.
7. The applicant shall install a meter on the well head and report annual pumping amount to the City Public Works Department by December 31st of each year.

RESOLUTION NO.
PAGE 3

8. An approved backflow device shall be installed per City standard on the water meter service.
9. A copy of the well/driller report required by the provisions of Section 13751 of the Water Code of the State shall be submitted to the Public Works Department upon completion of the construction of the well.
10. The applicant shall obtain an electrical permit as required for a new well pump.
11. The applicant shall produce survey verification that the distance of the replacement well to any septic system (leach field) is greater than 100 feet to the satisfaction of the Director of Public Works.

January 16, 2018

Teresa McClish
Director of Community Development
City of Arroyo Grande
300 E. Branch
Arroyo Grande, CA 93420

Dear Ms. McClish,

My name is Rick Pierce and four generations of my family have lived, or are currently residing at 687 Printz Road. We are located within the city limits of AG, but because of our rural location we do not have access to city water services. We have a well which is quickly drying up, and we are in the process of trying to drill a new well.

Our well is about 65 years old, and is not an agriculture well, it supplies our household with potable water for basic daily requirements. The county has asked us to get permission from the AG City Council before we can proceed. I would like to request that this request for permission is calendared on the Council's agenda as soon as possible, given our ability to get water has diminished very quickly. We are down to just 1 to 2 GPM.

We have contracted Filipponi & Thompson, a very long standing and reputable business in the county to do the actual drilling when the time comes. I will be glad to assist in getting this shepherded along due to the health and safety of my family. I understand all things take some time, but we have had to pay \$400 each for 3 water truck loads to get by. Mr. Shane Taylor has been kind enough to make city water temporarily available to us for purchase so we don't have to pay that much in the future.

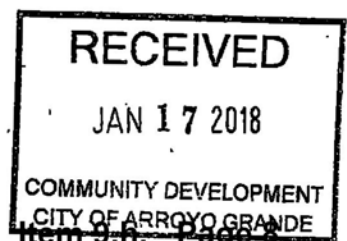
Thank you for your time and help with our problem. And thank you for all you do for our city. I work and teach at AGHS/The Clark Center, my wife teaches at Judkins MS, and we are both very active in the community. We appreciate the staff of the city who are often overlooked and not recognized for everything they do.

Please advise on the process from here so we may be of the utmost help.

Sincerely,



Rick Pierce
687 Printz Road
Arroyo Grande
Cell: 805-710-6570





Google Earth

feet 10
meters 5



PIERCE
687 PRINTZ ROAD

(A) = OLD WELL

(B) = NEW WELL



Google Earth

feet
meters



PIERCE
687 PRINTZ ROAD

(A) = OLD WELL

(B) = NEW WELL

(ABOUT 15 - 20 FEET APART)

687 PRINTZ RD WELL LOCATION



0 10 20 FEET
|-----|

PROPERTY LINES ARE APPROXIMATE AND ARE TO BE USED AS REFERENCE ONLY.

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MEMORANDUM

TO: CITY COUNCIL

FROM: BILL ROBESON, ACTING CITY MANAGER / PUBLIC WORKS DIRECTOR

BY: PATRICK HOLUB, ASSISTANT PLANNER
SHANE TAYLOR, UTILITIES MANAGER

SUBJECT: CONSIDERATION OF A RESOLUTION APPROVING THE INSTALLATION OF TWO (2) IRRIGATION WELLS ON PROPERTY ZONED AGRICULTURE; LOCATION – 500 FAIR OAKS AVENUE; APPLICANT – LEROY SARUWATARI

DATE: JULY 14, 2020

SUMMARY OF ACTION:

Approval of the request would allow the property owner to apply for two (2) new irrigation wells through County Environmental Health.

IMPACT TO FINANCIAL AND PERSONNEL RESOURCES:

There is no direct funding impact anticipated as a result of this request.

RECOMMENDATION:

It is recommended the City Council adopt a Resolution approving the request by Leroy Saruwatari to drill and install two (2) new wells for irrigation water on an existing agricultural parcel at 500 Fair Oaks Avenue.

BACKGROUND:

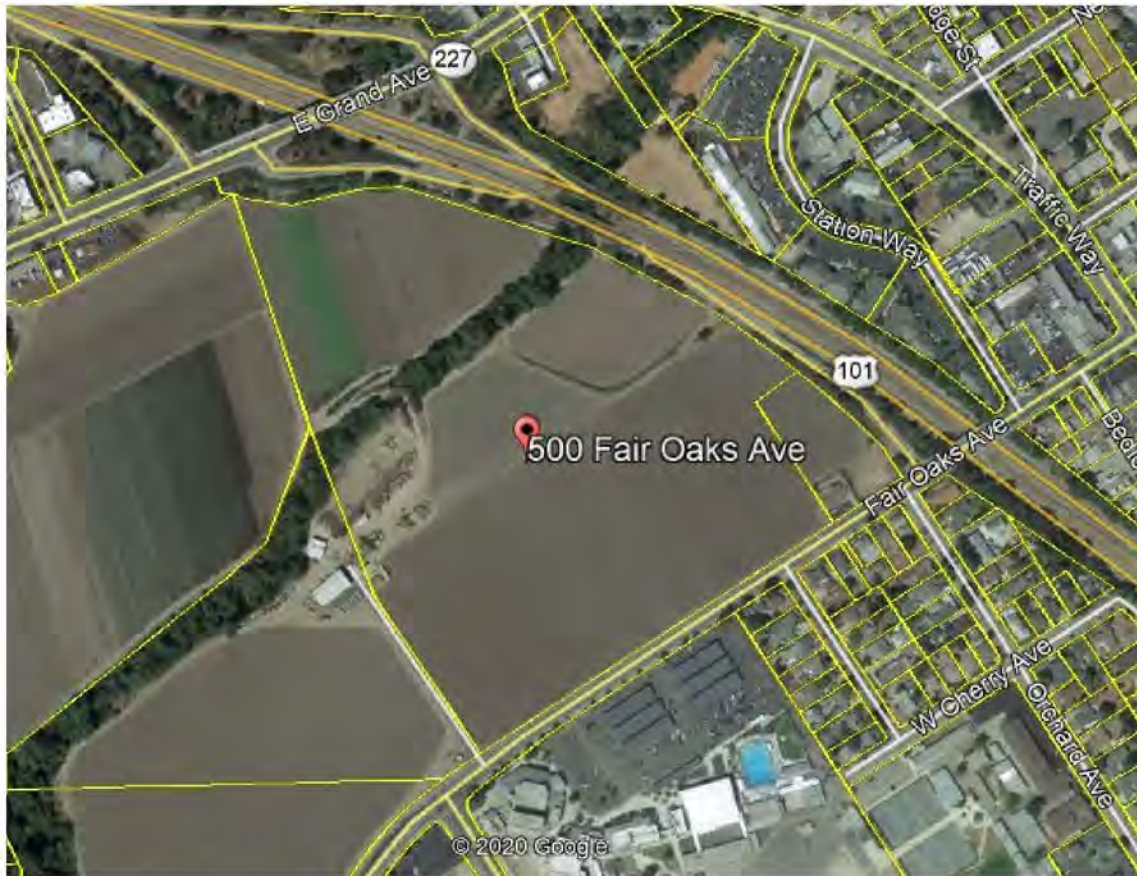
The City has received a request from Mr. Leroy Saruwatari, owner of the agricultural parcel located at 500 Fair Oaks Avenue, to drill and install two (2) new irrigation wells in order to provide water for agricultural crops. Four (4) wells currently exist on the property. The existing wells are too shallow (<100') and are not currently providing enough supply.

