



# COUNTY OF MONTEREY HEALTH DEPARTMENT

Elsa Jimenez, Director of Health

Administration  
Behavioral Health

Clinic Services  
Emergency Medical Services  
Environmental Health/Animal Services

Public Health  
Public Administrator/Public Guardian

January 11, 2018

Anthony L. Lombardo  
Anthony Lombardo & Associates  
144 West Gabilan Street  
Salinas, Ca 93901

Re: Appeal of Denial of Well Permit Application No. 17-12919

Dear Mr. Lombardo:

This letter is in response to the appeal which you filed on behalf of RAMCO Enterprises on December 15, 2017, appealing the December 7, 2017 denial by the Monterey County Health Department Environmental Health Bureau (EHB) of Well Permit 17-12919 for Well ETS-20, located at 270 River Road. EHB has reviewed the appeal, the timeline you described, and EHB records which indicate the following facts. EHB received a permit application on September 6, 2017 from Maggiora Bros. Drilling, Inc., of behalf of Bill Armstrong, for Well ETS-20. EHB referred that application to the Monterey County Water Resources Agency (WRA), and after review by WRA, EHB issued Well Permit 17-12898 for ETS-20 on September 8, 2017 and emailed the permit to Maggiora Bros. By its terms, Well Permit 17-12898 expires on September 8, 2018. A copy of Well Permit 17-12898 is attached. On or about October 20, 2018, Maggiora Bros. on behalf of Bill Armstrong submitted another application for Well ETS-20 on the same property in the same location (Well Permit No. 17-12919). Following recommendation by WRA based on a new report entitled *Recommendations to Address the Expansion of Seawater Intrusion in the Salinas Valley Groundwater Basin—Special Report Series 17-01* (dated October 2017) among other data, EHB issued a denial of Well Application No. 17-12919, and your client timely appealed that denial.

In light of the above facts, EHB concludes that Well Permit 17-12898 for Well ETS-20 issued on September 8, 2017 is in effect, unless and until it expires on September 8, 2018. Irrespective of the reasons for denial of Well Permit 17-12919, EHB recognizes that the application for Well Permit No. 17-12919 is identical to the application for Well Permit 17-12898, which permit is in effect. Accordingly, EHB has issued a corrected denial of Well Permit No. 17-12919, with the reasons for denial being that the application duplicates the already existing Well Permit No. 17-12898 which was previously approved. The corrected denial provides a new ten-day appeal period on the corrected denial. Since the correction renders your current appeal moot, please inform EHB as to your intentions with respect to the current appeal.

If you have any questions please do not hesitate to call me.

Sincerely,

A handwritten signature in black ink, appearing to read "Roger Van Horn", with a long horizontal flourish extending to the right.

Roger Van Horn, REHS  
Supervising Environmental Health Specialist

Cc: Edward Moreno, MD, MPH, Health Officer/Director of Public Health  
Elsa Jimenez, Director of Health  
John Ramirez, MPA, REHS Director Environmental Health Bureau  
Ricardo Encarnacion, REHS, MPH, Assistant Director Environmental Health Bureau  
Howard Franklin, Senior Hydrologist Water Resources Agency  
Amy Woodrow, PE Water Resources Agency  
Wendy Strimling, Senior Deputy County Counsel  
Kelly Donlon, Deputy County Counsel

# MONTEREY COUNTY

DEPARTMENT OF HEALTH  
ENVIRONMENTAL HEALTH BUREAU  
1270 Natividad Road  
Salinas, CA 93906  
(831) 755-4507



## WATER WELL CONSTRUCTION PERMIT

WELL PERMIT: 17-12898  
INTENDED USE: Agricultural Irrigation > 2,500 gpm  
SITE LOCATION: 14995 Del Monte Blvd

ISSUED: 9/8/2017  
EXPIRES: 9/8/2018  
APN: 175-011-050-000  
PHONE: (831) 484-0800

OWNER: Bill Armstrong

ADDRESS: 270 River Rd

CITY: Salinas, CA 93908

DRILLING CONTRACTOR: Maggiora Bros.

LICENSE: 249957

ISSUED BY: \_\_\_\_\_

Roger Van Horn, R.E.H.S.

