

Condition of Approval
Mitigation Monitoring and
Reporting Program
2025 Annual Report (REF260003)



and

2026 Program Amendment (REF260007)

APRIL 21, 2026

AGENDA ITEM #10

HCD-PLANNING

CONDITION OF APPROVAL PROGRAM SUPERVISOR (CAPS)

Today's Proposed Actions

- Accept the 2025 Annual Report
- Amend the Program to remove the requirement to provide an Annual Report and amend the timing for new planners to be trained in the Program

Background

Board adopted program in 2001 (Resolution No. 01-391)

Revised in 2012, 2014, 2017, 2019 and 2022

The Program applies to projects with conditions **AND** mitigation measures

Exempt Projects (without Mitigation Measures):

- Monitor compliance in the same manner

CEQA Requirements

A fundamental purpose of CEQA is to reduce significant environmental impacts of land use projects when feasible to do so (Pub. Res. Code sec. 21002)

Identify feasible measures or project changes to mitigate impacts – through Mitigated Negative Declaration (MND) or Environmental Impact Report (EIR)

Adopt these measures through permit conditions, agreements or other measures (Pub. Res. Code sec. 21081.6(b))

- Mitigation Monitoring and Reporting Plans (MMRPs)

Part 1) 2025 ANNUAL REPORT

(Components required by Program Section III.E)

Projects Approved with
an EIR or MND in 2025
and
Selected Older Project

Summary Chart of all
Projects

Responsible Departments'
Project List & Annual
Reports

Program Training
Documentation

Projects in This Annual Report

2025 ANNUAL REPORT

This annual report provides the status of condition compliance for land use projects approved in 2025 which relied on a CEQA Environmental Impact Report (EIR) or Mitigated Negative Declaration (MND) and the status of condition compliance for selected older, previously approved land use projects.



County of Monterey
Condition of Approval &
Mitigation and
Monitoring Program

8 9 Approved in 2025 with EIR/MND*

- 7 project-specific MNDs
 - Two projects at one site were analyzed with one IS/MND
- *1 Supplemental EIR*

2 older project

- Bishop Ranch/Pasadera project (PC07704)
- September Ranch subdivision, aka ONE Carmel (PLN110173-AMD1)

** Responsible Departments were not required to report on PLN000696 - Harper Cyn/Encina Hills Project, as it is in litigation. However, it should be listed in the Summary section and Summary Table. Staff propose edits to these sections with a note that the project is in litigation, and, pursuant to Section III.E.1, it is not within responsible department reports.*



Responsible Departments

HCD Planning

HCD-Engineering Services

HCD-Environmental Services

HCD-Housing

County Counsel

Environmental Health Bureau

PWFP-Parks

North County Fire Protection District

Monterey Regional Fire District

Program Training



ALL DEPARTMENTS:

November 20, 2025

NEW PLANNING STAFF:

June 26, 2025

Part 2) Proposed Amendment to the Program

(REF260007)



Mitigation Monitoring and Reporting Program
(Reso. No. 01-391), most recently updated Reso. No. 22-311)

- procedures for monitoring, tracking COA/MM required by the County
- Includes the Annual Report

No law, other than Reso. No. 22-311,
Requires an annual report to be
prepared.

- HCD recommend removing the Annual Report component from the Program and County Counsel do not have blocking concerns

ANNUAL REPORT COMPONENTS

(Program Section III.E)

Projects Approved with
an EIR or MND in the
previous year
and
Selected Older Project

*Records always
available through
Granicus, Accela
Citizens Access or
public records
request*

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*Clerical tasks for CAPS and Responsible Dept.
staff that require time each year (up to 200
hours, depending on the size of the report)*

*Available through
public records request*

Program Amendment, cont'd

Current training requirement for newly hired planners:

- Complete a Program training within 60 days

Proposed training requirement for newly hired planners:

- Complete a Program training within 6 months

WHY – better timing for new staff to absorb the content of the training, when they can apply it.



RECOMMENDATIONS

It is recommended that the Board of Supervisors

- 1) adopt a resolution to accept the 2025 Annual Report (Attachment B), *with edits to summary section (pg. 1) and the summary table (pg. 6) of the report*; and
- 2) adopt a resolution to revise the COAMMRP to remove the requirement to produce an annual report and to extend the deadline for newly hired planners to be trained in the Program from 60 days to six months.