CITY COUNCIL

CONSIDERATION OF A RESOLUTION APPROVING THE INSTALLATION OF TWO (2) IRRIGATION WELLS ON PROPERTY ZONED AGRICULTURE; LOCATION – 500 FAIR OAKS AVENUE; APPLICANT – LEROY SARUWATARI

JULY 14, 2020

PAGE 2



ANALYSIS OF ISSUES:

Arroyo Grande Municipal Code Chapter 13.08 requires Council approval for new or replacement wells or abandonment of existing wells. Approval to drill a well may be granted if the Council determines: 1) the well will neither deplete nor contaminate the City water supply; and 2) service from the City's water system is neither practical nor feasible.

Depletion or Contamination

The new wells will provide irrigation water to the existing approximately thirty-two (32) acre agricultural field along the north side of Fair Oaks Avenue. The existing wells are not producing a sufficient volume of water to irrigate the land adequately. The project is conditioned to install a meter on the new wells to track usage. The property is within the adjudicated Santa Maria Groundwater Basin and the property owner retains overlying water rights. As conditioned, the wells will not deplete nor contaminate the City's water supply.

Practicality of Supply from the City's Water System

The agricultural fields that include the subject parcel also utilize several other irrigation wells along Fair Oaks Avenue and Valley Road. By policy, the City does not supply

CITY COUNCIL

CONSIDERATION OF A RESOLUTION APPROVING THE INSTALLATION OF TWO (2) IRRIGATION WELLS ON PROPERTY ZONED AGRICULTURE; LOCATION – 500 FAIR OAKS AVENUE; APPLICANT – LEROY SARUWATARI

JULY 14, 2020

PAGE 3

agricultural properties with potable water, therefore, this property requires the use of a well in order to be viable as a productive agricultural operation.

ALTERNATIVES:

The following alternatives are provided for the Council's consideration:

1. Adopt the attached Resolution approving the installation of two (2) new irrigation wells;
2. Do not adopt the attached Resolution approving the installation of two (2) new irrigation wells;
3. Provide direction to staff.

ADVANTAGES:

The wells will provide water supply to an agricultural property for irrigation needs.

DISADVANTAGES:

No disadvantages have been identified to drill the requested wells and it is not anticipated to create additional impact to the portion of the Santa Maria Groundwater Basin.

ENVIRONMENTAL REVIEW:

In compliance with the California Environmental Quality Act (CEQA), it has been determined that this project is Categorically Exempt per Section 15303 of the CEQA Guidelines regarding new construction or conversion of small structures.

PUBLIC NOTIFICATION AND COMMENTS:

The Agenda was posted in at City Hall and on the City's website in accordance with Government Code Section 54954.2.

Attachments:

1. Well Permit Application

RESOLUTION NO.

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
ARROYO GRANDE APPROVING THE INSTALLATION OF TWO
(2) NEW IRRIGATION WELLS ON PROPERTY ZONED
AGRICULTURE; LOCATED AT 500 FAIR OAKS AVENUE;
APPLIED FOR BY LEROY SARUWATARI**

WHEREAS, Leroy Saruwatari has submitted an application to drill and install two (2) new irrigation wells at 500 Fair Oaks Avenue in Arroyo Grande; and

WHEREAS, Municipal Code Chapter 13.08 requires City Council review and approval of all new or replacement wells.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Arroyo Grande hereby resolves as follows:

1. The City Council finds the proposed irrigation wells will neither deplete nor contaminate the City water supply and are needed to serve the properties for agricultural purposes.
2. Based upon the fact that the City does not supply agricultural property with potable water, connection to the City's water infrastructure is not feasible.
3. The City Council of the City of Arroyo Grande hereby approves the application to drill and install two (2) new irrigation wells at 500 Fair Oaks Avenue, subject to the conditions as set forth in Exhibit "A", attached hereto and incorporated herein by this reference.

On motion of Council Member _____, seconded by Council Member _____, and on the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

The foregoing Resolution was passed and adopted this 14th day of July 2020.

CAREN RAY RUSSOM, MAYOR

ATTEST:

KELLY WETMORE, CITY CLERK

APPROVED AS TO CONTENT:

BILL ROBESON, ACTING CITY MANAGER

APPROVED AS TO FORM:

TIMOTHY J. CARMEL, CITY ATTORNEY

EXHIBIT "A"
CONDITIONS OF APPROVAL
TWO (2) NEW IRRIGATION WELLS
500 FAIR OAKS AVENUE

GENERAL CONDITIONS:

1. The applicant shall ascertain and comply with all State, County and City requirements as are applicable to this project.
2. The installation of the wells shall occur in substantial conformance with the application and plans on file in the Public Works Department office.
3. The applicant shall comply with all the conditions of the City Council Resolution adopted on July 14, 2020, as well as the terms, conditions, and standards specified in the written permit issued by the County of San Luis Obispo Public Health Department.
4. The applicant shall agree to defend, indemnify and hold harmless the City, its agents, officers, and employees harmless, at its sole expense from any action brought against the City, its agents, officers, or employees because of said approval, or in the alternative, to relinquish such approval. The applicant shall reimburse the City, its agents, officers, or employees, for any court costs and attorney's fees which the City, its agents, officers, or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of their obligations under this condition.
5. This approval shall expire on July 14, 2022, unless a drilling permit is obtained from the County of San Luis Obispo Public Health Department. Time extensions may be requested in conformation with the Arroyo Grande Municipal Code.
6. The applicant shall install a meter on the new well heads and report annual pumping amounts to the City Public Works Department by December 31st.
7. A copy of the well/driller report required by the provisions of Section 13751 of the Water Code of the State shall be submitted to the Public Works Department upon completion of the construction of the wells.
8. The applicant shall obtain permits for all electrical connections required for the new well pumps.