### CONDITIONS OF APPROVAL:

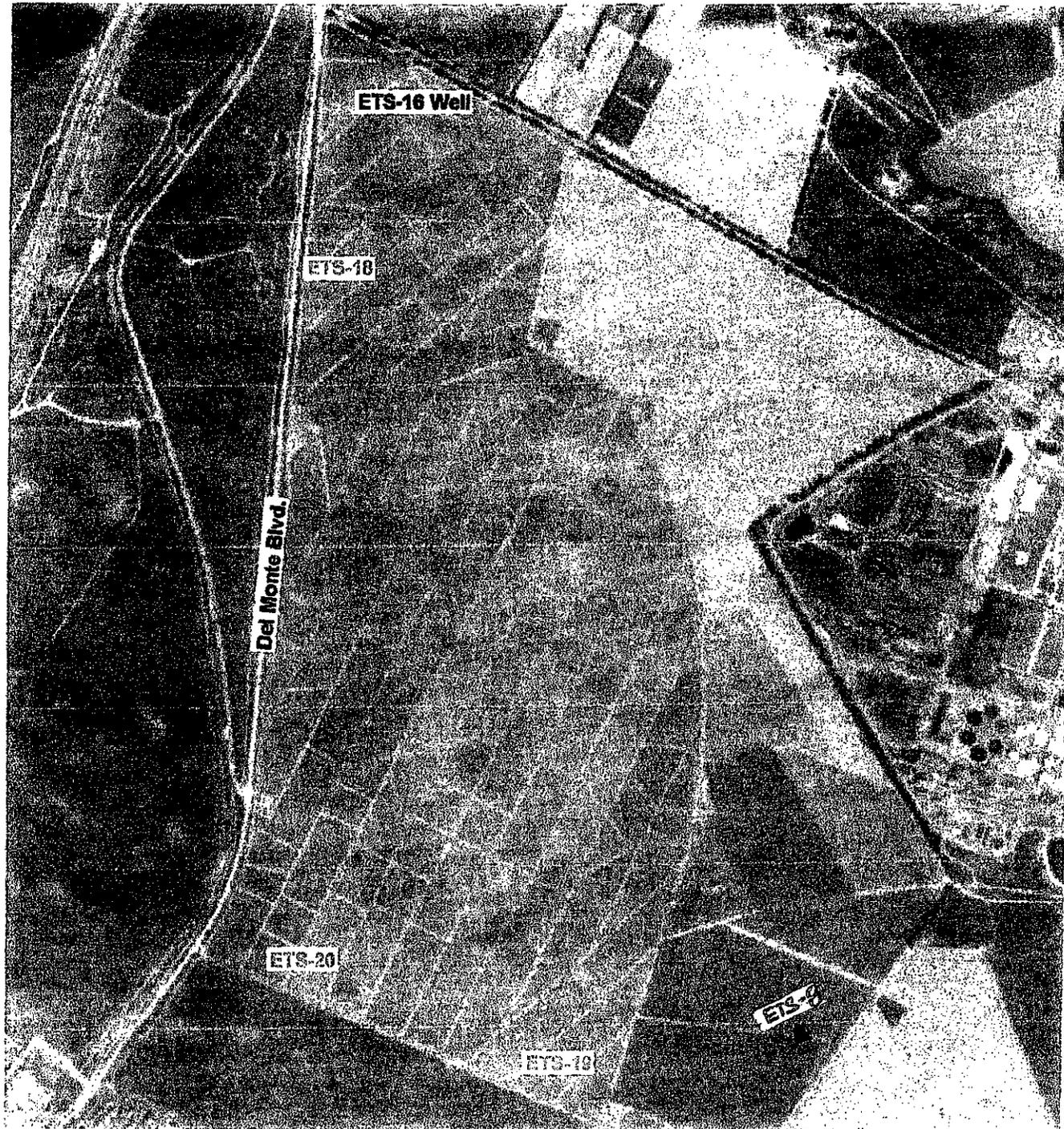
1. All requirements set forth in Monterey Code Chapter 15.08 and Bulletins 74-81 and 74-90, shall be complied with at all times.
2. The well shall be at least 100 feet from any septic tank; any portion of any leach field or animal enclosure; 50 feet from any sewer main, line or lateral; and 150 feet from any seepage pit. If type of absorption field is unknown, the distance shall be 150 feet.
3. Location of the well shall not prevent the installation, relocation or expansion of the septic system on any adjoining lot.
4. Water well permit shall be kept on site at all times while work is in progress.
5. The well shall be drilled in the approved location delineated on the attached map, **Exhibit A**. The well cannot be drilled in any other location without prior approval from Monterey County Health Department, Environmental Health Bureau (EHB) and receipt of an amended permit.
6. Any water well on the premises which is to be abandoned, or which has been abandoned shall be properly destroyed within six months of the completion of this well.
7. Notify the EHB 24-hours prior to time you expect to place the seal.
8. Notify the EHB at least 24 hours prior to moving on site.

