

SECTION 14

WELLS

14-1 GENERAL

The County of Ventura issues all permits for construction of wells located within the City of Thousand Oaks; the City, however, reserves the right to review all permits and to approve and/or deny issuance of said permit to the applicant by the County. The following information is included in these Standards to provide applicants with information relative to requirements for well construction. The City's policy is to allow only one well per property ownership, which is different from County policy. The County of Ventura shall have final jurisdiction relative to fees and all other requirements.

As a definition, the term "well" or "water well" means any excavation by any method for the purpose of extracting water from or injecting water into the ground. For the City's purposes, these terms also include cathodic protection wells, monitoring wells, and engineering test holes in addition to production wells (i.e., domestic and irrigation). These terms do not include: Oil and gas wells, geothermal wells, wells used for the purpose of dewatering a construction site, or seepage pits.

Within the incorporated area of the City of Thousand Oaks, the City's Municipal Code and Ordinance No. 1133-NS are the regulating documents for the construction, repair, modification, abandonment or destruction of wells. These ordinances give the Public Works Department the right of first review and/or refusal for all well permits issued for all parcels/projects located within City limits, the right to suspend or terminate well permits for same, and the right to order corrective actions for wells, permitted or otherwise, which are located within the City.

Note that the City's jurisdiction also extends into the service areas of California Water Service, Camrosa Water District, and California American Water Company which are within the City's incorporated area. If the existing or proposed well is or will be located within another purveyor's service area, the affected water company must also grant permission.

Well permits are issued by the Water Resources Department at the County of Ventura Government Center, which is located at 800 S. Victoria Avenue in Ventura. The County provides this service for the City of Thousand Oaks in compliance with an agreement that became effective on March 17, 1992. The Public Works Department retains jurisdiction, but the County inspects all wells and maintains all well records.

The purpose of this section is not to detail all of the requirements for well drilling, but rather to excerpt informative sections of the City's well ordinance as well as other referenced standards.

14-2 STANDARDS

Standards for the construction, relocation, repair, modification, abandonment or destruction of wells shall be those set forth in the following:

1. California Department of Water Resources Bulletin No. 74-1 entitled "Cathodic Protection Well Standards".
2. Bulletin No. 74-9, Chapter IV, entitled "Water Well Standards – Ventura County".
3. Bulletin No. 74-81, Bulletin No. 74-90, Chapter II, entitled "Water Well Standards – State of California" as supplemented or revised from time to time by the California Department of Water Resources.
4. Ventura County Well Ordinance No. 4184; and the City's Municipal Code Title 10, Chapter 2, Article 10.

The City and/or the County may adopt or enforce standards and regulations more stringent than State requirements.

14-3 GROUNDWATER INFORMATION AVAILABLE

Groundwater information for the City of Thousand Oaks is available from the County of Ventura Water Resource Division.

14-4 ADMINISTRATIVE STEPS

Persons who desire to construct, repair, modify, abandon or destruct wells within the City should:

1. Obtain an application for permit from the County of Ventura Water Resources Department. The form will require such information as a plot plan of the site with all improvements and terrain features within 500 feet, as well as the name of the contractor or person doing the work and a description of what is being done. The applicant shall complete the form and pay all applicable fees to the County.

2. If the permit involves a production (i.e., domestic or irrigation) well, the applicant shall visit the Public Works Department at the City of Thousand Oaks and ask to speak to the City Engineer. The Public Works Department has the first right of review and/or refusal, therefore the City must approve of the proposed work prior to the County issuing a permit.
3. Receive a clearance from the water purveyor if parcel is not served water by the City.
4. Receive approval from the Planning Division of the City's Community Development Department. Normally, this would only pertain to well drilling. For example, it can take the form of a special use permit if the proposed well is to be within a Residential Planned Development zone.
5. Obtain permits from the Building Division of the City's Community Development Department, as appropriate. The County will inspect the well and pump, but the City's Building Division is responsible for the above ground plumbing and electrical wiring.
6. Notify the appropriate inspector(s) before each phase of the work. Advanced notification must be given to the Ventura County Water Resources Department (Well Permits) before drilling or abandoning a well. The City's Building Division requires a 24 hour notice for the inspection of on site plumbing and electrical work.
7. Disinfect new, reactivated, and modified wells per the State standards and then have the well tested to the satisfaction of the County of Ventura, Environmental Health Department.
8. If the project is within City limits and pertains to a domestic well, a copy of the County Water Resource Department's Well Permit (which includes the inspection report) must be provided by the applicant to the City's Public Works Department prior to the issuance of a Water/Wastewater permit. In those instances where a Water/Wastewater permit does not apply, a copy of the well permit must be received before a building permit will be granted. One of the requirements for a domestic well permit is that the water must be analyzed by a lab to determine if it meets the requirements of the California Department of Public Health. The County requires that a copy of the report be forwarded to the Water Resources Department within sixty days. A copy of the water quality report must also be furnished to the Public Works Department prior to the issuance of a Water/Wastewater permit, if applicable, or prior to granting a building permit. If an applicant has any question(s) pertaining to a Well Permit,

he or she may call the County's Water Resource Department. Questions pertaining to testing the well water should be directed to the County's Environmental Health Department.

9. The City's Public Works Department does not require a water quality report for irrigation wells, but a copy of the well inspection report must be obtained from the County by the applicant and submitted to Public Works prior to connecting to the irrigation system. If the applicant is receiving domestic water service from a connection to a City water main, the applicant will also be required to install an approved back flow prevention device at this connection, and submit to Public Works the test results of the device prior to connecting to the irrigation system.

