

# EXHIBIT EIR3

## Mitigation Monitoring and Reporting Program

| Mitigation Measure (by resource topic)   | Related General Plan Policy <sup>i</sup> | Responsible Party/Timing  |
|--|--|---|
| <b>AIR QUALITY</b>   |  |   |
| <p><b>AQ-1/AQ-2:</b> The County of Monterey shall require that future development implement applicable Monterey Bay Unified Air Pollution Control District control measures. Applicants for discretionary projects shall work with the Monterey Bay Unified Air Pollution Control District to incorporate feasible measures that assure that health-based standards for diesel particulate emissions are met. The County of Monterey will require that future construction operate and implement MBUAPCD PM<sub>10</sub> control measures to ensure that construction-related PM<sub>10</sub> emissions do not exceed the MBUAPCD's daily threshold for PM<sub>10</sub>. The County shall implement MBUAPCD measures to address off-road mobile source and heavy duty equipment emissions as conditions of approval for future development to ensure that construction-related NO<sub>x</sub> emissions from non-typical construction equipment do not exceed the MBUAPCD's daily threshold for NO<sub>x</sub>.</p>  | OS-10.9                                  | <p>County of Monterey/Per General Plan Implementation Schedule</p> <p>County of Monterey/review of development applications</p> |
| <p><b>AQ-3:</b> Implement MBUAPCD Mitigation Measures for Commercial, Industrial, and Institutional Land Uses.</p> <p>In the design of future development within Community Areas and Rural Centers, the following sustainable land use strategies shall be considered to reduce energy consumption, minimize greenhouse gas emissions, and foster healthier environments for people:</p> <ul style="list-style-type: none"> <li>• Take an integrated approach to siting, design, and operation of buildings and infrastructure</li> <li>• Incorporate multiple-uses for infrastructure (e.g., recreational fields designed to capture stormwater and reduce urban runoff)</li> <li>• Design development to take advantage of solar orientation</li> <li>• Recycle brownfield sites</li> <li>• Employ individual and systematic water conservation measures (e.g., native vegetation, bioswales, graywater reuse, high efficiency appliances)</li> <li>• Promote Transit Oriented Development (TOD) to increase mobility and reduce auto dependency</li> <li>• Provide preferential carpool/vanpool parking spaces</li> <li>• Implement a parking surcharge for single occupant vehicles</li> <li>• Provide for shuttle/mini bus service</li> <li>• Provide bicycle storage/parking facilities and shower/locker facilities</li> <li>• Provide onsite child care centers</li> <li>• Provide transit design features within the development</li> </ul> | OS-10.10                                 | <p>County of Monterey/Per General Plan Implementation Schedule</p> <p>County of Monterey/review of development applications</p> |

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| <ul style="list-style-type: none"> <li>• Develop park-and-ride lots</li> <li>• Employ a transportation/rideshare coordinator</li> <li>• Implement a rideshare program</li> <li>• Provide incentives to employees to rideshare or take public transportation</li> <li>• Implement compressed work schedules</li> <li>• Implement telecommuting program</li> <li>• Provide bicycle paths within major subdivisions that link to an external network</li> <li>• Provide pedestrian facilities within major subdivisions</li> <li>• Locate development of new sensitive land uses (schools, hospitals, facilities for the elderly) at least 500 feet from a freeway carrying more than 100,000 vehicles per day.</li> </ul> <p>Future development shall be designed to maximize energy efficiency to the extent feasible and accommodate energy infrastructure (i.e., transmission lines, power plants and pipelines, and fueling stations), including the potential for distributed renewable generation.</p> |  |   |
| <p><b>AQ-4:</b> Implement MBUAPCD Mitigation Measures for Residential Land Uses. This measure is incorporated into measure AQ-3, above.</p>  | OS-10.10                                 | See AQ-3, above   |
| <p><b>AQ-5:</b> Implement MBUAPCD Mitigation Measures for Alternative Fuels. Within 12 months of adoption of the General Plan, the County shall quantify the current and projected (2020) GHG emissions associated with County operations and adopt a GHG Reduction Plan for County Operations. The goal of the plan shall be to reduce GHG emissions associated with County Operations by at least 15% less than 2005 emission levels. Potential elements of the County Operations GHG Reduction Plan shall include, but are not limited to, the following measures:</p> <ul style="list-style-type: none"> <li>• an energy tracking and management system;</li> <li>• energy-efficient lighting;</li> <li>• lights-out-at-night policy;</li> <li>• occupancy sensors;</li> <li>• heating, cooling and ventilation system retrofits;</li> <li>• ENERGY STAR appliances</li> <li>• green or reflective roofing;</li> <li>• improved water pumping energy efficiency;</li> </ul>                            | OS-10.15                                 | <p>County of Monterey/adopt GHG Reduction Plan within 12 months of General Plan adoption</p> <p>County of Monterey/implement GHG Reduction Plan as outlined in the adopted Plan</p> |

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| <ul style="list-style-type: none"> <li>• central irrigation control system;</li> <li>• energy-efficient vending machines;</li> <li>• preference for recycled materials in purchasing;</li> <li>• use of low or zero-emission vehicles and equipment</li> <li>• recycling of construction materials in new county construction;</li> <li>• solar roofs; and</li> <li>• conversion of fleets (as feasible) to:               <ul style="list-style-type: none"> <li>▪ Electric vehicles,</li> <li>▪ Ultra Low-Emission vehicles,</li> <li>▪ Methanol fleet vehicles,</li> <li>▪ Liquid propane gas fleet vehicles, or</li> <li>▪ Compressed natural gas fleet vehicles</li> </ul> </li> </ul> |  |  |
| <p><b>AQ-6:</b> The County of Monterey shall require that construction contracts be given to those contractors who show evidence of the use of soot traps, ultra-low sulfur fuels, and other diesel engine emissions upgrades that reduce PM<sub>10</sub> emissions to less than 50% of the statewide PM<sub>10</sub> emissions average for comparable equipment.</p>   | OS-10.14                                 | County of Monterey/Per General Plan Implementation Schedule/when reviewing bids and preparing construction contracts |
| <p><b>AQ-7:</b> This measure is incorporated into measure AQ-3, above.</p>  | OS-10.10                                 | See AQ-3, above  |
| <p><b>AQ-8:</b> The following measures should be added as General Plan Policy AG-4.5:<br/>AG-4.5. Wineries shall provide for the proper storage and disposal of pomace resulting from winery operations.</p> <ul style="list-style-type: none"> <li>• To minimize odors resulting from the storage of pomace, all residue shall be removed from the site</li> </ul>   | AG-4.5                                   | County of Monterey/Per General Plan Implementation Schedule  |

