

Exhibit B

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EXHIBIT B DISCUSSION

BACKGROUND – DEVELOPMENT OF THE GENERAL PLAN

On July 17, 2007, the Board of Supervisors provided parameters to the Planning Commission to use the 2006 General Plan as a template for proposing possible amendments. The Chairman of the Commission appointed an ad hoc committee to develop recommendations for GPU5 that account for diverse community interests throughout the County. These recommendations are attached as **Exhibit E**, Planning Commission Ad-Hoc Subcommittee Recommendation for GPU 5. Specific recommendations relative to development outside Community Areas and Rural Centers and modifications to draft GPU4 policies addressing these developments were provided.

The subcommittee identified that development outside community areas and rural centers is limited and that focused development is essential to planning infrastructure and public services as well as providing affordable housing. Thus, proposed development outside community areas and rural centers should be considered according to a mandatory pass-fail evaluation system. Modifications to GPU4 draft policy LU-2.12 were made, ultimately resulting in the 2010 General Plan Policy LU-1.19.

In addition to the subcommittee's recommendations, staff reviewed Planning Commission General Plan Update workshops that occurred in 2006 and 2008. As discussed below, this research was integral in shaping the draft Development Evaluation System (DES) presented to the Commission today. For instance, members of the Commission expressed concern with providing affordable housing, addressing housing needs identified in the Housing Element, improving failing existing infrastructure prior to expansion of infrastructure, and supporting the agricultural economic viability through the protection of routine and ongoing agricultural activities and streamlining agriculturally related developments within the County.

PREVIOUS DES PLANNING COMMISSION WORKSHOPS

After adoption of the 2010 General Plan in October 2010, RMA Planning began work on General Plan implementation. Each workshop held is summarized below.

First Planning Commission Workshop

On July 31, 2013, the Commission held a workshop and considered DES concepts for the first time. At a high level, the concept was to create a system that would provide decision makers and developers with a tool to evaluate development projects against General Plan policies, implementing regulations, and resource and infrastructure concerns; while focusing on overall quality of the proposed development. Project's scores would then assist the County to identify issues and encourage incorporation of smart growth principles and techniques.

The draft DES version (aka Version 1) presented during this workshop included evaluation criteria that expanded beyond the measurement criteria specified in Policy LU-1.19, points were received based on a yes or no answer and these points were weighted, using a multiplier, based on the priority staff assigned to the specific measurement criteria area. See example in **Table 1** below.

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

Table 1. Version 1 of the DES

Overall, the Commission found Version 1's concept to be a good first step. However, modifications should be made to meet the purpose and intent of the DES. Evaluation scores should not be based on project consistency with the General Plan, but how a project exceeds the minimum requirements resulting in an exceptional project that goes "above and beyond".

Second Planning Commission Workshop

The second DES workshop was held on February 11, 2015. Version 1 was scrapped and the Commission was presented with Version 2 (see **Table 2** below) which based scores on aspirational General Plan goals and policies and General Plan mitigation measures.

	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 – 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>	5 points for every 10% increase of open space permanently preserved beyond the site coverage maximum
b	Infill Development	<i>Goal LU-1 – Policy LU-1.9</i>	Parcel is surrounded by development that is immediately adjacent on three or more sides: 30 points

Table 2. Version 2 of the DES

Staff also presented the Commission with an option to exempt subdivisions for exclusive agricultural purposes and developments within the AWCP area from the DES. This recommendation was based on the policies contained in the General Plan Agriculture Element.

For example, subdivision of Important Farmland and lands designated as "Farmland" shall be allowed only for exclusive agricultural (Policy AG-1.3); viable agricultural land uses on Important Farmland shall be conserved, enhanced and expanded through agricultural land use designations and encouragement of large lot agricultural and agriculture shall be established as the top land use priority for guiding further economic development on agricultural lands (Policy AG-1.4); permits for agriculture activities shall be integrated with applicable permit coordination (streamlining) programs (Policy AG-1.11); and to encourage the continuation and economic viability of the agricultural industry, the County shall work with the agricultural industry and state and federal agencies to streamline permit procedures for "Routine and Ongoing Agricultural Activities" (Policy AG-3.3). Consistent with General Plan Policy AG-4.3, the County developed an Agricultural and Winery Corridor Plan (AWCP) that establishes guidelines and standards encouraging development of the wine industry within the designated corridor area. Specific development of agricultural and winery related uses and their impacts were analyzed, planned and anticipated as part of the AWCP to ensure development remains consistent and compatible with surrounding land uses in agricultural production.

