

## Summary of Growth Management Programs in Other Communities

The following matrix summarizes 13 growth management programs adopted by other communities. This sample indicates a wide range of potential options, from the way residential allocations are established, to the criteria by which applications for allocations are evaluated, to the types of projects exempt from the growth control programs. Each community has designed its program to address its own needs and goals, and Ventura will do the same. Ventura's Residential Allocation Program (RAP) will reflect the objectives articulated by the City Council; evaluation of the various measures employed by other communities; and input from the community.

Jurisdiction	Link to Growth Management Ordinance Text	Summary of Growth Management Regulation	Allocation	Exemptions	Criteria Used to Evaluate Projects	Effect on Housing Element	Appeals Process
City of Camarillo	<a href="https://www.municode.com/library/ca/camarillo/codes/code_of_ordinances?nodeId=TIT20DECO">https://www.municode.com/library/ca/camarillo/codes/code_of_ordinances?nodeId=TIT20DECO</a>	<p>Established in 1981, the measure controls the quality, distribution and rate of growth within the City in order to preserve its character, create a balance of housing types and provide for needed public facilities and services in an efficient manner.</p>	<ul style="list-style-type: none"> <li>• A maximum of 400 units may be allocated annually.</li> <li>• The annual allotment may be modified by the city council to an amount not greater than ten percent more or less for any given year, provided that the annual allotment for the next succeeding year will be set higher or lower, as the case may be, in order to redress any excess or deficiency.</li> </ul>	<ul style="list-style-type: none"> <li>• Projects containing up to 4 units (one such project per developer per year)</li> <li>• Up to four units on a single lot</li> <li>• Second dwelling units</li> <li>• Units where occupancy is restricted to seniors and/or low-income households, as defined in the ordinance</li> <li>• Model home complexes</li> </ul>	<p>Projects shall be evaluated by the Planning Commission and assigned points, based on the following criteria:</p> <ul style="list-style-type: none"> <li>• Availability of Public Facilities and Services <ul style="list-style-type: none"> <li>○ Water</li> <li>○ Sewer</li> <li>○ Drainage</li> <li>○ Fire services</li> <li>○ School capacity</li> <li>○ Traffic impacts</li> <li>○ Public facilities, such as parks</li> </ul> </li> <li>• Quality of Design and Contribution of Public Welfare and Amenity <ul style="list-style-type: none"> <li>○ Site and architectural design quality</li> <li>○ Open space and slope landscaping</li> <li>○ Provision of public/private open space</li> <li>○ Provision/extensions of paths, trails, bikeways and greenbelts</li> <li>○ Provision of needed public facilities</li> <li>○ Modifications to topography</li> <li>○ Impacts on trees and archeological sites</li> <li>○ Provision of significant water conservation features</li> <li>○ Provision of energy generation and conservation features</li> <li>○ Impacts to the environment</li> <li>○ Inclusion of affordable housing units</li> </ul> </li> </ul>	<p>Because units to be occupied by seniors and low-income households are exempt from the program, the allocation program is not viewed as a constraint to the development of affordable housing.</p> <p>The allocation applications are processed concurrently with required discretionary applications and so the program does not extend the time required to obtain permits to develop housing units.</p>	<p>Applicants dissatisfied with the points assigned by the Planning Commission may submit written comments to the City Council prior to Council action on the allocations</p>

