

MONTEREY COUNTY PLANNING COMMISSION

Meeting: January 28, 2015	Agenda Item No.: 10
Project Description: Conduct a second public workshop on the Development Evaluation System that would evaluate and score certain development pursuant to Policy LU-1.19 of the 2010 Monterey County General Plan for the unincorporated inland areas of the County of Monterey.	
Project Location: County-wide (Inland Areas Only)	APN: N/A
Planning File Number: REF120030	Owner: N/A
Planning Area: Central Salinas Valley Area Plan, Cachagua Area Plan, Carmel Valley Master 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
Zoning Designation: N/A	
CEQA Action: Statutorily Exempt per Section 15262 of the CEQA Guidelines	
Department: RMA – Planning	

RECOMMENDATION:

Staff recommends that the Planning Commission:

- 1) Conduct a second workshop to consider the Development Evaluation System, which would implement Policy LU-1.19 of the 2010 General Plan; and
- 2) Receive public comment and provide direction to staff on implementing this new administrative procedure.

PROJECT OVERVIEW:

Policy LU-1.19 of the *2010 Monterey County General Plan* calls for the establishment of a Development Evaluation System to provide a systematic, consistent, predictable and quantitative method for decision-makers to evaluate certain proposed developments located outside development priority areas (i.e. Community Areas, Rural Centers and Affordable Housing Overlay Districts).

This item was the subject of a Planning Commission workshop on July 31, 2013, at which time policy makers and members of the public provided input and direction on the preparation of a Development Evaluation System. In the intervening 18 months, staff wrestled with what has proven to be a complicated task, testing various approaches that until judged unsatisfactory; resulted in a crafted approach that now shows promise. This Planning Commission workshop has been set up to report on staff's progress and build consensus around the new approach, with an eye to formal hearings and approval in early spring 2015.

In addition to discussing this new approach, staff would like to address options and staff's recommendation for how: 1) subdivisions for "exclusive agricultural purposes" and 2) agriculture and winery developments within the Agricultural and Winery Corridor Plan area relate to the Development Evaluation System.

A full discussion is contained in **Exhibit A**.

OTHER AGENCY INVOLVEMENT:

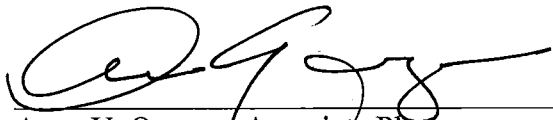
As the proposed Development Evaluation System is envisioned to be an internal process for RMA – Planning to evaluate certain development proposals, the system has been developed primarily by RMA – Planning staff, in coordination with County Counsel.

CEQA:

This public workshop is statutorily exempt per Section 15262 of the California Environmental Quality Act (CEQA) Guidelines as the Planning Commission is not considering a formal approval and therefore their actions will have no legally binding effects.

CONCLUSION/RECOMMENDATION:

The Proposed Development Evaluation system implements Policy No. LU-1.19 of the *2010 Monterey County General Plan*. Staff recommends that the Planning Commission hold a second public workshop to receive public comment and to provide direction to staff on implementing this new administrative procedure.



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January 22, 2015

cc: Front Counter Copy; Planning Commission; Land Use Advisory Committees (11); The Open Monterey Project; LandWatch Monterey County; Ernie Mill; Dale Ellis; Rob Carver; Michael Waxer; Lino Belli; Jacqueline Onciano, Planning Services Manager; Wendy Strimling, County Counsel; Martin Carver, Management Specialist; Anna V. Quenga, Associate Planner; Planning File REF120030.

Attachments: Exhibit A Discussion
 Exhibit B Development Evaluation System Procedures
 Exhibit C Development Evaluation System Evaluation Matrix
 Exhibit D Development Evaluation System Score Sheet

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

EXHIBIT A DISCUSSION

OVERVIEW

Policy No. LU-1.19 of the *2010 Monterey County General Plan* (General Plan) calls for the establishment of a Development Evaluation System (DES) that:

1. Provides a systematic, consistent, predictable, and quantitative method for decision-makers to evaluate certain developments located outside development priority areas (i.e., Community Areas, Rural Centers, and Affordable Housing Overlay Districts);
2. Applies to development projects that:
 - a. Consist of five or more lots or units and
 - b. Contain equivalent or greater intensity to traffic, water, or wastewater as a five lot subdivision;
3. Provides a pass-fail system that quantitatively evaluates development in light of the policies of the General Plan; and
4. Evaluates development using the following criteria:
 - 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

STAKEHOLDER INPUT AND PUBLIC OUTREACH

Staff's current approach with the DES has been refined and simplified due in part to input provided by the Planning Commission and members of the public.