COUNTY OF SAN LUIS OBISPO HEALTH AGENCY
ENVIRONMENTAL HEALTH SERVICES DIVISION
2156 Sierra Way STE. B, San Luis Obispo, CA 93401
PO Box 1489, San Luis Obispo, CA 93406
Phone: (805) 781-5544 Fax: (805) 781-4211
Email: ehs@co.slo.ca.us

☒ Construction ☐ Repair/Modification ☐ Replacement

ATTACHMENT 1

OFFICE USE

Permit No. _____
Submittal Complete ☐
Date _____/_____/_____
WP No. _____
Invoice No. _____
Scanned _____/_____/_____

WELL PERMIT APPLICATION FOR CONSTRUCTION, REPAIR, OR MODIFICATION OF WATER WELLS

SITE INFORMATION

Proposed Well Site Address 0 Fair Oaks Ave City or Area Arroyo Grande
Assessor's Parcel Number 006-341-017 Site served by a water company, agency or district? ☒ No ☐ Yes
GPS 35° 06' 58" N 120° 34' 59" W Water Co. Name _____

WELL OWNER INFORMATION

Well Owner Saruwatari Telephone Number 805 471 2644

PROPERTY OWNER INFORMATION

Property Owner Name Saruwatari Leay Tre Etal
Mailing Address _____ City Arroyo Grande Zip 93420
Telephone Number _____ Email _____
Property Owner Signature _____ Date 1/29/20

WELL CONSULTANT INFORMATION

Consultant Name Sam Taylor Telephone Number 714-4219
Email taylorbry@aol.com

WELL DRILLER INFORMATION

Drilling Contractor Name Sam Taylor C-57 License No. 523 858
Drilling Company Name Taylor Drilling & Pump Inc Telephone Number 805 714 4217
Mailing Address PO Box 2280 Orcutt CA 93457
Fax NA Email Address taylorbry@aol.com

I hereby agree to comply with all applicable laws and regulations of the County of San Luis Obispo and the State of California pertaining to well construction, destruction, repair or modification. Within sixty days after completion of the well, I will furnish Environmental Health Services with a well completion report and water quality test results. This application becomes a valid permit following sign off by Environmental Health Services.

DRILLING SHALL NOT COMMENCE UNTIL THIS APPLICATION IS APPROVED

Contractor Signature [Signature] Printed Name Sam Taylor Date 6/29/20

FOR OFFICE USE ONLY

RECEIVED BY _____ DATE _____ FEE PAID \$ _____ CK/CCH _____
WELL SITE APPROVED: YES ☐ NO ☐ BY _____ DATE _____
WELL SITE APPROVAL GPS COORDINATES _____ N _____ W _____
SITE LETTER DATE _____ PERMIT EXPIRATION DATE _____
SPECIAL REQUIREMENTS FOR DRILLING CONTRACTOR _____
CONDUCTOR CASING SEAL WITNESSED: YES ☐ NO ☐ BY _____ DATE _____ DEPTH _____
WELL SEAL WITNESSED: YES ☐ NO ☐ BY _____ DATE _____ DEPTH _____
BOREHOLE DESTRUCTION/SEAL WITNESSED: YES ☐ NO ☐ BY _____ DATE _____ DEPTH _____
WELL SEAL GPS COORDINATES _____ N _____ W _____
WELL COMPLETION REPORT RECEIVED DATE _____ WATER QUALITY TEST RESULTS RECEIVED DATE _____ FINAL LETTER SENT DATE _____

WELL PROPOSAL DETAILS

Type of Work: ☒ Construction ☐ Repair/Modification ☐ Replacement SB252 Conditions Apply: ☐ Yes ☐ No

Intended Use: ☐ Domestic Private ☒ Irrigation/Agriculture ☐ Commercial
☐ Public/Community Water System ☐ Stock ☐ Industrial

Public Water System Name _____ Contact _____
 (If Different From Owner)

Parcel Size (acres) 9.27 Is proposed well located within city limits? ☐ No ☐ Yes Name of city _____

☐ Paso Robles GWB ☐ Edna GWB ☐ Cuyama GWB ☐ Los Osos GWB ☒ Santa Maria GWB ☐ Coastal Zone ☐ Lake Nacimiento ☐ Sensitive Resource Area

Basin Name _____ Sub-Basin Name _____ Target Aquifer/Basin _____

Do you anticipate drilling into a water bearing formation that has the potential to degrade a higher quality aquifer? ☐ Yes ☒ No
 If yes, please explain: _____

Is there any known potential to encounter a water bearing formation where levels of water quality constituents such as nitrate, selenium, hydrogen sulfide, boron, organics, etc., are a concern? ☐ Yes ☒ No If yes, please explain: _____

Geologist letter attached: ☐ Yes ☒ No (Required for wells over 800' OR equal to or deeper than the sub-area thresholds in the PRGWB)

Other attachments: ☐ Construction Plan/Diagram ☐ Land Use Permit ☐ Coastal Zone Permit

WELL CONSTRUCTION DETAILS

Drilling Method: ☒ Mud Rotary ☐ Air Rotary ☐ Reverse Rotary ☐ Cable Tool ☐ Other _____

Exploration Hole: Exploration/Borehole Depth 200 ft. Exploration/Borehole Diameter 10 in.

Conductor Casing: Conductor Depth _____ ft. Diameter _____ in. Material _____ Seal Depth _____ ft.

Boring: Boring Depth 200 ft. Boring Diameter 24 in.

Well Casing: Production Casing Depth 200 ft. Diameter 12 in. Gravel Pack/ Gravel Size 8x16

Thickness/Gauge/ASTM sched. SDR 21 ☐ Steel ☒ Plastic ☐ Stainless ☐ Other _____

Annular Seal: Depth 50 ft. ☐ Neat Cement ☒ Sand Cement 6 sack mix ☐ Other _____

Seal Method: ☒ Pumped with tremie pipe ☐ Other _____ ☐ Retardant/Accelerator (name) _____