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| <p>or spread in the vineyards as a soil amendment by the winery.</p> <ul style="list-style-type: none"> <li>• To prevent complaints resulting from burning of pomace, burning of pomace as a disposal method shall be prohibited.</li> <li>• All wineries shall incorporate best management practices and technologies to prevent fugitive emissions and odors from escaping the winery during production.</li> </ul>   |  | County of Monterey/review of development applications  |
| <b>BIOLOGICAL RESOURCES</b>   |  |  |
| <p><b>BIO-1.2:</b> Salinas Valley Conservation Strategy to preserve habitat for the San Joaquin kit fox in the Salinas Valley. The County shall, in concert with the U.S. Fish and Wildlife Service, California Department of Fish and Game, cities in the Salinas Valley, and stakeholders develop a conservation strategy for the Salinas Valley to provide for the preservation of adequate habitat to sustain the San Joaquin kit fox population. The general focus area of the plan shall be the Salinas Valley south of the community of Chualar. The conservation strategy, at a minimum, shall be adopted by Monterey County and shall be applied to all discretionary approvals (and their associated CEQA documents) with potential to affect the San Joaquin kit fox within the conservation strategy area. The County shall complete the conservation strategy within 4 years of General Plan adoption. The conservation strategy funding program shall be developed and shall consider a mitigation fee program for which development projects will be assessed a fee based on a proportional basis of impact to the San Joaquin kit fox as one of the options. The compensation strategy shall be developed and implemented in coordination with the appropriate state or federal agency and may provide mechanisms to mitigate impacts of an individual project through one or more of the following means: identifying an agency-approved mitigation bank or other compensation site (on- or off-site); and/or preserving habitat; monitoring the compensation site; and funding the management of the compensation site. Until the adoption of the conservation strategy, habitat loss due to discretionary projects shall be mitigated on a project-by-project basis.</p> | OS-5.19                                  | <p>County of Monterey/within 4 years of General Plan adoption</p> <p>County of Monterey/review of development applications</p> |
| <p><b>BIO-1.4:</b> By 2030, prepare an Update to the General Plan to identify expansion of existing focused growth areas and/or to identify new focused growth areas to reduce loss of natural habitat in Monterey County. At five year intervals, the County shall examine the degree to which thresholds predicted in the General Plan EIR for the timeframe 2006-2030 for increased population, residential construction, and commercial growth have been attained. If the examination indicates that actual growth is within 10% of the thresholds (10,015 new housing units; 500 acres new commercial development; 3,111 acres new industrial development, or 10,253 acres of land converted to agriculture), the County shall initiate a General Plan Amendment process to consider the expansion of focused growth areas established by</p>  | OS-5.20                                  | <p>County of Monterey/by 2030, prepare General Plan Update</p> <p>County of Monterey/5-year</p>                                |

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| <p>the General Plan and/or the designation of new focused growth areas. The purpose of such expanded/new focused growth areas would be to reduce the loss of species and habitat addressed by Policy OS-5.16 due to continued urban growth. The new/expanded growth areas shall be designed to accommodate at least 80% of the projected residential and commercial growth in the unincorporated County from 2030 to buildout. This update will also address expansion of agricultural operations and potential impacts to the species and habitat addressed by policy OS-5.16.</p>  |  | review schedule   |
| <p><b>BIO-1.5:</b> By 2030, prepare a Comprehensive Conservation Strategy. At five year intervals, the County shall examine the degree to which thresholds for increased population, residential construction, and commercial growth predicted in the General Plan EIR for the timeframe 2006-2030 have been attained. If the examination indicates that actual growth is within 10% of the growth projected in the General Plan EIR (10,015 new housing units; 500 acres new commercial development; 3,111 acres new industrial development and 10,253 acres of land converted to agriculture), the County shall assess the vulnerability of currently non-listed species to become rare, threatened, or endangered due to projected development. The County shall complete the preparation of a conservation strategy for those areas containing substantial suitable habitat for those plant and wildlife species for which a biological report would be required pursuant to Policy OS-5.16 due to development. The County shall invite the participation of the incorporated cities, the federal land agencies, Caltrans, and other stakeholders. The conservation strategy shall also cover preservation of sensitive natural communities, riparian habitat, and wetlands, and wildlife movement corridors and include mechanisms such as on and off-site mitigation ratios and fee programs for mitigating impacts or their equivalent.</p> | OS-5.21                                  | <p>County of Monterey/by 2030, prepare a Comprehensive Conservation Strategy</p> <p>County of Monterey/5-year review schedule</p> |
| <p><b>BIO-2.1:</b> Stream Setback Ordinance. In order to preserve riparian habitat, conserve the value of streams and rivers as wildlife corridors and reduce sediment and other water quality impacts of new development, the county shall develop and adopt a Stream Setback Ordinance. The ordinance shall establish minimum standards for the avoidance and setbacks for new development relative to streams. The ordinance shall identify standardized inventory methodologies and mapping requirements. A stream classification system shall be identified to distinguish between different stream types (based on hydrology, vegetation, and slope, etc.) and thus allow application of standard setbacks to different stream types. The ordinance shall identify specific setbacks relative to the following rivers and creeks so they can be implemented in the Area Plans: Salinas, Carmel River, Arroyo Seco, Pajaro River, Nacimiento, San Antonio, Gabilan Creek, and Toro Creek. The ordinance may identify specific setbacks for other creeks or may apply generic setbacks based on the stream classification developed for the ordinance. The ordinance shall delineate appropriate uses within the setback area that shall not cause removal of riparian habitat, compromise identified riparian wildlife corridors, or compromise</p>   | OS-5.22                                  | <p>County of Monterey/within 3 years of General Plan adoption</p> <p>County of Monterey/review of development applications</p>    |

