

# Attachment D-1

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# **MONTEREY COUNTY DEVELOPMENT EVALUATION SYSTEM PROCEDURE MANUAL (DES Manual)**

Standards, Guidelines and Specified  
Requirements for the DES

August 25, 2020

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# **SECTION 1 – INTRODUCTION**

## **A. Purpose**

The purpose of the Development Evaluation System (DES), required by General Plan Policy LU-1.19 of the 2010 General Plan, is to establish a systematic, consistent, predictable, and quantitative method to evaluate proposed development of five or more lots or units and proposed development of equivalent or greater traffic, water, or wastewater intensity outside of Community Areas, Rural Centers and Affordable Housing Overlay districts in the unincorporated non-coastal area of Monterey County. Consistent with the requirements of Policy LU-1.19, the DES program enacted by the County is designed to evaluate developments subject to the DES by using specified measurement criteria and setting a minimum passing score. Projects have an opportunity to receive a maximum score of 100 points possible, with a minimum “passing” score of 70 points. Projects subject to the DES require discretionary permits. Accordingly, in addition to other evidence in the administrative record, the final DES score will be provided to the appropriate hearing body for its consideration in making a decision on a project application. A passing score does not guarantee ultimate project approval. A failing score does not guarantee ultimate project denial. However, according to the ordinance implementing the DES, projects with a failing score will be referred to the appropriate hearing body with a recommendation of denial by staff. As part of the discretionary permit process, staff’s recommendation does not limit the Appropriate Authority’s discretion in rendering a decision on any particular project. The DES is applicable to only the inland, non-coastal unincorporated area of the County.

To implement General Plan Policy LU-2.19, the Monterey County Board of Supervisors has adopted Ordinance No.     to amend Title 21 (non-coastal zoning ordinance) of the Monterey County Code to enact Development Evaluation System regulations. The DES regulations are codified at Chapter 21.92 of Title 21 (the “DES regulations”). The Board of Supervisors has also adopted this *Monterey County Development Evaluation System Procedure Manual* (“DES Manual” or “this manual”), which may be amended periodically by resolution, to implement the Title 21 regulations and provide more detailed procedures.

The purpose of this manual is to provide project applicants with comprehensive guidance to comply with the General Plan Policy LU-1.19 and the DES regulations. This Manual explains the specific procedures and related technical information and provides forms for projects subject to the DES.

## B. Appendices

The DES Manual incorporates Appendices which include the DES package including submittal forms required for compliance with the DES regulations, scoring tools that will be used by staff, and other helpful information. The Appendices, which may be updated periodically, are as follows:

### *Glossary – Appendix A*

Key definitions included in the Development Evaluation System regulations (Chapter 21.92 of Title 21 of the Monterey County Code) are also included in this manual for convenience.

### *Development Evaluation System Package Submittal Form – Appendix B*

Once a project is deemed subject to the DES, certain pieces of information for the project will need to be submitted in order for it to be evaluated. The Development Evaluation System Package Submittal Form shall be completed by the applicant. Information used in the evaluation process will be submitted with this form. See Section 3.B of this manual for additional information on submittal requirements.

### *The Development Evaluation System Score Sheet Guide – Appendix C*

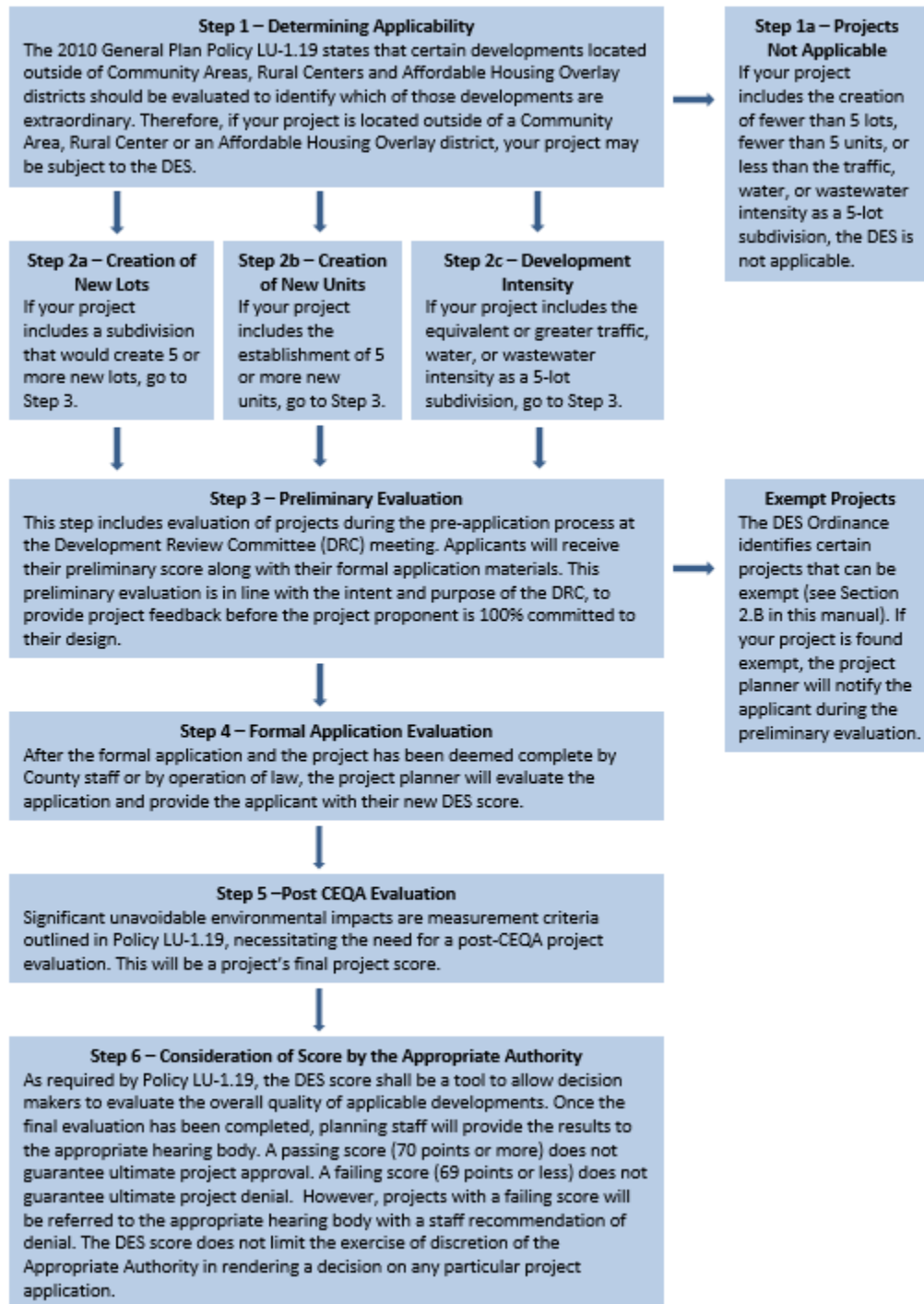
The Development Evaluation System Score Sheet Guide is meant to serve as a guide for using the DES Scoresheet. The guide provides applicants and planners information about each measurement criterion including types of supporting documentation required to be submitted to obtain points and maximum potential scores. See Section 3.C of this manual for additional information on the scoring criteria.

