TO: CITY COUNCIL
FROM: TERESA MCCLISH, COMMUNITY DEVELOPMENT DIRECTOR
BY: MATTHEW DOWNING, PLANNING MANAGER

SUBJECT: CONSIDERATION OF A RESOLUTION APPROVING THE INSTALLATION OF TWO (2) DOMESTIC WELLS ON PROPERTY ZONED RESIDENTIAL ESTATE; LOCATION - 747 PRINTZ ROAD; APPLICANT - BILLY KILMER

DATE: APRIL 23, 2019

SUMMARY OF ACTION:
Approval of the request would allow the property owner to apply for two (2) new domestic 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 Billy Kilmer to drill and install two (2) new wells on two (2) existing residential parcels for domestic supply at 747 Printz Road.

BACKGROUND:
The City has received a request from Mr. Billy Kilmer, owner of the subject properties, to drill and install domestic supply wells in order to provide domestic water to two (2) existing residential lots in the Residential Estate zoning district – one of the only districts that includes properties not connected to City water and sewer utilities. The parcels are part of an older subdivision previously owned in fee by a single family and have recently been sold to the applicant. One (1) well currently exists on the parcel nearest Printz Road, which is not sufficient to provide domestic supply for development of all three (3) parcels but will remain to serve a single parcel.
Staff Advisory Committee
The Staff Advisory Committee (SAC) reviewed the request for additional wells on April 3, 2019. Following clarification of information regarding the existing well, the SAC was in support of the proposal.

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 domestic supply to the existing residence at the top of the driveway and one (1) new residence midway up the driveway. The existing well will be utilized for domestic supply for a new residence on the parcel closest to Printz Road. The project is conditioned to submit verification that the wells are located 100 feet from septic system areas, which will also be confirmed by County Environmental Health. Additionally, the new wells are 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 and reviewed by the SAC, the wells 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 nearby 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.

ALTERNATIVES:
The following alternatives are provided for the Council’s consideration:
  1. Adopt the attached Resolution approving the installation of two (2) new domestic supply wells;
  2. Do not adopt the attached Resolution approving the installation of two (2) new domestic supply wells;
  3. Provide direction to staff.

ADVANTAGES:
The wells will provide domestic supply to residential properties for domestic needs and satisfy health and safety requirements.

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 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.

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. Letter from applicant
RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARROYO GRANDE APPROVING THE INSTALLATION OF TWO (2) NEW DOMESTIC SUPPLY WELLS ON PROPERTY ZONED RESIDENTIAL ESTATE; LOCATED AT 747 PRINTZ ROAD; APPLIED FOR BY BILLY KILMER

WHEREAS, Billy Kilmer has submitted an application to drill and install two (2) new domestic supply wells at 747 Printz Road 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 domestic supply wells will neither deplete nor contaminate the City water supply and is needed to serve the properties to satisfy health and safety needs.

2. 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.

3. The City Council of the City of Arroyo Grande hereby approves the application to drill and install two (2) new domestic supply wells at 747 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 23rd day of April 2019.
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 Community Development Department office.

3. The applicant shall comply with all the conditions of the City Council Resolution adopted on April 23, 2019, 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 April 23, 2021 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. 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 wells.
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 wells to any septic system (leach field) is greater than 100 feet to the satisfaction of the Director of Public Works.
November 27, 2018

Arroyo Grande City Council
300 E. Branch Street
Arroyo Grande, CA 93420

Members of the City Council,

In May of 2017 I purchased three parcels of land on Printz Street and have since applied for permits to drill two domestic wells. One of the three parcels has a pre-existing well and the other two have no wells. The City of Arroyo Grande does not provide water service to these properties. The City requested that permitting should be submitted through the County and subsequent to that application requested a hydrologic analysis.

Attached is the hydrologic analysis performed by Cleath-Harris Geologists, which included maps of the two parcels needing wells together with a map showing all three parcels. The parcel numbers are:

Parcel 1 007-781-050
Parcel 2 007-781-051
Parcel 3 007-781-052

The new wells will go on Parcels 2 and 3.

The purpose of this letter is to request that the Council permit the drilling of two wells for domestic purposes.

Sincerely Yours,

Billy G. Kilmer, Jr.
November 21, 2018

Paul Knupp
Billy Kilmer
c/o Paul Knupp
pwknupp@yahoo.com

Subject: Hydrogeologic Review of Proposed Wells
747 Printz Road, Arroyo Grande, California

Dear Mr. Knupp:

Cleath-Harris Geologists (CHG) has performed a hydrologic analysis of two proposed wells at 747 Printz Road, Arroyo Grande, California. The City of Arroyo Grande has requested a hydrologic analysis of the new wells. The purpose of this review is to provide the City of Arroyo Grande with information on the availability of groundwater and an analysis of potential impact from the wells. This hydrologic analysis includes a description of the property, a study of the groundwater resources and existing wells in the proximity to the proposed wells, a discussion of regulatory requirements for water wells and well design considerations.

There is one existing well on the property about 300 feet from Printz Road at an elevation of about 404 feet. The well completion report was not available for this well. This well was pumped on 4/20/2017 for four hours at 3 gallons per minute with an initial static water level of 219 feet depth (185’ elevation) and a maximum pumping water level of 248 feet (a specific capacity of about 0.1 gpm/foot of drawdown). The pumping test is attached to this letter. This existing well has insufficient yield to provide for the three parcels. Therefore, a well is being proposed for each of the two remaining parcels on the property.