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| <p>water quality of the relevant stream while also taking into consideration uses that serve health and safety purposes. The Stream Setback Ordinance shall apply to all discretionary development, County public projects, and to conversion of lands uncultivated for the previous 30 years, on normal soil slopes over 15% or on highly erodible soils on slopes over 10%. The stream setback ordinance shall be adopted within three (3) years of adoption of the General Plan.</p>   |   |  |
| <p><b>BIO-2.2:</b> Oak Woodlands Mitigation Program. The County shall prepare, adopt and implement a program that allows projects to mitigate the loss of oak woodlands, while also taking into consideration wildfire prevention/protection. Consistent with California Public Resources Code Section 21083.4, the program shall identify a combination of the following mitigation alternatives:</p> <ul style="list-style-type: none"> <li>a) ratios for replacement,</li> <li>b) payment of fees to mitigate the loss or direct replacement for the loss of oak woodlands and monitoring for compliance; and</li> <li>c) conservation easements.</li> </ul> <p>The program shall identify criteria for suitable donor sites. Mitigation for the loss of oak woodlands may be either on-site or off-site. The program shall allow payment of fees to either a local fund established by the County or a state fund. Until such time as the County program is implemented consistent with Public Resources Code Section 21083.4(b), projects shall pay a fee to the state Oak Woodlands Conservation Fund (OWCF). Replacement of oak woodlands shall provide for equivalent acreage and ecological value at a minimum of 1:1 ratio. The program shall prioritize the conservation of oak woodlands that are within known wildlife corridors as a high priority. The oak woodlands mitigation program shall be adopted within 5 years of adoption of the General Plan.</p> | OS-5.23   | <p>County of Monterey/within 5 years of General Plan adoption</p> <p>County of Monterey/apply program requirements to development as outlined in the adopted program</p> |
| <p><b>BIO-2.3:</b> Add Considerations Regarding Riparian Habitat and Stream Flows to Criteria for Long-Term Water Supply and Well Assessment.</p> <p>Public Services Policies PS-3.2, PS-3.3, and PS-3.4 establish the criteria for proof of a long-term water supply and for evaluation and approval of new domestic and high-capacity wells. The following criteria shall be added to these policies:</p> <p>Policy PS-3.2.f—Effects on instream flows necessary to support riparian vegetation, wetlands, fish, and other aquatic life including migration potential for steelhead, for the purpose of minimizing impacts to those resources and species.</p> <p>Policy PS-3.3.g—Effects on instream flows necessary to support riparian vegetation, wetlands, fish, and other aquatic life including migration potential for steelhead, for the purpose of minimizing impacts to those resources and species.</p>   | PS-3.2, PS-3.3, and PS-3.4<br>NC-3.8<br>CV-3.20 | <p>County of Monterey/Per General Plan Implementation Schedule</p> <p>County of Monterey/review of development applications</p>  |

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| <p>Policy PS-3.4b - Effects on in-stream flows necessary to support riparian vegetation, wetlands, fish, and other aquatic life including migration potential for steelhead, for the purpose of minimizing impacts to those resources and species.</p> <p>CV -3.20— A discretionary permit shall be required for new wells in the Carmel Valley alluvial aquifer. All new wells shall be required to fully offset any increase in extractions from this aquifer (see Policies PS-3.3 and PS-3.4). These requirements shall be maintained until such a time that the Coastal Water project (or its equivalent) results in elimination of all Cal-Am withdrawals in excess of its legal rights.</p> <p>NC-3.8— A discretionary permit shall be required for all new wells in fractured rock or hard rock areas in the North County Area Plan in order to provide for case by case review of potential water quality and overdraft concerns. This requirement shall be maintained until such a time that a water supply project or projects are completed that addresses existing water quality and water supply issues in fractured rock or hard rock areas.</p> |  |   |
| <p><b>BIO-3.1:</b> Project-Level Wildlife Movement Considerations. The County shall require discretionary projects to retain movement corridors of adequate size and habitat quality to allow for continued wildlife use based on the needs of the species occupying the habitat. The County shall require that expansion of its roadways and public infrastructure projects provide movement opportunities for terrestrial wildlife and ensure that existing stream channels and riparian corridors continue to provide for wildlife movement and access.</p>   | OS-5.24                                  | <p>County of Monterey/Per General Plan Implementation Schedule</p> <p>County of Monterey/review of development applications</p> |
| <p><b>BIO-3.2:</b> Remove Vegetation During the Nonbreeding Season and Avoid Disturbance of Nesting Migratory Birds, Including Raptors, as Appropriate (generally February 1 to September 15). Occupied nests of statutorily protected migratory birds and raptors shall not be disturbed during the breeding season (generally February 1 to September 15). The county shall:</p> <p>A. Consult, or require the developer to consult, with a qualified biologist prior to any site preparation or construction work in order to:</p> <p>(1) determine whether work is proposed during nesting season for migratory birds or raptors,</p> <p>(2) determine whether site vegetation is suitable to nesting migratory birds or raptors,</p>  | OS-5.25                                  | <p>County of Monterey/Per General Plan Implementation Schedule</p> <p>County of Monterey/review of</p>                          |

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| <ul style="list-style-type: none"> <li>(3) identify any regulatory requirements for setbacks or other avoidance measures for migratory birds and raptors which could nest on the site, and</li> <li>(4) establish project-specific requirements for setbacks, lock-out periods, or other methods of avoidance of disruption of nesting birds.</li> </ul> <p>B. Require the development to follow the recommendations of the biologist. This measure may be implemented in one of two ways:</p> <ul style="list-style-type: none"> <li>(1) preconstruction surveys may be conducted to identify active nests and, if found, adequate buffers shall be provided to avoid active nest disruption until after the young have fledged; or</li> <li>(2) vegetation removal may be conducted during the non-breeding season (generally September 16 to January 31); however, removal of vegetation along waterways shall require approval of all appropriate local, state, and federal agencies.</li> </ul> <p>This policy shall not apply in the case of an emergency fire event requiring tree removal. This policy shall apply for tree removal that addresses fire safety planning, since removal can be scheduled to reduce impacts to migratory birds and raptors.</p> |  | development applications   |
| <b>CLIMATE CHANGE</b>   |  |  |
| <p><b>CC-1a:</b> Modify Policy OS-10.11 regarding the Greenhouse Gas Reduction Plan</p> <p>OS-10.11. Within 24 months of the adoption of the General Plan, Monterey County shall develop and adopt a Greenhouse Gas (GHG) Reduction Plan with a target to reduce emissions by 2020 to a level that is 15% less than 2005 emission levels. At a minimum, the Plan shall:</p> <ul style="list-style-type: none"> <li>a. Establish an inventory of 2005 GHG emissions in the County of Monterey including but not limited to residential, commercial, industrial, and agricultural emissions; and</li> <li>b. Forecast GHG emissions for 2020 for County operations;</li> <li>c. Forecast GHG emissions for areas within the jurisdictional control of the County for “business as usual” conditions;</li> <li>d. Identify methods to reduce GHG emissions;</li> <li>e. Quantify the reductions in GHG emissions from the identified methods;</li> <li>f. Establish requirements for monitoring and reporting of GHG emissions;</li> </ul>   | OS-10.11                                 | <p>County of Monterey/24 months from General Plan adoption</p><br><p>County of Monterey/implement GHG Reduction Plan as outlined in the adopted Plan</p> |



