



**PERMIT APPLICATION FORM TO CREATE OR AMEND A
WATER DISTRIBUTION SYSTEM
Revised July 20, 2010**

Office Use Only	
Pre-Application Name/Date	
Application ID Number	20110316SEP
Date Application Accepted	3/16/2011 7/8
Date Application Deemed Complete	

FEE AMOUNT- The application fee must be paid concurrently with the permit application. The fee amount varies depending upon the level of review required:

- Level 2 Permit Fee: \$2,850 for up to 30 hours of staff time
- Level 3 or Level 4 Permit Fee: \$3,800 for up to 40 hours staff time
Fee attached (_____)

The permit level of review is based on the preliminary information provided in the Pre-Application Form. During the review of this Application, if it is determined that a higher or lower level of review is required, the applicant will be notified, and the higher or lower fee will be charged or refunded, respectively. For applications where staff time exceeds the number of pre-paid hours (or equivalent), a fee of \$95 per hour will be charged along with all direct costs incurred by MPWMD, pursuant to Rule 60. MPWMD Rules & Regulations are provided at: <http://www.mpwmd.dst.ca.us/rules/2010/June/TOC.htm>.

For guidance and worksheets, visit our Wells Page: <http://www.mpwmd.dst.ca.us/pae/wds/wds.htm>

SECTION 1 -- APPLICANT INFORMATION

1. Name of System: September Ranch Partners, WDS
2. Assessor's Parcel Number(s) in System: APNs: 015-171-010 & -012; and 015-361-013 & -014
3. System Street Address/Area: 676 Carmel Valley Road, Carmel Valley
4. Name of Applicant: September Ranch Partners c/o: Lombardo and Gilles
(If the applicant is not the system owner or operator, the form must also be signed by the system owner or operator.)
5. Mailing Address: Jim Morgens @ P.O. Box 222255, Carmel, CA 93922
or 3562 Knollwood Dr. Atlanta, GA 30305
6. Contact Numbers (ph/fax/e-mail): (404) 364-0967 / (404) 261-7821 / jim.morgens@gmail.com
7. Agent (if any): Tony Lombardo @ Lombardo and Gilles
8. Agent Mailing Address: P.O. Box 2119, Salinas, CA 93902-2119
9. Agent Contact Numbers (ph/fax/e-mail): (831) 754-2444 / 754-2011 / tony@lomqil.com

SECTION 2 -- WATER DISTRIBUTION SYSTEM INFORMATION

NOTE: Please attach additional sheets, if necessary, to complete each question.

10. **Attach Map** (8 1/2 x 11 or larger): Show the parcels to be served and the approximate location of the wells(s), easements and/or water supply facilities. See; Exhibit 6-8, "73/22 Alternative Site Plan", Michael Brandman Associates-2009; Well Radius Search Map, MPWMD-2007; Figure 1, "Treatment Plant Locations" by Questa-2006; Figure 1, "New Supply Wells Site Locations" Bierman Hydrogeologic-2011.
11. **Water Source Information.** Complete the table below by describing both the existing and proposed water source(s) to supply the proposed water system: Footnote #1: Revised Water Demand Analysis, 2009 Recirculated Portion of the Final Revised Environmental Impact Report for the September Ranch Subdivision Project, pgs 16-17; Michael Brandman Associates, August, 2009; + Final Revised Water Demand Analysis (2010).

Source and System Information	Existing (list/describe)	Proposed (list/describe)
A. Water Source (groundwater, alluvial water, reclamation, desal, etc.)	Groundwater - Alluvial September Ranch Aquifer (SRA)	Groundwater - Alluvial September Ranch Aquifer
B. Is parcel in Cal-Am service area? Which buildings have active service?	Yes - In Cal-Am Service Area. Residential Cal-Am Meter #6258 serves Farmhouse Commercial Cal-Am Meter #6276 serves water trough	Yes - In Cal-Am Service Area. Residential Cal-Am Meter #6258 to be disconnected Commercial Cal-Am Meter #6276 to be disconnected
C. Total number of wells with MPWMD and County permits	Four; Well A, B, C, & SR1 (aka Main Well)	Minimum of 1 NEW Well Proposed Well A, B, C to be monitoring wells or recommended for destruction SR-1 to be Main Supply Well
D. Water system infrastructure (list major system components, e.g.; tanks, treatment, backflow, meters, etc.)	Well B - Serves Barn, Stall, Corral w/ Back-Flow(BF) device, no Flow Meter (FM) Well A - Irrigation Well w/FM, no BF Well C - Monitoring Well, w/no FM or BF SR1 - Irrigation Well w/FM and BF.	Several treatment types have been proposed Single & Multi Stage Reverse Osmosis, Pellet Softening, and/or Nanofiltration See Footnote #1 Above.
Other relevant information, comments or expansion on answers above:		
Describe which parcel(s) are served by each well, especially if 2 or more wells. Primary and Backup wells on APN:015-171-01 No primary constituents were detected in SR-1 Groundwater, only secondary constituents were detected above recommend (consumer acceptance) standards. Reject water will be permitted/annexation to Carmel Area Wastewater District. Notice Of Determination from County of Monterey Resource Management Agency, November 10, 2010.		

