

RESOLUTION NO.

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARROYO GRANDE DENYING WITH PREJUDICE THE INSTALLATION OF ONE (1) NEW DOMESTIC SUPPLY WELL ON PROPERTY ZONED PLANNED DEVELOPMENT; LOCATED NORTHEAST OF THE INTERSECTION OF NOYES ROAD AND EQUESTRIAN WAY (APN: 007-781-055); APPLIED FOR BY MICHAEL HARRIS AND FINDING THE ACTION EXEMPT FROM CEQA**

**WHEREAS**, Michael Harris has submitted an application (see Exhibit A) to drill and install one (1) new domestic supply well at a property on an unaddressed parcel on Noyes Road in Arroyo Grande ("Well Application"); and

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

**WHEREAS**, based upon the distance from existing water infrastructure, the City Council finds that service from the City's water system is both practical and feasible; and

**WHEREAS**, it has been determined that the installation of domestic water well is categorically exempt from the California Environmental Quality Act ("CEQA") under the Class 3 exemption, which applies to the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. (State CEQA Guidelines, § 15303.). This project falls within the Class 3 exemption because approval of the project would result in the installation of a small well structure.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Arroyo Grande hereby incorporates the recitals herein in full and denies with prejudice the application to drill and install one (1) new domestic supply well at an unaddressed property on Noyes Road (APN: 007-781-055), subject to the conditions as set forth in Exhibit "A", attached hereto and incorporated herein by this reference.

Specifically, the City Council finds that pursuant to Arroyo Grande Municipal Code Chapter 13.08, the following required finding cannot be made with respect to the Well Application: "service from the City's water system is neither practical nor feasible."

The City Council finds that it is both feasible and practical for the City to connect the City's water supply to the subject property. The subject parcel is immediately adjacent to the City's Reservoir No. 5, which is a 1.2 million gallon above-ground storage tank. A residential water service connection can be made directly to the City owned main

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water line from the tank and a connection placed to the applicant's property line with a standard water meter on their property.

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 24<sup>th</sup> day of October 2023.

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CAREN RAY RUSSOM, MAYOR

ATTEST:

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JESSICA MATSON, CITY CLERK

APPROVED AS TO CONTENT:

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BILL ROBESON, INTERIM CITY MANAGER

APPROVED AS TO FORM:

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ISAAC ROSEN, CITY ATTORNEY

EXHIBIT A



SLO Civil Design, LLC

February 7, 2023

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

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

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

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

Sincerely,

Richard Burde, PE  
Principal Civil Engineer  
C 88309

Enc.

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

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

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

**COMPLETION OF THIS FORM IS NECESSARY FOR THE FOLLOWING APPLICATIONS. PLEASE INDICATE THE TYPE OF APPLICATION(S) YOU ARE REQUESTING:**

**Permit Type:** Plot Plan Review  
**Permit Subtype:** Plot Plan Review

**INFORMATION TO BE SUBMITTED WITH THIS APPLICATION**

A. Refer to the checklist (available from the Community Development Department) for those items required to be submitted for each type of project

B. Include any other information that will help explain your proposal or better clarify your particular situation.

**I. GENERAL INFORMATION**

Applicant: SLO Civil Design LLC	Phone: (H): (805) 548-1770
Applicant's Address: 615 Clarion Ct. Suite #2 San Luis Obispo , CA 93401	Email: richard@slocivildesign.com
Representative: SLO Civil Design LLC	Phone: (805) 548-1770
Representative's Address: 615 Clarion Ct. Suite #2 San Luis Obispo , CA 93401	Email: richard@slocivildesign.com
Property Owner: AGC HOLDING CORP A CA CORP	Phone:
Owner's Address: 445 GREEN GATE RD SLO, CA 93401	
Architect (if any):	Phone:
Architect's Address:	Email:
Engineer (if any): SLO Civil Design LLC	Phone: (805) 548-1770
Engineer's Address: 615 Clarion Ct. Suite #2 San Luis Obispo , CA 93401	Email: richard@slocivildesign.com

**Please indicate if all correspondence should be sent to:**

<input checked="" type="checkbox"/> Applicant	<input checked="" type="checkbox"/> Representative	<input type="checkbox"/> Property Owner	<input type="checkbox"/> Architect	<input type="checkbox"/> Engineer
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CITY OF ARROYO GRANDE  
COMMUNITY DEVELOPMENT DEPARTMENT  
**MINOR PROJECT APPLICATION**

**II. PROJECT DESCRIPTION**

Street Address: 0 NOYES RD Development		Zoning: Planned
Assessor Parcel No.: 007781055 acres		Parcel Size: 26.54
General Plan Land use Designation:		
Legal Description of Existing Lot: CY AG PM 28-85 PTN LT 11		
Building Sizes in Square Feet:		
Existing	no buildings currently exist on the property	Proposed      To be determined
Describe the Proposed Project in Detail. For Vacation Rental applications, please include the emergency contact person's name, address and phone number below:		
<p>Drilling of a water well for future domestic use.</p>		



CITY OF ARROYO GRANDE  
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**MINOR PROJECT APPLICATION**

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

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

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

Number of existing lots:
Size of existing lots (in square feet):
Number of proposed lots:
Size of proposed lots (in square feet):

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COMMUNITY DEVELOPMENT DEPARTMENT  
**MINOR PROJECT APPLICATION**

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

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

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

**APPLICANT/REPRESENTATIVE:**

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

Signed

Date

**PROPERTY OWNER/AUTHORIZED AGENT:**

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



Signed

Date