

Redlined Conditions
(For reference purposes only)

1. The applicant shall ascertain and comply with all State, County and City requirements as are applicable to this project.
2. The project 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 **November 12**~~May 28~~, 2024, 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. To the extent permitted by law, Applicant shall defend, indemnify and hold harmless the City of Arroyo Grande, its City Council, its officers, employees and agents (the “indemnified parties”) from and against any claim, action, or proceeding brought by a third party against the indemnified parties and the applicant to attack, set aside, or void any permit or approval for this project authorized by the City, including (without limitation) reimbursing the City its actual attorney’s fees and costs in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice. The Applicant shall reimburse the City for any court and attorney's fees which the City may be required to pay as a result of any claim or action brought against the City related to this permit or approval. Although the Applicant is the real party in interest in an action, the City may, at its sole discretion, participate at its own expense in the defense of the action, but such participation shall not relieve the Applicant of any obligation under this condition.
5. This approval shall expire on **November 12**~~May 28~~, 2026 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. This approval shall only be valid for the residential construction of up to one (1) single family home, one (1) accessory dwelling unit, and one (1) junior accessory dwelling unit. Any additional development of the property will be required to connect to the City’s water infrastructure at the sole cost of the property owner at the time of proposed development.~~
- ~~7. This approval shall only be valid for the existing legal parcel and shall not extend to any future parcels created through subdivision of the property. Prior to recordation of any subdivision of the property, the owner shall abandon the well in accordance with County Environmental Health Standards.~~
6. **This domestic well approval is valid for the parcel identified by APN 007-781-055 and for any beneficial use on said parcel allowed by law.**
7. The applicant shall install a meter on the well head that monitors all water drawn from the well and report annual pumping amounts as of December 31st to the City Public Works Department by January 31st of the following year.

ATTACHMENT 3

~~9. 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.

9. The applicant shall obtain permits for all electrical connections required for the new well pumps.

10. 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.

~~13. This well approval is conditioned on the stated planned development of a single family home, Accessory Dwelling Unit and Junior Accessory Dwelling Unit on the subject parcel. If the residential use on the site is intensified, such as a subdivision or additional housing units are created, applicant must return to the City Council for a new hearing and approval to use the well pursuant to the City's Municipal Code existing at the time of such intensification of use.~~

~~14. The well must comply with all general legal requirements imposed by the California Department of Water Resources, State Water Resources Control Board, and any other applicable state or federal law.~~

11. During any period of noncompliance with these conditions, the well will be constitute an unapproved use of land subject to the penalties and remedies of the Arroyo Grande Municipal Code.