During the July 31, 2013 Planning Commission workshop, staff received comments and direction recommending that mandatory General Plan policies be omitted from the evaluation. It was recommended that the DES focus on the goals and policies that support the highest development expectations and aspirations of Monterey County. This would allow a simplified evaluation that identifies "exceptional" projects that go beyond "their legal obligations."

A letter dated May 2, 2014, from LandWatch Monterey County, provided useful suggestions for implementation of the Development Evaluation System. Among other things, the letter suggested that the DES be based on "aspirational goals and policies that justify and limit development" outside of priority areas.

Using the suggested approach, staff has taken a fresh look at each policy contained in the General Plan, selected the ones deemed “aspirational,” and then grouped them into one of nine categories that correspond with the criteria of policy LU-1.19.

ORGANIZATIONAL PROCESS

The proposed Development Evaluation System will be incorporated into the existing procedures used by RMA – Planning to review development proposals and prepare them for formal action by the appropriate hearing body. The system is intended to raise the bar for certain development outside of priority development areas by providing information and scoring to decision makers. However, it does not in and of itself regulate development. Thus a failing score does not guarantee ultimate project denial; nor a passing score guarantee ultimate project approval.

Accordingly, staff intends to memorialize these procedures through a formal resolution recommended by the Planning Commission and adopted by the Board of Supervisors.

THREE-PART EVALUATION

As previously stated, the proposed Development Evaluation System will be applied, and its score for a project refined, throughout the existing development review and approval process. As proposed, there are three parts to the evaluation:

1. Primary Evaluation: The first evaluation will occur as part of the pre-application process, with the score and justifications presented at the Development Review Committee meeting prior to the submittal of a formal application.
2. Application Evaluation: Once a formal application has been submitted, the proposed project will be re-evaluated and, if appropriate, re-scored based on a more in-depth analysis made possible by submittal of additional materials.
3. Post-CEQA Evaluation: After a formal CEQA analysis has been completed, the proposed project will once again be re-evaluated and, if appropriate, re-scored based on any new information from the CEQA Initial Study or EIR.

DEVELOPMENT EVALUATION SYSTEM PACKET

Staff has created a Development Evaluation System Packet containing three documents:

1. Development Evaluation System Procedures: This is a one-page overview of the system (see **Exhibit B**);
2. Development Evaluation System Evaluation Matrix: This table lays out the criteria and scoring that will be used to evaluate proposed projects. It also contains a reference to each applicable “aspirational goal and policy” from the General Plan (see **Exhibit C**); and
3. Development Evaluation System Score Sheet: This document provides a place where project scores can be tabulated and explained (see **Exhibit D**).

OPTIONS

There are three identified options for addressing subdivisions for exclusive agricultural purposes and agriculture and winery related developments in the AWCP area.

Option 1 would be to exempt the above mentioned projects from the DES.

Option 2 would be to develop separate criteria and evaluation for the above mentioned projects.

Option 3 would be to apply the DES evaluation requirements for the above mentioned projects.

OPTION 1

Based on analysis of general plan policies and state law, one option to consider is to exempt certain developments from the DES. These projects include: 1) subdivisions for exclusive agricultural purposes (see further explanation below) and 2) development of agricultural and winery related projects (not including residential subdivisions) specified in, and consistent with, the *Agricultural and Winery Corridor Plan*.

Government Code Section 65300.5 requires internal consistency within a general plan. Further, each element of a general plan has equal legal status and all elements (mandatory or optional) must be consistent with one another. Thus, each element and policy of the *2010 Monterey County General Plan* must be read in conjunction with one another.