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| <p>g. Establish a schedule of actions for implementation;</p> <p>h. Identify funding sources for implementation; and</p> <p>i. Identify a reduction goal for the 2030 Planning Horizon.</p> <p>j. Quantify carbon sequestration in agricultural soils and crops.</p>  |  |  |
| <p>During preparation of the Greenhouse Gas Reduction Plan, the County shall also evaluate potential options for changes in County policies regarding land use and circulation, as necessary, to further achieve the 2020 and 2030 reduction goals and measures to promote urban forestry and public awareness concerning climate change.</p>   |  |  |
| <p><b>CC-2: Add Policy OS-10.12: Adoption of a Green Building Ordinance</b></p> <p>OS-10.12. Within 24 months of the adoption of the General Plan, the County shall adopt a Green Building Ordinance to require green building practices and materials for new civic buildings and new private residential, commercial, and industrial buildings that will include, but are not limited to, the following technologies, strategies, or their functional equivalent:</p> <ul style="list-style-type: none"> <li>▪ All new County government projects and major renovations shall meet, at a minimum, LEED-Silver standards or an equivalent rating system</li> <li>▪ All new commercial buildings shall meet requirements of the LEED rating system for commercial buildings or an equivalent rating system.</li> <li>▪ All new residential projects of 6 units or more shall meet the GreenPoint Rating System for residential buildings, or an equivalent alternate rating system.</li> <li>▪ The County shall require consideration of solar building orientation, solar roofs, cool pavements, and planting of shade trees in development review of new commercial and industrial projects and new residential projects of 6 units or more.</li> <li>▪ Prioritized parking within new commercial and retail areas for electric vehicles, hybrid vehicles, bicycles, and alternative fuel vehicles shall be provided for new commercial and institutional developments.</li> <li>▪ New commercial and industrial projects greater than 25,000 square feet shall be required to provide on-site renewable energy generation as part of their development proposal. This requirement can be met through a solar roof or other means.</li> </ul> | OS-10.12                                 | <p>County of Monterey/24 months from General Plan adoption</p> <p>County of Monterey/incorporate into design of government projects</p> <p>County of Monterey/review of development applications</p> |

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| <p><b>CC-3:</b> New Policy OS-10.13—Promote Alternative Energy Development</p> <p>OS-10.13. The County shall use Geographic Information Systems (GIS) to map and assess local renewable resources, the electric and gas transmission and distribution system, community growth areas anticipated to require new energy services, and other data useful to deployment of renewable technologies. The County shall adopt an Alternative Energy Promotion ordinance that will:</p> <ul style="list-style-type: none"> <li>▪ identify possible sites for production of energy using local renewable resources such as solar, wind, small hydro, and, biogas;</li> <li>▪ consider the potential need for exemption from other General Plan policies concerning visual resources, ridgeline protection, or biological resources;</li> <li>▪ evaluate potential land use, environmental, economic, and other constraints affecting renewable energy development; and</li> <li>▪ adopt measures to protect both renewable energy resources, such as utility easement, right-of-way, and land set-asides, as well as visual and biological resources.</li> </ul> <p>The County shall also complete the following:</p> <ul style="list-style-type: none"> <li>▪ Evaluate the feasibility of Community Choice Aggregation (CCA) for the County. CCA allows cities and counties, or groups of them, to aggregate the electric loads of customers within their jurisdictions for purposes of procuring electrical services. CCA allows the community to choose what resources will serve their loads and can significantly increase renewable energy.</li> <li>▪ If CCA is ultimately not pursued, the County shall evaluate the feasibility of purchasing renewable energy certificates to reduce the County’s contribution to GHG emissions related to County electricity use.</li> <li>▪ The County shall develop a ministerial permit process for approval of small-scale wind and solar energy systems for on-site home, small commercial, and farm use.</li> </ul> | OS-10.13                                 | <p>County of Monterey/<br/>Per General Plan<br/>Implementation<br/>Schedule</p> <p>County of<br/>Monterey/review of<br/>applications by<br/>utilities</p> <p>County of<br/>Monterey/review of<br/>development<br/>applications</p> |
| <p><b>CC-4:</b> New Policy PS-5.5—Promote Recycling and Waste Reduction.</p> <p>PS-5.5. The County shall promote waste diversion and recycling and waste energy recovery as follows:</p>  | PS-5.5                                   | County of Monterey/Per General Plan Implementation Schedule  |

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| <ul style="list-style-type: none"> <li>a. The County shall adopt a 75% waste diversion goal.</li> <li>b. The County shall support the extension of the types of recycling services offered (e.g., to include food and green waste recycling).</li> <li>c. The County shall support waste conversion and methane recovery in local landfills to generate electricity.</li> <li>d. The County shall support and require the installation of anaerobic digesters or equivalent technology for wastewater treatment facilities.</li> </ul>   |  |                          |
| <p><b>CC-5:</b> Adopt GHG Reduction Plan for County Operations (this is the same as Measure AQ-5, above)</p> <p>Implement MBUAPCD Mitigation Measures for Alternative Fuels. Within 12 months of adoption of the General Plan, the County shall quantify the current and projected (2020) GHG emissions associated with County operations and adopt a GHG Reduction Plan for County Operations. The goal of the plan shall be to reduce GHG emissions associated with County Operations by at least 15% less than 2005 emission levels. Potential elements of the County Operations GHG Reduction Plan shall include, but are not limited to, the following measures:</p> <ul style="list-style-type: none"> <li>• an energy tracking and management system;</li> <li>• energy-efficient lighting;</li> <li>• lights-out-at-night policy;</li> <li>• occupancy sensors;</li> <li>• heating, cooling and ventilation system retrofits;</li> <li>• ENERGY STAR appliances</li> <li>• green or reflective roofing;</li> <li>• improved water pumping energy efficiency;</li> <li>• central irrigation control system;</li> <li>• energy-efficient vending machines;</li> <li>• preference for recycled materials in purchasing;</li> <li>• use of low or zero-emission vehicles and equipment</li> <li>• recycling of construction materials in new county construction;</li> </ul> | OS-10.15                                 | See AQ-5, above          |