Well Permit: 17-12898

Owner: Bill Armstrong

9. If the seal(s) cannot be witnessed by the EHB, a detailed, written description of the seal(s) shall be submitted to the EHB within ten days.
10. Surface construction features of the completed well shall be in accordance with the California Well Standards Bulletin 74-81 and Bulletin 74-90 Section 10.
11. The permit applicants shall indemnify and hold harmless the County and its officers, agents, and employees from actions or claims of any description brought on account of any injury or damages sustained, by any person or property resulting from the issuance of the permit and the conduct of the activities authorized under said permit.
12. Issuance of this permit to construct a water well does not create, transfer, assign or acknowledge any legal rights to water associated with this property.
13. An electric log shall be performed and it shall be submitted to the EHB before the well is sealed. Interpretation of the electric log including a written water quality report shall be provided by the contractor indicating the best location(s) for sealing off poor quality water and the proposed seal depth. The exact location of sanitary and strata seals shall be approved by the EHB in consultation with the appropriate water management agency, before the well is sealed. A geologic log shall be submitted with the electric log. The permit applicant may request review of the approved seal depth by a 3<sup>rd</sup> party licensed hydrogeologist at the applicant's expense if the applicant disagrees with the approved seal depth.
14. The well shall be properly disinfected before use.
15. The construction must meet all of the requirements in the attached Monterey County Water Resource Agency Well Application Review Form and Conditions - **Exhibit B**.
16. In the event there shall be a chemical injector installed on the discharge line of this well, an approved backflow prevention device shall be installed between the well and the injection port.

**END**



**LEGEND**

- ETS-20  Electrotelluric Sounding
-  Active Well



**SITE PLAN**



**GEISCHNER PARTS, INC.**

Highway One, 14500 W. 145th St. & 145th Ave. S.  
 P.O. Box 114, Golden, CO 80401  
 303-425-1144  
 Fax: 303-425-1145

**G1652-03A 08/17**  
**FIGURE 1**

Exhibit B

# MONTEREY COUNTY WATER RESOURCES AGENCY WELL APPLICATION REVIEW

Permit Type: Construction

Permit #17-12898

Owner Name: Bill Armstrong Armstrong Sandhill Ranch, LLC	Hydrologic Subarea: Pressure Deep Aquifers	Proposed Borehole Depth (ft.): 1,960
Address: 270 River Road, Salinas, CA 93908	APN: 175-011-050-000	Proposed Sealing Depth (ft.): 1,160
Well Address: Marina, CA	TRS number: 14S/02E-19G	Proposed Well Perforation Intervals (ft.): 1,220-1,960
Date Submitted To Agency: 09/07/2017	Driller/Contractor: Maggiora Bros. Drilling, Inc.	Proposed Production Casing Diameter (in.): 16
Date Application Received: 09/06/2017	Drilling Method: reverse rotary	Proposed Pumping Rate (gpm): 2,500
	Ground Surface Elevation (ft.): 54	Intended Use: Agricultural irrigation

### Impact Assessment Summary:

The proposed high capacity well, at its current location and with its proposed design and pumping rate, does not indicate potential for significant adverse impact to existing domestic wells, water system wells, or in-stream flows based on an assessment using regional aquifer parameters.