WELL PROPOSAL/CONSTRUCTION MODIFICATIONS

NOTE: NOT APPROVED UNTIL SIGNED BELOW

Date: _____ Description: _____

FOR OFFICE USE ONLY— PROJECT MODIFICATIONS EVALUATION

Received by: _____ Evaluated by: _____ Date: _____

☐ Approved ☐ Denied ☐ Approved with Conditions: _____

COMPLETE AND ATTACH REQUIRED SCALED PLOT PLAN AND ANY REQUIRED LAND USE PERMITS OR GEOLOGIC REPORTS AS APPLICABLE

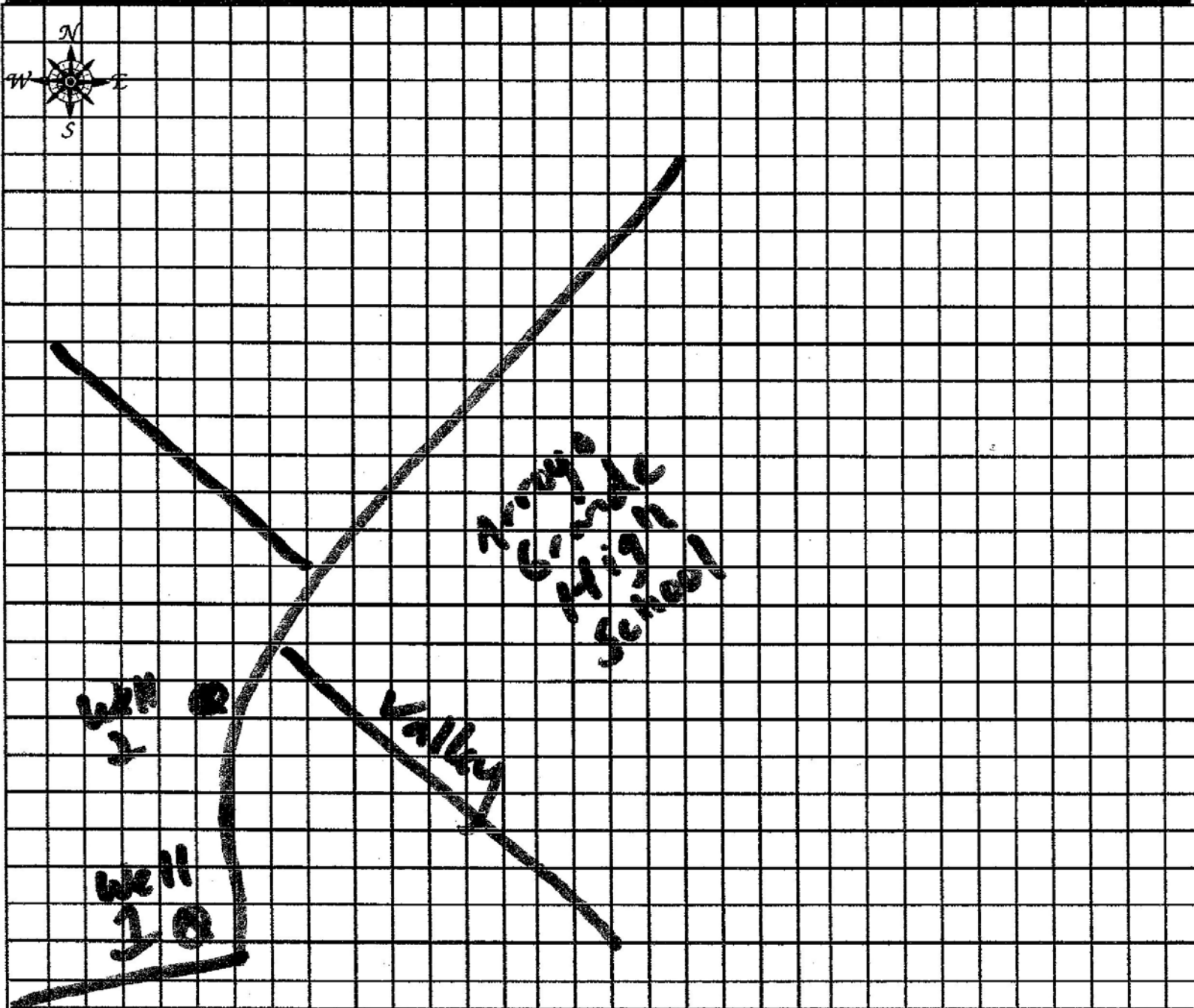
WELL PERMIT PLOT PLAN



SAN LUIS OBISPO COUNTY ENVIRONMENTAL HEALTH SERVICES
2156 SIERRA WAY STE. B/PO BOX 1489
SAN LUIS OBISPO, CALIFORNIA 93401
PHONE: (805)781-5544, FAX (805)781-4211
EMAIL: EHS@CO.SLO.CA.US

SCALE: $\frac{1}{4}'' = 25'$

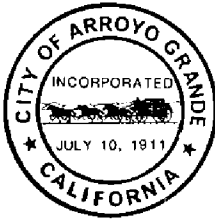
INDICATE BELOW THE EXACT LOCATION OF PROPOSED WELL WITH RESPECT TO THE FOLLOWING ITEMS WITHIN A 200 FOOT RADIUS: PROPERTY LINES, EASEMENTS, WATER BODIES OR WATER COURSES, DRAINAGE PATTERN, ROADS, EXISTING WELLS, SEWERS AND PRIVATE SEWAGE DISPOSAL SYSTEMS, ANIMAL ENCLOSURES AND ANY OTHER CONCENTRATED SOURCES OF POLLUTION. INCLUDE DIMENSIONS. ALL PROPOSED WELL SITES SHALL BE DESIGNATED WITH A FLAGGED SURVEYOR'S STAKE LABELED "WELL SITE." DRILLING SHALL NOT COMMENCE UNTIL THIS APPLICATION IS APPROVED.



Directions to site: _____

Gate code(s) and survey contact information: _____

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MEMORANDUM

TO: CITY COUNCIL

FROM: WHITNEY McDONALD, CITY MANAGER/ ACTING COMMUNITY DEVELOPMENT DIRECTOR

BY: PATRICK HOLUB, ASSISTANT PLANNER

SUBJECT: CONSIDERATION OF A RESOLUTION APPROVING THE INSTALLATION OF ONE (1) DOMESTIC WELL ON PROPERTY ZONED RESIDENTIAL ESTATE; LOCATION – 575 EASY STREET; APPLICANT – LOUIS MOSCARDI

DATE: JANUARY 12, 2021

SUMMARY OF ACTION:

Approval of the request of Louis Moscardi to drill and install a domestic well at 575 Easy Street to serve 580 Easy Street will allow the property owner to apply for a new domestic well permit from County Environmental Health.

IMPACT TO FINANCIAL AND PERSONNEL RESOURCES:

There is no direct funding impact anticipated as a result of this request.