*The Development Evaluation System Score Sheet – Appendix D*

The Development Evaluation System Score Sheet is the actual worksheet that will be completed by the project planner and provided to the applicant after each time their respective project has been evaluated under the DES.

## C. Summary of the DES Process

The flowchart below provides a general guideline for applicants, illustrating the DES process for submittal, review/evaluation and final scoring of projects subject to the DES regulations:





## **SECTION 2 – APPLICABILITY**

The DES regulations govern certain developments located outside of the following development priority areas: Community Areas, Rural Centers and Affordable Housing Overlay districts.

Projects located outside of these areas that exceed the thresholds listed in Subsection A below are subject to the evaluation under the DES.

### **A. Development Thresholds**

The DES applicability thresholds for development are as follows:

- Subdivisions which create 5 or more new lots.
- Projects that establish 5 or more new units.
- Projects that would have traffic, water, or wastewater intensity that would be equal to or greater than the establishment of 5 or more lots/units.
  - Applicability of this threshold will be determined by the Environmental Health Bureau for water and wastewater and/or by Public Works for traffic.
  - If a project proponent disagrees with the threshold determination, they may appeal that determination pursuant to Chapter 21.82 of the Monterey County Code. For such appeal, the applicant shall submit a report prepared by a qualified professional that compares project related impacts with professional standards set for thresholds for water, wastewater, and/or traffic, whichever is applicable to the appeal.

### **B. Exempt Projects**

Specific development projects could qualify for an exemption from the DES. All projects must receive a recommendation for exemption from the Agricultural Advisory Committee (AAC) in order to be eligible for exemption from the DES. In order for projects to be found exempt from the DES, they shall meet **ALL** portions of a 3-part test as applicable: Development Type, Measurement Criteria and Assurance Mechanism. The three types of specific developments are discussed below, including their respective Measurement Criteria and Assurance Mechanism. See ***Subsection 1*** for subdivisions exclusively for agricultural purposes, ***Subsection 2*** for long-

term affordable housing exclusively for agricultural employees, and **Subsection 3** for certain developments within the Agricultural and Winery Corridor Plan area.

## 1. Subdivisions Exclusively for Agricultural Purposes

As specified in the DES regulations, projects may be exempt from the DES if the subdivision (tentative map or tentative parcel map) is for one of the Development Types listed in **Subsection 1a**, meets the Measurement Criteria listed in **Subsection 1b**, and includes the Exemption Assurance Mechanism listed in **Subsection 1c**.

### ***Subsection 1a. Development Types for Subdivisions Exclusively for Agricultural Purposes***

Exempt subdivisions shall be exclusively for:

- the separation of existing vineyard/crop land(s) from an existing winery/processing facility;
- the separation of different varieties, crops, or orchards for finance and/or lending purposes; or
- the separation of existing lands farmed by owners from lands farmed by lessees.

### ***Subsection 1b. Measurement Criteria for Subdivisions Exclusively for Agricultural Purposes***

To ensure projects are consistent with the purpose and intent for establishing the exemption, subdivisions exclusively for agricultural purposes shall be required to meet **ALL** of the applicable following Measurement Criteria:

- Acreage of lots resulting from the subdivision will be equal to or greater than the minimum lot size for viable agricultural use and as prescribed by zoning;
- Proposed uses incorporated in the project are restricted to only those that support, maintain, and/or enhance the existing viable agricultural use of the property; and
- Proposed improvements on the subject property are located in areas that will have minimal impact on productive land.

### ***Subsection 1c. Assurance Mechanism for Subdivisions Exclusively for Agricultural Purposes***

To fully qualify for an exemption from the DES, subdivisions exclusively for agricultural purposes shall be conditioned to record either a Deed Restriction or an Agricultural Conservation Easement against the subject property to ensure the development type which qualified for the exemption does not change through the life of the project. The deed or easement shall include the following:

- A clear statement of uses authorized by the development permit;
- A clear statement indicating that lot sizes resulting from future subdivisions shall be equal to or greater than the minimum lot size for viable agricultural use;
- A clear statement indicating that future uses on the property shall be limited to those that support, maintain, and/or enhance the existing viable agricultural use of the property;
- A clear statement describing the property(ies) associated with the project are subject to the Deed Restriction or Agricultural Conservation Easement for the life of the permit; and
- A clear statement indicating that removal of any or all restrictions shall require an amendment to the discretionary permit.

## **2. Long-term Affordable Housing Exclusively for Agricultural Employees**

As specified in the DES regulations, projects for long-term affordable housing exclusively for agricultural employees may be exempt from the DES if they meet the Measurement Criteria listed in ***Subsection 2a*** and include the Exemption Assurance Mechanism listed in ***Subsection 2b***.

***Subsection 2a. Measurement Criteria for Long-term Affordable Housing Exclusively for Agricultural Employees.***

To ensure projects for long-term affordable housing exclusively for agricultural employees are consistent with the purpose and intent for establishing the exemption, the application shall be required to meet **ALL** of the applicable following Measurement Criteria:

- Meet the affordability qualifications set forth in section 21.06.005 of the Monterey County Code, as may be periodically amended;
- Meet the definition of agricultural employee housing as defined in section 21.06.014 of the Monterey County Code, as may be periodically amended; and
- Provide housing for agricultural employees as defined in section 21.06.012 of the Monterey County Code, as may be periodically amended.

***Subsection 2b. Assurance Mechanism Long-term Affordable Housing Exclusively for Agricultural Employees.***

To fully qualify for an exemption from the DES, projects for long-term affordable housing exclusively for agricultural employees shall be conditioned to record a Deed Restriction conveyed over the subject property and/or enter into and record an affordable housing agreement with the County. To ensure the development that qualified for the exemption does not change through the life of the project, the deed or agreement shall include the following:

- A clear statement of uses authorized by the development permit;
- A clear statement that future uses on the property are limited to those that support, maintain, and/or enhance the long-term affordable housing exclusively for agricultural employees established on the property;
- A clear statement describing the property(ies) associated with the project are subject to the Deed Restriction and/or affordable housing agreement for the life of the permit; and
- A clear statement indicating that removal of any or all restrictions prior to the permit sunset date shall require an amendment to the discretionary permit.

### 3. Development within the Agricultural and Winery Corridor Plan (AWCP) Area

As specified in the DES regulations, certain projects within the AWCP area may be exempt from the DES if the project is for one of the Development Types listed in **Subsection 3a**, meets the Measurement Criteria listed in **Subsection 3b**, and includes the Exemption Assurance Mechanism listed in **Subsection 3c**.