### Well Permit Conditions:

- Proposed well construction design shall be approved only after the Monterey County Water Resources Agency (Agency) has completed review of the following:
  - Geophysical (e-log) and lithologic logs for the new well; the geophysical log shall include a water quality analysis interpretation report.
- The Agency shall be notified immediately of any modifications/changes made to the proposed well construction design.
- All abandoned wells found on the same parcel as the proposed well shall be properly destroyed in accordance with the procedures outlined in Bulletin 74-81, *Water Well Standards: State of California* of the California Department of Water Resources and its subsequent updates.
- The following Water Level information shall be included on the Well Completion Report (DWR Form 188):
  - Depth to "first" water below surface (feet).
  - "Static" water level depth after well has been developed/pump tested (feet).
- All well construction procedures shall be in accordance with standards outlined in Bulletins 74-81 and 74-90, *Water Well Standards: State of California* from the California Department of Water Resources and *Monterey County Code Chapter 15.08 Water Wells*.
- The material used for all annular seals shall be neat cement.

Note: The Water Resources Agency review of this well construction application is not an endorsement or opinion of the applicant's legal authority to use of the water extracted as a result of this application.

Reviewer:

Amy Woodrow  
Amy Waddrow, PG - Hydrologist

Date: 07 September 2017



Job # D00370

ETS - 20

MONTEREY COUNTY HEALTH DEPARTMENT

ENVIRONMENTAL HEALTH BUREAU  
DRINKING WATER PROTECTION SERVICES

1270 NATIVIDAD RD., Salinas, CA 93906  
Phone: (831) 755-4507 FAX: (831) 796-8691

Received by EHB  
SEP 06 2017

APPLICATION TO CONSTRUCT:  
WATER WELL, MONITORING WELL OR CATHODIC PROTECTION WELL

OWNER: (Name/Title) Bill Armstrong, President  
(Company) Armstrong Sandhill Ranch, Inc.  
Mailing address: 270 River Road

CONTRACTOR: (Company) Maggiore Bros. Drilling, Inc.  
(Contact) Mike Maggiore  
Mailing address: 595 Airport Blvd.

City/Town: Salinas, CA Zip: 93408  
Phone: 831-484-0800  
Email: Bill@ArmstrongMarketing.net

City/Town: Watsonville, CA Zip: 95076  
Phone: 831-724-1338 C-57 License: 249957  
Email: watsonville@maggiorebros.com

Primary Contact: Name / Contact Number (if different):  
PROPOSED SITE ADDRESS: Mission, CA

APN: 175-011-050 ACRES: 6.53

GPS Coordinates: N 36° 41' 08" W 101° 47' 16" ETS-20  
Site Preparation: Any grading required (leveling, pit, load, containment area, etc)?  yes, (describe)  no

Intended Use: Agricultural Irrigation  Residential Irrigation (no domestic use)  Domestic/Single Connection   
Domestic/Multiple Connection : # of connections \_\_\_\_\_ Name of system \_\_\_\_\_  
Geothermal  Cathodic Protection  Monitoring  Industrial  Stock  Test

GPM needed: 2500 Associated PLN/BP: \_\_\_\_\_  
Replacement Well?  yes  no  
If yes, reason for replacement? \_\_\_\_\_ (Include application for destruction of well being replaced)

\*Each hole requires a separate permit. Indicate if proposal includes 2 holes (test hole and production well)  
Total number of wells on property: \_\_\_\_\_ Number of wells in use? \_\_\_\_\_ Inactive? \_\_\_\_\_ Abandoned? \_\_\_\_\_

Distance to nearest: Property line \_\_\_\_\_ ft. Existing well \_\_\_\_\_ ft. Leach line \_\_\_\_\_ ft. Seepage pit \_\_\_\_\_ ft. Septic tank \_\_\_\_\_ ft.  
Sewer lines, mains, or laterals \_\_\_\_\_ ft. fuel tank \_\_\_\_\_ ft.  above  below ground Animal encl. \_\_\_\_\_ ft.

Type of Onsite Waste Disposal: Sewer \_\_\_\_\_ Leach field: \_\_\_\_\_ Seepage pit \_\_\_\_\_  
Estimated Work: Start \_\_\_\_\_ Finish \_\_\_\_\_ Receive Permit: By Mail  Email  Pick Up

A map containing the following information must accompany this application: Written directions to the proposed site; nearest crossroad; arrow indicating north; property lines; distance from proposed well to property lines; location of other wells on property; location of septic tanks, seepage pits and leach lines on property and within 150 feet of well site. Additionally, an aerial photo of the property indicating the proposed location and photos of well site is requested. If an inadequate map is provided and a second well site field visit is required, a charge at the current hourly rate may be required for the additional site visit. Flag the precise site location of the proposed well with a surveyor's stake with the words "Proposed Well."