The Commission identified concerns with Version 2 because it did not establish a maximum amount of points allowed or a passing score threshold. established, potentially allowing a developer to "buy" their way with a high score. Due to the complexity of the DES and the limited amount of public input received during development of Versions 1 and 2, the Commission directed staff to conduct thorough public outreach to shape a DES that meets the expectations of both the County and its residents. The Commission also directed staff to return with a clear and consistent list of qualification criteria for what constitutes a subdivision for exclusive agricultural purposes.

Third Planning Commission Workshop

Staff returned to the Planning Commission and held the third DES workshop on November 29, 2017. As directed by the Commission, staff convened a series of public workgroup (aka Focus Group) meetings in late 2015 and early 2016 to work through specific questions surrounding the DES and gain public input and direction to guide the refinement of specific areas of the DES. Selection of the Focus Group members was based on their previous involvement with the DES and/or their area(s) of expertise; with the goal of having a group comprised of even representation from different interests of the County. The Focus Group provided input on the purpose of the DES, appropriate priority weights, thresholds of DES applicability, the DES process, and subdivisions and developments for exclusive agricultural purposes. A revised DES was not presented to the Commission at this time. Instead, staff presented on the outcomes and recommendations from the Focus Group. The Commission provided staff with direction for elements of a draft DES and implementing ordinance. In addition, the Commission received a draft DES prepared by LandWatch. In response, the Commission directed staff to return with a comparison of the County's draft DES and Landwatch's draft DES for their consideration prior to finalizing a revised DES.

Fourth Planning Commission Workshop

Staff returned to the Commission on May 30, 2018 for the fourth DES workshop. Staff presented the Commission with a side by side comparison of the County and Landwatch drafts of the DES. During this workshop, the Commission provided staff with very thorough and detailed direction.

Staff was directed to create an informational brochure containing a purpose statement and identifies the applicability thresholds, evaluation method, and the minimum amount of points to either pass or fail. In terms of measurement criteria for “Proximity to City, Community Area, or Rural Center” and “infill development”, the Commission recommended points should not be awarded based on quantity. Instead, the evaluation should focus on the intent (infrastructure, services, etc.) of located developments within these area.

The Commission directed staff to conduct further research/analysis to determine appropriate thresholds for water, wastewater, and traffic (specifically for vehicle miles traveled) and for evaluating projects in light of infrastructure. In Particular, how should the DES differentiate when a penalty should be assessed and when scores should be awarded for infrastructure improvements.

For exempt projects, the Commission recommended these developments be subject to a 3-part test: 1) development type, 2) measurement criteria, and 3) assurance mechanism.

Finally, the Commission directed staff to return with a draft DES containing the evaluation, scoring procedures, and all other materials to allow the Commission to walk-through the DES process.

MOVING FORWARD – PRESENTATION OF DES VERSION 3

The current version (Version 3) of the draft DES program was based on all the recommendations provided by the Planning Commission during the DES workshops, the Focus Group, members of the public, and discussions and comments made by the Planning Commission during drafting of the General Plan. Reoccurring concerns specific to meeting the intent of Policy LU-1.19, the complexity of the DES, and providing a transparent method for how a project’s score was achieved. The draft presented has a maximum of 100 points possible and a passing score 70 is established. The discussion below explains the applicability thresholds, the process for exempting certain developments from the DES, and how and when projects would be evaluated through the DES program. The draft DES Ordinance (also see **Exhibit C**) and draft DES Procedure Manual (also see **Exhibit D**) are also introduced below.

DES Applicability Thresholds

Projects that create 5 or more lots or units and located outside of Community Areas, Rural Centers, and Affordable Housing Overlay districts would be subject to the DES. Projects that are located outside of those areas that would have an equal to, or greater intensity of traffic, water, or wastewater than the establishment of 5 or more lots/units would also be subject to the DES. In these cases, the Environmental Health Bureau would make the determination if a project meets the applicability thresholds for water and/or wastewater and Public Works would determine if a project meets the applicability thresholds for traffic. If the project applicant disagrees with this determination, they will be required to submit report prepared by qualified professional that

compares project related impacts with threshold(s) determined by the respective agency. This allows flexibility for the program to maintain consistency with any future changes/updates of professional standards. It also allows for a more site specific analysis instead of a general one size fits all. For instance, typical water use for a single family dwelling would be dependent on factors such as location, climate, etc. Setting this standard for applicability meets the intent and purpose outlined above because .

