

MONTEREY COUNTY PLANNING COMMISSION

Meeting: July 31, 2013 Time: 9:30 a.m.	Agenda Item No.: 2
Project Description: Conduct a workshop to consider concepts for a Development Evaluation System (REF120030) for the unincorporated inland areas of the County of Monterey that would evaluate and score development pursuant to Policy LU-1.19 of the 2010 General Plan.	
Project Location: County-wide – Inland Areas Only	APN: County-wide – Inland Areas Only
Planning File Number: REF120030	Owner: N/A
Planning Area: County-wide – Inland Areas Only	Flagged and staked: N/A
Zoning Designation: County-wide – Inland Areas Only	
CEQA Action: Statutorily Exempt per Section 15262	
Department: RMA - Planning Department	

RECOMMENDATION:

Staff recommends that the Planning Commission:

- 1) Conduct a workshop to consider concepts for a Development Evaluation System that would implement Policy LU-1.19 of the 2010 General Plan; and
- 2) Provide direction to staff for preparing a draft program.

PROJECT OVERVIEW:

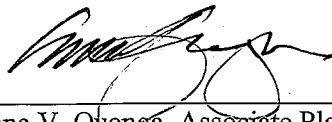
The 2010 General Plan (General Plan) identifies Community Areas, Rural Centers, and Affordable Housing Overlay Districts as areas of top priority for development, resulting in the need for scrutiny of certain developments outside of those areas. Hence Policy LU-1.19 (see complete policy language in **Exhibit B**), provides direction for creating a Development Evaluation System to facilitate a logical, consistent, predictable, and quantitative method to evaluate specific development outside of Community Areas, Rural Centers, and Affordable Housing Overlay Districts. Projects to which the Development Evaluation System applies include developments consisting of five or more newly created lots or units and developments with an equivalent or greater intensity to traffic, water, or wastewater outside of Community Areas, Rural Centers, and Affordable Housing Overlay Districts.

Potential issues for consideration include: evaluation method, scoring of projects, and evaluation timing and process. The evaluation method used should be clear, concise, and easily understood by both the public and staff. Scoring of the projects will also be very important and should include weighing of scores important to the County and its citizens. Scoring of such projects will assist the County to identify issues and encourage incorporation of smart growth principles and techniques. In order to conduct a proper evaluation of projects, a balance between timing and the existing permit process will need to be achieved. A discussion of these issues can be found in **Exhibit A**.

Staff is seeking public input and direction from the Planning Commission to be incorporated in the preparation of a Development Evaluation System. For discussion, staff has prepared a draft Development Evaluation System and Scoring Sheet in order to illustrate possible content, context and format (**Exhibit C**).

OTHER AGENCY INVOLVEMENT:

The proposed concept and approach for the Development Evaluation System was presented to the Streamline Task Force on June 21, 2013. No comments were given at that time. After receiving comments and direction from the Planning Commission, staff intends to bring the Development Evaluation System to additional technical committees for review and discussion.



Anna V. Quenga, Associate Planner
(831) 755-5175, quengaav@co.monterey.ca.us
June 24, 2013

cc: Front Counter Copy; Planning Commission; Fire Protection Districts; Public Works Department; Parks Department; Environmental Health Bureau; Monterey County Water Resources Agency; Alternative Energy & Environment committee (AEE); County Streamlining Task Force c/o Ernie Mill; California Coastal Commission; Marti Noel, RMA Planning; Jacqueline Onciano, Planning Services Manager; Anna V. Quenga, Project Planner; The Open Monterey Project; LandWatch; Monterey Peninsula Water Management District; Monterey Bay Unified Air Pollution Control District; Monterey County Agricultural Commissioner; Paul Lord, Water Conservation Specialist, Marina Coast Water District; Land Use Advisory Committees ; Planning File REF110056. .

Attachments:	Exhibit A	Discussion
	Exhibit B	List of Applicable 2010 General Plan Policies
	Exhibit C	Preliminary Discussion Draft of Development Evaluation and Scoring Sheet

This report was reviewed by Jacqueline  Onciano, Planning Services Manager.

EXHIBIT A DISCUSSION

The intent of the General Plan Land Use Element is to create a general framework that encourages growth within or near developed or developing areas in order to reduce *impacts to agricultural production, natural resources, or public services*. These areas are designated as Community Areas, Rural Centers, and Affordable Housing Overlay Districts within the General Plan. Therefore, the Policy of evaluating proposed development outside of these areas was put into the General Plan.

Focusing development in designated areas lessens impacts to the resources and infrastructure as indicated above and avoids scattered development which can also have a negative effect on biological resources due to loss of habitat areas and the disruption of migrating species caused by development within wildlife corridors.

In addition to these issues, a major concern for the county resulting from urban sprawl is the conversion of agricultural land to residential uses. Monterey County contains some of the most productive farmland in the United States. The county's agricultural economy (\$4.14 billion in 2012) is the fourth largest in California.