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| <ul style="list-style-type: none"> <li>• solar roofs; and</li> <li>• conversion of fleets (as feasible) to;               <ul style="list-style-type: none"> <li>▪ Electric vehicles,</li> <li>▪ Ultra Low-Emission vehicles,</li> <li>▪ Methanol fleet vehicles,</li> <li>▪ Liquid propane gas fleet vehicles, or</li> <li>▪ Compressed natural gas fleet vehicles</li> </ul> </li> </ul>  |  |   |
| <p><b>CC-11:</b> At five year intervals, the County shall examine the degree to which thresholds predicted in the General Plan EIR for the timeframe 2006-2030 for increased population, residential construction, and commercial growth have been attained. If the examination indicates that actual growth is within 10% of the thresholds (10,015 new housing units; 500 acres new commercial development; 3,111 acres new industrial development, or 10,253 acres of land converted to agriculture), the County shall initiate a General Plan Amendment process to consider the expansion of focused growth areas established by the General Plan and/or the designation of new focused growth areas. The purpose of such expanded/new focused growth areas would be to reduce the loss of species and habitat addressed by Policy OS-5.16 due to continued urban growth. The new/expanded growth areas shall be designed to accommodate at least 80% of the projected residential and commercial growth in the unincorporated County from 2030 to buildout. This update will also address expansion of agricultural operations and potential impacts to the species and habitat addressed by policy OS-5.16.</p> | OS-5.20                                  | County of Monterey/5-year review schedule                   |
| <p><b>CC-12<sup>1</sup>:</b> Greenhouse Gas Reduction Plan Requirements Beyond 2030</p> <p>In parallel with the development and adoption of the 2030 General Plan, Monterey County will develop and adopt a Greenhouse Gas Reduction Plan with a target to reduce 2050 GHG emissions by 80% relative to 1990 emissions.</p> <p>At a minimum, the Plan shall establish an inventory of current (2030) GHG emissions in the County of Monterey; forecast GHG emissions for 2050 for County operations and areas within the jurisdictional</p>   | Not Applicable                           | County of Monterey/Per General Plan Implementation Schedule |

<sup>1</sup> The Greenhouse Gas Reduction Plan prepared under MM CC-12 will be adopted separately from the General Plan. Progress will be reported to the Board of Supervisors in the annual planning report mandated under Government Code Section 65400.

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| control of the County; identify methods to reduce GHG emissions; quantify the reductions in GHG emissions from the identified methods; identify requirements for monitoring and reporting of GHG emissions; establish a schedule of actions for implementation; and identify funding sources for implementation.  |  |  |
| <p><b>CC-13<sup>2</sup>:</b> Develop and Integrate Climate Change Preparedness Planning for Monterey County</p> <p>Monterey County shall prepare and implement a Climate Change Preparedness Plan to prepare proactively for the impacts of climate change to the County’s economy and natural ecosystems and to promote a climate resilient community.</p> <p>A useful guide to climate resiliency planning is <i>Preparing for Climate Change: A Guidebook for Local, Regional, and State Governments</i>. (The Climate Impacts Group, King County, Washington, and ICLEI—Local Governments for Sustainability 2007), which outlines the following steps:</p> <ul style="list-style-type: none"> <li>▪ Scope the climate change impacts to major County sectors and building and maintain support among stakeholders to prepare for climate change.</li> <li>▪ Establish a climate change preparedness team.</li> <li>▪ Identify planning areas relevant to climate change impacts.</li> <li>▪ Conduct a vulnerability assessment based on climate change projections for the region, the sensitivity of planning areas to climate change impacts, and the ability of communities to adapt to climate change impacts</li> <li>▪ Conduct a risk assessment based on the consequences, magnitude, and probability of climate change impacts, as well as on an evaluation of risk tolerance and community values.</li> <li>▪ Establish a vision and guiding principles for climate resilient communities and set preparedness goals in priority planning areas based on these guiding principles.</li> <li>▪ Develop, select, and prioritize possible preparedness actions.</li> <li>▪ Identify a list of important implementation tools</li> <li>▪ Develop an understanding of how to manage risk and uncertainty in the planning effort.</li> <li>▪ Develop measures of resilience, and use these to track the results of actions over time</li> </ul> | Not Applicable                           | <p>County of Monterey/5 years from General Plan adoption</p> <p>County of Monterey/Per General Plan Implementation Schedule/5-year review schedule</p> |

<sup>2</sup> The Climate Change Preparedness Plan prepared under MM CC-13 will be adopted separately from the General Plan. Progress will be reported to the Board of Supervisors in the annual planning report mandated under Government Code Section 65400.

# EXHIBIT EIR3

## Mitigation Monitoring and Reporting Program

| Mitigation Measure (by resource topic)  | Related General Plan Policy <sup>i</sup> | Responsible Party/Timing |
|---|--|--------------------------|
| <ul style="list-style-type: none"> <li>▪ Review assumptions and other essential information to ensure that planning remains relevant to the most salient climate change impacts.</li> <li>▪ Update plans regularly.</li> </ul> <p>Potential areas of emphasis for preparedness planning may include risk of wildfires, agricultural impacts, flooding and sea level rise, salt water intrusion; and health effects of increased heat and ozone, through appropriate policies and programs.</p> <p>Potential implementation steps could include adopting land use designations that restrict or prohibit development in areas that may be more severely impacted by climate change, e.g., areas that are at high risk of wildfire, sea level rise, or flooding; adoption of programs for the purchase or transfer of development rights in high risk areas to receiving areas of equal or greater value; and support for agricultural research on locally changing climate conditions.</p> <p>To be effective, preparedness planning needs to be an ongoing commitment of the County. The first plan shall be completed no later than 5 years after the adoption of the General Plan and shall be updated at least every 5 years thereafter.</p> |  |                          |

