

DEVELOPMENT EVALUATION SYSTEM

August 25, 2020 – Board of Supervisors Agenda Item No. 15





DEVELOPMENT EVALUATION SYSTEM

- Adopt an Ordinance to Amend Title 21 of MCC to Enact Development Evaluation System (DES) Regulations
- Adopt a Resolution to Approve the Monterey County Development Evaluation System Procedure Manual



DEVELOPMENT EVALUATION SYSTEM

- Focus Growth in Areas with Infrastructure & Services
- Zoning Allows Development Outside of Those Areas
- Identify Extraordinary Developments
 - Consistency with Goals and Policies
 - Going Beyond Minimum Requirements



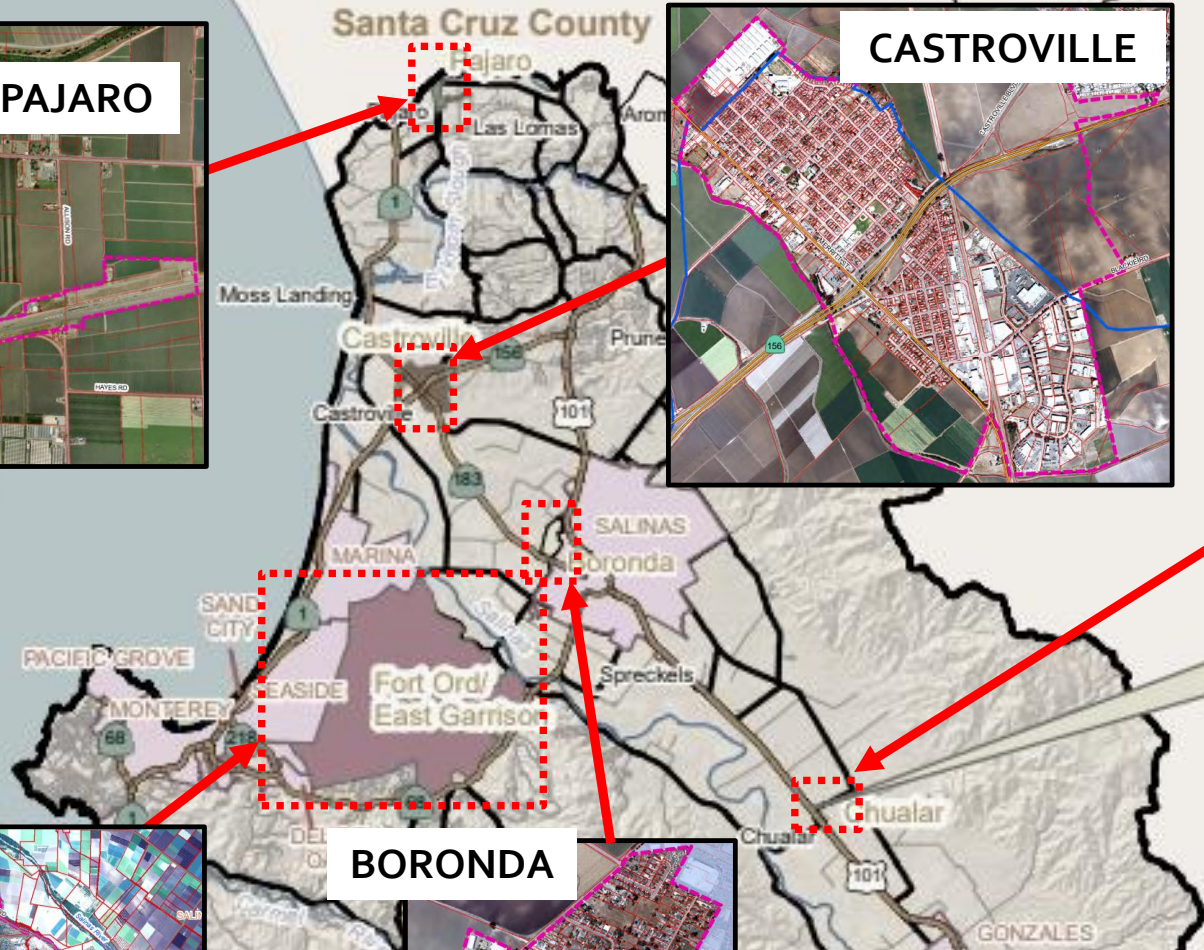
PAJARO



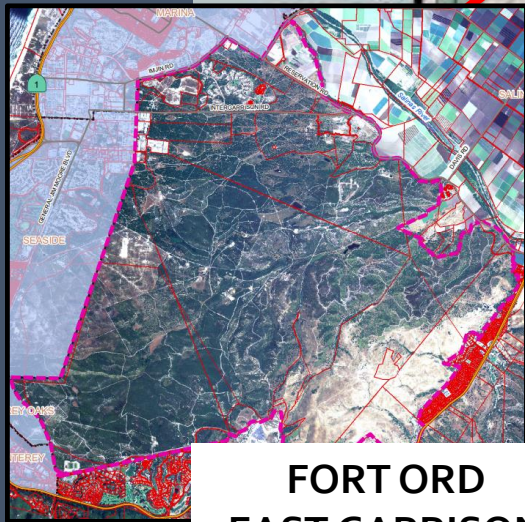
CASTROVILLE



CHUALAR



The boundary for the Chualar Community Area will be established at a later date pursuant to LU-2.22.c.



FORT ORD EAST GARRISON



BORONDA

MONTEREY COUNTY
Community Areas

	Highway		Boronda		Fort Ord/East Garrison
	Major Road		Castroville		Pajaro
	Minor Road		Chualar		
	River and Water Body				
	City Limit				