PROPOSED DESIGN/CONSTRUCTION FEATURES:

Type of well construction: Mud Rotary  Reverse Rotary  Air  Cable Tool  Other   
Spoils/fluid Containment: Pit  Portable box/container  Other:  describe: \_\_\_\_\_

Conductor casing: Bore hole depth 26 ft. To be installed? Yes If yes: Length 600 ft. Diameter 30 in. Thickness .375 in.  
Bore hole diameter 36 in. Seal width 3 in.

Production casing: Standard or line pipe  Structural steel  Thermoplastics  -type \_\_\_\_\_ Thermoset plastic   
Diameter 16 in. Single  Double  Type of joint weld  
Bore hole diameter 26 in. Seal width 4 in. Type/method of centralizing steel centralizers

\*\*Minimum of 3" for public water system wells, minimum of 2" for all others

Logging to be used: Electric  Caliper  Fluid movement  Geologic  Other \_\_\_\_\_  
Proposed seal: Material Lexmix Volume 135 cu. yds. Length 1160 ft. Location \_\_\_\_\_  
cu. yds. \_\_\_\_\_ ft. \_\_\_\_\_ to \_\_\_\_\_ ft.

Proposed location of perforations or screens: 1160 to 1960 ft. \_\_\_\_\_ to \_\_\_\_\_ ft. \_\_\_\_\_ to \_\_\_\_\_ ft.  
Concrete pump base: Length \_\_\_\_\_ in. Width \_\_\_\_\_ in. Thickness \_\_\_\_\_ in.

I hereby agree to comply with all conditions, laws and regulations of the County of Monterey and the State of California pertaining to well construction. I understand approval of a well permit does not indicate whether this property is suitable for an individual sewage disposal system or that a permit to install such a system is granted. I understand fees submitted with this application are non-refundable. I hereby agree to indemnify and hold harmless the County and its officers, agents, and employees from actions or claims of any description brought on account of any injury or damages sustained, by any person or property resulting from the issuance of the permit and the conduct of the activities authorized under requested permit.

Additionally, I understand submitting an incomplete application will delay the processing of my permit.

SIGNATURE OF PROPERTY OWNER\*\*\* Bill Armstrong Date 8/25/17  
SIGNATURE OF CONTRACTOR Michael F. Maggiore Date 8/31/17  
Print \_\_\_\_\_ Print \_\_\_\_\_

