

# Exhibit B

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## **EXHIBIT B**

# **Addendum No. 3<sup>1</sup> to Final Environmental Impact Report for 2010 Monterey County General Plan (#07-01, SCH #2007121001) for Development Evaluation System Program pursuant to the California Environmental Quality Act Guidelines Article 11, Section 15164 (Planning File No. REF120030)**

### **1. Introduction**

On October 26, 2010, the Monterey County Board of Supervisors certified Final Environmental Impact Report #07-01, SCH #2007121001 (“FEIR”), and adopted finding, a Statement of Overriding Considerations, a Mitigation Monitoring and Reporting Program and the 2010 Monterey County General Plan (“General Plan”) (Board Resolution Nos. 10-290 and 10-291). Section 3, Project Description, of the FEIR identified that the primary goal of the General Plan was to provide a blueprint for public and private development by acting as the foundation upon which County leaders will make decisions related to growth and land use. As such, General Plan goals and policies include, but are not limited to, providing direction for the continued viability of the agricultural industry, conserving and preserving the County’s scenic and environmental resources, providing housing for all income levels, and prioritizing development in certain areas.

Growth assumptions identified in FEIR for the General Plan 2030 planning horizon<sup>2</sup> projected that between the years 2006 and 2030, the population of unincorporated Monterey County will increase by 29,096 residents and 10,015 dwelling units. The FEIR also examined impacts that may occur at “full buildout<sup>3</sup>,” which is projected to occur in 2092. Between the years 2006 and 2092, the population of unincorporated Monterey County is projected to increase by 104,379 residents and 37,081 dwelling units.

The Land Use Element of the General Plan provides policies for the appropriate type and intensity of land use within unincorporated Monterey County including lands for housing, business, agriculture, industry, public facilities, open space, recreation, and

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<sup>1</sup> Subsequent to its certification, two Addenda to the FEIR were approved. “Addendum No. 1” to the FEIR was considered for amending policies in the Carmel Valley Master Plan (Board of Supervisors Resolution No. 13-029). “Addendum No. 2” to the FEIR was considered for amending Public Services policies of the 2010 Monterey County General Plan (Board of Supervisors adopted Resolution No. 13-028).

<sup>2</sup> The 2030 planning horizon was derived from population growth forecasts prepared by the Association of Monterey Bay Area Governments (AMBAG),

<sup>3</sup> Full buildout is the state in which all existing, undeveloped residential lots of record (total = 4,629) have been built on up to the maximum density allowed by zoning. This includes existing lots of record.

other uses. The 2010 General Plan established Community Areas, Rural Centers, and Affordable Housing Overlay districts as top priority areas for development within the unincorporated non-coastal area of Monterey County. To that end, the 2010 General Plan Land Use Element Policy LU-1.19 requires establishment of a Development Evaluation System to provide a systematic, consistent, predictable, and quantitative method for County decision makers to evaluate developments of five or more lots or units and developments of equivalent or greater traffic, water, or wastewater intensity outside of those priority areas.

LU-1.19 provides:

Community Areas, Rural Centers and Affordable Housing Overlay districts are the top priority for development in the unincorporated areas of the County. Outside of those areas, a Development Evaluation System shall be established 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 shall be a pass-fail system and shall include a mechanism to quantitatively evaluate development in light of the policies of the General Plan and the implementing regulations, resources and infrastructure, and the overall quality of the development.

Evaluation criteria shall include but are not limited to:

- a. Site Suitability
- b. Infrastructure
- c. Resource Management
- d. Proximity to a City, Community Area, or Rural Center
- e. Mix/Balance of uses including Affordable Housing consistent with the County Affordable/Workforce Housing Incentive Program adopted pursuant to the Monterey County Housing Element
- f. Environmental Impacts and Potential Mitigation
- g. Proximity to multiple modes of transportation
- h. Jobs-Housing balance within the community and between the community and surrounding areas
- i. Minimum passing score.

Residential development shall incorporate the following minimum requirements for developments in Rural Centers prior to the preparation of an Infrastructure and Financing Study, or outside of a Community Area or Rural Center:

- 1) 35% affordable/Workforce housing (25% inclusionary; 10% Workforce) for projects of five or more units to be considered.
- 2) If the project is designed with at least 15% farmworker inclusionary housing, the minimum requirement may be reduced to 30% total.

This Development Evaluation System shall be established within 12 months of adopting this General Plan.

This technical addendum has been prepared pursuant to Article 11, Section 15164 of the California Environmental Quality Act guidelines to make minor technical changes to the project analyzed in the FEIR. None of the conditions described in CEQA Guidelines Section 15162 or 15163, calling for preparation of a subsequent EIR or supplemental FEIR have occurred.

## 2. Analysis

This Addendum describes whether any changes or additions are necessary to the FEIR as a result of the proposed Development Evaluation System (DES) program and implementation of General Plan Policy LU-1.19, or if any of the conditions described in CEQA Guidelines Section 15162 have occurred.

Pursuant to Section 15162 of the CEQA Guidelines, there are no substantial changes proposed in the project, no changes to circumstances under which the project was undertaken, and there is no new information of substantial importance not known at time that would require major revisions to the certified FEIR due to the involvement of new environmental effects or substantial increase in the severity of previously identified environmental effects.

The General Plan contains policies intended to minimize or mitigate potential impacts of its implementation to the extent feasible. Where policies were insufficient to avoid an impact, additional mitigation was identified in the FEIR. This mitigation consists of either revising draft policy language or incorporated new policies. Table 1-2, Executive Summary Table, of the FEIR summarizes impacts and mitigation measures identified in the FEIR.

This DES ordinance, consistent with General Plan Policy LU-1.19, enacts regulations to evaluate developments located outside of priority areas consisting of five new lots or units and developments of equivalent or greater traffic, water, or wastewater intensity. Points awarded through the evaluation are earned when an application can demonstrate project components provide improvements, beyond minimum requirements, relative to affordable housing, infrastructure, resource management, site suitability, balance of uses, traffic. Projects with significant unavoidable impacts to agriculture and forest resources, air quality, GHG emissions, biological resources, hydrology and water quality, growth inducement, land use planning, traffic, and wildfires would result in subtraction of points. This ordinance implements General Plan policy and does not result in an increased density of development beyond what was analyzed in the General Plan EIR. Likewise, there are no changes in circumstances or new information of substantial importance that would result in identification of new significant environmental impacts or substantial increase in severity of previously identified significant environmental effects as compared to the FEIR certified for the General Plan.

## 3. Conclusion

Pursuant to Section 15162 of the CEQA Guidelines, there are no substantial changes proposed in the project, no changes to circumstances under which the project was undertaken, and there is no new information of substantial importance not known at time that would require major revisions to the prior FEIR. Based on the information contained within previous point No. 2, a subsequent or supplemental FEIR is not required. This ordinance provides an evaluation of developments outside of priority areas to support orderly growth and development and preserve and conserve open-space land and natural resources as addressed in the General Plan. Implementation of this ordinance would not result in an increase to the build-out projections identified in the General Plan. This ordinance will not require major revisions to the FEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

FEIR #07-01 is available on the Monterey County website at:

<https://www.co.monterey.ca.us/government/departments-i-z/resource-management-agency-rma-/planning/resources-documents/2010-general-plan/general-plan-final-environmental-impact-repo>