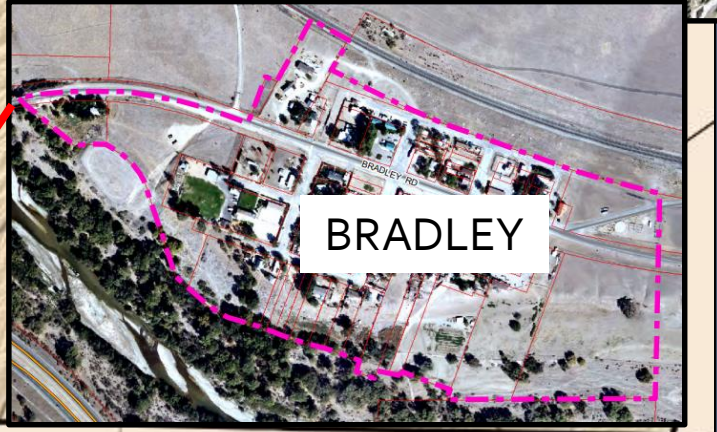
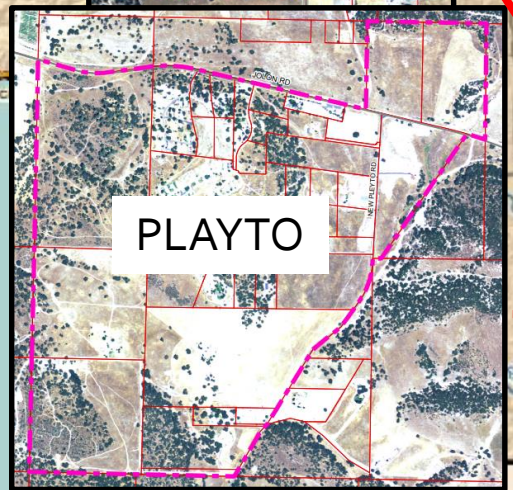
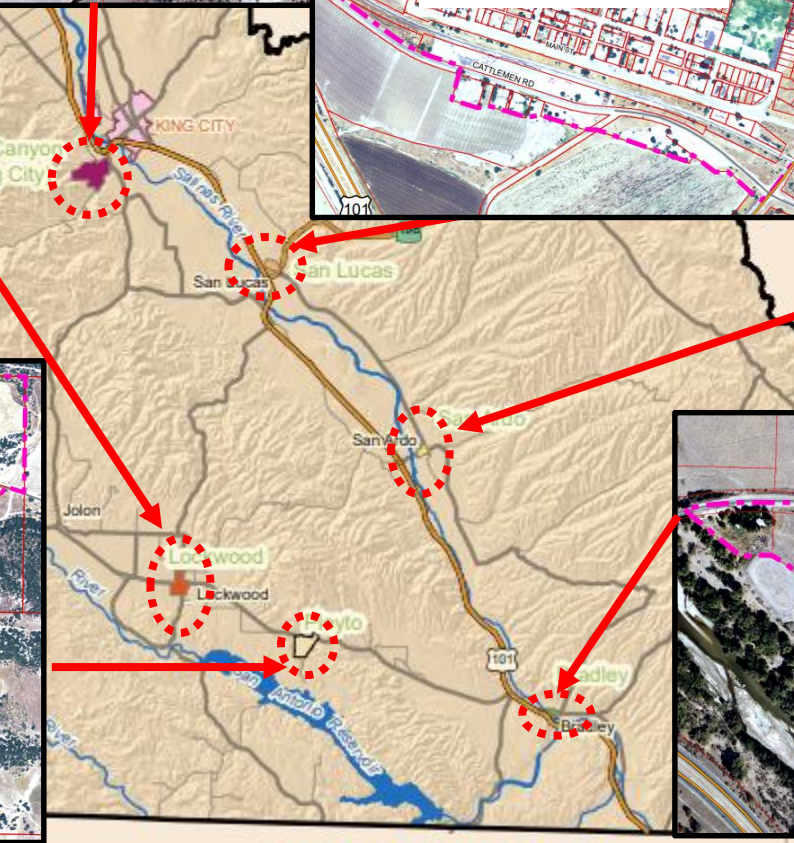