12. **Interties and Emergency Supply.** Please check appropriate box for items A through F below. For all "yes" responses, describe the item and list associated attachments, if any.

- A. Is there a defined emergency water supply in case of system failure? Yes No N/A
- B. Will the system intertie to any other water distribution system? Yes No N/A
- C. Has the other water system approved the intertie? Yes No N/A
- D. Has a backflow device to prevent cross-contamination been installed? Yes No N/A
- E. Must the local Fire Department approve this water system? Yes No N/A
- F. What is the source of water for Fire Protection? Storage and Well Water

Description of "yes" responses:

A: Storage Tanks + Primary and Back-up Supply Wells (See BHgl Figure 1; New Supply Well - Site Locations, 2/24/11)

D: A Check Valve will be required at each well head. One irrigation and one potable meter/parcel.

E: Carmel Valley Fire District approved subdivision subject to MCBOS, Condition Of Approval #58, 59.

13. **Water Rights Information.** For systems utilizing wells located within the Carmel Valley Alluvial Aquifer (CVAA), applicants are encouraged, but not required, to obtain a "Water Rights Confirmation" letter from the District prior to the submittal of this application. For systems utilizing wells outside the CVAA, complete item "A" only.

* **A. Water Rights Outside of CVAA.** Attach a copy of the deed showing ownership of property (overlying rights to percolating groundwater is assumed).

B. **If within CVAA,** has a "Water Rights Confirmation Letter" been issued by the District?

Yes No N/A

If "Yes," state date of letter and attach a copy to this application: _____

If "No," complete questions C, D and E below.

C. Basis of water right claimed (see Form IG96-11 for guidance)

- Riparian (invalid for 2+ parcels unless same owner)
- Pre-1914
- SWRCB domestic registration
- SWRCB appropriative permit
- Other (specify) percolated groundwater and overlying groundwater rights (see previous page)

D. If assisted by attorney, attach Form IG96-12, Declaration of Competency

E. Attach supporting water rights documentation. (MPWMD has examples on file for review)

Deed of Ownership is Attached

14. **Water Quality Information.** Required for wells that will provide potable (drinking) water to one or more connections. None required for irrigation/agricultural or pool use only.
1 connection: Attach test results for "general mineral, general physical, inorganics" + coliform (described in Title 22, Chapter 15)

2+ connections: Attach water quality test results as required by Monterey Co. Health Dept.

See attached March 2006 Water Quality Data. Additional Water Quality sampling will be completed in 2011.

15. **Water Use.** Complete the table below by describing both the existing and proposed uses to be served by the proposed water system; *use worksheets on website to estimate water demand:*

Use and Demand Information	Existing (list/describe)	Proposed (list/describe)
A. Residential service (potable, drinking water); includes standard landscaping for home. List all separate structures or units served, and if they include kitchen. Check zoning rules first.	Res. Cal-Am Meter#6258 serves C.T.U. Well B serves Barn, Stall, H20 troughs Well A serves Irrigation Well - East Well C is a Monitoring Well only SR1 - Irrigation Well	Minimum, 1 New Well + SR-1 Well to serve; 73-SFDs, 15-Inclusionary units, 7 workforce units, Equestrian center, and Irrigation*. MCBOS COA #40 prohibits Cal-Am service.
B. Commercial service (potable); describe type of use; # of non-fire meters; describe landscaping.	*Commercial* Cal-Am Meter #6276 serves Water Trough in Large East Pasture	Commercial Cal-Am Meter #6276 to be disconnected (MCBOS COA #40)
C. Industrial service (potable or non-potable; # of non-fire meters)	NA	NA
D. Total number of structures served	Two (2) Farmhouse, Barn	Max. Ninety Five(95)
E. Addl. Landscaping (non-potable); for extra large gardens or commercial	0 acres	0.18 af/yr/SFD for 0.166acres** 0.099 af/yr/IU for 0.037 acres** 0.123 af/yr/WForce for 0.0459 acres**
F Pool or Pond (non-potable)	0 Sq. ft.	800sqft pool/sfd (pg14**) Sq. ft
G. Irrigation/agriculture (non-potable) Describe crop(s) and other agric. use	0 acres	0 acres
H. Live-stock (non-potable)	Variable Number of head	(*6)Variable Number of head
I. Other	20.2 acres -Equestrian Use	20.2 acres-Equestrian Use(*6)
J. Total number of parcels served	One	Ninety Five
K. Total acreage served (all parcels); describe size of each parcel if multiple	891 acres	816.9 acres of Open Space. Includes (Common, Private, Reserved Space). 74.1 for SFDs, IUs and workforce**
L. Estimated water use. (Worksheets are available; show how calculated.)	3*** acre-feet per year and/or 99af/vr****	55.798 af/yr***** acre-feet per year