Considering this information, staff proceeded to analyze implementation of policy LU-1.19 in light of consistency with the remaining elements and policies of the General Plan. The basic premise for exempting these projects include: 1) the intent of policy LU-1.19, 2) the Land Use and Agriculture Elements of the General Plan, 3) the Agricultural and Winery Corridor Plan (AWCP), and 4) the balance among them all. Information contained in the General Plan EIR was also referenced which further supports staff's position.

Subdivisions for Exclusive Agricultural Purposes

On January 14, 2015, the Padrazzi subdivision, a subdivision of agricultural land, went before the Planning Commission for approval. At this hearing, the commission had a discussion on the importance of determining what qualifies as a "subdivision for exclusive agricultural purposes." Pursuant to this discussion, staff has drafted a list of criteria that will be used to determine if the project qualifies as a subdivision for exclusive agricultural purposes. The criteria is first based on the agricultural policies of the General Plan and then expanded to narrow down the projects.

The list of criteria includes:

- The project is consistent with the Agricultural policies of the 2010 Monterey County General Plan
 - The subdivision is for exclusive agricultural purposes only (AG-1.3)
 - The subdivision will preserve, enhance or allow expansion of the existing agricultural use of the property (AG-1.4)
 - Any residential uses on the property are incidental to the primary agricultural use of the property and are located in areas that minimize the conversion of agricultural land (AG-1.7)

- Other accessory structures that support the primary agricultural use of the property are located in areas that minimize the conversion of agricultural land (AG-2.4)
- There is an existing agricultural use on the property and the subdivision will not negatively impact that use
- The subdivision will not require infrastructure related to those typically found in residential or commercial developments (i.e. paved streets, sidewalks and wastewater facilities)
- The subdivision will not result in the intensification of water use (PS-3.1)
- Each parcel meets or exceeds the minimum lot size required by the zoning designation
- The resulting parcels are large enough to sustain the continued agricultural use per California Government Code Section 66474.4

AWCP Projects

The AWCP was developed to guide specific development within a specific area. The listed agricultural and winery uses in the plan are proposed to be included as exempt projects. These uses are as follows:

- Artisan Wineries
- Full-Scale Wineries
- Winery Tasting Rooms
- Food Service Facilities such as Restaurants and Delicatessens
- Inns
- Agricultural/Winery related visitor-serving uses (?)
- Employee Housing (?)

Evidence to Support Exemptions

As mentioned earlier, staff has identified several General Plan policies and environmental analyses that support exempting the proposed projects from the DES.

Policy LU-1.19

The vision of the Land Use Element was to encourage growth within or near areas where public services and infrastructure exists; resulting in reduction of impacts to agricultural production, natural resources or public services. The intent of LU-1.19 was to provide responsible planning guidance for areas outside of Community Areas (CA), Rural Centers (RC), and Affordable Housing Overlay Districts (AHOD). Consistent with the vision of the Land Use Element, implementation of this policy would prevent approval of large subdivisions and suburban like developments that have no interconnectivity with the surrounding area; therefore avoiding impacts to natural resources (water, wastewater and air quality due to traffic). The proposed exempt projects differ from this type of development as they promote and support the continued use and conservation of viable agricultural lands and/or meet the objectives of the AWCP. Further, support for the proposed exemptions can be tied to the CEQA document certified for the General Plan. The General Plan EIR analyzed impacts of the loss of important farmland in conjunction with development policies. Several land use policies were identified as “comprehensive measures to avoid and minimize adverse impacts on conversion of Important Farmland to non-agricultural uses to the maximum extent feasible.” Many General Plan policies were identified to mitigate these impacts; however, implementation of policy LU-1.19 was not listed as one.

Land Use Policies

Subdivisions for exclusive agricultural purposes and AWCP related developments are consistent with the following Land Use Element policies as they support the conservation and enhancement of the underlying agricultural use of the property. Consistency with these policies supports staff's position for exemption.

- LU-3.1 designates three categories of agricultural land: Farmlands, Permanent Grazing and Rural Grazing; and allows a range of uses to conserve and enhance the use of important farmlands and productive grazing lands.
- LU-3.2 states that land use in the above mentioned designations is guided by the policies of the Agriculture Element.

Agriculture Policies

Subdivisions proposed exclusively for agricultural purposes and AWCP related developments are consistent with the Agriculture Element policies listed below. In addition, these policies were specifically identified in the General Plan EIR as "comprehensive measures to avoid and minimize adverse impacts on conversion of Important Farmland to non-agricultural uses to the maximum extent feasible." This in turn supports staff's recommendation for exemption.