PROPOSED CONCEPT:

Growth is encouraged within identified Community Areas, Rural Centers, and Affordable Housing Overlay Districts where infrastructure exists for public sewer, public water, etc. Growth outside designated areas has potential to impact services and extending services is costly. However, existing land use designations and densities allow for development outside of those areas, and responsible development outside of the designated areas may be sensible; such as farmworker housing located in close proximity to where agricultural lands exist and where the labor force is needed. Therefore, staff intends to create a tool (Development Evaluation System) to assist decision makers with identifying developments that better meet County policies, create healthy communities, incorporate smart growth principals, and has the potential to benefit the environment.

EVALUATION CRITERIA AND SCORING:

The most logical evaluation criterion leads back to the very idea of what Policy LU-1.19 is to address. Therefore, evaluation questions include inquiry of whether a project is consistent or inconsistent with General Plan policies that address loss of agricultural land, potential effects to wildlife corridors, and urban sprawl. In addition, LU-1.19 lists very specific criteria that projects shall be evaluated against, such as: site suitability; infrastructure; resource management; proximity to a city, community area, or rural center; mix and balance of uses including affordable housing; environmental impacts and potential mitigation; proximity to multiple modes of transportation; and jobs-housing balance within the community and between the community and surrounding areas. In addition to the base policy, the Long Range Planning Work Program lists ancillary policies to be addressed in the development evaluation system (see **Exhibit B** for a complete list of the policies).

In an effort to streamline policy review already required within the existing planning permit process, evaluation questions have been composed to capture the spirit of the policies but not a regurgitation of the specific language. Staff has produced a discussion draft evaluation based on our interpretation of the criteria and policies explained above (see **Exhibit C**).

Scores are proposed in a "yes" or "no" format with points assigned for the particular answer. A multiplier is also included to allow scores to be weighted by policy and/or resource importance. This should result in a system that guides applicants to a development that the County can support and respective scores should more accurately identify projects that are consistent (or inconsistent) with the County's objective to reduce urban sprawl, versus an even score per policy question.

Policy LU-1.19 states that scoring should be a pass or fail system. However, based on discussion during the GP process the only pass or fail criteria would be if there is or isn't a long term sustainable water supply. Decision makers (and developers) would be able to quickly assess the consistency of a project. The intent is that projects with lower scores would initiate dialog for revisions that could result in a higher score.

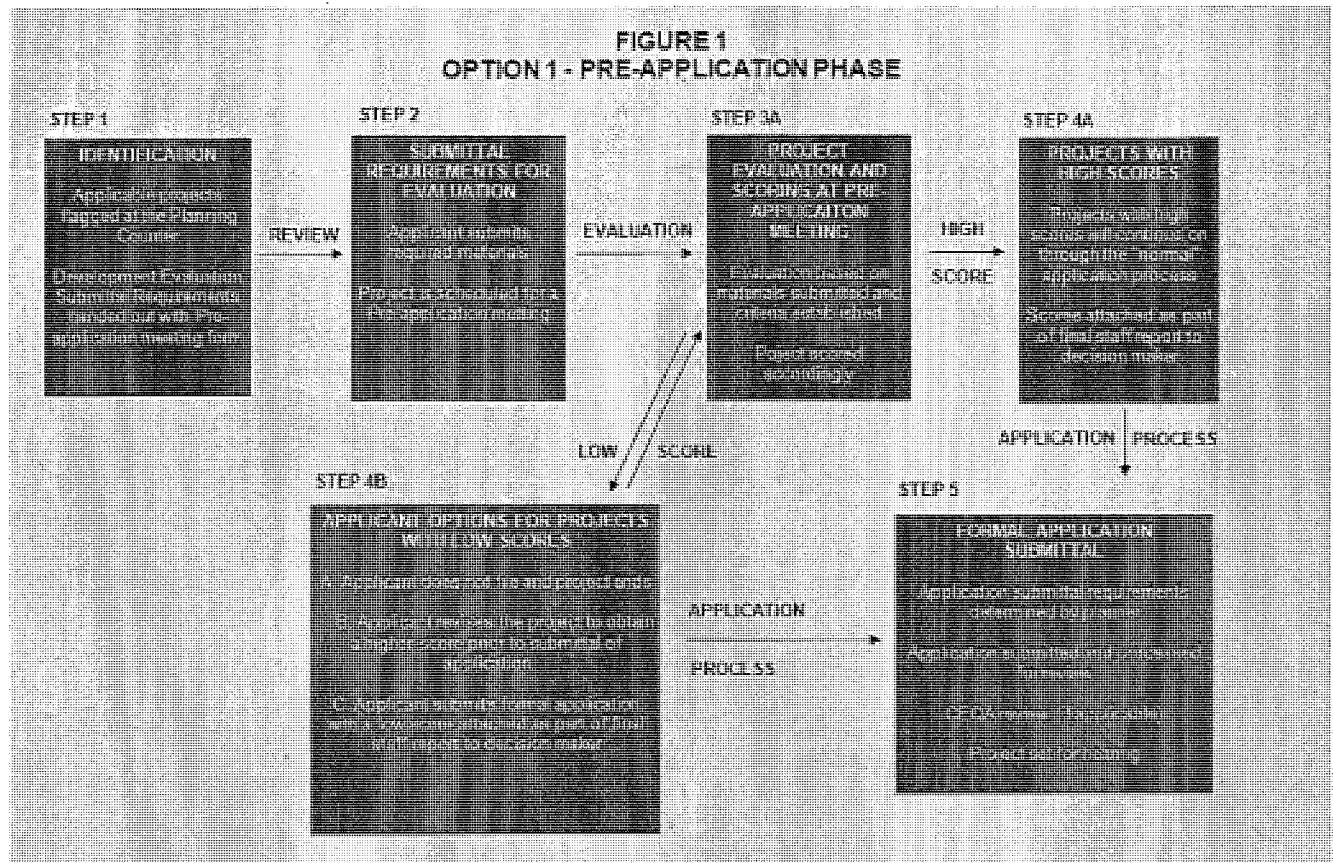
TIMING AND PROCESS:

Timing of the evaluation will be a key factor in the process. Ideally, proposed projects should be evaluated at the point where an applicant has progressed enough to distinguish the project's design and what the development would entail; but not so far as they are 100% committed to the project and its elements. In order to allow applicant flexibility in the design process of the proposed development, and/or designing a development with resources in mind, staff has identified three potential timing options for evaluating projects. The potential options were created while keeping in mind that an evaluation early in the application process would be preferable, as it is more practicable to modify or redesign a project, if necessary. Additionally, this would facilitate design of a project that compliments resources rather than treating them as an after the fact responsibility. The first option requires evaluation of projects during a pre-application process while the second option requires an evaluation during the formal application process. The third option is a hybrid between options 1 and 2, allowing an upfront qualitative evaluation followed by a quantitative evaluation after submittal of any necessary surveys (archaeological, biological, etc.)

Projects that obtain higher scores will be brought before the appropriate hearing body with staff's recommendation. However, an additional step in the permit process will be added for projects that obtain a lower score. This will allow staff to explain the evaluation results to the applicant. If it is feasible, and the applicant chooses so, the project may be modified and re-evaluated. Once an evaluation has been conducted, scoring is complete, and the entitlement application has been submitted, the proposed applicant will continue on through the existing permit process. In addition to the existing process, staff has identified additional steps which include: providing the evaluation score to the applicable LUAC to assist their review and recommendation as well as including new findings and evidence in the staff report that addresses the project's evaluation and scoring, allowing the appropriate authority to weigh the development prior to deciding whether to approve or deny the project.

Option 1 – Pre-application Phase

Proposed Option 1 (see Figure 1 below) would require applications subject to the Development Evaluation System to be processed in conjunction with the existing process for the County Pre-application meeting.



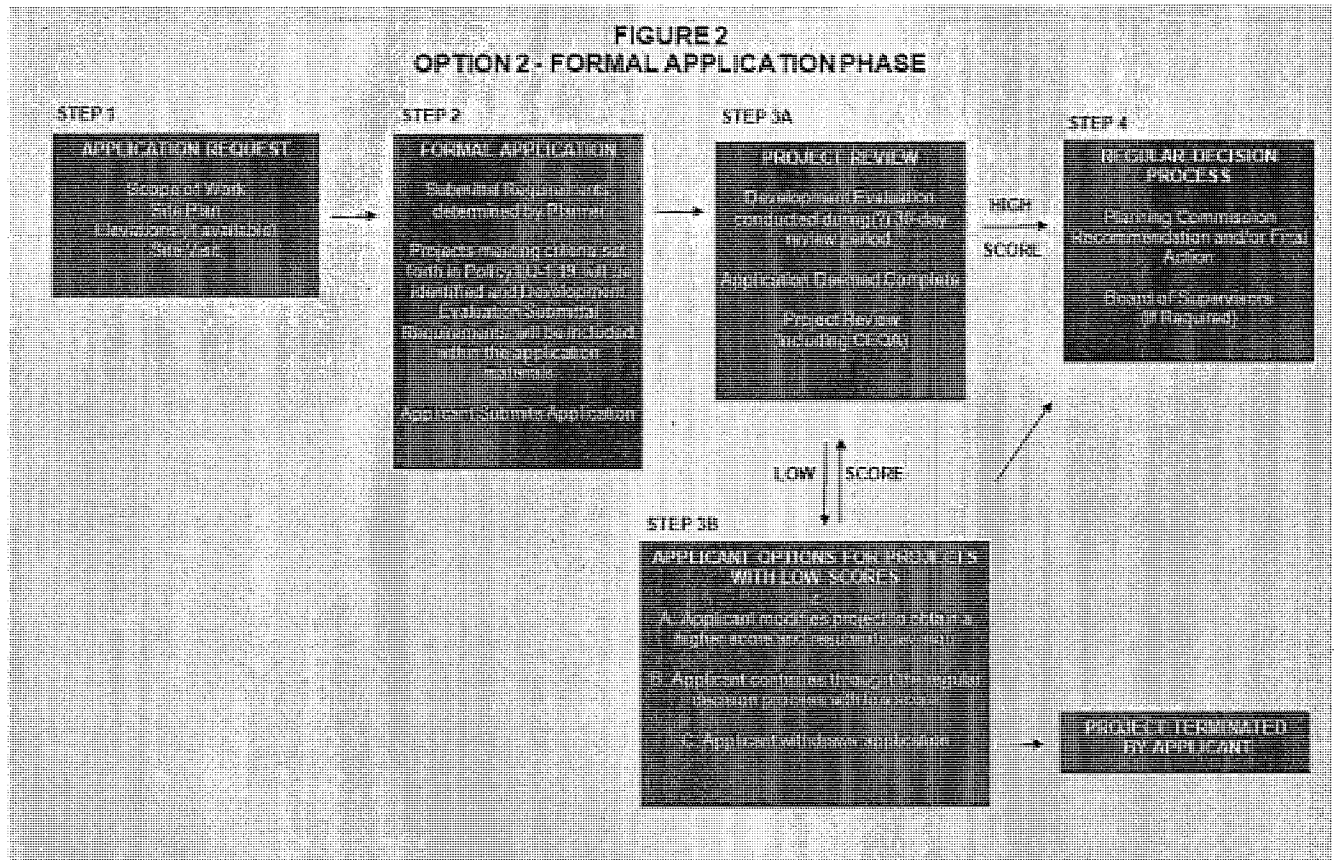
Applicable projects would be identified early on, typically during discussions with Planning Staff at the counter. Once a project has been flagged, counter staff will hand out a Pre-application Meeting form and the Development Evaluation Submittal Requirements Checklist to be completed and submitted by the applicant in accordance with the existing procedures. The new development evaluation checklist will include instructions outlining required materials for submittal necessary for staff to conduct a proper evaluation. However, since this is early in the process, a project will more than likely be in early design stages and background reports and information will not be available. Therefore, the evaluation would be qualitative.