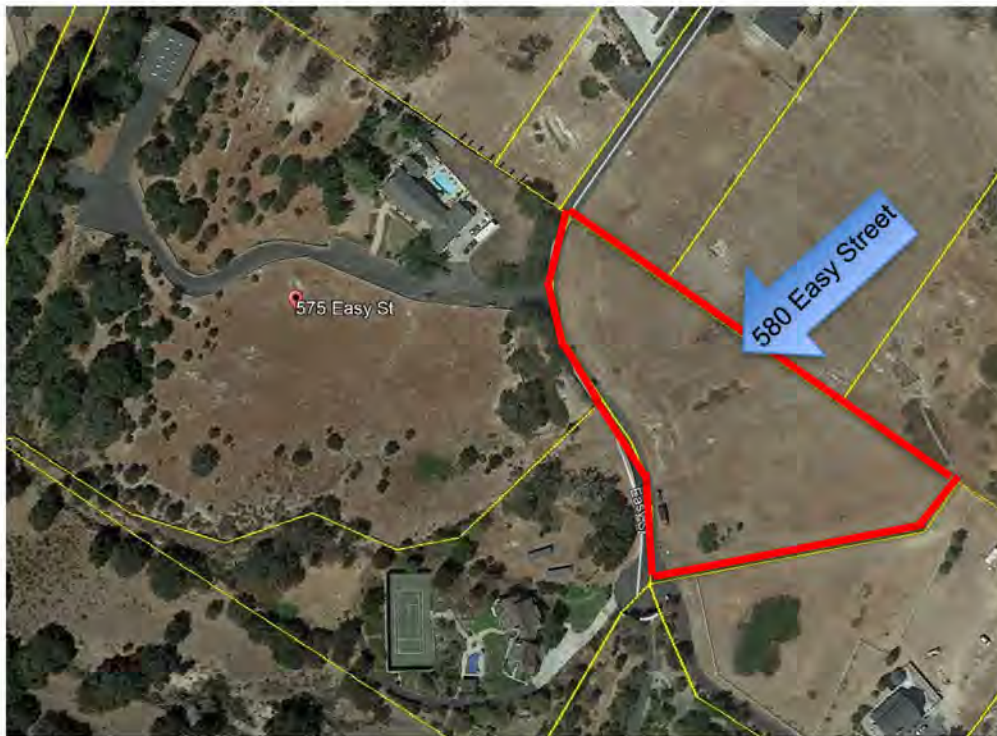
RECOMMENDATION:

It is recommended the City Council adopt a Resolution approving the request by Louis Moscardi to drill and install one (1) new well on a residential parcel at 575 Easy Street for domestic supply at 580 Easy Street.

BACKGROUND:

The City has received a request from Mr. Louis Moscardi, owner of the property at 580 Easy Street, to drill and install a domestic supply well at 575 Easy Street in order to provide domestic water to an existing residential lot in the Residential Estate zoning district – one of the only districts that include properties not connected to City water and sewer utilities. There is currently no well at 580 Easy Street for domestic supply.

**CITY COUNCIL
CONSIDERATION OF A RESOLUTION APPROVING THE INSTALLATION OF ONE
(1) DOMESTIC WELL ON PROPERTY ZONED RESIDENTIAL ESTATE
JANUARY 12, 2021
PAGE 2**



ANALYSIS OF ISSUES:

Arroyo Grande Municipal Code Chapter 13.08 requires Council approval for new or replacement wells or abandonment of existing wells. Approval to drill a well may be granted if the Council determines: 1) the well will neither deplete nor contaminate the City water supply; and 2) service from the City's water system is neither practical nor feasible.

Feasibility

The applicant has provided a Groundwater Development Feasibility Report that examines the local conditions and finds that developing a groundwater well to serve the property at 580 Easy Street is feasible. The well site overlies Pismo Formation sand that extends up to several hundred feet in depth. Water quality in the Pismo Formation sands is typically suitable for domestic use, but may require treatment for reducing iron and manganese, and possibly other inorganic constituents.

Depletion or Contamination

The new well is proposed to be drilled on the property located at 575 Easy Street to provide domestic supply to the existing parcel at 580 Easy Street through an easement granted by 575 Easy Street to 580 Easy Street. The project is conditioned to submit verification that the well is located 100 feet from septic system areas, which will also be confirmed by County Environmental Health. Additionally, the new well is conditioned to include meters. The parcels are outside of the adjudicated Santa Maria Groundwater Basin and the property owner retains overlying water rights. As conditioned, the wells are not anticipated to deplete nor contaminate the City's water supply.

CITY COUNCIL

CONSIDERATION OF A RESOLUTION APPROVING THE INSTALLATION OF ONE (1) DOMESTIC WELL ON PROPERTY ZONED RESIDENTIAL ESTATE

JANUARY 12, 2021

PAGE 3

Practicality of Supply from the City's Water System

The neighborhood that includes the subject parcel also includes several other properties off of Easy Street and nearby Printz Road that use domestic wells for water supply. If utilities were to be extended to serve the property, it would likely be from La Canada and would be available to serve all the properties in the neighborhood. The City does not have any plans to extend water utility infrastructure to or near the property and service from the City's water system is considered neither practical nor feasible at this time. The nearest existing water main is approximately 1000' from the property and connection to this main would require significant infrastructure improvements and for the City to obtain numerous easements.

ALTERNATIVES:

The following alternatives are provided for the Council's consideration:

1. Adopt the attached Resolution approving the installation of one (1) new domestic supply well;
2. Do not adopt the attached Resolution approving the installation of one (1) new domestic supply well;
3. Provide direction to staff.

ADVANTAGES:

The well will provide domestic supply to a residential property for domestic needs and will satisfy all health and safety requirements.

DISADVANTAGES:

No disadvantages have been identified to drill the requested well and it is not anticipated to create additional impacts to this portion of the Pismo Formation groundwater supply.

ENVIRONMENTAL REVIEW:

In compliance with the California Environmental Quality Act (CEQA), it has been determined that this project is Categorically Exempt per Section 15303 of the CEQA Guidelines regarding new construction or conversion of small structures. This project is exempt per subsection (e) because it involves the construction of an accessory structure.

PUBLIC NOTIFICATION AND COMMENTS:

The Agenda was posted in at City Hall and on the City's website in accordance with Government Code Section 54954.2.

Attachments:

1. Groundwater Development Feasibility Letter

RESOLUTION NO.

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
ARROYO GRANDE APPROVING THE INSTALLATION OF ONE
(1) NEW DOMESTIC SUPPLY WELL ON PROPERTY ZONED
RESIDENTIAL ESTATE; LOCATED AT 575 EASY STREET;
APPLIED FOR BY LOUIS MOSCARDI**

WHEREAS, Louis Moscardi has submitted an application to drill and install one (1) new domestic supply well at 575 Easy Street in order to supply water to 580 Easy Street in Arroyo Grande; and

WHEREAS, Municipal Code Chapter 13.08 requires City Council review and approval of all new or replacement wells; and

WHEREAS, the City Council finds the proposed domestic supply well will neither deplete nor contaminate the City water supply and is needed to serve the property to satisfy health and safety needs; and

WHEREAS, based upon the distance from existing water infrastructure, the City Council finds that service from the City's water system is neither practical nor feasible.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Arroyo Grande hereby approves the application to drill and install one (1) new domestic supply well at 575 Easy Street in order to supply water to 580 Easy Street, subject to the conditions as set forth in Exhibit "A", attached hereto and incorporated herein by this reference.

On motion of Council Member _____, seconded by Council Member _____, and on the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

The foregoing Resolution was passed and adopted this 12th day of January 2021.