Exempt Development

As recommended by the Planning Commission, projects qualifying for an exemption shall meet a 3-part test (see **Table 3** below). Exempt projects shall contain 1 or more of the development types, meet all of the measurement criteria listed, and incorporate the assurance mechanism.

Development Type	Measurement Criteria	Assurance Mechanism
Subdivisions for the separation of existing vineyard/crop land(s) from an existing winery/processing facility.	Review by the Agricultural Advisory Committee (AAC). The project must receive a recommendation from the AAC to be exempt from the DES.	<p>The project shall be conditioned to record either a Deed Restriction or a Conservation Easement against the subject property. The deed or easement shall include the following:</p> <ul style="list-style-type: none"> • Project description; • A clear statement indicating that lot sizes resulting from future subdivisions shall be equal 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 indicating that the property(ies) associated with the project are subject to the Deed Restriction or Conservation Easement for the life of the permit; and • A clear statement indicating that removal of any or all restrictions prior to the sunset date shall require an amendment to the discretionary permit.
Subdivisions for the separation of different varieties, crops, or orchards for finance and/or lending purposes.	Acreage of lots resulting from the subdivision is equal or greater than the minimum lot size for viable agricultural use and as prescribed by zoning.	
Subdivisions for the separation of existing lands farmed by owners from lands farmed by lessees.	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.	
Subdivisions for separation of agricultural lands for estate purposes to provide individual family members a unique property to continue the existing agricultural use.	Proposed improvements on the subject property are located in areas that will have minimal impact on productive land.	
Developments of long-term affordable housing exclusively for agricultural employees as defined in Section 50517.5(g)(1) of the California Health and Safety Code.		
<p>The following development within the Agricultural and Winery Corridor Plan (AWCP) area, provided it does not exceed the facility limitations prescribed by the AWCP.</p> <ul style="list-style-type: none"> • Artisan Wineries • Full-scale Wineries • Winery Tasting Rooms • Food Service Facilities such as Restaurants and Delicatessens • Inns 		

Table 3. Exemption 3-Part Test

The Planning Commission's discussion during drafting of General Plan clearly pointed out the importance of supporting and promoting the County agricultural industry. As such, Policy AG-

1.3 allows the subdivision of agricultural lands exclusively for agricultural purposes and Policy AG-3.3 supports routine and ongoing agricultural uses. Exempting the development types listed above is consistent with supporting agriculture. Meeting all the measurement criteria for exemption listed provides evidence that the development would be supportive of agricultural uses and incorporated the assurance mechanism as a project condition of approval would ensure the development is consistent with the purpose and intent for establishing the DES exemption process.

Evaluation Milestones

Projects subject to the DES Ordinance will be evaluated at 3 different milestones in the permit process: preliminary evaluation, the formal application evaluation, and the post CEQA evaluation.

The preliminary evaluation will take place during the Development Review Committee Meeting (DRC). This provides the project proponent with an opportunity to identify successful project components and explore areas of improvement allowing modifications before they are 100% committed to their design.

After the DRC meeting, the applicant is provided with the application materials and has been informed with their preliminary DES score. Once they are prepared to submit their formal application, the project planner will evaluate their application once more. The formal application DES score will be provided to the applicant along with the project complete letter.

Often times, additional information is revealed during a project's environmental review. Project components that would require mitigation or would have a significant unavoidable impact to the environment are identified at this time and are included as required measurement criteria listed in Policy LU-1.19. The post-CEQA evaluation will be the final project score.

Evaluation Criteria and Supporting Documentation and Assurances

The measurement criteria was adjusted consistent with the Commission's direction and is listed by priority weight: affordable housing, infrastructure, resource management, site suitability, balance of uses, and traffic and proximity to transportation. Significant unavoidable environmental impacts is the only criteria where points would be subtracted. Following the methodology for exempt projects, staff added and identified what kind of supporting documentation the applicant shall submit in order to receive scores. In situations where it has been found appropriate, required conditions of approval have also been identified. This would ensure that a particular project component is provided and maintained through the life of the development.

Affordable Housing

This criteria focuses on projects that provide affordable housing beyond the minimum amount required. As demonstrated in **Table 4** below, there are 7 different affordable housing questions and a total of 30 points is the maximum a project can receive in this category. As shown below, points could be awarded for projects that provide both onsite and offsite affordable units, rehabilitation of dilapidated affordable units, and providing transitional affordable housing to the homeless or veterans.