Option 1 would allow a separation of applicable projects. Requiring a separate process for review isolates projects, giving the public a greater understanding of the County's perspective on smart growth and any development outside of the designated priority areas should be an exception and not the rule.

Option 2 – Formal Application Phase

Proposed Option 2 (see Figure 2 below) would require evaluation of projects during the formal application process. Along with the typical application materials, applicants will receive the

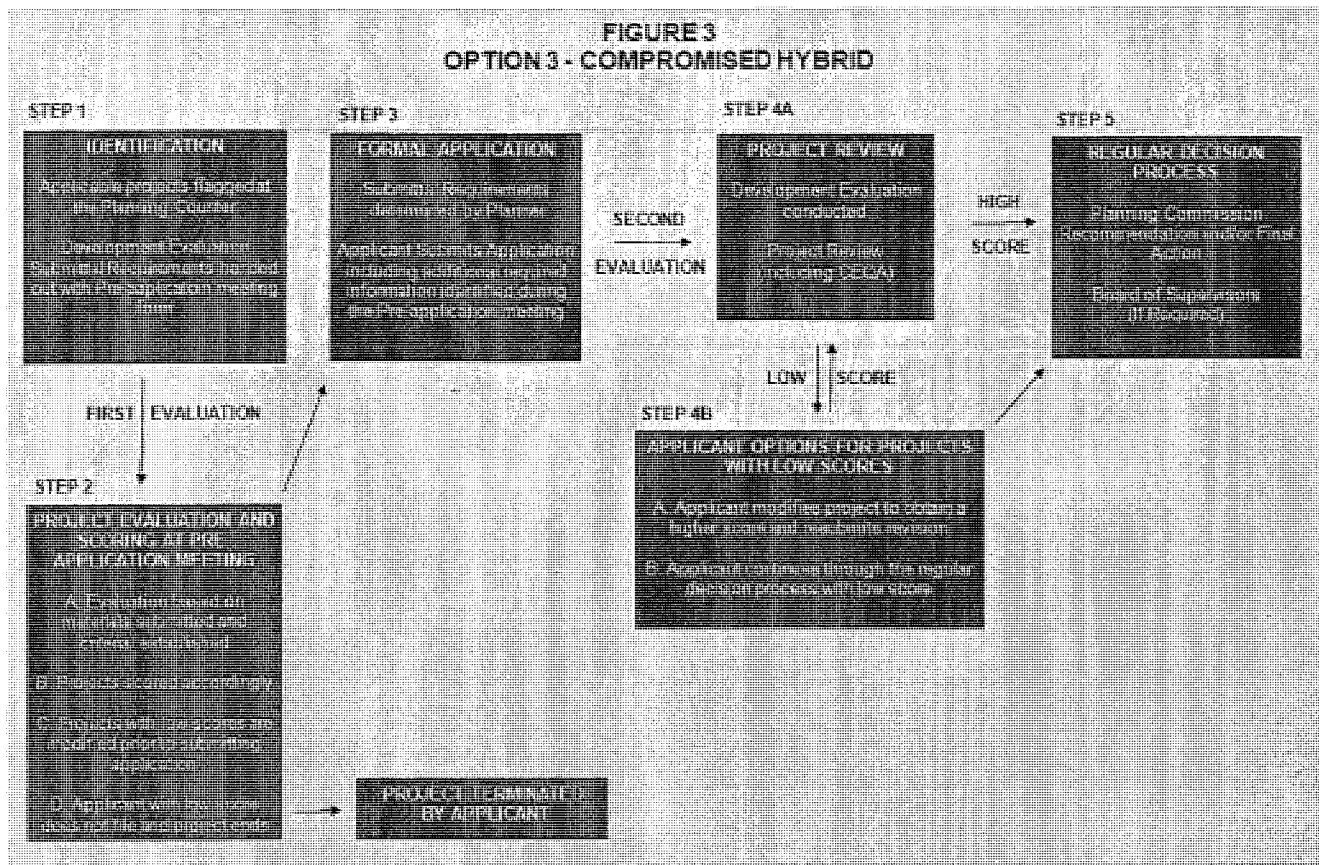
Development Evaluation Submittal Requirements Checklist. During the typical review process and prior to setting the project for hearing, developments will be evaluated and scored.