CAREN RAY RUSSOM, MAYOR

ATTEST:

ANNAMARIE PORTER, INTERIM CITY CLERK

APPROVED AS TO CONTENT:

WHITNEY McDONALD, CITY MANAGER

APPROVED AS TO FORM:

TIMOTHY J. CARMEL, CITY ATTORNEY

EXHIBIT "A"
CONDITIONS OF APPROVAL
ONE (1) NEW DOMESTIC SUPPLY WELL
575 EASY STREET

GENERAL CONDITIONS:

1. The applicant shall ascertain and comply with all State, County and City requirements as are applicable to this project.
2. The event shall occur in substantial conformance with the application and plans on file in the Community Development Department office.
3. The applicant shall comply with all the conditions of the City Council Resolution adopted on January 12, 2021, as well as the terms, conditions, and standards specified in the written permit issued by the County of San Luis Obispo Public Health Department.
4. The applicant shall agree to defend, indemnify and hold harmless the City, its agents, officers, and employees harmless, at its sole expense from any action brought against the City, its agents, officers, or employees because of said approval, or in the alternative, to relinquish such approval. The applicant shall reimburse the City, its agents, officers, or employees, for any court costs and attorney's fees which the City, its agents, officers, or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of their obligations under this condition.
5. This approval shall expire on January 12, 2023, unless a drilling permit is obtained from the County of San Luis Obispo Public Health Department. Time extensions may be requested in conformation with the Arroyo Grande Municipal Code.
6. The applicant shall install a meter on the well heads and report annual pumping amounts to the City Public Works Department by December 31st of each year.
7. An approved backflow device shall be installed per City standard on the water meter service.
8. A copy of the well/driller report required by the provisions of Section 13751 of the Water Code of the State shall be submitted to the Public Works Department upon completion of the construction of the well.

RESOLUTION NO.
PAGE 4

9. The applicant shall obtain permits for all electrical connections required for the new well pumps.
10. The applicant shall record a water well easement in favor of the property located at 580 Easy Street prior to connecting the well to 580 Easy Street.
11. The applicant shall produce survey verification that the distance of the well to any septic system (leach field) is greater than 100 feet to the satisfaction of the Director of Public Works.
12. The applicant shall ensure the recordation of an easement or other agreement on title at 575 Easy Street addressing the use and maintenance of the well, its pipelines, and all appurtenances, and benefitting the property located at 580 Easy Street. The form of easement or agreement shall be reviewed and approved by the City.

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



December 14, 2020

Louis Moscardi
919 Anna Circle
Nipomo, CA 93444

Subject: Groundwater Development Feasibility, 580 Easy Street, Arroyo Grande, California, APN 071-781-039

Dear Mr. Moscardi:

As requested, Cleath-Harris Geologists (CHG) has evaluated the feasibility of developing a groundwater well to serve a future residence at 580 Easy Street in the City of Arroyo Grande. This letter summarizes the results of our evaluation.

The subject parcel on Easy Street encompasses approximately 2.5 acres (shown as Parcel 1 on attached figure). There are two pipeline easements that connect the subject parcel to a well site easement designated for water wells to benefit the subject parcel and other parcels (shown as Parcel 3 on attached figure). The well site easement overlies Pismo Formation sand that extends up to several hundred feet in depth and has been successfully developed with wells for domestic groundwater supply, including existing wells within the well site easement.

CHG visited the well site easement on December 11, 2020. There are a total of four wells within the easement, including three active wells and one inactive well. The active wells serve existing residences on Easy Street. The site is generally flat and wooded, with a drainage swale that enters along the west boundary and exits at the southern boundary. The easement was intended to accommodate a well for the subject parcel, along with wells that serve other parcels. There is sufficient room for rig access and equipment to drill a new well, although applicable setbacks (such as from septic systems and property lines) will need to be approved per State and County well standards.

Depth to water was measured at an existing domestic well for which some historical information was available. The Well Completion Report for this domestic well indicates the local aquifer is a soft green sandstone and the well perforations are from 225 feet to 525 feet depth (log attached). A static water level of 60 feet depth was reported when the well was drilled in 1984, and was subsequently measured in October 2012 by CHG at 82.9 feet depth. The current water level was measured during our site visit at 81.9 feet depth. This information is limited, but sufficient to conclude that the Pismo Formation aquifer is not being significantly stressed in this area.

Pumping interference can be a concern for wells that are in close proximity. However, historical information for the 525-foot domestic well indicates pumping water levels in October 2012 were close to 100 feet deep, which is only 20 feet below static levels. Given the additional 125 feet of available drawdown between pumping water levels and the top of the producing aquifer zone (at



225 feet depth), a new well operating at the site with similar depth, water demand, and performance to the existing 525-foot domestic well should not cause other wells within the easement to be unable to provide for existing uses. In other words, interference between wells can be accommodated given the depth of the aquifer and relatively low water level drawdown during pumping cycles.

Water quality in the Pismo Formation sands is typically suitable for domestic use but may require treatment for reducing iron and manganese, and possibly other inorganic constituents. An ion-exchange water softening system for residential use or a localized reverse osmosis system at drinking water taps are some options for treatment, if needed.

In conclusion, developing a groundwater well to serve the subject parcel at 580 Easy Street is considered feasible based on available hydrogeologic information.

Respectfully submitted,
CLEATH-HARRIS GEOLOGISTS, INC.

Spencer J. Harris, HG 633
Senior Hydrogeologist

attachments



File No.: 6392512

Location: San Luis Obispo County, CA

Legend

- PARCEL 1
- PARCEL 2
- PARCEL 3



This map may or may not be an accurate description or identification of the land and is not intended nor may it be relied upon as a survey of the land depicted hereon. This map is solely intended to provide orientation as to the general location of the parcel or parcels depicted herein. First American Title Company, its subsidiaries and affiliates, expressly disclaim any and all liability for all loss or damage which may result from reliance or use of this map.

ORIGINAL

File with DWR

STATE OF CALIFORNIA

THE RESOURCES AGENCY

DEPARTMENT OF WATER RESOURCES
WATER WELL DRILLERS REPORT

Do not fill in

No. 224172

Not of Intent No. _____

License No. or Date _____

State Well No. _____

Other Well No. _____

(2) LOCATION OF WELL (See instructions):

County San Luis Obispo Owner's Well Number _____

Well address if different from above _____

Township 32S Range 13E Section 16

Distance from cities, roads, railroads, fences, etc. _____

(12) WELL LOG: Total depth 525 ft. Depth of completed well 525 ft.
from ft. to ft. Formation (Describe by color, character, size or material)

0	3	Top Soil
3	10	Sandy Brown Clay
10	15	Sand and Gravel
15	55	Yellow Sandstone
55	525	Green Sandstone - Soft



WELL LOCATION SKETCH

(3) TYPE OF WORK:

New Well ☒ Deepening ☐
 Reconstruction ☐
 Reconditioning ☐
 Horizontal Well ☐
 Destruction ☐ (Describe destruction materials and procedures in Item 12)

(4) PROPOSED USE:

Domestic ☒
 Irrigation ☐
 Industrial ☐
 Test Well ☐
 Stock ☐
 Municipal ☒
 Other ☐

(5) EQUIPMENT:

Rotary ☒ Reverse ☐
 Cable ☐ Air ☐
 Other ☐ Bucket ☐

(6) GRAVEL PACK:

Yes ☒ No ☐ Size Monterey
 Diameter of bore 11
 Packed from 50 to 525 ft.