#### ***Subsection 3a. Development Types within AWCP Area***

As specified in the DES regulations, development within the Agricultural and Winery Corridor Plan (AWCP) area may be exempt from the DES if it is for **ONE OR MORE** of the following listed below, provided the development type does not exceed the facility limitations prescribed by the AWCP:

- Artisan Wineries
- Full-scale Wineries
- Winery Tasting Rooms
- Food Service Facilities such as Restaurants and Delicatessens
- Inns

#### ***Subsection 3b. Measurement Criteria for Developments within the AWCP Area***

To ensure AWCP development projects are consistent with the purpose and intent for establishing the exemption, the application shall be required to meet **ALL** of the applicable following Measurement Criteria:

- Demonstrate that development type does not exceed the facility limitations prescribed by the AWCP; and
- Demonstrate that the development proposed meets the General Regulations, Development Standards, and Design Criteria established in the AWCP.

***Subsection 3c. Assurance Mechanism for Developments within the AWCP Area***

To fully qualify for an exemption from the DES, AWCP development projects shall be conditioned to record a Deed Restriction against the subject property to ensure the development type which qualified for the exemption does not change through the life of the project. The Deed Restriction shall include the following:

- A clear statement of uses authorized by the development permit;
- A clear statement describing the property(ies) associated with the project are subject to the Deed Restriction for the life of the permit; and
- A clear statement indicating that removal of any or all restrictions shall require an amendment to the discretionary permit.

## **SECTION 3 – PROJECT EVALUATION**

### **A. Evaluation Milestones**

Projects subject to the DES will be evaluated at three different milestones in the permit process. This provides applicants with the opportunity to explore potential modifications to their projects that would increase their overall scores. It also allows re-evaluation of projects based on milestones that typically provide more information through analysis. Theoretically, project scores could fluctuate between passing and failing scores throughout the entire evaluation process. The three evaluation milestones include the following:

- Preliminary DRC Evaluation – This preliminary evaluation will take place during the Development Review Committee (DRC) stage. After the DRC meeting, the applicant will be provided with the project’s preliminary DES scores along with their formal permit application package. This provides the project proponent with an opportunity to determine if their development is subject to the DES (see Sections 2.A and 2.B above). It will also identify positive and negative project components which would affect the DES score, allowing for project modifications and improvements before the applicant is 100% committed to their design.
- Formal Project Application Evaluation – Once the formal application is submitted, the project planner will evaluate the development once more through the DES Score Sheet. The Formal Project Application DES score will be provided to the applicant, when the project is deemed “Complete” by County staff or by operation of law pursuant to the Permit Streamlining Act.
- Post CEQA Analysis Evaluation – Often times, additional information is revealed during a project’s environmental review under the California Environmental Quality Act (CEQA). Project components which have a significant unavoidable impact to the environment are identified at this time, and are included as required measurement criteria in the DES Scoresheet. Points may be subtracted for certain impacts, so unavoidable impacts may change the DES score that was given prior to CEQA analysis. The post-CEQA evaluation will be the final project score and presented to the Appropriate Authority for consideration.

## B. Evaluation Criteria

As required by Policy LU-1.19 and the DES regulations, projects subject to the DES shall be measured by their impacts (positive or negative) on certain criteria: affordable housing, infrastructure, resource management, site suitability, balance of uses, traffic and proximity to transportation, and environmental impacts. The criteria above are listed in priority order established through the combination of public outreach meetings and as directed by the Monterey County Planning Commission. Positive impacts will receive positive scores. Maximum allowable points for each respective criterion have been applied based on their priority weights. This evaluation does not provide a sliding scale for receiving points, meaning points are either awarded in full or not at all. Therefore, the applicant should pay special attention to how their project could qualify for points and make sure the proper evidence/documentation (see section 3.D of this manual) is provided with the DES package. Also see the Development Evaluation System Score Sheet Guide provided in Appendix C of this manual. The following is a summary of the criteria by which projects are measured:

### 1. Affordable Housing

This section focuses on projects that provide affordable housing beyond the minimum amount required by County Code. Points would be awarded for projects that provide both onsite and offsite affordable units, rehabilitation of dilapidated affordable units, and provision of transitional housing to the homeless or veterans. There are seven different affordable housing questions, and a total score of 30 points is the maximum a project can receive in this category.

### 2. Infrastructure

This section focuses on projects that improve existing infrastructure, including components that would reduce traffic, provide onsite recreational opportunities in excess of the minimum requirement, and/or provide onsite public amenities. There are six different infrastructure questions, and a total score of 25 points is the maximum a project can receive in this category.



### 3. Resource Management

This section focuses on projects that voluntarily restore/rehabilitate and/or conserve/preserve resources such as water, environmentally sensitive habitat areas, scenic resources, and/or agricultural soils. Points can also be received for those project that include a renewable energy component. There are five different resource management questions, and a total score of 15 points is the maximum a project can receive in this category.

### 4. Site Suitability

This section focuses on projects that site and design developments so that they are subordinate to the natural setting of the surrounding area and avoid development on slopes in excess of 25%, tree removal, and major vegetation removal. Points can also be received for infill development and for siting in areas that do not have known geological hazards. There are three different site suitability questions, and a total score of 10 points is the maximum a project can receive in this category.

### 5. Balance of Uses

This section focuses on projects that provide a mix of uses such as commercial uses, housing, and employment opportunities. There are three different mix/balance of use questions, and a total score of 10 points is the maximum a project can receive in this category.

### 6. Traffic and Proximity to Transportation

This section focuses on projects that reduce traffic, or are located near alternative transportation opportunities such as transit service (bus) and/or bicycle and/or pedestrian facilities. There are four different transportation questions, and a total score of 10 points is the maximum a project can receive in this category.

### 7. Environmental Impacts

Many of the criteria listed above could be considered mitigation of impacts by design of the project. Therefore, this section focuses on significant unavoidable impacts to the environment. Environmental Impacts is the only category where projects cannot receive points but rather could

be subject to subtraction of points. Following environmental review, projects with a significant unavoidable impact to agriculture and forest resources, air quality, greenhouse gas emissions, biological resources, hydrology and water quality, growth inducement, land use planning, traffic, and/or wildfires would be penalized by subtraction of 10 points for each respective section, with a maximum of 90 points subtracted. However, please note that it is unlikely that a project would have significant unavoidable impacts to all of these resources.

## C. Supporting Documentation and Assurances

In order for projects to receive scores, applicants must submit evidence that demonstrates or identifies how project components positively impact one of the defined criteria. Depending on the criteria, projects may also be conditioned to ensure that a particular project component is provided and maintained through the life of the development.

For example, fictional developer proposes a development project consisting of a 50-lot subdivision, construction of 120 residential units, a neighborhood park, a fire/sheriff substation with a community room and the installation of three new bus stops. The inserts below discuss how points would be given and illustrates the types of supporting documentation the developer would have to provide and the assurances and conditions of approval to which they would have to agree.