Through the formal application process, required materials, reports, and surveys will be submitted for review; providing staff with the ability to conduct a quantitative evaluation, consistent with General Plan Policy LU-1.19 while allowing the applicant flexibility to modify their projects if necessary.

Option 3 – Compromised Hybrid

Option 3 would require applicable projects to be evaluated twice; once early in the process during the Pre-application meeting and a second time during the formal application process. The evaluation conducted during the Pre-application meeting would be simplistic, evaluating a project against conceptual information. The second evaluation would be more involved, utilizing all the application materials to conduct a thorough analysis.



Although Option 3 creates redundancy in the permit process, it contains two key elements of Options 1 and 2 allowing for a more holistic evaluation of a project. Applicable projects would be evaluated early in the process as well as a quantitative evaluation once more information has been submitted.

This option would provide an initial review of a project, providing input and direction from the County to the applicant with minimal information. Staff will utilize the Monterey County GIS System, existing background information, and plans submitted by the applicant to conduct the evaluation. This early evaluation will allow the County to give clear direction to the project applicant prior to submittal of an application package. The second evaluation would be essential as it would include an analysis of the project as formally proposed, allowing for a complete analysis of the project.

These three options were provided to the Planning Commission to illicit input and facilitate a discussion on how best to proceed with implementing General Plan Policy LU-1.19.

NEXT STEPS:

Input received from the Planning Commission, public, Land Use Advisory Committees, and key stakeholders will provide guidance in establishment of the Development Evaluation System. Once the final draft is complete, the evaluation system will be brought back to the Planning Commission for a formal recommendation to the Board of Supervisors.

EXHIBIT B

LIST OF APPLICABLE 2010 GENERAL PLAN POLICIES

GP Policy	Policy Language
LU-1.19	<p>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:</p> <ul style="list-style-type: none"> 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 <p>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:</p> <ul style="list-style-type: none"> 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. <p>This Development Evaluation System shall be established within 12 months of adopting this General Plan.</p>
C-2.4	A reduction of the number of vehicle miles traveled per person shall be encouraged.
C-2.5	Overall land use patterns that reduce the need to travel by automobile shall be encouraged.
OS-3.5	<p>The County shall regulate activity on slopes to reduce impacts to water quality and biological resources:</p> <ul style="list-style-type: none"> 1) Non-Agricultural. <ul style="list-style-type: none"> a) Development on slopes in excess of twenty five percent (25%) shall be

GP Policy	Policy Language
	<p>prohibited except as stated below; however, such development may be allowed pursuant to a discretionary permit if one or both of the following findings are made, based upon substantial evidence:</p> <ol style="list-style-type: none"> 1. there is no feasible alternative which would allow development to occur on slopes of less than 25%; 2. the proposed development better achieves the resource protection objectives and policies contained in the Monterey County General Plan, accompanying Area Plans, and all applicable master plans. <p>b) Development on slopes greater than 25-percent (25%) or that contain geologic hazards and constraints shown on the County's GIS Geologic (Policy S-1.2) or Hydrologic (Policy PS-2.6) Hazard Databases shall require adequate special erosion control and construction techniques and the discretionary permit shall:</p> <ol style="list-style-type: none"> 1. evaluate possible building site alternatives that better meet the goals and policies of the general plan; 2. identify development and design techniques for erosion control, slope stabilization, visual mitigation, drainage, and construction techniques; and 3. minimize development in areas where potentially unstable slopes, soil and geologic conditions, or sewage disposal pose substantial risk to public health or safety. <p>c) Where proposed development impacting slopes in excess of twenty five percent (25%) does not exceed ten percent (10%), or 500 square feet of the total development footprint (whichever is less), a discretionary permit shall not be required.</p> <p>d) It is the general policy of the County to require dedication of a scenic easement on a slope exceeding twenty five percent (25%).</p> <p>2) Agricultural. Conversion of uncultivated land to cultivated land on slopes greater than 25% shall require a discretionary permit.</p> <p>a) The discretionary permit shall:</p> <ol style="list-style-type: none"> 1. Evaluate possible alternatives that better meet the goals and policies of the general plan. 2. Identify development and design techniques for erosion control, slope stabilization, visual mitigation, drainage, and construction techniques. 3. Minimize development in areas where potentially unstable slopes, soil and geologic conditions, or sewage disposal pose substantial risk to public health or safety. <p>b) A ministerial permit process shall be developed and implemented for conversion of lands that have not been cultivated for the previous 30 years on slopes between 15 and 24 percent (15-24%), and on such lands on slopes between 10 and 15 percent (10-15%) on highly erodible soils. The permit processes shall be designed to require that an erosion control plan be developed and implemented that addresses slope stabilization, and drainage and flood hazards.</p>
OS-3.6	Except in Community Areas where Community Plans or Specific Plans are adopted