<p><b>City of Carlsbad</b></p>	<p><a href="https://www.municode.com/library/ca/carlsbad/codes/code_of_ordinances?nodeId=TIT21ZO_CH21.90GRMA">https://www.municode.com/library/ca/carlsbad/codes/code_of_ordinances?nodeId=TIT21ZO_CH21.90GRMA</a></p>	<p>Established in 1986 through Proposition E, the Growth Management Program directly links future residential, commercial, and industrial development to the provision of public facilities and services. The City uses a three-phase approach to manage growth: utilize the Citywide Facilities and Improvement Plan that establishes the 11 public facility performance standards and establishes principles for capital financing plans; utilize Local Facility Management Plan that establishes 25 sub-areas of the City; and review development for compliance with the Citywide Plan and the appropriate Local Facility Management Plan.</p>	<p>For the entire city at buildout, the estimate was 54,599 dwelling units (21,121 existing units plus 33,478 future units), which resulted in an estimated buildout population of 135,000. The plan further divided the estimated future dwelling units among four city quadrants (the axis of the quadrants is El Camino Real and Palomar Airport Road), as follows:</p> <p>The number of residential dwelling units to be approved or constructed after November 4, 1986, shall not exceed the following: Northwest quadrant=5,844; Northeast quadrant=6,166; Southwest quadrant= 10,667; Southeast quadrant 10,801.</p> <p>To ensure dwelling unit caps in each of the quadrants are not exceeded, Carlsbad developed a tracking system to account for projects approved both below and above the Growth Management Control Point (GMCP). Projects that have developed below the GMCP, for example, generate “excess dwelling units.” Likewise, proposals approved at a density above the GMCP can use these excess units as long as the use of excess units does not cause the quadrant dwelling unit limit to be exceeded.</p>	<ul style="list-style-type: none"> <li>• Redevelopment projects</li> <li>• Construction or alteration of a single dwelling structure for a family on a lot owned by the family; building permits and final maps for projects for which construction had commenced and were designated on the map prior to the adoption of the growth management program</li> <li>• Building permits for projects for which all required development permits were issued or approved before July 20, 1986</li> <li>• Commercial and industrial projects with approved development permits or with a complete application on file with the city prior to June 11, 1986</li> <li>• Projects by nonprofit entities for structures and uses for youth recreational, educational or guidance programs such as boys and girls clubs or private schools</li> <li>• Zone changes or general plan amendments necessary to accomplish consistency between the general plan and zoning, to implement the provisions of the local coastal plan or which the city council finds will not increase the public facilities</li> </ul>	<p>Facilities Performance Standards are real standards. Development cannot proceed unless the standards are met:</p> <p>Provided by City:</p> <ul style="list-style-type: none"> <li>• <b>City administrative facilities</b> – 1,500 sq. ft. per 1,000 population must be scheduled for construction within a five-year period or prior to construction of 6,250 dwelling units, beginning at the time the need is first identified.</li> <li>• <b>Libraries</b> – 800 sq. ft. per 1,000 population must be scheduled for construction within a five-year period or prior to construction of 6,250 dwelling units, beginning at the time the need is first identified</li> <li>• <b>Parks</b> – 3.0 acres of community park or special use area per 1,000 population within the park district must be scheduled for construction within a five-year period or prior to construction of 1,562 dwelling units within the park district beginning at the time the need is first identified.</li> <li>• <b>Drainage</b> – Drainage facilities must be provided as required by the city concurrent with development.</li> <li>• <b>Circulation</b> – No road segment or intersection in the zone nor any road segment or intersection out of the zone which is impacted by development in the zone shall be projected to exceed a service level C during off-peak hours, nor service level D during peak hours. Impacted means where 20 percent or more of the traffic generated by the local facility management zone will use the road segment or intersection.</li> <li>• <b>Fire response</b> – No more than 1,500 dwelling units outside of a five-minute response time</li> <li>• <b>Open space</b> – Fifteen percent of the total land area in the zone exclusive of</li> </ul>	<p>According to the 2013–2021 Housing Element, the Growth Management Plan and GMCP density do not constrain the development of sites identified to meet the RHNA.</p> <p>The capacity of the General Plan, including the sites inventory for this Housing Element, does not exceed the dwelling unit limits established by the Growth Management Plan and Proposition E.</p> <p>General Plan capacity is based on the GMCP density for all sites, including those that can accommodate the RHNA and the capacity used for the sites inventory for the Housing Element is based on minimum density, which further demonstrates that the sites can accommodate the RHNA and not be constrained by the dwelling unit limits in each quadrant.</p>	<p><i>Not included in ordinance</i></p>
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				<p>or services and which are initiated by the city council or planning commission</p> <ul style="list-style-type: none"> <li>• Public utility facilities and improvement projects without accommodations for permanent employees; adjustment plans</li> <li>• Development permits for minor subdivisions located in the northwest quadrant of the city as defined in Ordinance No. 9791</li> <li>• The conversion of existing mobile home parks to condominiums or similar forms of ownership whereby the mobile home park will remain substantially the same in appearance following such conversion</li> <li>• Master plans or general plan amendments in connection with master plans which do not increase the residential density or the overall development intensity or facility needs established by the existing general plan provided a local facilities management plan must be prepared, processed and approved concurrently with the master plan</li> </ul>	<p>environmentally constrained non-developable land must be set aside for permanent open space and must be available concurrent with development.</p> <ul style="list-style-type: none"> <li>• <b>Sewer collection system</b> – Trunk line capacity to meet demand as determined by the appropriate sewer district must be provided concurrent with development.</li> </ul> <p>Provided by other Agencies:</p> <ul style="list-style-type: none"> <li>• <b>Schools</b> – School capacity to meet projected enrollment within the zone as determined by the appropriate school district must be provided prior to projected occupancy. The city is served by four school districts: In addition to Carlsbad Unified, parts of S.E. Quadrant are served by San Marcos Unified, San Dieguito Union High School, and Encinitas Union Elementary districts.</li> <li>• <b>Water distribution system</b> – Line capacity to meet demand as determined by the appropriate water district must be provided concurrent with development. A minimum of 10-day average storage capacity must be provided prior to any development. The Leucadia Wastewater District and San Marcos County Water District serve portions of the S.E. Quadrant and have their own emergency water storage standards.</li> <li>• <b>Wastewater treatment</b> – Sewer plan capacity is adequate for at least a five-year period. Treatment is provided by the Encina Wastewater Control Facility</li> </ul> <p>When Proposition E was drafted, it created for each residential general plan designation a “Growth Management Control Point” (GMCP) density (dwelling units per acre) at approximately the mid-</p>		