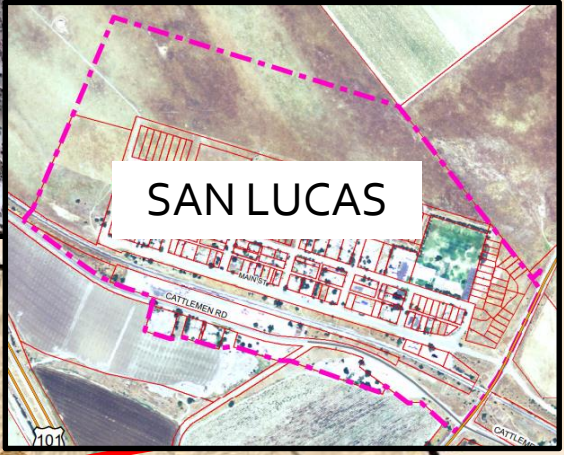
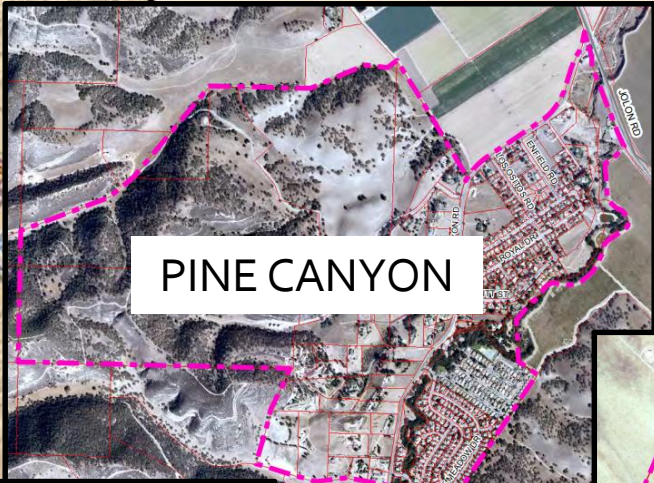
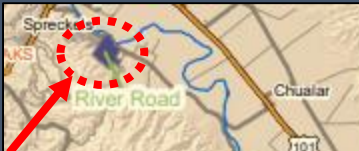