### CULTURAL RESOURCES

|   |                |   |
|---|----------------|---|
| <p><b>CUL-1:</b> Policy CSV-1.1 of the Central Salinas Valley Area Plan will be revised to read:</p> <p>CSV-1.1. <u>Special Treatment Area: Paraiso Hot Springs</u> - The Paraiso Hot Springs properties shall be designated a Special Treatment Area. Recreation and visitor serving land uses for the Paraiso Hot Springs Special Treatment Area may be permitted in accordance with a general development plan and other discretionary approvals such as subdivision maps, use permits, and design approvals. The Special Treatment Area may include such uses as a lodge, individual cottages, a visitor center, recreational vehicle accommodations, restaurant, shops, stables, tennis courts, aquaculture, hiking trails, vineyards, and orchards. The plan shall address cultural resources protection, fire safety, access, sewage treatment and disposal, water quality, water quantity, drainage, and soil stability issues. (APN: 418-361-004, 418-361-009, 418-381-021, 418-381-022)</p> | <p>CSV-1.1</p> | <p>County of Monterey/<br/>review of<br/>development<br/>applications</p> |
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### PARKS AND RECREATION

# EXHIBIT EIR3

## Mitigation Monitoring and Reporting Program

| Mitigation Measure (by resource topic)   | Related General Plan Policy <sup>i</sup> | Responsible Party/Timing   |
|--|--|--|
| <b>PAR-1<sup>3</sup>:</b> The County shall adopt an ordinance that requires residential subdivision projects to provide and maintain park and recreation land and facilities or pay in-lieu fees in proportion to the extent of need created by the development. The ratio of park and recreation facilities to residents will be at least three acres for each one thousand residents.  | None necessary.                          | County of Monterey/Per General Plan Implementation Schedule<br><br>County of Monterey/review of development applications |
| <b>PUBLIC SERVICES</b>   |  |  |
| <b>PS-1:</b> The County will add the following policy to the 2007 General Plan:<br><br>In order to minimize urban runoff affecting water quality, the County shall require all future development within urban and suburban areas to implement Best Management Practices (BMPs) as approved in the Monterey Regional Storm Water Management Program which are designed to incorporate Low Impact Development techniques. BMPs may include, but are not limited to, grassy swales, rain gardens, bioretention cells, and tree box filters. BMPs should preserve as much native vegetation as feasible possible on the project site. | S-3.9                                    | County of Monterey/Per General Plan Implementation Schedule<br><br>County of Monterey/review of development applications |
| <b>PS-2:</b> The County will review its Solid Waste Management Plan on a five (5) year basis and institute policies and programs as necessary to exceed the wastestream reduction requirements of the California Integrated Waste Management Act. The County will adopt requirements for wineries to undertake individual or joint composting programs to reduce the volume of their wastestream. Specific mitigation measures to reduce the impacts of future solid waste facilities are infeasible because the characteristics of those future facilities are unknown.   | PS-5.6                                   | County of Monterey/Per General Plan Implementation Schedule/5-year review schedule                                       |

<sup>3</sup> Monterey County Code Section 19.12.010 provides these same facility standards. The General Plan does not include any provision that will eliminate the standards in Section 19.12.010 or preclude their application to projects. This mitigation measure will be implemented during the County's ordinance update following General Plan adoption.

# EXHIBIT EIR3

## Mitigation Monitoring and Reporting Program

| Mitigation Measure (by resource topic)   | Related General Plan Policy <sup>i</sup> | Responsible Party/Timing   |
|--|--|--|
|  |  | County of Monterey/review of winery development applications   |
| <b>TRAFFIC/TRANSPORTATION</b>  |  |  |
| <p><b>TRAN-1E:</b> Revise Safety Element S-5.17 on increasing roadway connectivity to enhance emergency access.</p> <p>S-5.17. Emergency Response Routes and Street Connectivity Plans shall be required for Community Areas and Rural Centers, and for any development producing traffic at an equivalent or greater level to five or more lots/units. Said Plan shall include:</p> <ol style="list-style-type: none"> <li>a. Roadway connectivity that provides multiple routes for emergency response vehicles.</li> <li>b. Primary and secondary response routes in Community Areas and Rural Centers.</li> <li>c. Secondary response routes, which may include existing roads or new roads required as part of development proposals.</li> </ol> <p>The County shall review said plans in coordination with the appropriate Fire District.</p>  | S-5.17                                   | County of Monterey in consultation with fire agencies/twice-annual monitoring of specified roads, and per General Plan Implementation Schedule   |
| <p><b>TRAN-2B:</b> Revise policies in the Carmel Valley Master Plan as follows:</p> <p>CV-2.10. The following are policies regarding improvements to specific portions of Carmel Valley Road:</p> <ol style="list-style-type: none"> <li>a) <i>Via Petra to Robinson Canyon Road:</i> Every effort should be made to preserve its rural character by maintaining it as a 2-lane road with paved shoulders and left turn channelizations at intersections where warranted.</li> <li>b) <i>Robinson Canyon Road to Laureles Grade:</i> Every effort should be made to preserve its rural character by maintaining it as a 2-lane road with paved shoulders and left turn channelizations at intersections where warranted.</li> <li>c) <i>Carmel Valley Road/Laureles Grade:</i> A grade separation should be constructed at this location instead of a traffic signal. The grade separation needs to be constructed in a manner that minimizes impacts to the rural character of the road. An interim improvement of an all-way stop or stop signal is allowable during the period necessary to secure funding for the grade separation.</li> <li>d) <i>Laureles Grade to Ford Road:</i> Shoulder improvements and widening should be undertaken</li> </ol> | CV-2.10, CV-2.17, and CV-2.18            | County of Monterey/twice-annual monitoring of and yearly evaluation report on certain roadways, adoption of CVTIP within 1 year of General Plan approval, and per General Plan Implementation Schedule |



