



Monterey County Planning Commission

Agenda Item No. 3

Legistar File Number: PC 18-051

168 West Alisal Street,
1st Floor
Salinas, CA 93901
831.755.5066

May 30, 2018

Introduced: 5/21/2018

Version: 1

Current Status: Agenda Ready

Matter Type: Planning Item

REF120030 -DEVELOPMENT EVALUATION SYSTEM (COUNTY OF MONTEREY)

Public workshop to:

- a. Consider a draft Development Evaluation System (DES), and
- b. Provide direction to staff.

Project Location: County Wide (Inland Only)

Proposed CEQA Action: Statutorily Exempt pursuant to Section 15262 of the CEQA Guidelines

RECOMMENDATION:

It is recommended that the Planning Commission:

- a. Find that this workshop is a planning study for possible future action which the commission has not approved, which qualifies as a Statutory Exemption per Section 15262 of the CEQA Guidelines;
- b. Consider the proposed Development Evaluation System (DES), including information prepared by LandWatch and RMA-Planning staff; and
- c. Provide direction to staff on a final draft DES for consideration.

PROJECT INFORMATION:

Planning File Number: REF120030

Owner: County of Monterey

Project Location: County-wide - Inland Areas Only

Plan Area: 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.

Flagged and Staked: N/A

SUMMARY:

On November 29, 2017, the Planning Commission conducted a workshop on the Development Evaluation System (DES) and implementation of related 2010 General Plan Policy LU-1.19 (**Exhibit E**). This Workshop specifically focused on outcomes and recommendations from DES Public Focus Group meetings. The Commission provided staff with direction for elements of a draft DES and implementing ordinance (see **Exhibit D** for the Planning Commission staff report).

During this workshop, members of the public requested staff review and provide the commission with a comparison of the draft DES prepared by LandWatch for their consideration prior to finalizing a revised DES. The Planning Commission directed staff to conduct this research and return at a subsequent workshop.

As directed, staff has examined LandWatch's draft DES (**Exhibit B**) and compared it with the draft prepared by County staff. LandWatch's proposed DES has similarities to the RMA-Planning version brought before the Planning Commission February 11, 2015 (**Exhibit C**). However, there are some key differences, including: how thresholds for impacts like water and traffic are calculated, new categories of exemptions, and additional preferred project criteria. The attached Discussion (**Exhibit A**) will provide a short background overview, introduce key differences between the two versions, and identify options for incorporating or omitting LandWatch's suggestions into the final draft of the DES.

The intended outcome of reviewing the LandWatch version of the DES is to consider options, in addition to those which were recommended by the Commission during the November 29, 2017 workshop for inclusion in the final draft of the DES. This workshop review will allow staff to begin working on the final draft of the DES. Once the draft DES has been finalized, staff will bring it back before the commission for consideration and recommendation to the Board of Supervisors. Staff anticipates returning to the Commission with a final draft in late summer/early fall of this year.

OTHER AGENCY INVOLVEMENT:

RMA-Planning reviewed LandWatch's draft DES. However, as explained in the attached discussion (**Exhibit A**), further research is required to determine water, wastewater, and traffic threshold data equivalent to a five-lot residential subdivision in order to finalize the DES. This work will require consultation with the Bureau of Environmental Health, RMA-Public Works, and the Monterey County Water Resources Agency. Consultation with public utilities for water and wastewater, water management districts, and State agencies is also expected. This collaboration will take place when working on the final draft of the DES to return to the Planning Commission.

FINANCING:

Funding for staff time associated with review and discussion with the public relative to the DES is included in the FY2017-2018 Adopted Budget for RMA-Planning.

Prepared by: Anna V. Quenga, Senior Planner, ext. 5175

Reviewed by: Brandon Swanson, RMA Planning Services Manager

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

The following attachments are on file with the RMA:

Exhibit A - Discussion

Exhibit B - LandWatch DES Evaluation

Exhibit C - RMA-Planning DES Evaluation

Exhibit D - November 29, 2017 Planning Commission Staff Report

Exhibit E - Policy LU-1.19

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; LandWatch Monterey County; Richard Rudisill; Rob Carver; Michael Waxer; Carl Holm, AICP, RMA Director; John Dugan, FAICP, Deputy Director of Land Use and Community Development; Jacqueline R. Onciano, RMA Chief of Planning; Wendy Strimling, County Counsel; Anna V. Quenga, Senior Planner; Brandon Swanson, RMA Planning Services Manager; Planning File REF120030.