



**Administrative Hearing
of the
Monterey Peninsula Water Management District

Friday, November 14, 2025 at 10:00 a.m. [PST]

Meeting Location: MPWMD – Main Conference Room
5 Harris Court, Building G, Monterey, CA 93940

[This is an in-person meeting.]

Information has been posted on the District website at <https://www.mpwmd.net/regulations/public-notice> and at
5 Harris Court, Bldg. G, Monterey, CA.

CALL TO ORDER

ITEM FOR CONSIDERATION

- Consider Approval of Application to Cook Water Distribution System Permit to add Additional Residential Use and Set System Limits (MPWMD Permit #S25-L3-COO)**

Action: The Monterey Peninsula Water Management District staff hearing officer will consider Application #WDS-20250916COO submitted on September 16, 2025, by Applicant Anthony Lombardo & Associates.

ADJOURNMENT

<u>Board of Directors</u> George Riley, Chair – Division 2 Ian Oglesby, Vice-Chair – Mayoral Representative Marianne Gawain – Division 5 Alvin Edwards – Division 1 Rebecca Lindor – Division 3 Karen Paull – Division 4 Kate Daniels – Monterey County Board of Supervisors Representative <u>General Manager</u> David J. Stoldt <u>Assistant General Manager</u> Mike McCullough	<u>Mission Statement</u> Sustainably manage and augment the water resources of the Monterey Peninsula to meet the needs of its residents and businesses while protecting, restoring, and enhancing its natural and human environments. <u>Vision Statement</u> Model ethical, responsible, and responsive governance in pursuit of our mission. <u>Board's Goals and Objectives</u> Are available online at: https://www.mpwmd.net/who-we-are/mission-vision-goals/
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ITEM: ADMINISTRATIVE HEARING

1. CONSIDER APPROVAL OF APPLICATION TO COOK WATER DISTRIBUTION SYSTEM PERMIT TO ADD ADDITIONAL RESIDENTIAL USE AND SET SYSTEM LIMITS (MPWMD PERMIT #S25-L3-COO)

Meeting Date: November 14, 2025

Prepared By: Stephanie Kister

SUMMARY: The MPWMD staff hearing office will consider Application #WDS-20250916COO (**Exhibit A**) submitted on September 16, 2025, by applicant Lombardo and Associates. The proposed project is to add additional Residential use for a new Accessory Dwelling Unit and set System Limits on a pre-existing Water Distribution System (Well) located in the Carmel Valley Alluvial Aquifer (CVAA) that has historically provided Domestic and irrigation water. The proposed approval would: 1) set the Production Limit at 3.29 Acre-Feet Annually; 2) set the Expansion Capacity Limit (number of Connections) at two Connections. This action necessitates Conditions of Approval for the Cook WDS.

For non-controversial WDS matters, District Rule 22 allows the General Manager, in consultation with the Board Chairperson, to direct that a hearing be scheduled before the General Manager (or his/her designee) as the sole hearing officer. Notice of the staff action shall be provided to the public via the “Appealable Decisions” section of the District website. The staff determination may be appealed to the MPWMD Board pursuant to Rule 70, “Appeals.” This hearing was noticed for at least ten days around the project Site as well as the District’s office window.

DISCUSSION: The following paragraphs describe the proposed Findings and Conditions of Approval as required by MPWMD Rule 22.

Findings of Approval: Findings of Approval for Application #WDS-20250916COO (**Exhibit B**) are based on evidence provided in the Application materials, including supporting documents on file at the District office. With the Findings of Approval, District staff believes a Finding can be made that the application meets the criteria and minimum standards for approval set by the District Rules 22-B and C. Specifically, this action should “not create an Overdraft or increase an existing Overdraft” (Rule 22-C-4).

Conditions of Approval: Permit #S25-L3-COO results in Conditions of Approval for the Cook WDS shown as (**Exhibit C**). The key substantive changes for the Cook WDS are to add additional Residential Use and Set System Limits: The Expansion Capacity Limit (e.g. number of Connections) will be set at two Connections. The Production Limit will be set at 3.29 Acre-Feet Annually.

CEQA Compliance: In the review of this application, MPWMD has followed those guidelines adopted by the State of California and published in the California Administrative Code, Title 14, Section 15000, et seq. and finds that the setting of System Limits as determined by MPWMD Rule

40-A is exempt from CEQA under Section 15308, Actions by Regulatory Agencies for the Protection of the Environment.

Section 15308, Actions by Regulatory Agencies for Protection of the Environment, as published in the 2020 CEQA Guidelines. Class 8 consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment. Construction activities and relaxation of standards allowing environmental degradation are not included in this exemption.

RECOMMENDATIONS: District staff recommends that the staff hearing officer take the following actions:

1. Adopt the MPWMD Findings of Approval for Application #WDS-20250916COO for the Cook WDS.
2. Approve Cook WDS (Permit #S25-L3-COO) to add additional Residential Use and Set System Limits: The Expansion Capacity Limit (e.g. number of Connections) will be set at two Connections. The Production Limit will be set at 3.29 Acre-Feet Annually; authorize issuance of MPWMD Permit #S25-L3-COO. This action will result in Conditions of Approval for the Cook WDS.
3. Direct staff to file a Notice of Exemption with the County Clerk: This would be a Class 1 Categorical Exemption Actions by Regulatory Agencies for the Protection of the Environment pursuant to CEQA Guidelines Section 15308 (**Exhibit D**).

BACKGROUND: The Cook Water Distribution System (Permitted System) is authorized by the Monterey Peninsula Water Management District (MPWMD or District). The System Limits for the Permitted System is to be set at 3.29 AFA, and the Expansion Capacity Limit set at two (2) Connections. The Parcel is in unincorporated Monterey County.

EXHIBITS

- 1-A** Application #20250916COO received September 16, 2025
- 1-B** MPWMD Draft Findings of Approval dated November 2025
- 1-C** MPWMD Draft Conditions of Approval for Cook WDS, November 2025
- 1-D** Notice of Exemption