(7) CASING INSTALLED:

Steel ☐ Plastic ☒ Concrete ☐

(8) PERFORATIONS:

Type of perforation or size of screen

From ft.	To ft.	Dia. in.	Cage or Wall	From ft.	To ft.	Slot size
0	525	5 1/8	200	225	525	.050

(9) WELL SEAL:

Was surface sanitary seal provided? Yes ☒ No ☐ If yes, to depth 50 ft.
 Were strata sealed against pollution? Yes ☐ No ☒ Interval _____ ft.
 Method of sealing cement

(10) WATER LEVELS:

Depth of first water, if known _____ ft.
 Standing level after well completion 60 ft.

(11) WELL TESTS:

Was well test made? Yes ☒ No ☐ If yes, by whom? _____
 Type of test Pump ☐ Bailer ☐ Air lift ☒
 Depth to water at start of test _____ ft. At end of test _____ ft.
 Discharge 75 gal/min after _____ hours Water temperature _____
 Chemical analysis made? Yes ☐ No ☐ If yes, by whom? _____
 Was electric log made? Yes ☐ No ☐ If yes, attach copy to this report

Work started 5-3 19 84 Completed 5-3 19 84

WELL DRILLER'S STATEMENT:

This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.

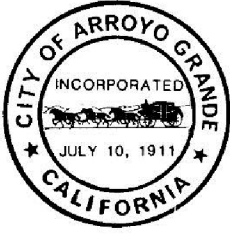
SIGNED _____

(Well Driller)

NAME Filipponi & Thompson Drilling Co.

(Person, firm, or corporation) (Typed or printed)

Address P.O. Box 845City Atascadero, Ca.Zip 93423License No. 301498Date of this report 5-15-84



MEMORANDUM

TO: City Council

FROM: Brian Pedrotti, Community Development Director

BY: Patrick Holub, Associate Planner

SUBJECT: Consider a Resolution Approving the Abandonment of an Existing Domestic Well and Installation of One Domestic Well on Property Zoned Public Facility & Finding that the Project is Categorically Exempt from CEQA, Pursuant to CEQA Guidelines Section 15303

DATE: January 10, 2023

SUMMARY OF ACTION:

Approval of the request of Steve Bosch to abandon an existing domestic well and to drill and install a new domestic well at 959 Valley Road to serve 2783 Los Berros Road, which will allow the property owner to apply for a new domestic well permit from San Luis Obispo County Environmental Health.

IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:

There is no direct funding impact anticipated as a result of this request.

RECOMMENDATION:

Adopt a Resolution approving the request by Steve Bosch to drill and install one (1) new domestic well on a parcel zoned Public Facility at 959 Valley Road to serve the residence at 2783 Los Berros Road.

BACKGROUND:

The City has received a request from Mr. Steve Bosch, owner of the property at 2783 Los Berros Road, to drill and install a domestic supply well at 959 Valley Road in order to provide domestic water to his existing residence, which is located outside of City limits. The existing domestic well for Mr. Bosch's property ran dry in August of this year and he has been importing drinking water for his family via a water truck. Mr. Bosch's existing well is only sixty-five feet (65') in depth. The proposed well will be drilled in approximately the same location, but to a depth of roughly one-hundred feet (100').

Item 9.i.

City Council

Consider a Resolution Approving the Abandonment of an Existing Domestic Well and Installation of One Domestic Well on Property Zoned Public Facility & Finding that the Project is Categorically Exempt from CEQA, Pursuant to CEQA Guidelines Section 15303

January 10, 2023

Page 2



ANALYSIS OF ISSUES:

Arroyo Grande Municipal Code Chapter 13.08 requires Council approval for new or replacement wells or abandonment of existing wells. Approval to drill a well may be granted if the Council determines: 1) the well will neither deplete nor contaminate the City water supply; and 2) service from the City's water system is neither practical nor feasible.

Feasibility

The applicant has provided a Groundwater Development Feasibility Report that examines the local conditions and finds that developing a groundwater well to serve the property at 2783 Los Berros Road via a well located at 959 Valley Road is feasible.

Depletion or Contamination

The new well is proposed to be drilled on the property located at 959 Valley Road to provide domestic supply to the existing residence at 2783 Los Berros Road through an easement that was previously granted to the subject property. The project is conditioned to submit verification that the well is located at least one-hundred feet (100') from septic

Item 9.i.

City Council

Consider a Resolution Approving the Abandonment of an Existing Domestic Well and Installation of One Domestic Well on Property Zoned Public Facility & Finding that the Project is Categorically Exempt from CEQA, Pursuant to CEQA Guidelines Section 15303

January 10, 2023

Page 3

system areas, which will also be confirmed by County Environmental Health. Additionally, the new well is conditioned to be metered to determine annual usage. The well site overlies the adjudicated Santa Maria Groundwater Basin. The closest City well is located on South Elm Street and is approximately 7400 feet northwest of the project site. As conditioned, the well is not anticipated to deplete nor contaminate the City's water supply.

Practicality of Supply from the City's Water System

The property located at 2783 Los Berros Road is located outside of the City limits and therefore would require City Council approval to connect to the City's water distribution system, pursuant to [Arroyo Grande Municipal Code Section 13.04.170](#).

ALTERNATIVES:

1. Adopt the Resolution approving the abandonment of an existing domestic well and the installation of one (1) new domestic supply well;
2. Do not adopt the Resolution approving the abandonment of an existing domestic well and the installation of one (1) new domestic supply well; or
3. Provide other direction to staff.

ADVANTAGES:

The well will provide domestic supply to a residential property for domestic needs and will satisfy all health and safety requirements.

DISADVANTAGES:

No disadvantages have been identified to abandon the existing, dry well and drill the requested replacement well, and it is not anticipated that the new well will create any additional impacts to this portion of the adjudicated Santa Maria Groundwater basin.

ENVIRONMENTAL REVIEW:

In compliance with the California Environmental Quality Act (CEQA), it has been determined that this project is Categorically Exempt per Section 15303 of the CEQA Guidelines regarding new construction or conversion of small structures. This project is exempt per subsection (e) because it involves the construction of an accessory well structure.

PUBLIC NOTIFICATION AND COMMENTS:

The Agenda was posted at City Hall and on the City's website in accordance with Government Code Section 54954.2.

Item 9.i.