Staff discussed this criteria with Intergovernmental and Legislative Affairs – Housing and Economic Development Division. Their staff had concerns with locating transitional housing for the homeless or veteran housing in areas outside of cities, Community Areas, and Rural Centers. This type of housing is largely dependent on access to services that typically do not exist in areas where the DES would apply. Since developments that provide affordable housing could potentially score higher than those that do not and in order to balance the Commission’s direction to give affordable housing greater weight and address the concerns of Housing staff, staff intentionally assigned higher scores within the infrastructure and proximity to transportation categories.

For example, a project that provides 45% of affordable housing would receive 5 points (see 1a on **Table 4** below) and in addition to that housing, if the project includes transitional housing for the homeless (see 1d on **Table 4**) it would receive an additional 5 points. Under the infrastructure category, the same project would receive 5 points if it included onsite public amenities (see 2d on **Table 5**) and 5 points if it provides onsite critical emergency infrastructure within a deficient area (see 2g on **Table 5**). Under the proximity to transportation category, the same project would receive 3 points if it provides or improves transit service in an area where bus routes do not exist or access is limited (see 6a on **Table 9**). The total points received for just these categories would provide over 30% of a passing score. Considering the mean score for the measurement questions would be 2 points, the example project above would potentially fair better than one that does not.

1	AFFORDABLE HOUSING	EVIDENCE/DOCUMENTATION	POINTS POSSIBLE
a	45% or more of residential units provided are affordable and will remain as affordable in perpetuity. (30 % Inclusionary & 15% Workforce)	Provide a lotting exhibit identifying affordable residential units, a draft inclusionary housing agreement, and a draft deed restriction. Projects receiving a score for this criteria shall be conditioned requiring 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
c	The project provides transitional affordable housing for the homeless.	Provide a lotting exhibit identifying transitional housing units and draft housing agreement. Projects receiving a score for this criteria shall be conditioned requiring 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. Projects receiving a score for this criteria shall be conditioned requiring 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. Projects receiving a score for this criteria shall be conditioned requiring 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 criteria shall be conditioned requiring 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
g	In addition to providing the required on-site affordable housing units, the project includes payment of inclusionary housing fees or provides off-site affordable units within a city, Community Area, or Rural Center.	Provide a draft inclusionary housing agreement identifying the amount of onsite affordable housing units that will be provided and the payment of inclusionary housing fees or off-site affordable units. Projects receiving a score for this criteria shall be conditioned requiring recordation of the final inclusionary housing agreement prior to recordation of a final map or commencement of development, whichever occurs first.	4
TOTAL POINTS POSSIBLE FOR THIS CATEGORY:			30

Table 4. Affordable Housing Evaluation Questions

The Commission also directed staff to incorporate a method that clearly shows how a particular score was received. In addition, previous DES versions were complex and criteria questions and resulting scores appeared to be open ended. This concerns were addressed by adding a requirement for project applicants to submit supporting evidence and/or documentation specific to the area for which a score would be received. Where appropriate, required condition(s) of approval have been specified.

For example, question 1a found on **Table 4** above states that a project would receive 2 points if 45% or more of residential units are provided and would remain affordable in perpetuity AND the application materials includes a lotting exhibit identifying the affordable residential units, a draft inclusionary housing agreement, and a draft deed restriction. In addition, the applicant would be required to agree to a condition of approval requiring recordation of the final inclusionary housing agreement and recordation of a deed restriction.

Infrastructure

This section focuses on projects that improve existing deficient infrastructure, include components that would reduce traffic, provide onsite recreational opportunities in excess of the minimum requirement, and/or provides onsite public amenities. As illustrated in **Table 5** below, there are 6 different infrastructure questions and a total of 25 points is the maximum a project can receive in this category.

2	INFRASTRUCTURE	EVIDENCE/DOCUMENTATION	POINTS POSSIBLE
a	The project includes improvement of existing infrastructure in an area where current residents are experiencing significant infrastructure deficiencies and/or problems.	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 criteria shall be conditioned requiring 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.	5
b	The project includes onsite recreational opportunities beyond 10% of the minimum requirements set forth in the 1975 Quimby Act (Government Code Section 66477).	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 criteria shall be conditioned requiring 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.	4
c	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.	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 criteria shall be conditioned requiring 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.	5
d	The project includes waste diversion program that includes recycling and composting and the reduction of waste hauler trips.	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 criteria shall be conditioned requiring 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.	3
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
TOTAL POINTS POSSIBLE FOR THIS CATEGORY:			25

Table 5. Infrastructure Evaluation Questions

During previous Planning Commission DES workshops, staff was directed to make infrastructure second priority and analyze how infrastructure points should be awarded. Providing new infrastructure may not always be bad in a particular situation and could be supported for the right reasons. In addition, discussions relative to improving existing infrastructure where current residents are experiencing problems occurred during Commission General Plan workshops. Requirements for submitting specific supporting documentation has also been added.