GP Policy	Policy Language
	<p>(Policy LU-2.24), areas designated as Medium Density Residential or High Density Residential, or in areas designated as commercial or industrial where residential use may be allowed, a formula based on slope shall be established to calculate the maximum possible residential density for individual parcels:</p> <ul style="list-style-type: none"> a. Those portions of parcels with cross-slope of between zero and 19.9 percent shall be assigned one (1) building site per each one (1) acre. b. Those portions of parcels with a cross-slope of between 20 and 29.9 percent shall be assigned one (1) building site per each two (2) acres. c. Those portions of parcels with a cross-slope of 30 percent or greater shall be assigned zero building sites. d. The density for a particular parcel shall be computed by determining the cross-slope of the various portions of the parcel applying the assigned densities listed above according to the percent of cross-slope and by adding the densities derived from this process. The maximum density derived by the procedure shall be used as one of the factors in final determination of the actual density that shall be allowed on a parcel. <p>Clustering is encouraged as a technique to avoid development on slopes over 25 percent (25%). Where an entire parcel would not be developable because of plan policies, an extremely low density of development or single family home will be allowed, as appropriate.</p>
OS-5.3	Development shall be carefully planned to provide for the conservation and maintenance of critical habitat.
S-1.8	As part of the planning phase and review of discretionary development entitlements, and as part of review of ministerial permits in accordance with the California Building Standards Code, new development may be approved only if it can be demonstrated that the site is physically suitable and the development will neither create nor significantly contribute to geologic instability or geologic hazards.
S-2.7	Outside Community Areas, subdivisions that create lots where the only developable sites for new structures are within the 100-year floodplain shall be discouraged.
S-2.9	New insurable buildings on existing lots of record shall be located outside the floodplain where possible.
S-3.8	To assist planners in determining potential inundation hazards for existing and future development, the County shall coordinate the periodic review, completion, and filing (with appropriate State and County Offices of Emergency Services) of inundation maps for all dams and levees whose failure could cause loss of life or personal injury within Monterey County. Where inundation maps indicate dam or levee failure could cause loss of life or property or personal injury, the corresponding responsible party shall investigate levee or dam stability and management, identifying emergency alert, evacuation, rehabilitation, and maintenance needs, as appropriate.
S-6.5	<p>Service level goals for fire and ambulance/emergency service are:</p> <ul style="list-style-type: none"> a. 8 minutes or less, 90% of the time in urban areas and Community Areas; b. 12 minutes or less, 90% of the time in suburban areas and Rural Centers; c. 45 minutes or less, 90% of the time in rural areas (areas not included in a

GP Policy	Policy Language
	or b above). (See Policy S-5.11)
PS-1.3	No discretionary application for new development shall be approved unless the County finds that APFS for that use exist or will be provided concurrent with the development.
PS-2.3	New development shall be required to connect to existing water service providers where feasible. Connection to public utilities is preferable to other providers.
PS-3.1	<p>Except as specifically set forth below, new development for which a discretionary permit is required, and that will use or require the use of water, shall be prohibited without proof, based on specific findings and supported by evidence, that there is a long-term, sustainable water supply, both in quality and quantity to serve the development.</p> <p>This requirement shall not apply to:</p> <ol style="list-style-type: none"> the first single family dwelling and non-habitable accessory uses on an existing lot of record; or specified development (a list to be developed by ordinance) designed to provide: a) public infrastructure or b) private infrastructure that provides critical or necessary services to the public, and that will have a minor or insubstantial net use of water (e.g. water facilities, wastewater treatment facilities, road construction projects, recycling or solid waste transfer facilities); or development related to agricultural land uses within Zone 2C of the Salinas Valley groundwater basin, provided the County prepare a report to the Board of Supervisors every five (5) years for Zone 2C examining the degree to which: <ol style="list-style-type: none"> total water demand for all uses predicted in the General Plan EIR for the year 2030 will be reached; groundwater elevations and the seawater intrusion boundary have changed since the prior reporting period; and other sources of water supply are available. <p>If, following the periodic report, the Board finds, based upon substantial evidence in the record, that:</p> <ul style="list-style-type: none"> the total water demand for all uses in Zone 2C in 2030 as predicted in the General Plan EIR is likely to be exceeded; or it is reasonably foreseeable that the total water demand for all uses in Zone 2C in 2030 would result in one or more of the following in Zone 2C in 2030: declining groundwater elevations, further seawater intrusion, increased substantial adverse impacts on aquatic species, or interference with existing wells, then the County shall initiate a General Plan amendment process to consider removing this agricultural exception in Zone 2C. Development under this agricultural exception shall be subject to all other policies of the General Plan and applicable Area Plan; or <ol style="list-style-type: none"> development in Zone 2C for which the decision maker makes a finding, supported by substantial evidence in the record, that the: <ol style="list-style-type: none"> development is in a Community Area or Rural Center and is otherwise consistent with the policies applicable thereto; relevant groundwater basin has sufficient fresh water in storage to meet all projected demand in the basin for a period of 75 years; and,