# EXHIBIT EIR3

## Mitigation Monitoring and Reporting Program

| Mitigation Measure (by resource topic)   | Related General Plan Policy <sup>i</sup> | Responsible Party/Timing   |
|--|--|--|
| <p>here and extended to Pilot Road, and include left turn channelization at intersections as warranted.</p> <p>e) <i>East of Esquiline Road</i>: Shoulder improvements should be undertaken at the sharper curves. Curves should be examined for spot realignment needs.</p> <p>f) <i>Laureles Grade improvements</i>: Improvements to Laureles Grade should consist of the construction of shoulder widening, spot realignments, passing lanes and/or paved turn-outs. Heavy vehicles should be discouraged from using this route.</p>  |  |  |
| <p>CV-2.17. To implement traffic standards to provide adequate streets and highways in Carmel Valley, the County shall conduct and implement the following:</p> <p>a) Twice yearly monitoring by Public Works (in June and October) of peak hour traffic volumes and daily traffic volumes at the 6 locations in the following list noted in bold type:</p> <p><i>Carmel Valley Road</i></p> <ol style="list-style-type: none"> <li>1. East of Holman Road</li> <li>2. Holman Road to Esquiline Road</li> <li>3. <b>Esquiline Road to Ford Road</b></li> <li>4. <b>Ford Road to Laureles Grade</b></li> <li>5. <b>Laureles Grade to Robinson Canyon Road</b></li> <li>6. <b>Robinson Canyon Road to Schulte Road</b></li> <li>7. <b>Schulte Road to Rancho San Carlos Road</b></li> <li>8. Rancho San Carlos Road to Rio Road</li> <li>9. Rio Road to Carmel Rancho Boulevard</li> <li>10. Carmel Rancho Boulevard to SRI</li> </ol> <p><i>Other Locations</i></p> <ol style="list-style-type: none"> <li>11. Carmel Rancho Boulevard between Carmel Valley Road and Rio Road</li> <li>12. <b>Rio Road between its eastern terminus at Val Verde Drive and SRI</b></li> </ol> <p>Monitoring may be reestablished on other segments when traffic studies indicate that they are approaching 80% of existing thresholds.</p> <p>b) A yearly evaluation report shall be prepared jointly by the Department of Public Works in December to evaluate the peak-hour level of service (LOS) for the 6 monitoring locations and determine if any of those segments are approaching a peak hour traffic volume that would lower levels of service below the LOS standards established below under Policy CV 2-17(e). The report will summarize peak hour volumes and daily traffic volumes and present the peak</p> |  | <div style="border: 1px solid red; border-radius: 10px; padding: 5px; margin-top: 20px;"> <p><b>Comment:</b> Alana and Carl, Verify that this language reflects where you landed.</p> </div> |
|  |  | County of  |

# EXHIBIT EIR3

## Mitigation Monitoring and Reporting Program

| Mitigation Measure (by resource topic)  | Related General Plan Policy <sup>i</sup> | Responsible Party/Timing  |
|---|--|---|
| <p><b>hour LOS analysis.</b></p> <p>c) Public hearings shall be held in January immediately following the December report when only 10 or less peak hour trips remain before an unacceptable level of service (as defined by Policy CV 2-17(e)) would be reached for any of the 6 segments described above.</p> <p>d) At five year intervals, the County shall examine the degree to which estimates of changes in Levels of Service (“LOS”) in the Carmel Valley Master Plan Area may be occurring earlier than predicted in the General Plan Environmental Impact Report. If the examination indicates that LOS are likely to fall to a lower letter grade than predicted for 2030, then the County shall consider adjustments to the cap on new residential units established in (CV-1.6) and/or the cap on new visitor serving units established in (CV-1.15) or other measures that may reduce the impacts.</p> <p>e) The traffic LOS standards (measured by peak hour conditions) for the CVMP Area shall be as follows:</p> <ol style="list-style-type: none"> <li>1) Signalized Intersections – LOS of “C” is the acceptable condition.</li> <li>2) Unsignalized Intersections – LOS of “F” or meeting of any traffic signal warrant are defined as unacceptable conditions.</li> <li>3) Carmel Valley Road Segment Operations:               <ol style="list-style-type: none"> <li>a) LOS of “C” for Segments 1, 2, 8, 9, and 10 is an acceptable condition;</li> <li>b) LOS of “D” for Segments 3, 4, 5, 6, and 7 is an acceptable condition.</li> </ol> </li> </ol> <p>During review of development applications that require a discretionary permit, if traffic analysis of the proposed project indicates that the project would result in traffic conditions that would exceed the standards described above in CV 2-17(e), after the analysis takes into consideration the Carmel Valley Traffic Improvement Program to be funded by the Carmel Valley Road Traffic Mitigation Fee, then approval of the project shall be conditioned on the prior (e.g., prior to project-generated traffic) construction of additional roadway improvements or an Environmental Impact Report shall be prepared for the project. Such additional roadway improvements must be sufficient, when combined with the projects programmed in the Carmel Valley Traffic Improvement Program, to allow County to find that the affected roadway segments or intersections would meet the acceptable standard upon completion of the programmed plus additional improvements.</p> |  | <p>Monterey/public hearings, when required, in January</p> <p>County of Monterey/<br/>5 year review schedule</p> <p>County of Monterey/review of development applications</p> |
| <p>This policy does not apply to the first single family residence on a legal lot of record.</p>  |  |   |

# EXHIBIT EIR3

## Mitigation Monitoring and Reporting Program

| Mitigation Measure (by resource topic)  | Related General Plan Policy <sup>i</sup> | Responsible Party/Timing                      |
|---|--|---|
| <p>CV-2.18 The County shall adopt a Carmel Valley Traffic Improvement Program (CVTIP) that:</p> <ul style="list-style-type: none"> <li>a. Evaluates the conditions of Carmel Valley Road and identifies projects designed to maintain the adopted LOS standards for this roadway as follows:               <ul style="list-style-type: none"> <li>1. In order to preserve the rural character of Carmel Valley, improvements shall be designed to avoid creating more than three through lanes along Carmel Valley Road.</li> <li>2. Higher priority shall be given to projects that address safety issues and manage congestion</li> <li>3. The project list may include projects previously identified for inclusion in the CVTIP or their functional equivalent.</li> <li>4. Priorities shall be established through community input via a Carmel Valley Road Committee, which shall be established by the Board of Supervisors.</li> <li>5. At a minimum, the project list shall be updated every five years unless a subsequent traffic analysis identifies that different projects are necessary.</li> </ul> </li> <li>b. Validates and refines the specific scope of all projects proposed by the CVTIP through preparation of a Project Study Report (PSR). The PSR will be reviewed by the Carmel Valley Road Committee prior to commencement of project design.</li> <li>c. Establishes a fee program to fund the CVTIP. All projects within the Carmel Valley Master Plan (CVMP) area, and within the “Expanded Area” that contribute to traffic within the CVMP area, shall contribute a fair-share traffic impact fee to fund necessary improvements identified in the CVTIP, as updated at the time of building permit issuance. Fees will be updated annually as specified by the CVTIP to account for changes in construction costs and land values. The County shall adopt a CVTIP within one year of approval of the 2010 General Plan. The CVTIP does not apply to any roadways (including SR1) that are located outside the CVMP area.</li> </ul> |  | <p>County of Monterey/Update fee annually</p> |