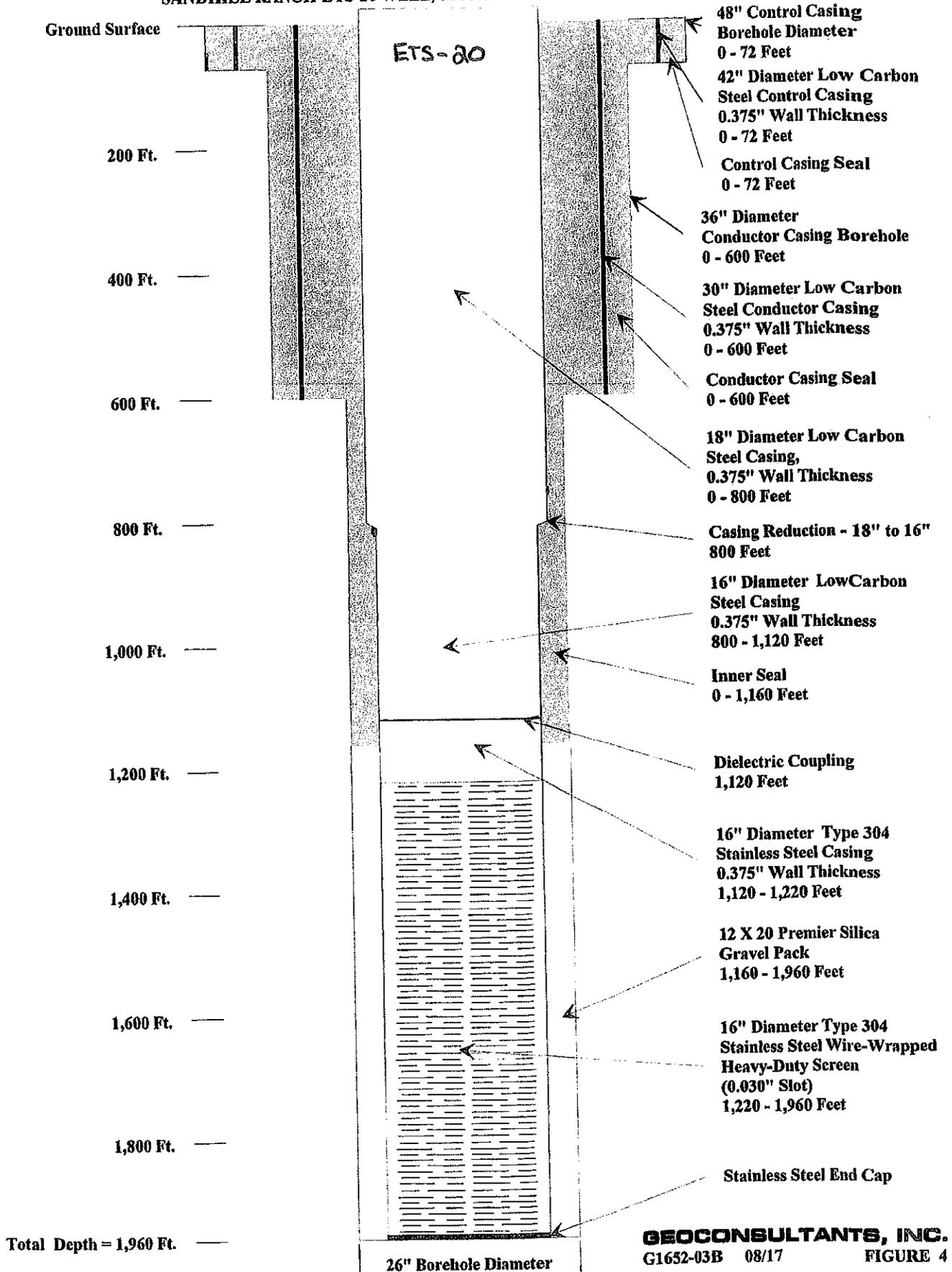
\*\*\*If signed by authorized representative instead of owner, submit proof of authorization

OFFICE USE ONLY Date 9/11/17 Receipt # \_\_\_\_\_ Amount \$ 3,039 Project # \_\_\_\_\_ 08/08, 10/09, 2/10, 12/12, 8/13, 6/14

