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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

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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.