**EXHIBIT EIR3  
Mitigation Monitoring and Reporting Program**

| <b>Mitigation Measure (by resource topic)</b>  | <b>Related General Plan Policy<sup>i</sup></b> | <b>Responsible Party/Timing</b>  |
|--|--|--|
| <p><b>TRAN-5A:</b> The County Traffic Impact Fee Program and CIFP shall include roadway segments within the AWCP that exceed LOS standards. Improvement of these segments would be funded through a combination of project-specific mitigation for individual developments, and through a Capital Improvement and Financing Plan fair-share funding mechanism established for the Agricultural and Winery Corridor by the County Public Works Department. These improvements would be implemented when:</p> <ol style="list-style-type: none"> <li>1. A proposed development’s project-specific assessment identifies a direct impact to the facility in terms of either LOS or safety.</li> <li>2. A proposed development gains access from an intersection within the segment.</li> <li>3. A corridor-wide nexus study prepared for the required Capital Improvement and Financing Plan identifies the level of development that can occur before triggering the improvements.</li> </ol> <p>To maintain the rural character of the area, there are no plans to widen these roadways to four lane facilities. Therefore, the capacity of these segments will be increased by:</p> <ol style="list-style-type: none"> <li>1. Providing left turn lanes at intersections without left turn lanes and where the frequency of turning vehicles affects through vehicle movement; and/or</li> <li>2. Increasing the width of the roadway shoulder at intersections to allow vehicles to pass turning vehicles; and/or</li> <li>3. Constructing passing lanes as determined in the Capital Improvement and Financing Plan.</li> </ol> <p>Until such time as the County Traffic Impact Fee Program and CIFP for the AWCP are adopted, all new development in the AWCP will be required to prepare a Traffic Impact Analysis (TIA) regardless of the level of CEQA analysis conducted for the Project. Project-specific (Tier 1) mitigation measures identified in the TIA will be required to be implemented concurrently. If a TIA identifies a Traffic Tier impact, the development will be required to make a “fair share” payment for that impact. For discretionary permits and approvals, Policies C-1.3 and C-1.4 shall apply. In addition, all projects are subject to payment of the TAMC Regional Development Impact Fee.</p> | C-1.12   | County of Monterey/Per General Plan Implementation Schedule  |
| <b>WATER RESOURCES</b>   |  |  |
| <p><b>WR-1:</b> Support a Regional Solution for the Monterey Peninsula In Addition to the Coastal Water Project</p> <p>The County will participate in regional coalitions for the purpose of identifying and supporting a variety of new water supply projects, water management programs, and multiple agency agreements</p>  | PS-3.14  | County of Monterey/review of development applications until TIF Program and CIFP are adopted<br><br>County of Monterey/complete planning efforts 5 years from General Plan adoption/ |

# EXHIBIT EIR3

## Mitigation Monitoring and Reporting Program

| Mitigation Measure (by resource topic)   | Related General Plan Policy <sup>i</sup> | Responsible Party/Timing  |
|--|--|---|
| <p>that will provide additional domestic water supplies for the Monterey Peninsula and Seaside basin, while continuing to protect the Salinas and Pajaro River groundwater basins from saltwater intrusion. The County will also participate in regional groups including representatives of the Pajaro Valley Water Management Agency and the County of Santa Cruz to identify and support a variety of new water supply, water management and multiple agency agreement that will provide additional domestic water supplies for the Pajaro Groundwater Basin. The County's general objective, while recognizing that timeframes will be dependent on the dynamics of each of the regional groups, will be to complete the cooperative planning of these water supply alternatives within five years of the adoption of the General Plan and to implement the selected alternatives within five years after that time.</p>   |  | <p>implement the selected alternative within 5 years after adoption of the planning efforts</p>   |
| <p><b>WR-2:</b> The County will pursue expansion of the Salinas Valley Water Project (SVWP) by investigating expansion of the capacity for the Salinas River water storage and distribution system. This shall also include, but not be limited to, investigations of expanded conjunctive use, use of recycled water for groundwater recharge and seawater intrusion barrier, and changes in operations of the reservoirs. The County's overall objective is to have an expansion planned and in service by the date that the extractions from the Salinas Valley groundwater basin are predicted to reach the levels estimated for 2030 in the EIR for the Salinas Valley Water Project. The County shall review these extraction data trends at five year intervals. The County shall also assess the degree to which the Salinas Valley Groundwater Basin (Zone 2C) has responded with respect to water supply and the reversal of seawater intrusion based upon the modeling protocol utilized in the Salinas Valley Water Project EIR. If the examination indicates that the growth in extractions predicted for 2030 are likely to be attained within ten years of the date of the review, or the groundwater basin has not responded with respect to water supply and reversal of seawater intrusion as predicted by the model, then the County shall convene and coordinate a working group made up of the Salinas Valley cities, the MCWRA, and other affected entities. The purpose will be to identify new water supply projects, water management programs, and multiple agency agreements that will provide additional domestic water supplies for the Salinas Valley. These may include, but not be limited to, expanded conjunctive use programs, further improvements to the upriver reservoirs, additional pipelines to provide more efficient distribution, and expanded use of recycled water to reinforce the hydraulic barrier against seawater intrusion. The county's objective will be to complete the cooperative planning of these water supply alternatives within five years and to have the projects on-line five years following identification of water supply alternatives.</p> | <p>PS-3.15</p>                           | <p>County of Monterey/5-year review schedule/ complete planning efforts 5 years from General Plan adoption/projects on-line within 5 years after adoption of the planning efforts</p> |

<sup>i</sup> Mitigation Measures that modified or added policies have been incorporated into the General Plan adopted by the Board of Supervisors on October 26, 2010