GP Policy	Policy Language
	3) benefits of the proposed development clearly outweigh any adverse impact to the groundwater basin.
PS-3.13	To ensure accuracy and consistency in the evaluation of water supply availability, the Monterey County Health Department, in coordination with the MCWRA, shall develop guidelines and procedures for conducting water supply assessments and determining water availability. Adequate availability and provision of water supply, treatment, and conveyance facilities shall be assured to the satisfaction of the County prior to approval of final subdivision maps or any changes in the General Plan Land Use or Zoning designations.
PS-4.5	New development proposed in the service area of existing wastewater collection, treatment, and disposal facilities shall seek service from those facilities unless it is clearly demonstrated that the connection to the existing facility is not feasible.
PS-4.6	New independent wastewater treatment facilities shall not be allowed unless it is clearly demonstrated that connection to a regional facility is not feasible.
CV-1.6	<p>New residential subdivision in Carmel Valley shall be limited to creation of 266 new units as follows:</p> <ul style="list-style-type: none"> a. There shall be preference to projects including at least 50% affordable housing units. b. Lots developed with affordable housing under the Inclusionary Housing Ordinance or an Affordable Housing Overlay (Policy LU-2.12) may have more than one unit per lot. Each unit counts as part of the total unit cap. c. Existing lots with five (5) acres or more may have the first single family dwelling plus one auxiliary unit. Units added on qualifying existing lots shall not count as part of the total unit cap. New auxiliary units shall be prohibited on lots with less than five (5) acres, except that this provision shall not apply to projects that have already been approved, environmental review for auxiliary units has already been conducted, and in which traffic mitigation fees have been paid for such auxiliary units prior to adoption of this Carmel Valley Master Plan. d. New lots shall be limited to the first single family dwelling. Auxiliary units shall be prohibited. e. Of the 266 new units, 24 are reserved for consideration of the Delfino property (30 acres consisting of APN: 187-521-014-000, 187-521-015-000, 187-512-016-000, 187-512-017-000, 187-512-018-000, and 187-502-001-000) in Carmel Valley Village (former Carmel Valley Airport site) to enable subdivision of the property into 18 single family residential lots and one lot dedicated for six affordable/inclusionary units, provided the design of the subdivision includes at least 14 acres available for community open space use subject to also being used for subdivision related water, wastewater, and other infrastructure facilities. f. New units or lots shall be debited from the unit count when an entitlement is granted or a building permit is issued, whichever occurs first. g. At five year intervals, the County shall also examine any other factors that might warrant a downward adjustment to the residential unit cap. <p>The County shall develop a tracking system and shall present an annual report of units remaining before the Planning Commission.</p>

EXHIBIT C **DRAFT DEVELOPMENT EVALUATION SYSTEM AND SCORING SHEET**

Site Suitability – Is the proposed development suitable for the existing site and site constraints?

Measurement	Answer	Points	Weight	Score
1) Is the development consistent with the land use designation of the property as mapped in the Area Plans as adopted in the 2010 General Plan?	Yes, the proposed development is consistent with the land use designation of the property.	1		
	No, the proposed development is not consistent with the land use designation of the property.	0	X1	
2) Is the development consistent with the density designation of the property as mapped in the Area Plans as adopted in the 2010 General Plan?	Yes, the proposed density is consistent with the density designation.	1		
	No, the proposed density is higher than the density designation.	0		
	No, the proposed density is higher than the density designation. However, the development includes additional low income housing.	.5	X1	
3) Will the project include development on slopes in excess of 25%?	Yes, no other appropriate area to develop.	0		
	Yes, the proposed project includes development on slopes in excess of 25%. However, impacts are minimized through clustering of development and the dedication of conservation easements in remaining areas in excess of 25%.	.5	X2	
	No, development on slopes in excess of 25% will be avoided.	1		
4) The development is located in an area with a seismic hazard zone of:	High or very high	0		
	Moderate or moderately high	.5	X1	
	Very low or low	1		
5) The development is located in an area with landslide and erosion susceptibility of	V or VI or in an area with a previously mapped landslide.	0		
	III or IV	.5	X1	
	I or II	1		
6) The development is located within the 100-year flood plain.	Yes and there are no other appropriate areas to develop	0		
	Yes, the project has been designed to cluster the development in areas out of the floodplain and conservation easements are proposed in those areas.	.5	X2	
	No, the project is not located within the 100-year floodplain.	1		
Subtotal				

Infrastructure – Is the proposed development consistent with 2010 General Plan policies related to existing infrastructure?

Measurement	Answer	Points	Weight	Score
7) Is the development located within an area where the County road is above the acceptable LOS?	No, the road is currently at LOS E or F	0		
	Yes, the road is currently at LOS is D	.5	X2	
	Yes, the road is currently at LOS of A, B, or C	1		
8) Will the development reduce the need to travel by automobile?	Yes, the development is located in close proximity to where jobs, services, and/or alternative modes of transportation exist.	1		
	Yes, the development is designed to include mixed uses that will reduce the need to travel elsewhere for services and/or goods.	1	X5	
	No, the development will not reduce the need to travel by automobile.	0		
9) Will the development accommodate alternative modes of transportation such as bicycles, car pools, and public transit?	The project is located more than 5 miles from access to alternative modes of transportation.	0		
	The project is located within close proximity to access alternative modes of transportation.	1	X5	
	Yes, the project includes direct access to alternative modes of transportation (bus stops, dedicated bicycle lanes or paths, and park and ride areas).	2		
10) Is the development located within an area where Adequate Public Facilities and Services exist (See table PS-1)?	No, the development does not meet the infrastructure and service standards listed within table PS-1.	0		
	Yes, the development meets the infrastructure and service standards listed within table PS-1.	1	X2	
11) Does the development include improvements to infrastructure and public facilities?	Yes.	1		
	No.	0	X2	
12) Will the project be connected to existing water service?	Yes.	1		
	No.	0	X5	
Subtotal				

Resource Management – Is the proposed development consistent with 2010 General Plan policies related to resources?