- AG-1.3 limits subdivision of Important Farmland and lands designated as "Farmland" only for exclusive agricultural. Although, the General Plan does not define "exclusive agricultural purposes," the criterion previously listed was developed to narrow down potential projects to better identify those subdivisions that meet the intent of this policy. Therefore, subdivisions that would qualify for an exemption are consistent with, and supported by this policy.
- AG-1.4 requires that viable agricultural land uses on Important Farmland be conserved, enhanced and expanded through agricultural land use designations and encouragement of large lot agricultural zoning. Further, agriculture shall be established as the top land use priority for guiding further economic development on agricultural lands. Criteria for exempting agricultural subdivisions includes confirming that the result of the subdivision will preserve, enhance or allow expansion of the existing agricultural use of the property. Therefore, subdivisions that qualify for an exemption would be consistent and supported by this policy. The listed uses in the AWCP have been identified to meet this policy and encourage the agriculture and winery industry and thus supported by this policy.
- AG-1.7 states that in Agricultural land use designations, housing facilities for family members and/or employees and their families employed on-site or off-site are allowed and such housing shall be sited to minimize conversion of viable agricultural lands. Further, the Monterey County Zoning Ordinance (Title 21) allows up to three single family dwellings in Farmland, Rural Grazing and Permanent Grazing zoning districts as long as the residences are accessory to the agricultural use of the property. Implementation of this policy counters the argument that the potential for additional dwelling units resulting from subdivisions for exclusive agricultural purposes does not support agricultural conservation and therefore should be applicable to the evaluation required by policy LU-1.19. Allowing housing on the site supports owners and employees by allowing for their continuation and economic viability, resulting in an

economic benefit to the agricultural operation and the occupants. Further, implementation of this policy ensures protection of viable agricultural lands as incidental residential uses are required to be placed in areas that minimize the conversion of important agricultural land. The criterion for qualifying subdivisions is designed to provide consistency with this policy.

- AG-1.11 states that permits for agriculture activities shall be integrated with applicable permit coordination (streamlining) programs. This supports staff's position because qualifying subdivisions and AWCP related development supports the underlying agricultural use of the land and exemption from an evaluation would streamline the permit process.
- AG-2.4 states that agriculture-related enterprises and agricultural support uses shall be sited and designed to minimize the loss of productive agricultural lands and to minimize impacts on surrounding land uses. Criterion for qualifying subdivisions includes confirming that any accessory structures be located in areas consistent with this policy requirement. Ancillary agricultural uses in the AWCP are required to be sited to minimize conversion of viable agricultural lands, also consistent with this policy.
- AG-3.3. To encourage the continuation and economic viability of the agricultural industry, this policy requires the County to work with the agricultural industry and state and federal agencies to streamline permit procedures for "Routine and Ongoing Agricultural Activities" as enumerated in policy (similar to policy AG-1.11). Exempting the proposed projects is consistent with this policy as it streamlines the process for development application. Further, policy AG-3.3 lists, but does not limit, certain activities to be considered "Routine and Ongoing Agricultural Activities." Since qualifying subdivisions and AWCP related developments are for exclusive agricultural purposes, they could be considered as routine and ongoing.

Agricultural and Winery Corridor Plan (AWCP)

General Plan policy AG-4.3 required the County to develop and maintain an AWCP for establishment of guidelines and standards that encourage development of the wine industry within the designated corridor. Consistent with this policy, the AWCP was prepared to promote the development of an integrated wine industry. Specific development of agricultural and winery related uses and their impacts were analyzed, planned and anticipated. This ensures that the development remains consistent and compatible with surrounding land uses in agricultural production. As previously stated, the intent of policy LU-1.19 was to avoid impacts to natural resources as a result of large developments with no interconnectivity and discontinuous suburban development; conversely, AWCP related development is guided by the AWCP and the permit process identified. The following supports staff position for an exemption:

- The AWCP provides a long-range plan for development with a level of detail to have a planned approach in addressing agricultural and winery related uses within the AWCP area.
- Similar to an area plan, the AWCP includes general regulations, allowed uses, permitted uses, development standards and design criteria that are intended to guide the development of wine-related facilities.

