



# Monterey County

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

## Board Report

Legistar File Number: ORD 20-003

May 05, 2020

**Introduced:** 4/15/2020

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Ordinance

Public workshop to:

- a. Consider a draft Development Evaluation System (DES) Program, including draft Procedure Manual and draft implementing ordinance, to implement General Plan Policy LU-1.19; and
- b. Provide direction to staff for further processing and environmental review.

**Project:** REF120030 (Development Evaluation System, DES)

**Project Location:** Unincorporated County (Inland only)

**CEQA action:** Statutorily Exempt per CEQA Guidelines section 15262

### RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Find that this workshop is a planning study for direction on possible future action and qualifies for a statutory exemption per Section 15262 of the CEQA Guidelines; and
- b. Receive a presentation and take public testimony on the draft Development Evaluation System (DES) Program, including draft Procedure Manual and draft implementing ordinance;
- c. Consider Planning Commission recommendation on the draft DES Program; and
- d. Provide direction to staff for further processing and environmental review.

### PROJECT INFORMATION:

**Planning File Number:** REF120030

**Project Location:** Unincorporated Inland (non-coastal) County

**Planning Areas:** Cachagua Area Plan, Carmel Valley Master Plan, Central Salinas Valley Area Plan, Greater Monterey Peninsula Area Plan, Greater Salinas Area Plan, North County Area Plan, South County Area Plan, and Toro Area Plan.

### SUMMARY:

Land Use Policy LU-1.19 of the 2010 General Plan (**Exhibit A**) requires establishment of a systematic method to evaluate larger development projects which fall outside Community Areas, Rural Centers and Affordable Housing Overlay districts within the County. Staff has developed a proposed Development Evaluation System (DES) Program consisting of an implementing ordinance (**Exhibit C**) and a Procedure Manual (**Exhibit D**), which would both need to be adopted at a future hearing following environmental review. On December 4, 2019, the Planning Commission concluded a series of public workshops on the proposed DES Program.

The DES Program is meant to give decision-makers a tool to guide them when evaluating larger discretionary projects that are outside of the priority areas for development. The intent is to inform everyone, including developers, staff, and the public about how a proposed project measures against the policies of the General Plan, implementing regulations, and limited resources and infrastructure.

The ordinance would establish the framework, while the Procedure Manual would guide the method for evaluating projects. The Manual could be amended in the future by Board Resolution. Because the DES Program implements Policy LU-1.19 of the 2010 General Plan and the 2010 General Plan applies only in the non-coastal unincorporated area of the County, the Program would apply only in the inland unincorporated County.

Staff requests the Board receive this report on the draft DES Program, take public testimony, and provide direction on the draft DES Program. The draft DES Program will then be modified based on the direction provided from the Board during this workshop for purposes of environmental review and further processing. Following such environmental review, as is appropriate, and such further modifications as may be generated by that review, staff would then return to the Planning Commission for a recommendation and then return to the Board of Supervisors at a public hearing for the Board to consider adoption of the DES Program.

DISCUSSION:

Community Areas, Rural Centers and Affordable Housing Overlay districts are the top priority areas for development in the unincorporated areas of the County. Outside of those areas, a Development Evaluation System is meant to provide a systematic, consistent, predictable, and quantitative method for decision-makers to evaluate developments of five or more lots or units and developments of equivalent or greater traffic, water, or wastewater intensity. The system is designed to generate a final “score” which can be determined as pass or fail. This final score becomes part of the consideration by decision makers in the discretionary hearing process.

The DES includes a mechanism to quantitatively evaluate development in light of County policies, available resources, and the overall quality of the development based on the following criteria:

- Site Suitability
- Infrastructure
- Resource Management
- Mix/Balance of Uses
- Affordable Housing
- Environmental Impacts
- Traffic and Proximity to Transportation

The Planning Commission conducted six workshops between July 2013 and 2019 on the DES Program. In addition, the Planning Commission established a focus group consisting of various local stakeholders (development and non-development groups) to develop recommendations to the Commission. A summary of these workshops and focus group meetings is included in **Attachment B** (Discussion).

For reference, staff reports prepared for the previous workshops can be accessed under “Record Info” “Attachments” at the following link:

<https://aca.accela.com/MONTEREY/Cap/CapDetail.aspx?Module=Planning&TabName=Planning&capID1=12REF&capID2=00000&capID3=00030&agencyCode=MONTEREY>

Adopting the DES Program will be done through an ordinance to incorporate the regulations within the Inland Zoning Ordinance, Title 21 of the Monterey County Code. A preliminary draft DES Ordinance has been provided as **Exhibit C**.

A DES Procedure Manual has also been created to serve as a tool that thoroughly explains the regulations, provides examples, and contains the necessary forms used in the program. The draft Manual has been provided as **Exhibit D** and is proposed to be adopted, when finalized, by resolution of the Board of Supervisors concurrent with adoption of the proposed ordinance.

This workshop is intended to seek input and direction from the Board to finalize the draft DES Program for purposes of environmental review and future hearings. This information gathering qualifies for a statutory exemption from environmental review pursuant to CEQA Guidelines Section 15262, Feasibility and Planning Studies.

The Final Draft DES Program is subject to environmental review prior to its adoption. This workshop will help inform the draft DES Program and the level of CEQA review. Based on direction from this workshop, staff will prepare appropriate environmental review under CEQA and then bring the draft Program with the environmental review to hearing at the Planning Commission for recommendation and to the Board of Supervisors for consideration of adoption.

A more detailed discussion of the draft DES Program and relevant history has been included as **Exhibit B**.

OTHER AGENCY INVOLVEMENT:

Development of the DES also included the following County agencies:

- RMA-Public Works
- Bureau of Environmental Health
- RMA-Building Services
- Economic Development and Housing
- Workforce Development

In addition, staff consulted with public utilities providers for water and wastewater, water management districts, and State agencies to draft the DES.

FINANCING:

Funding for staff time associated with this annual report is included in the FY19-20 Adopted Budget for RMA-Planning.


BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

The DES represents implementation of a General Plan Land Use Policy, which provides the County accountability for proper management of County land resources.

Check the related Board of Supervisors Strategic Initiatives:

- Economic Development
- Administration

- Health & Human Services
- Infrastructure
- Public Safety

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Approved by: John M. Dugan, FAICP, Deputy Director of Land Use and Community Development 

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

- Exhibit A - Policy LU-1.19
- Exhibit B - Discussion
- Exhibit C - Draft of the DES Ordinance
- Exhibit D - Draft of the DES Procedure Manual

cc: Front Counter Copy; Planning Commission; Land Use Advisory Committees (11); The DES Focus Group: Lino Belli, Janet Brennan, Dana Cleary, Sherwood Darrington, Alfred Diaz-Infante, Dale Ellis, Brian Finegan, Aaron Johnson, Pam Silkwood, Juan Uranga, Pris Walton, and Amy White; The Open Monterey Project (Attn: Molly Erickson); LandWatch Monterey County (Attn: Executive Director); Richard Rudisill; Rob Carver; Michael Waxer; Carl Holm, AICP, RMA Director; John Dugan, FAICP, Deputy Director of Land Use and Community Development; Brandon Swanson, RMA Planning Services Manager; Craig Spencer, RMA Planning Services Manager; Wendy Strimling, County Counsel; Anna V. Quenga, Senior Planner; Planning File REF120030.