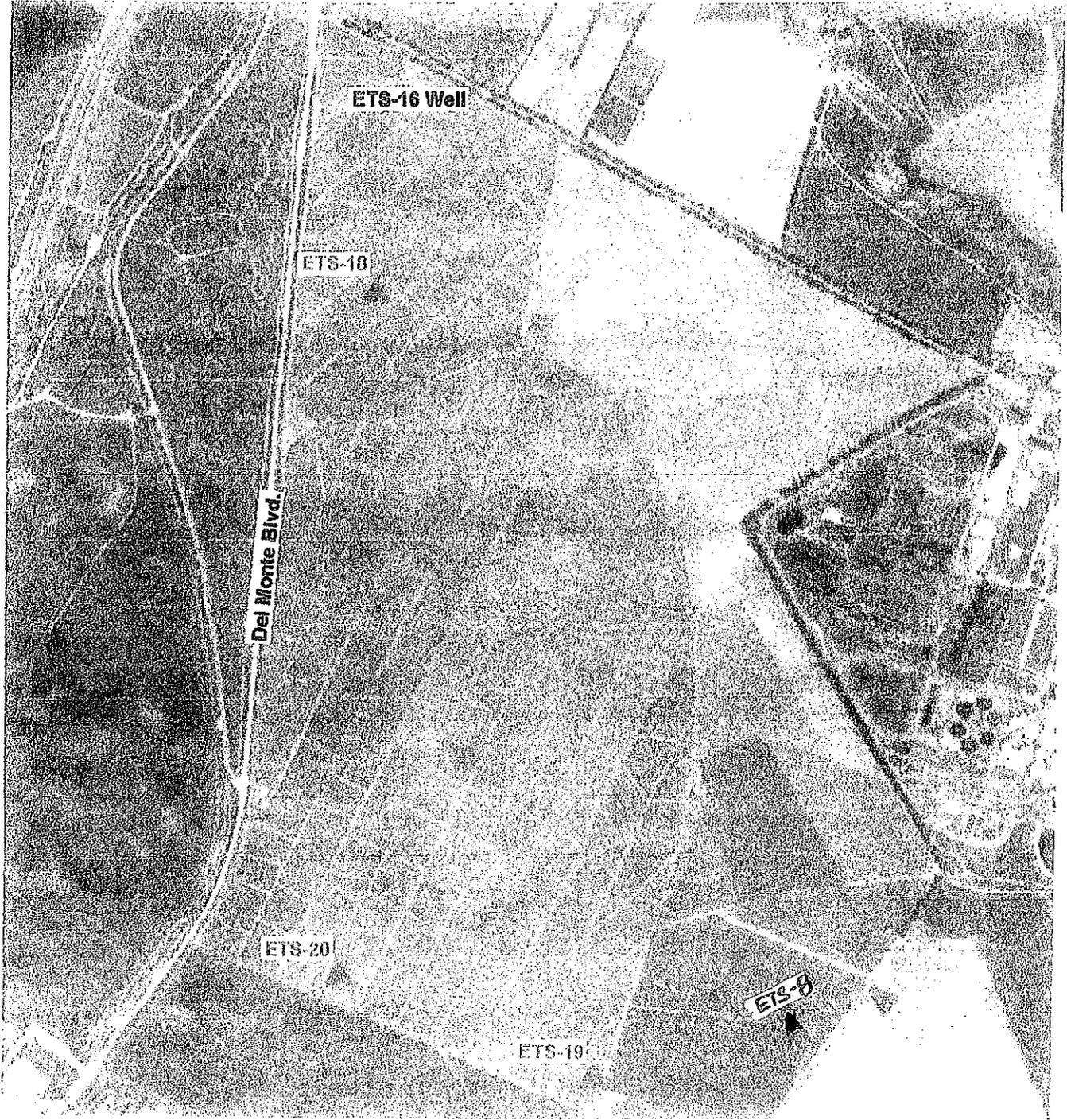
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17-12898

**PROPOSED WELL CONSTRUCTION DIAGRAM  
SANDHILL RANCH ETS-20 WELL, MONTEREY COUNTY, CALIFORNIA**



17-12898



### LEGEND

- ETS-20     Electrotelluric Sounding
- ▲     Active Well



### SITE PLAN



BRUNNEN & PARTNERS, INC.  
 CONSULTING ENGINEERS

G1652-03A     08/17  
 FIGURE 1

FY 2017/18 Well Routing Form/Fee Worksheet

Permit Ap #: 17-12898

Name: Christhe Vo

Road: Del Monte Blvd

Emergency

EHB Contact: Christhe Vo

Date Routed: 9/7/17 (note for each agency if not all same date)

(Check all that apply)

- Construction-Production (\$1,820 + \$366\*)  Repair (\$1,362)  Destruction (\$608 + \$366\*)  
 (Dest-Monitoring - no \$366)  
 Construction-Monitoring (\$1,362-up to 4 on 1 property)  
 Replacement Well (permit # for well being destroyed \_\_\_\_\_)

- Zone 2C, PVWMA, or area in-between (route to WRA)  
 Construction - greater than 5 ac.ft./yr (\$610\*-design review-conditions requested)  
 Construction - less than 5 ac.ft./yr. (informational only)  
 Repair -greater than 5 ac.ft./yr (\$366\*-design review-conditions requested)  
 Repair -less than 5 ac.ft./yr informational only  
 Destruction - all wells except monitoring (\$366\*-design review-conditions requested)

Proposed New High Capacity Well (not replacement/not coastal)(\$243\*) (route to WRA)

Proposed New Domestic Well (not replacement/not coastal)(\$122\*) (route to WRA)

Potential New High Capacity Well (12" casing)(route to WRA)

100 yr. floodplain (route to WRA-county-wide)

PVWMA (route all wells with PVWMA boundary to PVWMA)