***Example 1 – Affordable Housing.*** *The project scope indicates that 54% of 120 residential units are proposed as affordable. Question 1.a. of the DES states that a project would receive 2 points if 45% or more of residential units would remain affordable in perpetuity AND the application materials include a lotting exhibit identifying the affordable residential units, a draft inclusionary housing agreement (in a form acceptable to the County), and a draft deed restriction. A condition of approval would be applied to the project requiring recordation of the final inclusionary housing agreement and recordation of a deed restriction. **The project would receive 2 points.***

**Example 2 – Infrastructure, Recreation.** *The project scope includes construction of a neighborhood park to provide recreational benefits to the residents of the community. The acreage of the park meets the exact the minimum requirements set forth in the 1975 Quimby Act. Question 2.b. of the DES states that a project would receive 4 points if onsite recreational opportunities are provided beyond 10% of the minimum requirements of the Quimby Act. **The project would not receive any points.***

**Example 3 – Infrastructure, Public Amenities.** *The project scope includes construction of a fire station and sheriff substation. The building includes a community room that would be open to use by the residents of the community. Question 2.c. of the DES states that a project would receive 5 points if onsite public amenities are provided in an area where such amenities are not easily accessible to the community AND the application materials include a site plan(s) delineating where onsite public facilities are proposed and a map identifying the location of nearest existing amenities and demonstrating how they are not easily accessible. **The project would receive 5 points.***

**Example 4 – Transportation and Proximity to Transportation.** *The project scope indicates that transit service in the area would be improved by the addition 3 new bus stops in the development. Question 6.a. of the DES states that a project would receive 4 points if it provides or improves transit service in an area where bus routes do not exist or access is limited AND the application materials include a site plan(s) delineating the locations of the proposed bus stops, documentation identifying locations of existing transit routes and service schedule within the project area, and a can and will serve letter from Monterey-Salinas Transit indicating that the additional service stops are feasible and transit service will be provided. **The project would receive 4 points.***

For additional information, the Development Evaluation System Scoresheet guide can be found in Appendix C of this manual.

## D. Score Sheet

As discussed in Section 3.A of this Manual, projects subject to the DES will be evaluated at three major milestones in the permit process: the preliminary evaluation, formal application evaluation, and post CEQA evaluation. During these evaluations, staff will use the DES System Scoresheet (see Appendix D) to score the project's impacts (positive or negative) on the specific criteria areas, based on the evidence/documentation submitted by the applicant and CEQA review. This tool is intended not only to memorialize a project's score throughout the permit process but also to serve to inform the project applicant of potential opportunities to gain additional points by modifying their project.

## **SECTION 4 – RESULTS FOR HEARING BODY**

### **A. Scores Presented to the Appropriate Authority**

The intent of General Plan Policy LU-1.19 is to provide 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. As specified by the above policy and codified in the DES regulations, the Development Evaluation System shall provide a systematic, consistent, predictable, and quantitative method for decision-makers to evaluate applicable developments alongside all other information provided through the discretionary process.

Projects receiving a score of 70 points or more are considered “passing” but are not automatically approved. Projects receiving a score of 69 points or less are considered “failing” but are not automatically denied. As such, a project’s final score, along with a determination of “pass” or “fail” will be provided to the Appropriate Authority for their consideration. The DES score is supplemental to the other evidence in the administrative record supporting either a recommendation of approval or denial as required by applicable County land use regulations. Decision makers will be asked to consider the outcome of the DES as part of the overall discretionary hearing process.

### **B. How Does Your DES Score Affect Your Project?**

Projects to which the DES applies will require discretionary approval. Therefore, a project’s DES score is intended to provide a supplemental evaluation for identifying qualities of certain developments in addition to the standard protocols for project review of discretionary permits. In other words, the DES is intended to be a tool serving two purposes in the discretionary decision process: 1) allow staff an opportunity to quantitatively and constructively advise the applicant of the development’s overall quality through the entire permit process; and 2) provide a tool for the hearing body to assess the critical aspects of a project against the policies of the 2010 General Plan. Since the permit process is discretionary in nature, projects that receive a passing score are

not necessarily guaranteed approval and projects that receive a failing score are not necessarily guaranteed denial. Projects with a failing score shall be referred to the appropriate hearing body with a staff recommendation of denial. The DES score does not and is not intended to limit the exercise of discretion of the Appropriate Authority in rendering a decision on any particular project application.

# APPENDIX A

## GLOSSARY

“Affordable Housing Overlay District” means areas designated as Affordable Housing Overlay Districts as specified in 2010 General Plan Policy LU-2.11.a and properties designated as Affordable Housing Overlay District in accordance with 2010 General Plan Policy LU-2.11.b.

“Agricultural Advisory Committee (AAC)” means the committee that advises and makes recommendations to the Monterey County Board of Supervisors, and other county boards, commissions and departments, on matters affecting, or of interest to, the agricultural industry.

“Agricultural and Winery Corridor Plan (AWCP)” means Chapter 9.J of the 2010 Monterey County General Plan .

“Cluster Development” means a development design where the structures or lots or structures and lots are located on a portion of the land to be developed rather than spread throughout the land.

“Community Area” means areas designated as Community Areas as specified in 2010 General Plan Policy LU-2.21.

“Conservation” means planned management of natural resources to prevent waste, destruction, or neglect.

“Evaluation Milestone” means the three specific points in the permit process when a permit application receives a DES evaluation, as set forth in section 21.92.040.A of the Monterey County Code.

“Infill” means development of unused, vacant, underutilized, or undeveloped land that is substantially surrounded by other urban uses.

“Mixed-Use” means a development incorporating a range of diverse uses, such as office, commercial, institutional, and residential, into a single building or complex.

“Off-site” means off the lot on which the development is proposed.

“On-site” means on the lot on which the development is proposed.

“Preservation” means the use of long-term or permanent safeguards to guarantee the viability of natural or man-made resources.

“Rural Center” means areas designated as Rural Centers as specified in 2010 General Plan Policy LU-2.27.

“Workforce Housing” means housing that is priced where it is affordable to households earning between 120%-180% of the County median income. Workforce I means housing that is priced where it is affordable to households earning between 120%-150% of the County median income. Workforce II means housing that is priced where it is affordable to households earning between 150%-180% of the County median income.



“Winery, Artisan” means a winery that produces between 2,000 and 50,000 cases per year, with a Winery Tasting Facility up to 2,500 square feet in size.

“Winery, Full-Scale” means a winery that produces more than 50,000 cases per year.

“Winery Tasting Facility” means a bonded Winery Tasting Facility, also known as an "on or off winery premise," as provided by federal law under the jurisdiction of the Tax and Trade Bureau. A Winery Tasting Facility shall accommodate wine tasting, an administrative office, retail sales of associated wine and wine related items, events, warehousing, and storage. Winery Adjunct Uses may be considered as accessory to a Winery Tasting Facility when specifically requested and addressed as part of the discretionary permit application for the Winery Tasting Facility or as a subsequent permit application process.