Other relevant information, comments or expansion on answers above (please add extra sheets):

See Wells Page on website for worksheets to estimate water use.

*= 73/22 Unit Alternative is from MCBOS, December 2006 (Resolution NO 06.363). and described in Recirculated Draft REIR (section 6.7, p6-44).

**= Revised Water Demand Analysis, Michael Brandman Associates (2009); & Final Revised Water Demand (2010)

***= Section 1.2.1: Baseline Water Usage -Pre-Existing Usage; Kennedy/Jenks - Final Report, 2/13/06.

****= 10-Year Historical Use Reports, MPWMD (1996-2006 & 2006-2010), and Todd, 2002.

*****= Specifically; 0.535af/yr/SFD; 0.239af/yr/IU; 0.293af/yr/WorkForce. The System Capacity Limit was determined to be 57.21 af/yr. Michael Brandman Assoc., 2009; & Final Revised Water Demand (2010).

*6= Pursuant to COA #41, a Deed Restriction will limit water use for the Equestrian Center to 3 af/yr.

16. Well Source and Pumping Impact Assessments. Systems using wells are required to attach a *Well Source and Pumping Impact Assessment* performed by a Qualified Professional as defined by District Rules. Please confirm the name and contents of the Assessment as shown below:

Assessment title, date, and preparer's name: Evaluation of Groundwater Resources For Sept. Ranch, Todd (1992); Memorandum Re: Discussion & Summary of Supplemental Hydrogeologic Work Completed for Sept. Ranch, Todd (March 14, 1997); Memorandum Re: September Ranch Aquifer Testing, Todd (March 28, 1997). NOTES: 17-day pump test on SR-1 -Todd Engineers, 7/1992;

The following are required items in all Assessments. 28-day Pump test on SR-1 -Todd Engineers, 10/1992; 47-day Pump test on SR-1 -Todd Engineers, 11/96. are included in the Assessment document:

- *Attached Well logs (State DWR "Well Completion Report")
- **Attached Results of well capacity/pumping tests (*Hydrologist must follow MPWMD procedures*)
- *Attached Copy of approved Well Construction Permit from Monterey County Health Department
- shown @right Pump horsepower, pump make, pump type and related info 30hp Grundfos? at 210-feet bTOC
- ***Attached Water quality analysis (for potable uses only)

Comments: * = MCEHB Water Well Permits and DWR Well Completion Reports for SR-1, A, B, C Wells.

** = Pgs 26-36 of Todd, December 1992 Report; + Pgs 22-27 of Todd, March 14, 1997 Memorandum.

*** = Groundwater Quality Analysis Results for SR-1 (main well); Truesdail and BSK Laboratories, 2006

~~**17. Reliability of Supply (Non-Well).** For sources of supply other than a well, describe water source and production facilities, including reliable yield and water quality testing performed. Attach and list associated information.~~

18. Land Use/CEQA Information. Please complete all applicable items below.

A. Zoning and land-use designations for parcels served (available from Monterey County or City): LDR/2.5-D-S

B. Permits and approvals required or received from other agencies (e.g., Planning Department, Building Department, Health Department, Coastal Commission, CPUC). Include file numbers and resolution numbers used by the agencies.

NA

C. Recent or pending subdivisions to be served by the proposed water system. Include file numbers and resolution numbers used by the agencies.