City Council

Consider a Resolution Approving the Abandonment of an Existing Domestic Well and Installation of One Domestic Well on Property Zoned Public Facility & Finding that the Project is Categorically Exempt from CEQA, Pursuant to CEQA Guidelines Section 15303

January 10, 2023

Page 4

Attachments:

1. Proposed Resolution
2. Request Letter
3. Well Impact Evaluation

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARROYO GRANDE APPROVING THE ABANDONMENT OF AN EXISTING DOMESTIC WELL AND APPROVING THE INSTALLATION OF ONE (1) NEW DOMESTIC SUPPLY WELL ON PROPERTY ZONED PUBLIC FACILITY AND FINDING THE PROJECT TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; LOCATED AT 959 VALLEY ROAD; APPLIED FOR BY STEVE BOSCH

WHEREAS, Steve Bosch has submitted an application to abandon an existing domestic well and to drill and install one (1) new domestic water supply well at 959 Valley Road to serve his home at 2783 Los Berros Road; and

WHEREAS, Municipal Code Chapter 13.08 requires City Council review and approval of all new or replacement wells; and

WHEREAS, the City Council finds the proposed domestic water supply well will neither deplete nor contaminate the City water supply and is needed to serve the property to satisfy health and safety needs; and

WHEREAS, based upon the subject property being located outside of City limits, the City Council finds that service from the City's water system is neither practical nor feasible.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Arroyo Grande hereby approves the application to abandon an existing domestic well and to drill and install one (1) new domestic water supply well at 959 Valley Road, subject to the conditions as set forth in Exhibit "A", attached hereto and incorporated herein by this reference.

BE IT FURTHER RESOLVED that the City Council finds that the project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15303.

On motion of Council Member _____, seconded by Council Member _____, and on the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

The foregoing Resolution was passed and adopted this 10th day of January 2023.

CAREN RAY RUSSOM, MAYOR

ATTEST:

JESSICA MATSON, CITY CLERK

APPROVED AS TO CONTENT:

WHITNEY McDONALD, CITY MANAGER

APPROVED AS TO FORM:

TIMOTHY J. CARMEL, CITY ATTORNEY

EXHIBIT "A"
CONDITIONS OF APPROVAL
ABANDONMENT OF ONE (1) EXISTING DOMESTIC WELL AND APPROVAL TO
DRILL ONE (1) NEW DOMESTIC SUPPLY WELL
959 VALLEY ROAD

GENERAL CONDITIONS:

1. The applicant shall ascertain and comply with all State, County and City requirements as are applicable to this project.
2. The event shall occur in substantial conformance with the application and plans on file in the Community Development Department office.
3. The applicant shall comply with all the conditions of the City Council Resolution adopted on January 10, 2021, as well as the terms, conditions, and standards specified in the written permit issued by the County of San Luis Obispo Public Health Department.
4. The applicant shall agree to defend, indemnify and hold harmless the City, its agents, officers, and employees harmless, at its sole expense from any action brought against the City, its agents, officers, or employees because of said approval, or in the alternative, to relinquish such approval. The SCHS and AGRC shall reimburse the City, its agents, officers, or employees, for any court costs and attorney's fees which the City, its agents, officers, or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of their obligations under this condition.
5. This approval shall expire on January 10, 2025 unless a drilling permit is obtained from the County of San Luis Obispo Public Health Department. Time extensions may be requested in conformation with the Arroyo Grande Municipal Code.
6. The applicant shall install a meter on the well heads and report annual pumping amounts to the City Public Works Department by December 31st.
7. A copy of the well/driller report required by the provisions of Section 13751 of the Water Code of the State shall be submitted to the Public Works Department upon completion of the construction of the well.
8. The applicant shall obtain permits for all electrical connections required for the new well pumps.

RESOLUTION NO.

PAGE 4

9. The applicant shall produce survey verification that the distance of the well to any septic system (leach field) is greater than 100 feet to the satisfaction of the Director of Public Works.
10. A certificate of destruction for the abandoned well shall be provided to the City Public Works Department upon abandonment of the existing well.

11-16-22



2783 LOS BERROS ROAD
ARROYO GRANDE, CA 93420
(805) 481-6175
CA. LIC. #366714

COMMUNITY DEVELOPMENT DEPT.

My well went dry 3 months ago and I am seeking a permit to have a company, Filipponi & Thompson Drilling, Inc. that I have hired to drill a new well in the same area but 300' deeper than my old well. My old well is only 65' deep. I am on a waiting list with the drilling company for 5 to 7 months away. But could change depending on weather and if they get a cancellation which could put me in a shorter waiting time. This is why I like to get the city permit to drill. At this time I am trucking water in each week for my family with a tank mounted on a trailer.

Thank You,

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



November 14, 2022

Steve Bosch
 boscscape@gmail.com

**Subject: Well Impact Evaluation
 Proposed Private Well, 2783 Los Berros Road, Arroyo Grande,
 San Luis Obispo County, California, APN 075-393-005**

Dear Mr. Bosch:

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, located an easement on parcel 006-087-002, would replace an existing well on the same parcel and would serve the residence on the adjoining property at 2783 Los Berros Road (APN 075-393-005). The well easement is in the City of Arroyo Grande limits, while the property served is in the County. Approximate coordinates for the well are: 120.57965 W, 35.10310 N.

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. 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 or an approved variance to this seal depth should be placed according to State of California water well standards.

The domestic water well is proposed to be drilled to 100 feet depth but could be more or less, depending on the depth of the permeable sands, and would be completed with a 5-inch diameter PVC casing. The well is anticipated to pump at about 5-10 gallons per minute (gpm).

IMPACT ASSESSMENT

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



The closest City well produces water from the Northern Cities Subarea of the Santa Maria Groundwater Basin. The closest City well is located on Halcyon Road about 4,700 feet northwest of the proposed well site.

Since the proposed domestic well is a significant distance from the nearest City well, is only being used for residential uses, and since the well is replacing an existing well, no additional production would occur and the replacement well would have 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 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 proposed well is located about 150 feet from an existing septic system/leachfield area (further than the existing well). This setback will be confirmed by County Environmental Health as part of the water well permitting process.

The proposed replacement domestic well serving the residence would not contaminate the City's water supply.

PRACTICALITY OF SUPPLY FROM THE CITY'S WATER SYSTEM

The property is outside the City limits and therefore is not served by the City water system.

CONCLUSION

Based on the review of the proposed well location, design and use, and the distance to the nearest City well, there will not be a yield or water quality impairment on the City's water supply wells from the drilling, construction and use of this replacement well.

Sincerely,

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



Imagery ©2022 Google, Imagery ©2022 CNES / Airbus, Maxar Technologies, Map data ©2022

50 ft

*Saint John's
Lutheran Church*

959 Valley Rd

A.G.

487-1257





Imagery ©2022 Google, Map data ©2022 , Map data ©2022 20 ft

CHURCH
SIDE

FENCE

MY
SIDE