APPENDIX B  
DES PACKAGE  
SUBMITTAL FORM



**MONTEREY COUNTY  
RESOURCE MANAGEMENT AGENCY  
DEVELOPMENT EVALUATION SYSTEM  
PACKAGE SUBMITTAL FORM**



The following is a checklist of materials required for submittal of your Development Evaluation System (DES) package. Two (2) hardcopies of all materials are required. Plans shall be drawn on a sheet sized large enough to have legible fonts and line weights. An electronic copy (pdf.) of all submitted materials is also required to be submitted on CD or flash-drive.

<b>PROJECT INFORMATION</b>		<b>PERMIT NO.</b>	
SITE ADDRESS		CITY/STATE	ZIP
NEAREST CROSS-STREET	ASSESSOR'S PARCEL NUMBER(S)		

<b>OWNER(S) INFORMATION</b>			
NAME		PHONE	
MAILING ADDRESS	CITY/STATE	ZIP	
FAX	EMAIL		

<b>APPLICANT INFORMATION</b>			
NAME		PHONE	
MAILING ADDRESS	CITY/STATE	ZIP	
FAX	EMAIL		

<b>PROJECT INFORMATION</b>	
PROJECT TYPE (RESIDENTIAL, NON-RESIDENTIAL, OR COMBINED)	
ESTIMATED WATER USE	ESTIMATED WASTEWATER PRODUCED
ESTIMATED TRAFFIC TO BE GENERATED	

**EVIDENCE/DOCUMENTATION: Check the appropriate box below for applicable measurement criteria and list the evidence/documentation provided:**

Applicable Measurement Criteria		Evidence and/or Documentation Submitted
<input type="checkbox"/>	Affordable Housing	
<input type="checkbox"/>	Infrastructure	
<input type="checkbox"/>	Resource Management	
<input type="checkbox"/>	Site Suitability	
<input type="checkbox"/>	Balance of Uses	
<input type="checkbox"/>	Traffic and Proximity to Transportation	
<input type="checkbox"/>	Environmental Impacts	

Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

FOR DEPARTMENT USE ONLY		
RECEIVED BY:	DATE STAMP:	ALL THE REQUIRED MATERIAL WERE SUBMITTED: __ YES __ NO

APPENDIX C

DEVELOPMENT EVALUATION  
SYSTEM SCORSHEET GUIDE

# MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY

Carl P. Holm, AICP, Director

LAND USE & COMMUNITY DEVELOPMENT | PUBLIC WORKS & FACILITIES | PARKS  
 1441 Schilling Place, South 2<sup>nd</sup> Floor  
 Salinas, California 93901-4527  
 (831)755-4800  
 www.co.monterey.ca.us/rma



This Score Sheet Guide is intended to assist with understanding how projects are evaluated under the DES. Scoring criteria are separated into individual categories to allow for weighted scoring. The guide includes 4 columns for each criteria section. The second column identifies the standard/project component a development must contain to qualify for points. The third column identifies evidence an applicant must submit to receive points as well as any required conditions of approval to which an applicant must agree. The last column identifies the amount of points that can be awarded. Points are either awarded in full or not at all. This guide should be used in conjunction with the DES Score Sheet.

1	AFFORDABLE HOUSING	EVIDENCE/DOCUMENTATION	POINTS POSSIBLE
a	45% or more of residential units provided are affordable and will remain as affordable in perpetuity. (7% Very Low, 8% Low, 15% Moderate & 15% Workforce 1)	Provide a lotting exhibit identifying affordable residential units, a draft inclusionary housing agreement in a form acceptable to the County, and a draft deed restriction. Projects receiving a score for this criterion shall be conditioned to require recordation of the final inclusionary housing agreement and deed restriction prior to recordation of a final map or commencement of development, whichever occurs first.	2
b	More than 10% of residential units are sited and designed to meet ADA Accessibility requirements.	Provide a lotting exhibit identifying ADA accessible units.	4

1	AFFORDABLE HOUSING	EVIDENCE/DOCUMENTATION	POINTS POSSIBLE
c	The project provides transitional affordable housing for the homeless.	Provide a lotting exhibit identifying transitional housing units and draft housing agreement in a form acceptable to the County. Projects receiving a score for this criterion shall be conditioned to require recordation of the final housing agreement prior to recordation of a final map or commencement of development, whichever occurs first.	5
d	The project provides transitional affordable housing for veterans.	Provide a lotting exhibit identifying transitional housing units and a draft housing agreement in a form acceptable to the County. Projects receiving a score for this criterion shall be conditioned to require recordation of the final housing agreement prior to recordation of a final map or commencement of development, whichever occurs first.	5
e	The project provides a mix of housing types (detached single family dwellings, multi-family units, accessory dwelling units, owner-occupied units, and renter-occupied units).	Provide a lotting exhibit identifying all housing types provided, including square footages of unit types and a draft housing agreement in a form acceptable to the County. Projects receiving a score for this criterion shall be conditioned to require recordation of the final housing agreement prior to recordation of a final map or commencement of development, whichever occurs first.	5
f	The project includes rehabilitation of existing affordable housing units.	Provide evidence documenting the location and amount of existing affordable housing units and demonstrating the need for their rehabilitation. Preliminary construction plans illustrating how rehabilitation shall occur shall also be submitted. Projects receiving a score for this criterion shall be conditioned to require recordation of the final inclusionary housing agreement (if a previous agreement is no longer valid) prior to recordation of a final map or commencement of development, whichever occurs first. The agreement shall stipulate that the units shall remain affordable in perpetuity.	5

1	AFFORDABLE HOUSING	EVIDENCE/DOCUMENTATION	POINTS POSSIBLE
g	<p>The project includes payment of in-lieu inclusionary housing fees equal to or greater than 45% of the market rate units for the project.</p> <p>OR</p> <p>The project includes construction of off-site inclusionary housing within a Community Area or Rural Center, equal to or greater than 45% of the market rate units for the project.</p>	<p>Provide a draft inclusionary housing agreement in a form acceptable to the County identifying the payment of inclusionary housing fees or off-site affordable units. Projects receiving a score for this criterion shall be conditioned to require recordation of the final inclusionary housing agreement prior to recordation of a final map or commencement of development, whichever occurs first.</p>	4
<b>TOTAL POINTS POSSIBLE FOR THIS CATEGORY:</b>			<b>30</b>