- The AWCP establishes a defined number of AWCP related uses and these uses are listed as exempt projects.
- The General Plan EIR addressed impacts from implementation of the AWCP.
 - AWCP promotes the conservation of viable agricultural land (EIR pg. 4.2-18).
 - Important farmland would not be lost, but enhanced by implementation of the AWCP (EIR pg. 4.2-19).
 - AWCP related development precludes incompatible uses on Williamson Act properties (EIR pg. 4.2-23).

Internal Consistency

The above mentioned policies were carefully analyzed to identify internal consistency. Evidence within this staff report supports staff's recommendation for exemptions as policy LU-1.19 cannot be superior to the previously mentioned policies. Therefore, requiring evaluation should be read in conjunction with the other policies of the General Plan. The agricultural polices clearly intend to streamline permit processes for agricultural development that supports the continued viability and conservation of the land. Further, allowing an exemption would be consistent with the General Plan policies as it supports the intent of policy LU-1.19 and the other previously listed policies. In addition, policy LU-3.2 clearly states that land use in the Farmland, Permanent Grazing and Rural Grazing is guided by the policies of the Agriculture Element of the General Plan.

The pros for Option 1 would be:

- As previously laid out, Option 1 is consistent with Policy LU-3.2 and the policies contained in the Agricultural Element.
- As previously laid out, Option 1 is consistent with state law.
- The process for the exempt projects would be streamlined.
- The potential review, analysis and paperwork for exempt projects would be reduced.

The cons for Option 1 would be:

- The exempt projects would not be evaluated.
- The criteria language for "subdivisions for exclusive agricultural purposes" would have to be carefully crafted so that there would be no possibility of subdivisions for residential or commercial uses to be inadvertently found exempt.

OPTION 2

This second option would incorporate a separate set of criteria to evaluate subdivisions exclusively for agricultural purposes and those developments specifically listed in the AWCP. The criterion listed to identify qualifying subdivisions could be used for Option 2's evaluation.

The pros for Option 2 would be:

- The above mentioned projects would be evaluated and scored.
- The above mentioned projects would fall under a separate evaluation as the criterion listed in LU-1.19 would more than likely result in these projects receiving a failing score.

The cons for Option 2 would be:

- Having a separate set of criteria for the above mentioned projects would be inconsistent with Policy LU-1.19 as the DES requires a consistent evaluation method.

- Using only the criterion laid out for qualifying subdivisions is inconsistent with the criteria listed in Policy LU-1.19.
- As laid out in the discussion for Option 1, requiring an evaluation may have the potential to be inconsistent with Policy LU-3.2 and the policies contained in the Agricultural Element.

OPTION 3

Option 3 would require subdivisions exclusively for agricultural purposes and those developments specifically listed in the AWCP to go through the DES as it is proposed.

The pros for Option 3 would be:

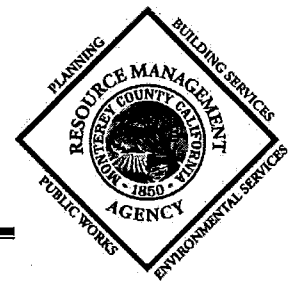
- There would be no need to screen projects to determine whether they qualify for an exemption or if they would be subject to a different evaluation.
- This process has the potential for applicants, staff and the hearing body as it is “one size fits all.”

The cons for Option 3 would be:

- The above mentioned projects would more than likely result in a failing score.
- As laid out in the discussion for Option 1, requiring an evaluation may have the potential to be inconsistent with Policy LU-3.2 and the policies contained in the Agricultural Element.

MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY

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DEVELOPMENT EVALUATION SYSTEM (DES) PROCEDURES

Community Areas, Rural Centers and Affordable Housing Overlay districts are the top priority for development in the unincorporated areas of the County. Consistent with the requirements of the 2010 General Plan Policy LU-1.19, the Development Evaluation System was designed to identify extraordinary projects outside of those areas.