Resource Management

This section focuses on projects that voluntary 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. As illustrated in **Table 6** below, there are 4 different resource management questions and a total of 15 points is the maximum a project can receive in this category. Requirements for submitting specific supporting documentation and agreement to incorporate conditions of approval have also been added.

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 criteria shall be conditioned requiring 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 criteria shall be conditioned requiring 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.	4
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 criteria shall be conditioned requiring acceptance and recordation of the easement prior to recordation of a final map or commencement of development, whichever occurs first.	4
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 criteria shall be conditioned requiring 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.	4
TOTAL POINTS POSSIBLE FOR THIS CATEGORY:			15

Table 6. Resource Management Evaluation Questions

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, major vegetation removal, development in the floodplain, and ridgeline development. Half of the total points in this category would be awarded for projects that are sited and designed to meet this (see 3a of **Table 7** below). This allocation was based on existing County policies and regulations that were intended to discourage this type of development but would allow it if particular findings could be made. Points can also be received for infill development and in areas that do not have known geological hazards. There are 3 different site suitability questions and a total of 10 points is the maximum a project can receive in this category. Requirements for submitting specific supporting documentation has also been added.

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 th 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
TOTAL POINTS POSSIBLE FOR THIS CATEGORY:			10

Table 7. Site Suitability Evaluation Questions

Balance of Uses

This section focuses on projects that balances proposed uses within a development. There are 4 different mix/balance of use questions and a total of 10 points is the maximum a project can receive in this category. Requirements for submitting specific supporting documentation has also been added. See **Table 8** below.

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 full-time employees and the employee housing units provided. Projects receiving a score for this criteria shall be conditioned requiring 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.	3
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.	2
c	The project provides housing in an area with an established employment concentration but lacks available housing.	Provide evidence documenting the location(s) of employment centers, the proximity of the project area to these centers, and the lack of available housing.	3
d	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 existing workforce in proximity of the project area.	2
TOTAL POINTS POSSIBLE FOR THIS CATEGORY:			10

Table 8. Balance of Uses Evaluation Questions

Traffic and Proximity to Transportation

This section focuses on projects that are located near alternative transportation opportunities such as transit service (bus) and/or bicycle and/or pedestrian facilities as well as the reduction of traffic. As illustrated in **Table 9** below, there are 4 different transportation questions and a total of 10 points is the maximum a project can receive in this category. Requirements for submitting specific supporting documentation has also been added.

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 criteria shall be conditioned requiring 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 provide 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
TOTAL POINTS POSSIBLE FOR THIS CATEGORY:			10

Table 9. Traffic and Proximity to Transportation Evaluation Questions

Environmental Impacts

Many of the criteria listed above could be considered mitigation of impacts by design of the project. Therefore, this section only focuses projects that would have a significant unavoidable impact to the environment. Environmental impacts is the one category where projects cannot receive scores but would be subject to subtraction of scores. As illustrated in **Table 10** below, projects that would have 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 not often a project would have significant unavoidable impacts to all of these resources.

7	ENVIRONMENTAL IMPACTS	EVIDENCE/DOCUMENTATION	POINTS DEDUCTED
a	Agriculture and Forest Resources	Prepared Environmental Document (e.g.: EIR)	Minus 10 points for 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
TOTAL DEDUCTION OF POINTS POSSIBLE FOR THIS CATEGORY:			-90

Table 10. Environmental Impacts Evaluation Questions

Draft Ordinance

In order to lawfully apply the DES regulations, said regulations are required to be adopted pursuant to Article XI, section 7 of the California Constitution. The proposed DES Ordinance is provided in **Exhibit C** of this staff report and is in draft form and is subject to modification. Staff's intent is not for the Commission to consider approval or denial of the ordinance in its current form, but to make recommendations for finaling the regulations.

Draft DES Procedure Manual

Adoption of a DES Procedure Manual is also proposed and is provided in **Exhibit D** of this staff report. This manual is in draft form and is intended to work in conjunction with the DES ordinance. The manual explains the DES applicability, regulations, procedures, and requirement. The manual also contains the necessary forms for submittal and documentation such as the DES Package Submittal Form, the DES Scoresheet Guide, and the DES Scoresheet. Similar to the draft ordinance, staff seeks comments and recommendations for finaling the manual.

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