

TO: James L. App, City Manager
FROM: Bob Lata, Director of Community Development
SUBJECT: Request for Water Well Use
DATE: March 16, 2004

Needs: That the City Council consider authorizing the use of a private well for irrigation of a newly developed golf course.

- Facts:**
1. On February 10, 2004, Matt Masia, representing Black's Hatchery and Turkey Farm received approval from the Planning Commission of Planned Development PD 01-025. PD 01-025 includes the development of a resort hotel with a golf course.
 2. The Planning Commission's approval of PD 01-025 includes Site Specific Condition No. 23 stating that "golf course irrigation shall be obtained by connection to the City water system unless the City Council, upon request of the applicant, specifically approves the use of private sources of water for any of the purposes listed".
 3. The applicant has requested to be permitted to use well water for golf course irrigation.

**Analysis
and
Conclusion:**

The City Municipal Code prohibits construction of wells to serve private property except under permit and generally for continued agricultural use. Additionally, the City's practice has been to deny use of existing wells for non-agricultural use if City water service is available.

Approval of this request would allow the property owner (current or future) the use of a private well, or wells for the purposes of irrigation of one or more golf courses.

In the case of Black Ranch an existing well has been serving the irrigation needs of the property for many years and it has been the owner's intent to continue the use for irrigation of newly developed golf courses.

There has been precedent of allowed use of wells to irrigate golf courses. Examples include Paso Robles Country Club, River Oaks golf course, Paso Robles Links golf course and the approval of the Hunter Huerhuero course on Airport Road (a project that has been abandoned).

In the case of approval of well use for the irrigation of the River Oaks Golf Course (Oak Knoll Ranch) the Council applied a condition of approval requiring connection to City reclaimed water at such time that it becomes available.

Consideration of the property owner's request for continued use of the well should be weighed against these municipal concerns:

1. The City is a purveyor of a reliable source of treated potable water. Allowing use of an existing well is not consistent with the City's purvey interests and financial goals in terms of paying for needed infrastructure.
2. The City is obligated to protect and preserve water supplies for all residents and businesses in the City, and therefore allowing use of an agricultural well for irrigation of a golf course may be a prudent conservation decision.
3. Reclaimed water may someday prove a viable method to mitigate the City's discharge of Total Dissolved Solids (TDS) into the Salinas River. Although reclaimed water is not available to the golf course at this time, it may be prudent to allow use of the existing agricultural well until such time that reclaimed water is available.

Based on the foregoing and weighing considerations including consistencies with prior approvals it would seem reasonable to permit use of a private well as stated in either Option "a" or "b".

Policy

Reference: City Municipal Code Sections 14.06.132 and 14.06.136

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Impact: None.

Options:

- a. Adopt Resolution No. 04-xx approving the use of existing or new private wells by the Black Ranch Resort to irrigate newly developed golf courses with the provision that the Black Ranch Resort, or successors in interest, connect to City provided reclaimed water at such time said reclaimed water is available.
- b. Adopt Resolution No. 04-xx approving the use of existing or new private wells by the Black Ranch Resort, or successors in interest, to irrigate newly developed golf courses.
- c. Amend, modify or reject the above options.

Attachments: (3)

1. Vicinity Map
2. Resolution 04-xx (Option "a")
3. Resolution 04-xx (Option "b")

RESOLUTION NO. 04-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
AUTHORIZING BLACK RANCH RESORT PROJECT THE USE OF PRIVATE WELLS

WHEREAS, the City Planning Commission, at their meeting of February 10, 2004, adopted Resolution 04-008 approving Planned Development PD 01-025 referred to as the Black Ranch Resort; and

WHEREAS, the property owners, Black's Hatchery and Turkey Farm, have submitted a request through their representative to use well water for irrigation of all golf courses proposed for development under PD 01-025; and

WHEREAS, the City is obligated to protect and preserve water supplies for all residents and businesses in the City and therefore allowing use of an agricultural well for irrigation of a golf course is a prudent conservation decision; and

WHEREAS, the City has interest in developing a reclaimed water distribution system in order to mitigate discharge of treated water into the Salinas River; and

WHEREAS, appurtenant to the development of a reclaimed water system is the need to identify and develop customers for the system; and

THEREFORE, BE IT RESOLVED AS FOLLOWS:

SECTION 1. That the City of Paso Robles does hereby authorize the use of private wells to irrigate golf courses developed with Planned Development PD 01-0125, known as the Black Ranch Resort.

SECTION 2. Black Ranch, or its successors in interest must hook up to the City provided reclaimed water when such system becomes available subject to the following conditions;

1. Black Ranch will pay for reclaimed water at a rate equal to their costs of pumping water from the subject well or wells for the twelve (12) months immediately preceding connection to the City reclaimed water. The rate of payment will be subject annually to increase in accordance with the Consumer Price Index (CPI), San Francisco area.
2. The City shall deliver the reclaimed water in a quality and quantity suitable for landscape irrigation and of a quality sufficient for the continuous and long-term maintenance of all areas to be irrigated. The quality of the reclaimed water shall be defined by the parameters attached in Exhibit "A-1," Project Water Quality Limits."
3. Black Ranch will retain the use of the subject well or wells as an opportunity to blend with reclaimed water as necessary to meet the "Project Water Quality Goals" attached in Exhibit "A-2" and to periodically flush soils.

SECTION 3. That the City Clerk be authorized to cause a certified copy of this Resolution to record in the Office of the County Recorder of the County of San Luis Obispo, State of California.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 16th day of March 2004 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Sharilyn M. Ryan, Deputy City Clerk

EXHIBIT "A - 1"

PROJECT WATER QUALITY LIMITS

<u>Water Quality Parameter</u>	<u>Maximum 3-Year Average Limit</u>
Electrical Conductivity (EC _w)	1,550 umhos/cm
Total Dissolved Solids (TDS)	900 mg/L
Bicarbonate (as HCO ₃ ion)	250 mg/L
Boron (B)	0.50 mg/L
Chloride (Cl)	250 mg/L
Sodium. (Na)	200 mg/L

EXHIBIT "A - 2"

PROJECT WATER QUALITY GOALS

<u>Water Quality Parameter</u>	<u>Maximum Annual Average Goal</u>
Electrical Conductivity (EC _w)	1,500 umhos
Total Dissolved Solids (TDS)	875 mg/L
Bicarbonate (as HCO ₃ ion)	240 mg/L
Boron (B)	0.48 mg/L
Chloride (Cl)	240 mg/L
Sodium (Na)	195 mg/L

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