DESCRIPTION OF PROPERTY

The 8.65-acre property is within the City of Arroyo Grande limits, south of Printz Road and east of Easy Street. The property rises from Printz Road at 345 feet elevation on the east to a ridge at an elevation of 455 feet and then down to the south to an elevation of about 350 feet. Three parcels exist on this property: APNs 007-781-050, -051 and -052. The property with the proposed lot line adjustment is shown on Figure 1.

The property is located outside of the Bulletin 118 boundaries for the Santa Maria Groundwater Basin and is not under constraints established by a groundwater
The County of San Luis Obispo does not assume liability for any damages caused by errors or omissions in the data and makes no warranty of any kind, express or implied, that these data are accurate and reliable.
sustainability agency. Based on a review of the GeoTracker information from the State Water Resources Control Board, no contaminated sites are in the vicinity of this property.

GEOLOGY

The property is underlain by 500+ feet thickness of Pismo Formation marine deposited sedimentary beds. The Pismo Formation has been folded into a synclinal structure that extends from Arroyo Grande Creek Valley to Price Canyon. This property is on the southern limb of that structure. Groundwater is produced from sandstones within this formation. The sandstone is compact and of generally low to moderate permeability.

ADJACENT WELLS

The adjacent properties are served by private domestic wells. Wells in this area are predominantly used for residential water supply. There are three residential wells along the driveway to the east of the property. West of the property, there are two parcels immediately adjacent to the subject property, each with a residence. Figure 1 shows the well on the property and wells observed on the immediately adjacent properties.

A review of the State of California database found six well completion reports within ½ mile of the property. Wells along Easy Street encountered sandstone to a depth of up to 525 feet. Most of these wells that were 400 feet deep or less had an air lift yield of less than 20 gpm. The 525’ deep well had an air lift yield of 75 gpm. Typically, air lift yield estimates are significantly higher than a longer term pumping test yield.

The proposed wells are more than ½ mile north of the closest City well (Well #11 at La Canada Dive and James Way). Well #11 is at a ground surface elevation of 198 feet, has a depth of 305 feet, and, in August 2012 had a depth to static water level of 69 feet (129’ elevation); about 60 feet deeper than the water level at the well on the property. The water level in the well, when initially drilled was recorded at 70 feet depth. Therefore, groundwater level at Well #11 appears to be relatively stable. No impact on the City well is expected from the construction and use of the two residential wells proposed for the property.

PROPOSED WELL DESIGN AND CONSTRUCTION

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

The domestic water wells should be drilled to 500-600 feet depth, depending on the depth of the permeable sands and should be completed with a minimum 5-inch diameter PVC casing to at least 200 feet below the static water level.

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

CONCLUSION

Based on this review of available groundwater information, CHG finds that the property is underlain by aquifers that have a good potential for providing water for residential purposes. Verification of the satisfactory yield and suitability of the water quality will follow the construction of the well with the pumping test and water quality analytical tests. No significant water level drawdown impact from pumping the proposed wells for residential purposes is anticipated at the City well, ½ mile distant from the proposed wells.

Respectfully transmitted,
CLEATH-HARRIS GEOLOGISTS, INC.

Timothy S. Cleath, Certified Hydrogeologist #81

Attachments: Property topographic map
Pumping Test of existing on-site well
## Well Test Report

Karen Kincaid/Gene Nooker  
Realtor Linda Moser movingwithmoser@gmail.com  
747 Printz Rd  
Arroyo Grande, Ca. 93420

First American Title Company  
Kelly LeMay klemay@firstam.com  
Escrow # 4008-5430949

Re: 4 Hr Well Test at 747 Printz Rd, Arroyo Grande, Ca 93420

<table>
<thead>
<tr>
<th>Time</th>
<th>GPM</th>
<th>PWL</th>
</tr>
</thead>
<tbody>
<tr>
<td>9:30</td>
<td>10</td>
<td>219'</td>
</tr>
<tr>
<td>9:35</td>
<td>5</td>
<td>245'</td>
</tr>
<tr>
<td>9:40</td>
<td>5</td>
<td>250'</td>
</tr>
<tr>
<td>9:50</td>
<td>3</td>
<td>248'</td>
</tr>
<tr>
<td>10:00</td>
<td>3</td>
<td>248'</td>
</tr>
<tr>
<td>10:30</td>
<td>3</td>
<td>248'</td>
</tr>
<tr>
<td>11:00</td>
<td>3</td>
<td>248'</td>
</tr>
<tr>
<td>11:30</td>
<td>3</td>
<td>248'</td>
</tr>
<tr>
<td>12:00</td>
<td>3</td>
<td>248'</td>
</tr>
<tr>
<td>12:30</td>
<td>3</td>
<td>248'</td>
</tr>
<tr>
<td>1:00</td>
<td>3</td>
<td>248'</td>
</tr>
<tr>
<td>1:30</td>
<td>3</td>
<td>248'</td>
</tr>
</tbody>
</table>

Recovery  
1:32 0 245'  
1:40 0 235'  
1:45 0 220'

Static Water Level 219’  
Test was conducted using a water meter  
Water Level with Electric Sounder (PWL = pumping water level)

Thank You For Allowing Me To Be Of Assistance To Your Water Needs

Wes Mello / Owner