2	INFRASTRUCTURE	EVIDENCE/DOCUMENTATION	POINTS POSSIBLE
a	<p>The project includes improvement of existing infrastructure, beyond the minimum required, in an area where current residents are experiencing significant infrastructure deficiencies and/or problems.</p>	<p>Provide report prepared by the appropriate qualified professional, based on the type of infrastructure, identifying existing infrastructure and demonstrating how said infrastructure is deficient. The report shall describe how infrastructure improvements resolve the deficiencies. Projects receiving a score for this criterion shall be conditioned to require submittal of final infrastructure improvement plans and an accompanying operations and maintenance plan (OMP) prior to recordation of a final map or commencement of development, whichever occurs first. The OMP shall provide define responsibilities, priorities and activities for maintenance of project infrastructure facilities. Additionally, the OMP shall identify mechanisms available to fund operations and maintenance of these facilities.</p>	5
b	<p>The project includes onsite recreational opportunities 10% beyond of the minimum requirements set forth in the 1975 Quimby Act (Government Code Section 66477).</p>	<p>Project plans shall delineate where onsite recreational opportunities will be located. Evidence comparing the project's Quimby Act recreation requirements with the recreation opportunities provided shall be submitted. Projects receiving a score for this criterion shall be conditioned to require submittal of a final parks and recreation plan and an accompanying operations and maintenance plan (OMP) prior to recordation of a final map or commencement of development, whichever occurs first. The OMP shall provide define responsibilities, priorities and activities for maintenance of project recreation facilities. Additionally, the OMP shall identify mechanisms available to fund operations and maintenance of these facilities.</p>	4

2	INFRASTRUCTURE	EVIDENCE/DOCUMENTATION	POINTS POSSIBLE
c	<p>The project includes providing onsite public amenities, including but not limited to: libraries, community-use buildings, community gardens, hiking trails, and open space in an area where such amenities are not easily accessible to the community.</p>	<p>Project plans shall delineate where onsite public facilities will be located. Evidence shall document where the nearest existing amenities are located and demonstrate how they are not easily accessible. Projects receiving a score for this criterion shall be conditioned to require submittal of final construction plans for the onsite public amenities and an accompanying operations and maintenance plan (OMP) prior to recordation of a final map or commencement of development, whichever occurs first. The OMP shall provide define responsibilities, priorities and activities for maintenance of the onsite public amenities. Additionally, the OMP shall identify mechanisms available to fund operations and maintenance of these facilities.</p>	5
d	<p>The project includes waste diversion program that includes recycling and composting and the reduction of waste hauler trips.</p>	<p>Provide a waste diversion program demonstrating how the program will reduce waste and as well as reduce the amount of waste hauler trips that would occur within the program. Projects receiving a score for this criterion shall be conditioned to require submittal of a final waste diversion program prior to recordation of a final map or commencement of development, whichever occurs first. The final plan shall include an implementation component and contingency plan(s) if the program is not successful.</p>	3

2	INFRASTRUCTURE	EVIDENCE/DOCUMENTATION	POINTS POSSIBLE
e	The project will not result in decreasing the existing level of service/service standards identified in Table PS-1 of the 2010 General Plan for road intersection level of service, water, sanitation, solid waste, and schools serving the project area.	Project plans shall delineate all existing infrastructure. Report(s) prepared by an appropriate qualified professional, based on the type of infrastructure, identifying existing infrastructure and its current level or serve/service standards shall be submitted with the application. The report shall describe how project implementation would not decrease the existing level of service/service standards of the existing infrastructure. Conclusions contained in the report shall be supported by empirical evidence.	3
f	The project provides critical emergency infrastructure and services such as fire stations, sheriff substations, emergency service stations, clinics, or hospitals within a deficient area.	Project plans shall delineate where onsite critical infrastructure and services will be located. Evidence shall document where the nearest existing critical infrastructure and services are located and demonstrate how they are not easily accessible and/or the established response times.	5
<b>TOTAL POINTS POSSIBLE FOR THIS CATEGORY:</b>			<b>25</b>

3	RESOURCE MANAGEMENT	EVIDENCE/DOCUMENTATION	POINTS POSSIBLE
a	The project includes groundwater recharge facilities.	Provide a geotechnical report and preliminary plans for stormwater retention/detention facilities prepared by a licensed civil engineer. These documents shall demonstrate how the facility will recharge the groundwater. Projects receiving a score for this criterion shall be conditioned to require submittal of final construction plans and an accompanying operations and maintenance plan (OMP) prior to recordation of a final map or commencement of development, whichever occurs first. The OMP shall define responsibilities, priorities and activities for maintenance of project groundwater recharge facilities. Additionally, the OMP shall identify mechanisms available to fund operations and maintenance of these facilities.	3
b	The project includes restoration/rehabilitation of environmentally sensitive habitat areas (ESHA) and provides for the long-term maintenance of these areas.	Provide a restoration plan and biological report, prepared by a qualified biologist. The plan and report shall clearly delineate areas of degraded ESHA, restoration activities required, and address the long-term maintenance of the ESHA. Projects receiving a score for this criterion shall be conditioned to require submittal of final restoration plans reviewed and approved by a qualified biologist prior to recordation of a final map or commencement of development, whichever occurs first. Prior to final of construction permits, the applicant shall demonstrate successful restoration of the degraded ESHA through a report prepared by the project biologist.	3

3	RESOURCE MANAGEMENT	EVIDENCE/DOCUMENTATION	POINTS POSSIBLE
c	The project includes the voluntary conservation/preservation of unique visual or natural features, critical habitat, or prime agricultural soils through conveyance of a conservation easement from the property owner to either the County of Monterey, an appropriate public entity, or a non-profit public benefit corporation.	Provide a draft easement with the application. Projects receiving a score for this criterion shall be conditioned to require acceptance and recordation of the easement prior to recordation of a final map or commencement of development, whichever occurs first.	3
d	The project includes an onsite renewable energy component that will supply energy to the proposed development.	Provide plans identifying where proposed onsite renewable energy facilities will be located. Projects receiving a score for this criterion shall be conditioned to require submittal of either subdivision improvement plans or final construction plans delineating onsite renewable energy facilities as well as proof of purchase or a rental agreement for the onsite renewable energy facilities prior to recordation of a final map or issuance of construction permits for the proposed development, whichever occurs first. Prior to final of construction permits for the development, the applicant shall submit either an Inter-connection Agreement with PG&E or proof of installation of the onsite renewable energy facilities.	3
e	The project has no impact to nearby resources.	Provide a report, prepared by a qualified professional, demonstrating implementation of the project would have no impact to nearby resources (e.g. water, biology, air quality) or as demonstrated in the CEQA document prepared for the project.	3
<b>TOTAL POINTS POSSIBLE FOR THIS CATEGORY:</b>			<b>15</b>

4	SITE SUITABILITY	EVIDENCE/DOCUMENTATION	POINTS POSSIBLE
a	The development is sited and designed to be subordinate to the natural setting of the subject property and surrounding area. The project avoids development on slopes in excess of 25%, tree removal, major vegetation removal, development in the floodplain, and ridgeline development.	Project plans submitted with the application shall show constraint areas (i.e. slopes, ESHA, scenic areas, etc.) of the property and demonstrate how development avoids disturbance these areas.	5
b	The development includes infill of vacant non-agricultural lands within existing developed areas and is compatible with surrounding land use and development.	Project plans submitted with the application shall show the developed areas surrounding the project site illustrating how the project is infill development. The application shall include a compatibility analysis comparing the existing surrounding development with the proposed project.	3
c	The subject property is not located within a landslide area or areas showing evidence of ground movement within historic times, within 50 feet of the face of a cliff or bluff, within 1/8 <sup>th</sup> mile of an active or potentially active fault, or in any area of known geologic hazards.	A geotechnical report, prepared by a qualified professional, shall be submitted with the project application demonstrating the project area does not show evidence of the geological hazards listed.	2
<b>TOTAL POINTS POSSIBLE FOR THIS CATEGORY:</b>			<b>10</b>