Applicability

Development outside of Community Areas, Rural Centers and Affordable Housing Overlay districts consisting of:

- Creation of five or more lots (i.e. Standard subdivisions)
- Creation of five or more units (i.e. Planned Unit Developments)
- Projects of equivalent or greater traffic, water or wastewater intensity (i.e. large commercial, industrial and agricultural facilities)

DES Components

Evaluation Questionnaire

- Systematic, consistent, predictable and quantitative evaluation method
- Projects are measured against 2010 General Plan policies

Score Sheet

- Mirrors the layout of questionnaire
- Contains the evaluation categories and scoring criteria

Evaluation Score

- Minimum passing score of 100 points

Evaluations

Planning staff will evaluate projects subject to review under Policy LU-1.19 during specific milestones in the development review and approval process, as outlined below:

Primary Evaluation

- Evaluate during the pre-application process
- Present findings at DRC
- Identify successful components
- Identify areas of improvement
- Allows applicants to modify before 100% commitment

Application Evaluation

- Re-evaluate during 30-day review
- Allows greater analysis due to additional project information
- Evaluation scores are presented to applicant as part of the project's complete letter

Post-CEQA Evaluation

- For projects subject to environmental review
- Re-evaluate after environmental review but before hearing
- Allows further analysis due to new information discovered during CEQA process

Presenting Evaluation Results to the Hearing Body

Once the final evaluation has been completed, planning staff will include the results of the scoring in the finding and evidence in the staff report to the appropriate hearing body. Also attached to the report will be the scoring sheet. A passing score does not guarantee ultimate project approval. A failing score does not guarantee ultimate project denial.

Development Evaluation System – Summary

EVALUATION CATEGORY	ASPIRATIONAL GOAL/POLICY; GP EIR MITIGATION MEASURE	POINTS/SCORE
<p style="text-align: center;">1</p> <p style="text-align: center;">Site Suitability</p>		
<p style="text-align: center;">a</p> <p style="text-align: center;">Cluster Development Preservation of Habitat Preservation of Open Space Avoidance of Cultural Resources</p>	<p><i>Goal LU-1 – Policy LU-1.7; LU-1.8</i> <i>Goal LU-5 – Policy LU-5.4</i> <i>Goal LU-8 – Policy LU-8.2; LU-8.4; LU-8.5</i> <i>Goal OS-1 – Policy OS-1.1; OS-1.9</i> <i>Goal OS-5 – Policy OS-5.5; OS-5.11; OS-5.13</i> <i>Goal OS-6 – Policy OS-6.5</i> <i>Goal OS-7 – Policy OS-7.5</i> <i>Goal OS-8 – Policy OS-8.4; OS-8.5</i> <i>Goal OS-9 – Policy OS-9.5</i> <i>Goal OS-10 – Policy OS-10.3</i></p>	<p>5 points for every 10% increase of open space permanently preserved beyond the site coverage maximum</p>
<p style="text-align: center;">b</p> <p style="text-align: center;">Infill Development</p>	<p><i>Goal LU-1 – Policy LU-1.9</i></p>	<p>Parcel is surrounded by development that is immediately adjacent on three or more sides: 30 points</p>
<p style="text-align: center;">2</p> <p style="text-align: center;">Infrastructure</p>		
<p style="text-align: center;">a</p> <p style="text-align: center;">Solid Waste Management Recycling Reuse</p>	<p><i>Goal PS-5 – Policy PS-5.1; PS-5.2; PS-5.4; PS-5.5</i></p>	<p>5 points for every 5% of waste diversion over required 75% reduction</p>
<p style="text-align: center;">b</p> <p style="text-align: center;">VMT Reduction Travel Demand Reduction Flex Hours Bicycle Facilities Pedestrian Facilities Mass Transit</p>	<p><i>Goal C-2 – Policy C-2.4; C-2.5; C-2.6; C-2.7</i> <i>Goal C-3 – Policy C-3.2; C-3.4; C-3.5</i> <i>Goal C-6 – Policy C-6.2; C-6.3</i> <i>Goal C-9 – Policy C-9.3; C-9.4</i> <i>Goal OS-9 – Policy 9.6</i> <i>Goal OS-10 – Policy OS-10.2; OS-10.4</i></p>	<p>10 points for every 10% reduction in VMT over business as usual based on results of a formal traffic study</p>

