

# DEVELOPMENT EVALUATION SYSTEM

May 5, 2020 Board of Supervisors Workshop – Agenda Item No. 10





# DES WORKSHOP OVERVIEW



BACKGROUND



REVIEW POLICY LU-1.19



DRAFT ORDINANCE  
&  
MANUAL



# CREATION OF GP POLICY LU-1.19

- Focus Development in Areas with Existing Services
- Need for Affordable Housing
- Improving Existing Infrastructure
- Community Areas, Rural Centers, and Affordable Housing Overlay Districts Priority for Development



# POLICY LU-1.19

- Systematic, Consistent, Predictable & Quantitative
- Tool for Decision Makers
- Increased Affordable Housing Requirement



# GENERAL OVERVIEW

- **Applicability Thresholds (5 lots/units)**
  - Creation of 5 or More Lots/Units
  - Water, Wastewater or Traffic as 5 or More Lots/Units
- **Evaluation Milestones**
  - Preliminary Evaluation (Pre-Application)
  - Formal Evaluation (During 30-day Review)
  - Final Evaluation (Post-CEQA)
- **Regulatory and Supportive Documents**
  - Draft Ordinance (Title 21.92)
  - Draft Manual (Approved by Resolution)



# GENERAL OVERVIEW – EXEMPT DEVELOPMENT

## – Development Categories

- Agricultural Subdivisions
- Long-Term Affordable Ag Employee Housing
- Specific Development in the AWCP

## – 3-Part Test

- Development Type
- Measurement Criteria
- Assurance Mechanism



# GENERAL OVERVIEW - SCORING

- Measurement Criteria
- Supporting Evidence
- Assurance of Development Components



# PASS/FAIL REQUIREMENT

- 70% Minimum Passing Score
- Not Automatic Approval/Denial
- Discretionary Process
- Staff Recommendation Only





# PROCEDURE MANUAL

- **Explains Regulations Contained in Draft Ordinance**
  - Ties Regulations to Procedures
  - Provides Examples
  - Includes Definitions
- **DES Submittal Package**
  - Submittal Form
    - Prepared by Applicant
    - Identifies Evidence Required
    - DES Scoresheet Guide
  - DES Scoresheet
    - Contains Tallied DES Scores



# NEXT STEPS

- **Receive Comments/Direction**
- **Finalize Draft DES**
- **Conduct Appropriate Environmental Review**
- **Return to Planning Commission for Board Recommendation**
- **Return to Board of Supervisors**
  - Approval of Ordinance
  - Approval of Manual by Resolution

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