14-5 TYPE OF WELL

Both the State of California and County of Ventura make a distinction between the following types of wells:

- 14-5.1 Community Water Well: A water well which provides water to a community or public water systems as defined in Section 116275, subdivision (h), of the Health and Safety Code. In simplest terms, the well should supply water through pipes or other constructed conveyances that has 15 or more service connections or regularly serves at least 25 individuals daily at least 60 days out of the year.
- 14-5.2 Non-Community Water Well: A water well for domestic purposes servicing a place where persons come and go and don't maintain a residency.
- 14-5.3 Individual Domestic Well: A water well used to supply water for domestic needs of an individual residence or commercial establishment. Due to potential legal and administrative problems anticipated to possibly occur as the result of multiple residences served from one well, the City requires one well per residential unit.
- 14-5.4 Irrigation Well: A well solely intended for irrigation of land. If any domestic use is contemplated, then the higher requirements for domestic water shall prevail.

14-6 BACKFLOW PREVENTION

If the possibility of a cross-connection between the plumbing attached to a well and the pipelines within the City's system exists, protection of the City's system through the use of backflow prevention devices is required. Closed valves

separating the two systems do not relieve the responsibility for backflow prevention devices on the City system.

The backflow prevention device that is required for a domestic water system which is not interconnected with an unapproved auxiliary water supply located on the same premises can be of the double check valve type. However, if the water system is interconnected to an unapproved auxiliary water supply, and/or is not suitable for domestic purposes (as may be the case for an irrigation system), then a reduced pressure (RP) device shall be required.

14-7 ABANDONMENT OR DESTRUCTION OF WELLS

Proper destruction of a well that is no longer useful serves two main purposes: It assures that the groundwater supply is protected and preserved for future use, and it eliminates the potential physical hazard.

A well is considered "abandoned" when any of the following conditions are met:

1. A water well used less than 8 hours in any twelve month period. Failure to submit annual reports of well usage pursuant to County Well Ordinance Section 4826 will result in the well(s) being classified as abandoned.
2. A monitoring well from which no monitoring data has been taken for a period of two years.
3. A well which is in such a state of disrepair that it cannot be made functional for its original use or any other use regulated by the County Well Ordinance.
4. An engineering test hole after 24 hours has elapsed after construction and testing work has been completed on the site.
5. A cathodic protection well which is no longer used for its intended purpose.

Unless the owner declares their intention to use the well again the well shall be considered abandoned and shall be destroyed in accordance with the County Well Ordinance.

14-8 STANDARD CONDITIONS

Any or all of the conditions listed in this section may be imposed as a part of the well permits process for the construction of a water well.

1. The applicant is put on notice that well drilling within the Conejo Valley has yielded considerably variable results, particularly where Conejo volcanic rock materials exist and the flow delivery is dependent upon the numbers and size of fractures encountered. Additionally, the evaluation of water quality should be an important factor in determining the suitability of well water for the intended use.
2. A permit for the construction of a water well within the City of Thousand Oaks will only be issued after the applicant has:
 - a. Submitted the required permit form showing details of the proposed well location and construction, location of the proposed dwelling, nearest stream or drainage course and proposed septic tank or seepage pit system, as applicable.
 - b. Provided verification that the well water is either to be used for landscape irrigation or that the well water is to be used for domestic and irrigation purposes if a public water system is not available. The Public Works Department will be responsible for making the appropriate determinations based upon information supplied by the applicant.
 - c. For a well intended for domestic use, received approval for a septic tank or seepage pit wastewater disposal system if the property is not already connected to the public wastewater system and the public wastewater system is judged not to be available as defined in the Thousand Oaks Municipal Code. The Public Works Department is responsible in such cases for issuance of an "availability of public wastewater system" letter.
 - d. For a well intended for domestic use, received approval from the Fire Protection District and the Public Works Department confirming that water for fire protection will be provided by connection to an existing public water system.
 - e. Signed a covenant and deed restriction prepared by the Public Works Department indicating that the City cannot warrant or assume any liability whatsoever for the water flow or water quality from the well. Said restriction shall be recorded against the property.
 - f. Signed a covenant and deed restriction prepared by the Public Works Department agreeing to connect at least the interior house plumbing to the public water system should the well fail in terms of flow or quality or should a public water system be constructed to a

point where service to the property can be provided. The property owner shall also be obligated to pay a pro-rata share of the costs to extend the previously existing public water system.

3. No building or grading permits (except as may be incidental to the construction of the well) will be issued by the City until the following has occurred or been furnished:
 - a. Completed well log(s), pump test results and water quality report received and accepted by the Public Works Department.
 - b. Well permit signed off by City Public Works Department.
4. Approval of a well permit by the Public Works Department does not imply approval of any other permits by the City.
5. All water well construction shall be in accordance with the requirements of the permit, these conditions, the Thousand Oaks Municipal Code and the Water Design and Construction Standards. Only drillers licensed by the State of California and approved by the County of Ventura shall be allowed to drill wells. All well construction shall require inspection by the City of Thousand Oaks Public Works Department and other departments as may be required.
6. Above ground water storage facilities will not be allowed without the approval of the Public Works and Community Development Departments. If formal approval is needed, it shall be obtained prior to any well drilling.
7. Disposal of all excavated materials and/or all polluted waters resulting from drilling operations shall be as approved by the Public Works Department, as well as other public agencies which may have jurisdiction.
8. The well shall be only used for the extraction of groundwater. The injection of any surface waters or the deposition of any materials into the well will not be allowed without approval of the Public Works Department.
9. It is the applicant's responsibility to ascertain whether or not there are any subsurface rights to the groundwater by others.
10. The well use shall be limited to serving one single-family residence for domestic and/or irrigation purposes. Water from said well shall not be utilized on adjacent properties.

11. The applicant shall be responsible for securing all required plumbing and electrical permits associated with the construction of the well and its related facilities.