

Exhibit H
Appendix A Monterey County
Growth Management Policy

APPENDIX A

MONTEREY COUNTY

GROWTH MANAGEMENT POLICY^{1/}

The Board of Supervisors finds and declares that managed growth and orderly development are essential to the proper utilization of land in Monterey County. Proper utilization of the land will contribute directly to the social, cultural, environmental, fiscal, and economic well-being of the County.

1. Establishment of Growth Areas

Managed growth must be incorporated into the General Plan of the County. In so doing, the General Plan must be written to include appropriate growth areas within the County. These areas must recognize the diversity among the lands of the County and provide for the planning of each area in a way that utilizes its unique characteristics.

The policies for each planning area to be defined within the General Plan must countenance differences between the planning areas in terms of natural resources, physical and environmental attributes, economic development, and sociocultural development. Furthermore, growth areas shall be designated only where there is provision for an adequate level of services and facilities such as water, sewer, fire protection, and drainage, and be coordinated with school authorities.

2. Development of Cities and Areas Around Cities

Cities have been created in Monterey County to provide urban areas with local governmental services essential to sound urban development such as sewers, storm drains, water, police protection, fire protection, neighborhood parks, schools, and community recreation programs. The ability of cities to cope with the social, economic, land use, and political problems created by urbanization is dependent in large part on their ability to service and control urban development in their urban service areas.

Inhabitants residing in an urban service area of a city have a community of interest with that city and should be part of that city so that they may receive necessary city services as well as participate in, and contribute to, the resolution of social, political, land use, and economic issues of their urban community. Except as noted below, urban development should be discouraged in areas lying outside the boundaries of urban service areas in order to discourage premature and unnecessary conversion of open space outside the urban service areas.

^{1/} Adopted by Board of Supervisors Resolution #79-478 dated October 9, 1979.

3. *Establishment of New Areas of Development Concentration*^{2/}

New areas of development concentration shall, where appropriate, be encouraged if they can be shown to better achieve other aspects of growth management such as the preservation of prime agricultural lands or the protection of other natural resources. They shall provide urban services to the residences such as provision of water, sewage treatment, roads, commercial facilities, schools, and fire protection. Developments of this type should be proposed as specific plan amendments to the General Plan.

The following criteria shall be used for the purposes of identifying any new "areas of development concentration" as that term is used in the Monterey County Growth Management Policy.

- A) The area is not contiguous with existing urban concentrations, but is in reasonably close proximity to an existing city or other employment center and contains existing semi-rural development.
- B) The area has available, or provision will be made for, appropriate levels of public services to serve the higher intensity land uses proposed for areas of development concentration.
- C) The parcel sizes and ownerships of the undeveloped land within the area lend themselves to orderly higher intensity development rather than piecemeal or sprawl development. Such higher intensity development may be rural, suburban or urban in character, depending upon the natural resources, physical and environmental attributes, economic development, and sociocultural development of the particular area.
- D) A new area shall not under any circumstances be located where it may adversely impact significant prime or productive agricultural lands.
- E) Protection and conservation of the natural resources of the overall planning area, especially the scenic quality of rural areas and the preservation of prime agricultural land, will be enhanced by concentrating development within the designated area.

Open space should be retained wherever advisable to maintain the rural quality of life in the County. Clustering of development is to be encouraged. Development should be minimized on visually sensitive slopes. The density of development outside the urban service areas of urban concentrations should be low.

Minor subdivision will be discouraged, especially outside urban service areas. Minor subdivision approval will normally result in the property being rezoned to prevent further lot divisions.

^{2/} Added by Board of Supervisors Resolution No. 81-546, November 3, 1981.

Environmental research should be conducted on large segments of the County, coincidental with the planning areas or designated growth areas or sub-areas where possible. Developers will participate financially in this research through a prorata cost sharing arrangement at such time as their projects are filed.

It will be a goal for Monterey County to develop a proportionate share of housing affordable by low and moderate income families.

A new system of evaluation of applications shall be established. Each application should be evaluated according to its strengths and weaknesses in accordance with the General Plan and its policies and elements, except master plans adopted subsequent to this policy for planning areas shall be taken into consideration. Evaluation systems shall be the subject of public hearing before the Planning Commission and the Board of Supervisors prior to their adoption. The criteria of evaluation shall be written and made available to the public. Each applicant shall be given a numerical score based upon an analysis of the evaluation criteria. Applications not found to meet minimum evaluation criteria shall not be given further consideration.

Agriculture continues to be the basis of the economy of the County. Agricultural lands in Monterey are some of the world's finest. Productive agricultural lands are our greatest resource and must be preserved. Protection of this land can be provided through the use of such devices as zoning, scenic easements, and Williamson Act contracts. Furthermore, development of lands adjoining productive agriculture lands must be nonpolluting and not otherwise detrimental to the agricultural uses. The improvement of roads and other facilities serving areas of productive agricultural lands should be delimited consistent with the agricultural uses.

4. ***Priorities for Growth***

Priority for growth will be given first to infilling within existing urban areas. The next priority will be for development on lands adjacent to existing and densely settled urban areas where the necessary services and facilities are available, except where this impacts prime and productive agricultural lands. Growth areas adjoining urban areas shall be within the spheres of influence of the cities and coincide with the area to which the cities are providing services or in areas immediately surrounding high density concentrations with the County such as the Carmel Valley Village and Castroville, except as in paragraph #3.

5. *Low and Moderate Income Housing*^{3/}

A managed growth program must consider, and provide for, the housing needs of all economic segments of the community. Toward this goal, it is the County's intent to increase residential densities in designated growth areas over those indicated as land use designations of the County General Plan. Residential densities may be increased only where such increase is determined to provide for low and moderate income housing needs and is in accord with environmental, health, and safety provisions, and where such increase in density is not unduly excessive and does not violate policies of the elements of the General Plan.

^{3/} Added by Board of Supervisors Resolution No. 80-601, November 25, 1980.