5	BALANCE OF USES	EVIDENCE/DOCUMENTATION	POINTS POSSIBLE
a	The project includes industrial, commercial, and/or agriculturally industrial development, consistent with the underlying zoning of the property, and provides employee housing rental units for employees employed onsite.	Provide preliminary project plans that identify locations of the industrial, commercial, and/or agriculturally industrial development as well as the employee housing units. Provide a draft General Development Plan (GDP) identifying and describing the industrial, commercial, and/or agriculturally industrial operations proposed. The GDP shall include an employee housing plan containing a list of the number of anticipated employees to be housed and the employee housing units provided. Projects receiving a score for this criterion shall be conditioned to require recordation of an employee housing agreement consistent with the employee housing plan prior to recordation of a final map or commencement of development, whichever occurs first.	4
b	The project includes mixed-use development that provides commercial uses that serves the needs of the community.	Provide preliminary project plans delineating the proposed mixed-use development (such as residential, commercial, and industrial uses). In addition, the application shall include a General Development Plan (GDP) identifying and describing different uses on the site.	3
c	The project provides housing in an area with an established employment concentration but lacks available housing.  OR  The project includes industrial, commercial, and/or agriculturally industrial development, consistent with the underlying zoning of the property, within an area where there is an established workforce to support the proposed use.	Provide evidence documenting the location(s) of employment centers, the proximity of the project area to these centers, and the lack of available housing. Or, provide evidence documenting the location(s) of existing workforce in proximity of the project area.	3
<b>TOTAL POINTS POSSIBLE FOR THIS CATEGORY:</b>			<b>10</b>

6	TRAFFIC AND PROXIMITY TO TRANSPORTATION	EVIDENCE/DOCUMENTATION	Points Possible
a	The project provides or improves transit service in an area where bus routes do not exist or access is limited. This includes, but is not limited to: construction of bus stops, re-routing of buses, or the increase of bus service and stops.	Application plans shall include documentation identifying locations of existing transit routes, stops, and service schedule within the project area. If new service/stops are proposed, a letter (can and will serve) from MST indicating that their additional service is feasible shall be provided. Project plans shall identify where any new bus stops will be located.	4
b	The project is located within ½ mile of an existing bus stop with sufficient amount of service and stops to serve the development.	Application plans shall include documentation identifying locations of existing transit routes, stops, and service schedule within the project area.	2
c	The project includes construction of bicycle and pedestrian facilities that connect to existing facilities.	Application plans shall include documentation identifying locations of existing bicycle and pedestrian facilities closest to the project area. Project plans shall include on-site and off-site improvements plans showing the location and design details of the proposed facility. For off-site improvements, additional information such as easements or agreements from property owners documenting that they will allow facility improvements on their respective properties shall be provided.	2



d	The project includes a traffic reduction plan for project related traffic.	Provide a traffic analysis and traffic reduction strategy prepared by a qualified professional. The report shall compare baseline traffic with project traffic conditions, provide evidence and methodology supporting the conclusions in the traffic reduction plan, and identify feasibility of plan implementation. Projects receiving a score for this criterion shall be conditioned to require submittal of final construction plans of any new traffic facilities incorporated within the traffic reduction plan and an accompanying operations and maintenance plan (OMP) prior to recordation of a final map or commencement of development, whichever occurs first. The OMP shall define responsibilities, priorities and activities for maintenance of project traffic facilities. Additionally, the OMP shall identify mechanisms available to fund operations and maintenance of these facilities.	2
<b>TOTAL POINTS POSSIBLE FOR THIS CATEGORY:</b>			<b>10</b>

<b>7</b>	<b>ENVIRONMENTAL IMPACTS</b>	<b>EVIDENCE/DOCUMENTATION</b>	<b>POINTS DEDUCTED</b>
a	Agriculture and Forest Resources	Prepared Environmental Document (e.g.: EIR)	Minus 10 points if impacts(s) are significant unavoidable
b	Air Quality	Prepared Environmental Document (e.g.: EIR)	Minus 10 points if impacts(s) are significant unavoidable
c	GHG Emissions	Prepared Environmental Document (e.g.: EIR)	Minus 10 points if impacts(s) are significant unavoidable
d	Biological Resources	Prepared Environmental Document (e.g.: EIR)	Minus 10 points if impacts(s) are significant unavoidable
e	Hydrology & Water Quality	Prepared Environmental Document (e.g.: EIR)	Minus 10 points if impacts(s) are significant unavoidable
f	Growth Inducement	Prepared Environmental Document (e.g.: EIR)	Minus 10 points if impacts(s) are significant unavoidable
g	Land Use Planning	Prepared Environmental Document (e.g.: EIR)	Minus 10 points if impacts(s) are significant unavoidable
h	Traffic	Prepared Environmental Document (e.g.: EIR)	Minus 10 points if impacts(s) are significant unavoidable
i	Wildfires	Prepared Environmental Document (e.g.: EIR)	Minus 10 points if impacts(s) are significant unavoidable
<b>TOTAL DEDUCTION OF POINTS POSSIBLE FOR THIS CATEGORY:</b>			<b>-90</b>

APPENDIX D  
DEVELOPMENT EVALUATION  
SYSTEM SCORESHEET

	<b>SCORING CRITERIA</b>	<b>EVIDENCE/DOCUMENTATION</b>	<b>SCORE</b>
<b>1</b>	<b>Affordable Housing</b>		
a	45% of residential units provided are affordable and will remain as affordable in perpetuity (30 % Inclusionary & 15% Workforce).		<input type="checkbox"/> 2 <input type="checkbox"/> 0
b	More than 10% of residential units are sited and designed to meet ADA Accessibility requirements.		<input type="checkbox"/> 4 <input type="checkbox"/> 0
c	The project provides transitional affordable housing for the homeless.		<input type="checkbox"/> 5 <input type="checkbox"/> 0
d	The project provides transitional affordable housing for veterans.		<input type="checkbox"/> 5 <input type="checkbox"/> 0
e	The project provides a mix of housing types (detached single family dwellings, multi-family units, accessory dwelling units, owner-occupied units, and renter-occupied units).		<input type="checkbox"/> 5 <input type="checkbox"/> 0
f	The project includes rehabilitation of existing affordable housing units.		<input type="checkbox"/> 5 <input type="checkbox"/> 0
g	In addition to providing the required on-site affordable housing units, the project includes payment of inclusionary housing in-lieu fees or provides off-site affordable units within a city, Community Area, or Rural Center.		<input type="checkbox"/> 4 <input type="checkbox"/> 0
<b>Total Points Received for Affordable Housing (Max = 30):</b>			