EVALUATION CATEGORY	ASPIRATIONAL GOAL/POLICY; GP EIR MITIGATION MEASURE	POINTS/SCORE
c	Underground Utilities <i>Goal PS-13 – Policy PS-13.3</i>	1 point for every 100 lineal feet of undergrounding of existing utilities that are currently above ground
d	Community Resources Schools/Training Health Services/Facilities Family Assistance Parks <i>Goal PS-7 – Policy PS-7.2; PS-7.3; PS-7.4; PS-7.5; PS-7.6; PS-7.7</i> <i>Goal PS-8 – Policy PS-8.1; PS-8.2; PS-8.4; PS-8.5</i> <i>Goal PS-9 – PS-9.1; PS-9.2; PS-9.3; PS-9.4; PS-9.5; PS-9.6</i> <i>Goal PS-11 – Policy PS-11.4; PS-11.5</i>	10 points for every 1,000 square feet of building space dedicated to education, healthcare, senior center and/or daycare center
3 Resource Management		
a	Cultural Resource Conservation Voluntary Historic Designation Heritage Tourism <i>Goal PS-12 – Policy OS-12.3; OS-12.6; OS-12.7</i>	10 points for voluntary and successful application to California or National Register -or- 10 points for every 1,000 square feet of restored building area
b	Renewable Energy <i>Goal OS-9 – Policy OS-9.1; OS-9.7</i>	30 points for a net zero project (exclusive of transportation energy spent)
c	Water Resources Water Conservation Groundwater Recharge Grey Water Systems Wastewater Reuse <i>Goal PS-2 – Policy PS-2.1; PS-2.7</i> <i>Goal PS-3 – Policy PS-3.8</i> <i>Goal PS-4 – Policy PS-4.4; PS-4.11</i>	10 points for every .5 ac/ft of water reused
d	Voluntary Reduction of Density Voluntarily reducing development potential through reducing the allowed density onsite. <i>Goal LU-1 – Policy LU-1.8</i>	X amount of points per X amount of units deleted.

EVALUATION CATEGORY	ASPIRATIONAL GOAL/POLICY; GP EIR MITIGATION MEASURE	POINTS/SCORE
4 Proximity to City, Community Area, Rural Center		
a	Goal LU-1 – Policy LU-1.19	Minus 10 points if within 5 mile of existing community area or rural center
5 Mix/Balance of Uses		
a	Mixed-Use Development Goal LU-4 – Policy LU-4.5 Goal OS-10 – Policy OS-10.5 Goal PS-8 – Policy PS-8.7	See 2c above
6 Environmental Impacts		
a	Physical Division of Community Impact LU-1 (2010 GP EIR)	Minus 10 points if impacts(s) are significant unavoidable
b	GHG Emissions Impacts Impact CC-1 (2010 GP EIR)	Minus 10 points if impacts(s) are significant unavoidable
c	Special Status Species Impact BIO-1 (2010 GP EIR)	Minus 10 points if impacts(s) are significant unavoidable
d	Protected Habitats Impact BIO-2 (2010 GP EIR)	Minus 10 points if impacts(s) are significant unavoidable
e	Loss of Trees Impact BIO-4 (2010 GP EIR)	Minus 10 points if impacts(s) are significant unavoidable
f	Farmland Conversion Impact AG-1 (2010 GP EIR)	Minus 10 points if impacts(s) are significant unavoidable
g	Growth Inducement Impact POP-1 (2010 GP EIR)	Minus 10 points if impacts(s) are significant unavoidable
h	Traffic Impacts Impact Tran-1B (2010 GP EIR)	Minus 10 points if impacts(s) are significant unavoidable

EVALUATION CATEGORY	ASPIRATIONAL GOAL/POLICY; GP EIR MITIGATION MEASURE	POINTS/SCORE
7 Proximity to Transportation		
a Rail Service	Goal C-8 – Policy C-8.2	10 points is immediately adjacent to rail line 1 point if within ¼ mile of rail line for projects that will use rail
8 Jobs/Housing Balance		
a Economic Support and Development Agriculture Commercial Industrial	Goal AG-2 – Policy AG-2.2; AG-2.5; Policy AG-2.6; AG-2.7 Goal AG-4 – Policy AG-4.1 Goal AG-6 – Policy AG-6.1 Goal ED-1 – Policy ED-1.2; ED-1.3 Goal ED-4 – Policy ED-4.3; ED-4.4; ED-4.5; ED-4.6; ED-4.7	1 point for every 10 jobs retained or created
b Development		1 point for every 10 jobs retained 10 points for every 10 new full time permanent employees
9 Affordable Housing		
a Affordable Housing Farm Worker Housing Workforce Housing	Goal LU-1 – Policy LU-1.19	10 points for every 10 units of low or very low income housing beyond 35%
TOTAL		
Pass = 100 points or more		