Measurement	Answer	Points	Weight	Score
13) Is there evidence of a long-term sustainable water supply in terms of yield and quality for all lots that are to be created through subdivision?	Yes, the applicant has submitted supporting documentation of a long-term water supply. No, the applicant is unable to prove that a long-term sustainable water supply exists.	1 FAIL	X5	
14) Will the configuration of the development avoid ridgeline development?	No. Yes, due to project location, topography or project design and configuration, ridgeline development is avoided.	0 1	X2	
15) Is development located within a visually sensitive area?	Yes and impacts can not be avoided. Yes, however impacts have been reduced through design which includes: landscape screening, material and color control, height restrictions, and/or other techniques. Further development will be restricted through the dedication of voluntary easements. No, the project is located within a visually sensitive area.	0 .5 1	X2	
16) Will the project preserve the integrity of existing terrain and native vegetation in visually sensitive areas such as hillsides, ridges, and watersheds?	Yes. No.	1 0	X2	
17) Is there a potential for the project location to include special status species and/or ESHA?	Yes and impacts can not be avoided. Yes, however the development will be designed to avoid the biological resource, such as clustering lots for development to avoid critical habitat areas, and dedication of permanent conservation easements over areas where resources exist. No.	0 .5 1	X2	
18) Will the project require removal of protected trees?	Yes, tree removal can not be avoided and replanting will be difficult. Yes, however the project includes replanting consistent to the requirements of the applicable Area Plan. No, tree removal is avoided.	0 .5 1	X2	
19) Will the project have the potential to impact cultural resources?	Yes and impacts can not be avoided. Yes, however the development will be designed to avoid the cultural resource and a dedication of permanent conservation easements over areas where resources exist. No.	0 .5 1	X2	
20) Will the project have the potential to impact historical resources?	Yes and impacts can not be avoided Yes, however the development will be designed to avoid	0 .5	X2	

Measurement	Answer	Points	Weight	Score
	impact to the historical resource and a dedication of permanent conservation easements over areas where resources exist.			
	No.	1		
	Yes.	1		
	No.	0	X5	
21) Does the project include retention of wildlife movement corridors of adequate size and habitat quality to allow for continued wildlife use based on the needs of the species occupying the habitat?				
22) Does the development include the use of renewable energy resources?	Yes.	1	X5	
	No.	0		
23) Does the development incorporate features that reduce energy used for transportation, including pedestrian and bicycle pathways, access to transit, and roadway design?	Yes.	1		
	No.	0	X5	
24) Are new structures proposed to be built to achieve LEED certification?	No.	0		
	Yes, structures are proposed certified LEED Basic.	.5		
	Yes, structures are proposed certified LEED Silver or Gold.	1	X2	
	Yes, structures are proposed certified LEED Platinum.	1.5		
25) Does the project include clustered development to reduce impacts to visual, biological, archaeological and/or energy resources?	Yes.	1		
	No.	0	X5	
Subtotal				

Jobs-Housing Balance within the Community and Surrounding Areas – Will the proposed development create an imbalance between jobs and housing?

Measurement	Answer	Points	Weight	Score
26) Does the project include mixed uses allowing for a more even jobs-housing balance with preferred ratio of 1.5:1?	No.	0	X5	
	Yes.	1		
27) Does the development include a mix of varying housing types, prices, and sizes meeting the needs of Monterey County households, including housing for senior, people with disabilities, homeless, large households and farmworkers near employment centers and/or alternative modes of transportation?	Yes.	1	X5	
	No.	0		
28) Does the development include a variety of housing types meeting all socioeconomic segments of the County?	Yes.	1	X5	
29) Will the proposed residences include multiple data channel access to assist in in-home employment?	No.	0	X5	
	Yes.	1		
30) Does the development provide farm working housing in close proximity to agricultural employment?	No.	0	X5	
	Yes.	1		
31) Does the development include smart growth principals such as: mixed landuses, walkable neighborhoods, compact building design, range of housing opportunities, and the preservation of open space, farmland, visually sensitive, and critical environmental areas?	No.	0	X5	
	Yes.	1		
32) Does the project include the effective use of already developed areas through redevelopment and intensification of residential areas, conversion of commercial and other land uses to mixed-use development and rehabilitation of existing housing stock?	Yes.	1	X5	
	No.	0		
33) The proposed development is within ___ of a City, Community Area, or Rural Center.	10 or more miles.	0	X5	
	5 to 10 miles.	.5		
	5 miles	1		
Subtotal				