



County of Monterey

Item No.34

Board Report

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legistar File Number: RES 25-053

April 29, 2025

Introduced: 4/11/2025

Current Status: Housing & Community
Development - Consent

Version: 3

Matter Type: BoS Resolution

Public hearing to consider accepting the 2024 Annual Report pursuant to the County of Monterey Condition of Approval and Mitigation Monitoring and Reporting Program

Proposed CEQA Action: Find that receiving this Report is not a Project under California Environmental Quality Act (CEQA) Guidelines Section 15378(b)(5), as it is an administrative activity that will not result in direct or indirect physical changes to the environment.

Planning File No: REF250001

Project Location: Countywide

RECOMMENDATION:

It is recommended that the Board of Supervisors adopt a resolution to accept the 2024 Annual Report pursuant to the County of Monterey Condition of Approval and Mitigation Monitoring and Reporting Program (**Attachment A**).

SUMMARY:

Annual Report - Pursuant to Section III.E of the County of Monterey Condition of Approval and Mitigation Monitoring and Reporting Program ("Program"), staff has prepared the 2024 Annual Report (**Attachment B**) that provides a status of compliance with conditions and mitigations for all projects approved in the 2024 calendar year which relied on an Environmental Impact Report or a Mitigated Negative Declaration, and status of condition compliance for a selected older project approved prior to 2024.

The Environmental Health Bureau, Monterey County Regional Fire District, the Department of Public Works, Facilities and Parks - Parks, as well as several sections within the Housing & Community Development (HCD) Department contributed to the condition compliance and mitigation monitoring tracking and reporting in the 2024 Annual Report. To prepare the documentation for this Annual Report, a representative of each department/agency reviewed the Condition Compliance Forms (CCFs) and added their initials to each line item of a "Responsible Department's Condition Compliance Certification Report" ("Certification Report") for each project included in the Annual Report. The line items include the name and describe the status of each Condition of Approval listed in the Responsible Department's report. The department/agency/division head then signed a certification form that certified the information is correct for the January 2025 reporting period. All the projects in the 2024 Annual Report complied with their Condition of Approval/Mitigation Monitoring and/or Reporting Plans at the time of Responsible Department reporting.

DISCUSSION:

On October 9, 2001, the Board of Supervisors adopted a Mitigation Monitoring and Reporting Program (Reso. No. 01-391) delineating procedures for staff to monitor and track mitigation measures required by the County for land use projects to comply with the California Environmental Quality Act (CEQA). The Program was amended in 2012, 2014, 2017, 2019, and 2022. The current Board of Supervisors Resolution No. 22-311 with attachments, is available on the HCD website's Condition Compliance page.

The Annual Report

The 2024 Annual Report (**Attachment B**) is required to be prepared and presented to the Board of Supervisors at a noticed public hearing pursuant to Section III.E of the Program. The Program requires that the Annual Report include land use projects approved in the prior calendar year that relied on an Environmental Impact Report (EIR) or Mitigated Negative Declaration (MND), as well as certain older, approved subdivision projects ("older projects"). The program further requires that the Conditions of Approval Program Supervisor (CAPS) identify compliance issues on the calendar year projects (as reported in the Attachment B, there were no compliance issues). Older projects reported on include those subdivisions with post-Final Map conditions selected by the CAPS for reporting. The criteria for selection of older projects are either (a) the project applicant previously received a land use entitlement for a significant project reliant on an EIR, and in the prior calendar year, the permittee was actively working on condition compliance; or (b) subdivisions that the public has raised concerns about during the prior calendar year that have on-going or unmet conditions after the filing of the final map. (Program, Section II. B.2.)

The 2024 Annual Report contains 11 projects:

- 10 projects approved by the County in 2024 that relied on an EIR or MND; and
- One older subdivision project which the CAPS selected for inclusion.

The 2024 Annual Report presents the condition compliance status of these projects in detail. The older project identified by the CAPS and County Counsel for this Annual Report is Pasadera/Bishop Ranch. It was found compliant with monitoring report for Condition No. 155. No interested parties requested any other older subdivision projects be included in the 2024 Annual Report.

The Annual Report also provides evidence of Program training completed by staff within the Responsible Departments.

ENVIRONMENTAL REVIEW:

This report is not a project because under CEQA Guidelines section 15378(b)(5) it is an administrative activity that will not result in direct or indirect physical changes to the environment.

OTHER AGENCY INVOLVEMENT:

The Office of the County Counsel assisted with identification of older projects and review of Certification Reports as one of the Responsible Departments. The County Environmental Health Bureau-Land Use Division participated in ongoing condition compliance and prepared their departmental annual report as one of the Responsible Departments. Public Works, Facilities and Parks participated in review of condition compliance done by previous Parks staff, review of Certification Reports, and signatory for the departmental annual report as one of the Responsible

Departments.

FINANCING:

Funding for staff time associated with this annual report is included in the FY2024-25 Adopted Budget for HCD Appropriation Unit HCD002, Unit 8543.

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

Monitoring condition compliance in accordance with all applicable policies and regulations provides the County with accountability for proper management of our land resources.

Check the related Board of Supervisors Strategic Initiatives:

- ☐ Economic Development
- ☒ Administration
- ☐ Health & Human Services
- ☐ Infrastructure
- ☐ Public Safety

Prepared by: Mary Israel, Supervising Planner

Reviewed and approved by: Craig Spencer, HCD Director

The following attachments are on file with the Clerk of the Board:

Attachment A - Draft Resolution to accept the 2024 Annual Report

Attachment B - Condition of Approval and Mitigation Monitoring and Reporting Program 2024 Annual Report, including

- 2024 Project Summary Chart
- 2024 Responsible Departments' Reports
- Program Training Report

cc: Front Counter Copy; Craig Spencer, Director of HCD; Susan K. Blitch, County Counsel; Robert I. Brayer, Deputy County Counsel; Melanie Beretti, AICP, Chief of Planning; Mike Weaver, Interested Party; Richard Rosenthal, Interested Party; Laborers International Union of North America (Lozeau Drury LLP); The Open Monterey Project (Molly Erickson); LandWatch (Michael DeLapa, Executive Director); Project File REF250001.