NA

D. Environmental documents prepared by jurisdiction or other lead agency.

- 1) Section 4.4: Hydrology and Water Quality, Draft EIR, December 2004 (Michael Brandman & Associates)
- 2) Appendix C: Hydrogeologic Report, Recirculated Draft Revised EIR, December 2006; Michael Brandman & Associates based on Kennedy/Jenks, Final Report, Project Specific Hydrogeologic Report - Sept. Ranch Project 2/13/06.
- 3) Revised Water Demand Analysis, 2009 Recirculated Portion of the Final Revised Environmental Impact Report for the September Ranch Subdivision Project. Michael Brandman Associates, August, 2009.

E. Status of lead agency CEQA actions. Provide date of formal action (e.g., Notice of

Determination, Neg. Dec., EIR, etc.) Include agency file numbers and resolution numbers. MCBOS Filed Notice Of Determination for September Ranch Project to be in compliance with Section 21108 or 21152 of the Public Resources Code (MCBOS, 11/2010). State Clearinghouse Number: 1995083033, MCBOS - 11/2010.

19. MPWMD Permits

Describe and list **previous MPWMD permits received**, if any, including permit number and date issued. Attach existing well meter information, if applicable. _____

NA

20. List unique issues, considerations and/or special conditions, if any, which may pertain to the proposed water system. After extensive EIRs, Revised EIRs, Recirculated Revised EIRs,

Response to comments and verification of water quality and quantity and compliance with CEQA conditions, MCBOS Filed Notice Of Determination in compliance with Section 21108 or 21152 of the Public Resources Code (MCBOS, 11/2010). State Clearinghouse Number: 1995083033

SECTION 3- SIGNATURES, RESPOSIBLE PARTIES AND ATTACHMENTS

I declare under penalty of perjury that the information in this application and on accompanying attachments is correct and accurate to the best of my knowledge and belief.

September Ranch Partners, by James H Morgens, Partner

James H Morgens
Signature of Applicant (Please sign and print name)

3/6/11
Date

Signature of Agent (Please sign and print name, if applicable)

Date

September Ranch Partners, by James H. Morgens, Partner

James H Morgens
Signature of System Owner/Operator (required)
(Please sign and print name)

3/6/11
Date

Responsible Party(ies). Pursuant to MPWMD Rule 22-C, please provide name(s) and address(es) of person(s) "who, at all times, will be available and legally responsible for the proper performance of those things required of a permit holder by this ordinance."

Name(s): Jim Morgens

Address(es) P.O. Box 222255 Carmel, California 93922

Attachments. Please list all attachments, including maps, included with this Application Form

- Attachment#1 : MPWMD Supplemental Questionnaire (4pgs)
- Attachment#2 : Copy of Deed of Ownership (4pgs)
- Attachment#3 : Exhibit 6.8 "73/22 Alternative Site Plan", Michael Brandman Associates, 2009 (1pg).
- Attachment#4 : "Registered Wells in Vicinity of New Wells on APN:015-171-010", MPWMD, 2007 (1pg).
- Attachment#5 : Figure 1, "Well and Treatment Plant Locations", Questa, 2006 (1pg).
- Attachment#6 : Figure 1, "New Supply Wells Site Locations", Bierman Hydrogeologic, 2011 (1pg).
- Attachment#7 : Groundwater Quality Analysis Results for SR-1; Truesdail and BSK Laboratories, 2006 (7pgs)
- Attachment#8 : MCEHB Water Well Permit #W5870 & associated DWR Well Completion Report #360102 - Well 'SR-1' (2pgs)
- Attachment#9 : MCEHB Water Well Permit #6761 & associated DWR Well Completion Report #411674 - Well 'A' (2pgs)
- Attachment#10 : MCEHB Water Well Permit #6760 & associated DWR Well Completion Report #411673 - Well 'B' (2pgs)
- Attachment#11 : MCEHB Water Well Permit #6767 & associated DWR Well Completion Report #411668 - Well 'C' (2pgs)
- Attachment#12 : Evaluation of Groundwater Resources for September Ranch, Carmel Valley, CA. pgs 26-35, Todd, 1992 (18 pgs)
- #13 Memorandum Re: Discussion and Summary of the Supplemental Hydrogeologic Work Completed for the September Ranch Project, pgs 22-27, "1996 Pump Test", Todd Engineers, 1997 (8pgs)
- #14 MCBOS Resolution No. 10-312, 2010 (17pgs)
- #15 MC-RMA - 'Notice Of Determination' - September Ranch Project, 2010(2pgs).