MPWMD (route all wells within MPWMD boundary to MPWMD)

Monterey County Planning

Arch, bio, slope, etc (All non-coastal permits)

Coastal

New domestic well in North County Planning Area (also replacement in Granite Ridge)

Carmel Valley River Alluvium

City Planning: \_\_\_\_\_ (city name)

CDPH System

Seaside Basin Water Master

RWQCB

BRAC (Fort Ord Plume)

USACE (Monterey Airport Plume)

Total

\$1,820 + \$366 = \$2,186

\$1,820 + \$366 + \$122 = \$2,308

\$1,820 + \$366 + \$610 = \$2,796

\$1,820 + \$366 + \$610 + \$243 = \$3,039

\$1,820 + \$366 + \$610 + \$122 = \$2,918

\$1,820 + \$366 + \$243 = \$2,429

\$1,362

\$1,362 + \$366 = \$1,728

\$608 + \$366 = \$974

\$608 + \$366 + \$366 = \$1,340

\*collected for and routed to MCWRA .

Rev. 6/2017 by DP

Invoice # 0972011 Amt. Pd 3,039

County of Monterey  
Resource Management Agency  
168 West Alisal St  
Salinas, CA 93901 (831) 755-5025  
[www.co.monterey.ca.us/rma](http://www.co.monterey.ca.us/rma)

Assessor Parcel ID: 175-011-050-000  
Parcel Size-Acres: 661.26097  
Address: 14995 DEL MONTE BOULEVARD



Community: MARINA UNINCORPORATED

Planning Area: Greater Monterey Peninsula

Zoning: PG/40-UR-D-S

Land Use Designation:  
Permanent Grazing 10 - 160 Ac Min

Zoning Notes:

LCP Land Use Designation:

None

Land Use Advisory Committee:

None

**Potential Hazards**

Fire Hazard Zone (SRA Setback):

None

Seismic Hazard Zone:

IV | VI | UNDETERMINED

FEMA Flood: A | X (shaded) | X (unshaded)

Floodway:

Erosion Hazard Rating: Moderate

Liquefaction Susceptibility: Low

Landslide Susceptibility: Low

Slope > 25%: None

Active/Potentially Active Faults (660' buffer): None

**Historical Resources**

Historical Site: None

Archaeological Sensitivity: moderate

Spreckels Historic District:

None

**Administrative Boundaries & Districts**

City: None

Recreation District:

North County Public Rec District (Castroville)

North County Water Impact Area: None

Water Mngmnt Agency: None

MCWRA Zone 2C: Yes

Within a CCC Appeal Area: None

School District-Building Fees:

MONTEREY PEN. UNIFIED | NORTH MONTEREY CO.

Fire District: None

CAL-AM Service Area: None

**Agricultural & Soil**

Williamson Act Contract: None

Important Farmlands:

Farmland of statewide importance | Other Land | Grazing land

Soil Survey: OaD | BbC

**Planning**

**Pescadero Watershed:** None

**Del Monte Forest Sub-Planning Area:**

None

**Subdivision:**

None

**2nd Unit Restricted Area:** None

**FORA Land Use:**

None

**Castroville Community Plan:**

None

**Coastal Zone:** None

**Toro B-8 Zone:** None

**Visual Sensitivity:** Sensitive

**Wine Corridor:**

None

**Rural Center:** None

**Community Area:** None

**Special Treatment Area:**

None

**Carmel Valley Alluvial Basin:** None

**Biology**

**Monterey Spineflower Critical Habitat:** None

**Snowy Plover Critical Habitat:** None

**Environmental Impact Reports:**

None

**Western Arroyo Toad Critical Habitat:** None

**San Joaquin Kit Fox Distribution:** None

**CDFG Natural Community:**

None | Oak savanna

**Library Reports**

**Archaeological Reports:**

None

**Biology Reports:**

None

**Forestry Reports:** None

**Drainage Reports:** None

**Soil Reports:** None

**Historic Reports:** None

**Geology Reports:**

None

**Others**

**Urbanized Area 2010:** None

**ASBS Watershed Protection Area:** None

**TAMC Development Fee Area:** Peninsula-South Coast

**Traffic Fee Impact Area:** None

**Disclaimer**

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17-12898

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