MONTEREY COUNTY Rural Centers



- Highway
- River and Water Body
- Major Road
- City Limit
- Minor Road

- Rural Centers**
- Bradley
 - Lockwood
 - Pine Canyon (King City)
 - Playto
 - River Road
 - San Ardo
 - San Lucas

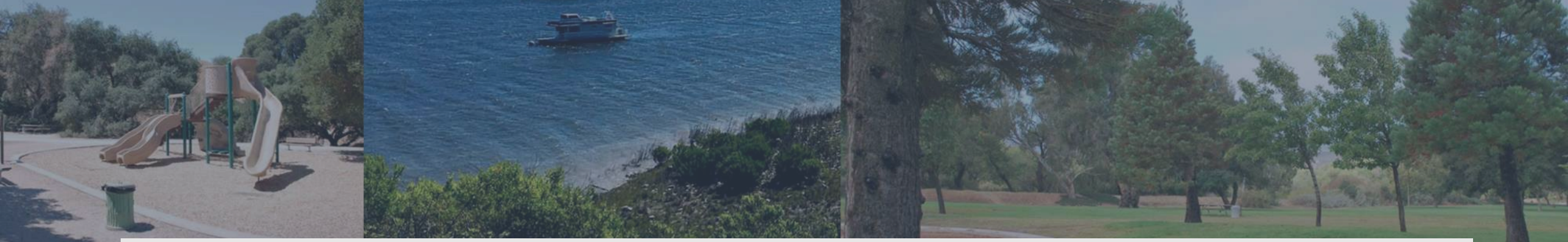


DEVELOPMENT EVALUATION SYSTEM

Theoretical Project Example



EXAMPLE 1. AFFORDABLE HOUSING



Part of the theoretical project includes 120 new residential units, 50% of which would be affordable and remain affordable in perpetuity. The application includes a lotting exhibit and draft inclusionary housing agreement and deed restriction.

Question 1.a. allocates 2 points to projects that provide 45% or more affordable housing units that remain affordable in perpetuity **AND** the application materials includes a lotting exhibit identifying the affordable residential units, a ***draft inclusionary housing agreement***, and a ***draft deed restriction***. A **condition of approval** would be applied to the project requiring recordation of the **final** inclusionary housing agreement and recordation of the **final** deed restriction.

This project would receive 2 points.

EXAMPLE 2. INFRASTRUCTURE



The theoretical project also includes construction of a fire station. The nearest station is located in an incorporated city approximately 45 minutes away.

Question 2.f. of the DES states that a project would receive 5 points if it provides critical emergency infrastructure and services such as fire stations, sheriff substations, emergency service stations, clinics, or hospitals within a deficient area.

This project would ~~4~~ receive any points.

EXAMPLE 3. BALANCE OF USES



In addition, the theoretical project includes construction of a commercial center for a market and small businesses.

Question 5.b. of the DES states that a project would receive 3 points if it includes mixed-use development that provides commercial uses that serves the needs of the community.

This project would receive 3 points.



PROJECTS APPLICABLE TO THE DES

Permit History After Adoption of the General Plan

- 5 Residential Projects
- 3 Agricultural Employee Housing Projects
- 2 Commercial/Recreational Projects
- 1 Agriculturally Related Subdivision



PLANNING COMMISSION RECOMMENDATION

Planning Commission Resolution No. 20-022

- Consider General Plan FEIR and Addendum
- Adopt an ordinance adding Chapter 21.92
- Approve the DES Manual



CHANGES TO ORDINANCE

- Form and Numbering
- Eliminate terms already defined
- Clarify when “Formal Application Evaluation” Score will be provided

‘County staff shall provide the formal application DES score to the applicant at such time that County staff deems the project application “complete” or the project application is deemed complete by operation of law pursuant to the Permit Streamlining Act.’

Development Evaluation System (DES) Purpose

Monterey County 2010 General Plan identifies Community Areas, Rural Centers and Affordable Housing Overlay districts as top priority locations for development within the unincorporated areas of Monterey County.

