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# 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
1	Site Suitability		
a	Cluster Development Preservation of Habitat Preservation of Open Space Avoidance of Cultural Resources	<i>Goal LU-1</i> – Policy LU-1.7; LU-1.8 <i>Goal LU-5</i> – Policy LU-5.4 <i>Goal LU-8</i> – Policy LU-8.2; LU-8.4; LU-8.5 <i>Goal OS-1</i> – Policy OS-1.1; OS-1.9 <i>Goal OS-5</i> – Policy OS-5.5; OS-5.11; OS-5.13 <i>Goal OS-6</i> – Policy OS-6.5 <i>Goal OS-7</i> – Policy OS-7.5 <i>Goal OS-8</i> – Policy OS-8.4; OS-8.5 <i>Goal OS-9</i> – Policy OS-9.5 <i>Goal OS-10</i> – Policy OS-10.3	5 points for every 10% increase of open space permanently preserved beyond the site coverage maximum
b	Infill Development	<i>Goal LU-1</i> – Policy LU-1.9	Parcel is surrounded by development that is immediately adjacent on three or more sides:  30 points
2	Infrastructure		
a	Solid Waste Management Recycling Reuse	<i>Goal PS-5</i> – Policy PS-5.1; PS-5.2; PS-5.4; PS-5.5	5 points for every 5% of waste diversion over required 75% reduction
b	VMT Reduction Travel Demand Reduction Flex Hours Bicycle Facilities Pedestrian Facilities Mass Transit	<i>Goal C-2</i> – Policy C-2.4; C-2.5; C-2.6; C-2.7 <i>Goal C-3</i> – Policy C-3.2; C-3.4; C-3.5 <i>Goal C-6</i> – Policy C-6.2; C-6.3 <i>Goal C-9</i> – Policy C-9.3; C-9.4 <i>Goal OS-9</i> – Policy 9.6 <i>Goal OS-10</i> – Policy OS-10.2; OS-10.4	10 points for every 10% reduction in VMT over business as usual based on results of a formal traffic study
c	Underground Utilities	<i>Goal PS-13</i> – Policy PS-13.3	1 point for every 100 lineal feet of undergrounding of existing utilities that are currently above ground

	EVALUATION CATEGORY	ASPIRATIONAL GOAL/POLICY; GP EIR MITIGATION MEASURE	POINTS/SCORE
d	Community Resources Schools/Training Health Services/Facilities Family Assistance Parks	<i>Goal PS-7</i> – Policy PS-7.2; PS-7.3; PS-7.4; PS-7.5; PS-7.6; PS-7.7 <i>Goal PS-8</i> – Policy PS-8.1; PS-8.2; PS-8.4; PS-8.5 <i>Goal PS-9</i> – PS-9.1; PS-9.2; PS-9.3; PS-9.4; PS-9.5; PS-9.6 <i>Goal PS-11</i> – Policy PS-11.4; PS-11.5	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</i> – Policy OS-12.3; OS-12.6; OS- 12.7	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</i> – Policy OS-9.1; OS-9.7	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</i> – Policy PS-2.1; PS-2.7 <i>Goal PS-3</i> – Policy PS-3.8 <i>Goal PS-4</i> – Policy PS-4.4; PS-4.11	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</i> – Policy LU-1.8	X amount of points per X amount of units deleted.
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	<i>Goal LU-4</i> – Policy LU-4.5 <i>Goal OS-10</i> – Policy OS-10.5 <i>Goal PS-8</i> – Policy PS-8.7	See 2c above

	EVALUATION CATEGORY	ASPIRATIONAL GOAL/POLICY; GP EIR MITIGATION MEASURE	POINTS/SCORE
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
7	Proximity to Transportation		
a	Rail Service	Goal C-8 – Policy C-8.2	10 points if 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

	EVALUATION CATEGORY	ASPIRATIONAL GOAL/POLICY; GP EIR MITIGATION MEASURE	POINTS/SCORE
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	<i>Goal LU-1 – Policy LU-1.19</i>	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
1	Site Suitability			
a	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	5 points for every 10% increase of open space permanently preserved beyond the site coverage maximum		
b	Infill Development	Parcel is surrounded by development that is immediately adjacent on three or more sides:  30 points		



	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		

	EVALUATION CATEGORY	SCORING CRITERIA	SCORE	SCORING CALCULATIONS/RATIONALE
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		

	EVALUATION CATEGORY	SCORING CRITERIA	SCORE	SCORING CALCULATIONS/RATIONALE
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		

	EVALUATION CATEGORY	SCORING CRITERIA	SCORE	SCORING CALCULATIONS/RATIONALE
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		
8	Jobs/Housing Balance			
a	Economic Support and Development Agriculture Commercial Industrial	1 point for every 10 jobs retained or created		

	EVALUATION CATEGORY	SCORING CRITERIA	SCORE	SCORING CALCULATIONS/RATIONALE
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			

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