Development Evaluation System – Score Sheet

EVALUATION CATEGORY	SCORING CRITERIA	SCORE	SCORING CALCULATIONS/RATIONALE
<p style="text-align: center;">1 Site Suitability</p> <p>a</p> <ul style="list-style-type: none"> Cluster Development Preservation of Habitat Preservation of Open Space Avoidance of Cultural Resources Connected Open Spaces Protection of Visual Resources Enhancement of Scenic Qualities Preservation of Continuous Expanses of Vegetation Obtain and Preserve Significant Natural Areas Open Space for Air Purifying Effects 	<p>5 points for every 10% increase of open space permanently preserved beyond the site coverage maximum</p>		
<p>b</p> <p>Infill Development</p>	<p>Parcel is surrounded by development that is immediately adjacent on three or more sides:</p> <p>30 points</p>		

EXHIBIT D

EVALUATION CATEGORY	SCORING CRITERIA	SCORE	SCORING CALCULATIONS/RATIONALE
2 Infrastructure			
b Solid Waste Management Recycling Reuse	5 points for every 5% of waste diversion over required 75% reduction		
c VMT Reduction Travel Demand Reduction Flex Hours Bicycle Facilities Pedestrian Facilities Mass Transit	10 points for every 10% reduction in VMT over business as usual based on results of a formal traffic study		
d Underground Utilities	1 point for every 100 lineal feet of undergrounding of existing utilities that are currently above ground		
e Community Resources Schools/Training Health Services/Facilities Family Assistance	10 points for every 1,000 square feet of building space dedicated to education, healthcare, senior center, and or daycare center		

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3 Resource Management			
c Cultural Resource Conservation Voluntary Historic Designation Heritage Tourism	10 points for voluntary and successful application to California or National Register -and/or- 10 points for every 1,000 square feet of restored building area		
d Renewable Energy	30 points for a net zero project (exclusive of transportation energy spent)		
e Water Resources Water Conservation Groundwater Recharge Grey Water Systems Wastewater Reuse	1 point for every 0.5 ac/ft of water reused		
f Density Reduction Voluntarily reduction of development potential	10 points per every 25% reduction in calculated development potential		

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4 Proximity to City, Community Area, Rural Center	Minus 10 points if 5 mile or closer to an existing city, community area, rural center, or affordable housing overlay area		
5 Mix/Balance of Uses			
a Mixed-Use Development	See 2c above		
6 Environmental Impacts			
a Physical Division of Community	Minus 10 points if impact(s) are significant and unavoidable		
b GHG Emissions Impacts	Minus 10 points if impact(s) are significant and unavoidable		
c Special Status Species	Minus 10 points if impact(s) are significant and unavoidable		
d Protected Habitats	Minus 10 points if impact(s) are significant and unavoidable		

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e Loss of Trees	Minus 10 points if impact(s) are significant and unavoidable		
f Farmland Conversion	Minus 10 points if impact(s) are significant and unavoidable		
g Growth Inducement	Minus 10 points if impact(s) are significant and unavoidable		
h Traffic Impacts	Minus 10 points if impact(s) are significant and unavoidable		
7 Proximity to Transportation			
a Rail Service	10 points is immediately adjacent to rail line; 1 point if within ¼ mile of rail line Applies only to projects that will use rail		

EVALUATION CATEGORY	SCORING CRITERIA	SCORE	SCORING CALCULATIONS/RATIONALE
8 Jobs/Housing Balance			
a Economic Support and Development Agriculture Commercial Industrial	1 point for every 10 jobs retained or created		
9 Affordable Housing			
a Affordable Housing Farm Worker Housing Workforce Housing	10 points for every 10 units of low or very low income housing beyond 35%		
TOTAL			
Pass = 100 points or more			