The DES implements Policy LU-1.19 and requires evaluation of certain projects proposed outside of priority development areas. Applicable projects are scored using specified Evaluation Criteria and there is a minimum passing score of 70 points.

Applicants will be required to submit evidence, Supporting Documentation, that demonstrates or identifies how project components earn points for each applicable Evaluation Criteria.

The DES provides a systematic, consistent, predictable and quantitative evaluation methodology for decision makers to evaluate applicable developments alongside all other information provided through the discretionary process.



Development Evaluation System

This brochure explains the Development Evaluation System (DES) procedures outlined in Chapter 21.92 of the Monterey County Code and in the DES Manual. Certain projects located within the inland unincorporated areas of the County AND outside of priority development areas are subject to the DES. An exemption process is available for qualifying agricultural developments.



COUNTY OF MONTEREY

DEVELOPMENT EVALUATION SYSTEM INFORMATIONAL BROCHURE

*For more information or to discuss the
DES process, please contact the Planner of
the Day at (831) 755-5175*

COUNTY OF MONTEREY LAND USE & COMMUNITY DEVELOPMENT PLANNING DIVISION

1441 Schilling Place, South 2nd Floor
Salinas, California 93901-4527 (831) 755-5025

DES Applicability

Policy LU-1.19 requires certain projects, based on location and development threshold, be evaluated through the DES.

Therefore, projects located outside of:

- Community Areas,
- Rural Centers; and
- Affordable Housing Overlay Districts

and have a development threshold of:

- Creation of 5 or more lots/units; or
- Developments of equal to 5 lots/units or greater traffic, water or wastewater intensity

will be subject to the DES.

Evaluation Criteria

As required by Policy LU-1.19 and the DES regulations, projects subject to the DES shall be measured by their impacts (positive or negative) on certain criteria:

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



Evaluation Milestones

Projects subject to the DES will be evaluated at 3 different milestones in the permit process.

1. Preliminary DRC Evaluation.

This evaluation takes place early in the permit process and discussed during a Development Review Committee meeting. DES scores will be provided to the applicant along with their formal application package.

2. Formal Project Application Evaluation.

This evaluation takes place once a formal application has been submitted. DES scores will be provided after the project application has been deemed complete by County staff or by operation of law.

3. Post CEQA Analysis Evaluation.

This will be a project's final DES score and takes place after the appropriate environmental review has been conducted.

These milestones provide applicants with the opportunity to explore potential modifications to their projects that would increase their overall scores. It also allows re-evaluation of projects based on milestones that typically provide more information through analysis.

Consideration by the Appropriate Authority

The final DES score will be provided to the Appropriate Authority along with the hearing staff report. Projects with a score of 70 points or more are considered passing. Projects with a score of 69 points or less are considered failing. Failing projects shall receive a staff recommendation of denial. However, a pass or fail does not mean an automatic approval or denial. The DES score does not limit the Appropriate Authority's discretion in rendering a decision on any particular project application.

DES Exemptions

In support of the agricultural industry, certain agriculturally related developments may qualify for an exemption from the DES. These development types include:

- Subdivision exclusively for agricultural purposes,
- Long-term affordable housing exclusively for agricultural employees; and
- Specific development in the Agricultural and Winery Corridor Plan area.

To qualify for an exemption, projects must include the appropriate Measurement Criteria and Assurance Mechanism and receive a recommendation from the Agricultural Advisory Committee.



CEQA – ADDENDUM TO 2010 GENERAL PLAN FEIR

- DES Enacts Regulations that:
 - Support orderly growth and development
 - Preserve and conserve open space land and natural resources
- No Major Revision
- No Substantial Changes or Additions to the FEIR



STAFF RECOMMENDATION

Staff Recommends the Board of Supervisors:

- Consider Addendum No. 3 together with the previously certified Final Environmental Impact Report for the 2010 General Plan;
- Adopt an ordinance adding Chapter 21.92 to Title 21 of the Monterey County Code and amending multiple sections of Title 21 to establish regulations for the Development Evaluation System; and
- Adopt a resolution to approve the County of Monterey Development Evaluation System Manual