

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.

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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

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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.
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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.

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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.

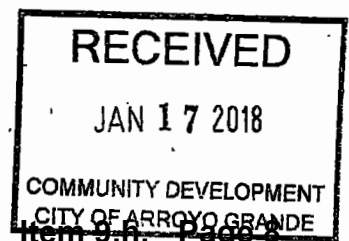
Thank you for your time and help with our problem. And thank you for all you do for our city. I work and teach at AGHS/The Clark Center, my wife teaches at Judkins MS, and we are both very active in the community. We appreciate the staff of the city who are often overlooked and not recognized for everything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



PIERCE
687 PRINTZ ROAD

(A) = OLD WELL
(B) = NEW WELL



Google Earth



PIERCE
687 PRINTZ ROAD

(A) = OLD WELL

(B) = NEW WELL

(ABOUT 15-20 FEET APART)

687 PRINTZ RD WELL LOCATION



PRINTZ RD

EXISTING WELL



⊗ NEW WELL



0 10 20 FEET
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PROPERTY LINES ARE APPROXIMATE AND ARE TO BE USED AS REFERENCE ONLY.

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