	<b>SCORING CRITERIA</b>	<b>EVIDENCE/DOCUMENTATION</b>	<b>SCORE</b>
<b>2</b>	<b>Infrastructure</b>		
a	The project includes improvement of existing infrastructure, beyond the minimum required, in an area where current residents are experiencing significant infrastructure deficiencies and/or problems.		<input type="checkbox"/> 5 <input type="checkbox"/> 0
b	The project includes onsite recreational opportunities 10% beyond of the minimum requirements set forth in the 1975 Quimby Act (Government Code Section 66477).		<input type="checkbox"/> 4 <input type="checkbox"/> 0
c	The project includes providing onsite public amenities, including but not limited to: fire stations, libraries, community-use buildings, community gardens, hiking trails, and open space in an area where such amenities are not easily accessible to the community.		<input type="checkbox"/> 5 <input type="checkbox"/> 0
d	The project includes waste diversion program that includes recycling and composting and the reduction of waste hauler trips.		<input type="checkbox"/> 3 <input type="checkbox"/> 0
e	The project will not result in decreasing the existing level of service/service standards identified in Table PS-1 of the 2010 General Plan for road intersection level of service, water, sanitation, solid waste, and schools serving the project area.		<input type="checkbox"/> 3 <input type="checkbox"/> 0
f	The project provides critical infrastructure and services such as fire stations, sheriff substations, emergency service stations, clinics, or hospitals within a deficient area.		<input type="checkbox"/> 5 <input type="checkbox"/> 0
<b>Total Points Received for Infrastructure (Max = 25):</b>			

	<b>SCORING CRITERIA</b>	<b>EVIDENCE/DOCUMENTATION</b>	<b>SCORE</b>
<b>3</b>	<b>Resource Management</b>		
a	The project includes groundwater recharge facilities.		<input type="checkbox"/> 3 <input type="checkbox"/> 0
b	The project includes restoration/rehabilitation of environmentally sensitive habitat areas (ESHA) and provides for the long-term maintenance of these areas.		<input type="checkbox"/> 3 <input type="checkbox"/> 0
c	The project includes the voluntary conservation/preservation of unique visual or natural features, critical habitat, or prime agricultural soils through conveyance of a conservation easement from the property owner to either the County of Monterey, an appropriate public entity, or a non-profit public benefit corporation.		<input type="checkbox"/> 3 <input type="checkbox"/> 0
d	The project includes an onsite renewable energy component that will supply energy to the proposed development.		<input type="checkbox"/> 3 <input type="checkbox"/> 0
e	The project has no impact to nearby resources.		<input type="checkbox"/> 3 <input type="checkbox"/> 0
<b>Total Points Received for Resource Management (Max = 15):</b>			

	<b>SCORING CRITERIA</b>	<b>EVIDENCE/DOCUMENTATION</b>	<b>SCORE</b>
<b>4</b>	<b>Site Suitability</b>		
a	The development is sited and designed to be subordinate to the natural setting of the subject property and surrounding area. The project avoids development on slopes in excess of 25%, tree removal, major vegetation removal, development in the floodplain, and ridgeline development.		<input type="checkbox"/> 5 <input type="checkbox"/> 0
b	The development includes infill of vacant non-agricultural lands within existing developed areas and is compatible with surrounding land use and development.		<input type="checkbox"/> 3 <input type="checkbox"/> 0
c	The subject property is not located within a landslide area or areas showing evidence of ground movement within historic times, within 50 feet of the face of a cliff or bluff, within 1/8th mile of an active or potentially active fault, or in any area of known geologic hazards.		<input type="checkbox"/> 2 <input type="checkbox"/> 0
<b>Total Points Received for Site Suitability (Max = 10):</b>			

	<b>SCORING CRITERIA</b>	<b>EVIDENCE/DOCUMENTATION</b>	<b>SCORE</b>
<b>5</b>	<b>Balance of Uses</b>		
a	The project includes industrial, commercial, and/or agriculturally industrial development, consistent with the underlying zoning of the property, and provides employee housing units.		<input type="checkbox"/> 4 <input type="checkbox"/> 0
b	The project includes mixed-use development.		<input type="checkbox"/> 3 <input type="checkbox"/> 0
c	The project provides housing in an area with an established employment concentration but lacks available housing or the project includes industrial, commercial, and/or agriculturally industrial development, consistent with the underlying zoning of the property, within an area where there is an established workforce to support the proposed use.		<input type="checkbox"/> 3 <input type="checkbox"/> 0
<b>Total Points Received for Balance of Uses (Max = 10):</b>			



	<b>SCORING CRITERIA</b>	<b>EVIDENCE/DOCUMENTATION</b>	<b>SCORE</b>
<b>6</b>	<b>Traffic and Proximity to Transportation</b>		
a	The project provides or improves transit service in an area where bus routes do not exist or access is limited. This includes but is not limited to: construction of bus stops, re-routing of buses, or the increase of bus service and stops.		<input type="checkbox"/> 4 <input type="checkbox"/> 0
b	The project is located within ½ mile of an existing bus stop with sufficient amount of service and stops to serve the development.		<input type="checkbox"/> 2 <input type="checkbox"/> 0
c	The project includes construction of bicycle and pedestrian facilities that connect to existing facilities.		<input type="checkbox"/> 2 <input type="checkbox"/> 0
d	The project includes a traffic reduction plan for project related traffic.		<input type="checkbox"/> 2 <input type="checkbox"/> 0
<b>Total Points Received for Traffic and Proximity to Transportation (Max = 10):</b>			

	<b>SCORING CRITERIA</b>	<b>EVIDENCE/DOCUMENTATION</b>	<b>SCORE</b>
<b>7</b>	<b>Environmental Impacts</b>		
a	Agriculture and Forest Resources		<input type="checkbox"/> -10 <input type="checkbox"/> 0
b	Air Quality		<input type="checkbox"/> -10 <input type="checkbox"/> 0
c	GHG Emissions		<input type="checkbox"/> -10 <input type="checkbox"/> 0
d	Biological Resources		<input type="checkbox"/> -10 <input type="checkbox"/> 0
e	Hydrology & Water Quality		<input type="checkbox"/> -10 <input type="checkbox"/> 0
f	Growth Inducement		<input type="checkbox"/> -10 <input type="checkbox"/> 0
g	Land Use Planning		<input type="checkbox"/> -10 <input type="checkbox"/> 0
h	Traffic Impacts		<input type="checkbox"/> -10 <input type="checkbox"/> 0
i	Wildfires		<input type="checkbox"/> -10 <input type="checkbox"/> 0
<b>Total Points Subtracted for Environmental Impacts (Max = -90):</b>			

## OVERALL SCORE

	CATEGORY	TOTAL POINTS
1	Affordable Housing	
2	Infrastructure	
3	Resource Management	
4	Site Suitability	
5	Balance of Uses	
6	Traffic and Proximity to Transportation	
7	Environmental Impacts	
<b>Total DES Score:</b>		