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					<p>point of the associated density range, as follows:</p> <p>R-L 0–1.5= 1.0 GMCP  RLM 0–4= 3.2 GMCP  RM 4–8= 6 GMCP  RMH 8–15= 11.5 GMCP  RH 15–23= 19 GMCP</p> <p>The purpose of the GMCP density is to ensure residential development does not exceed the dwelling unit caps established for each quadrant. A development may not exceed the GMCP density unless the following three findings can be made:</p> <ul style="list-style-type: none"> <li>• The project will provide sufficient public facilities for the density in excess of the GMCP to ensure that the adequacy for the city’s public facilities plans will not be adversely impacted;</li> <li>• There have been sufficient developments approved in the quadrant at densities below the GMCP to cover the units in the project above the control point so that approval will not result in exceeding the quadrant dwelling unit limit; and</li> <li>• All necessary public facilities required by the Growth Management Plan will be constructed or are guaranteed to be constructed concurrently with the need for them create by the development and in compliance with adopted city standards.</li> </ul> <p>The Growth Management Plan does not prohibit densities that exceed the maximum of the R-30 designation; instead the program requires the findings above to be made.</p>		
<b>City of Chula Vista</b>	<a href="http://www.chulavistaca.gov/departments/development-services/planning/growth-management">http://www.chulavistaca.gov/departments/development-services/planning/growth-management</a>	Chula Vista maintains its excellent quality of life by carefully monitoring threshold standards or	The "Annual Residential Growth Forecast" is prepared each fall by city staff. It includes historical	Development projects which consist of facilities or structures constructed by a city, county, special district, state, or federal	Brief descriptions of thresholds standards for the 11 quality of life topics:	The City’s Annual Residential Growth Forecast is prepared each fall by City staff. It	<i>Not included in ordinance</i>

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	<a href="http://www.codepublishing.com/CA/ChulaVista/?ChulaVista19/ChulaVista1909.html">http://www.codepublishing.com/CA/ChulaVista/?ChulaVista19/ChulaVista1909.html</a>	<p>“quality of life” indicators for eleven public facility and service topics, including nine city-controlled topics (Air Quality, Drainage, Fire and Emergency Services, Fiscal, Libraries, Parks and Recreation, Police, Sewer, and Traffic) and two outside agencies (Schools and Water). These topics are identified in the city’s Threshold Standards Policy (adopted by City Council in 1987), and each includes a goal, objectives, one or more threshold standards, and implementation measures.</p>	<p>information, as well as the number of building permits projected to be issued for the next one to five years. The projections are based on disclosures from developers and builders regarding residential projects that have been or are undergoing the entitlement process and could potentially be approved by the city and permitted for construction within the next five years. The projections do not reflect market conditions outside the city’s control.</p> <p>In the five-year forecast period (calendar years 2015 through 2019), eastern Chula Vista could have as many as 9,760 housing units permitted (averaging 1,952 annually), and development in western Chula Vista could total as many as 1,067 units, averaging 213 units annually. The total number of units permitted citywide could be 10,827, with an annual average of 2,165 housing units permitted per year.</p>	<p>government or any agency, department, or subsidiary thereof for governmental purposes are excluded from the provisions of the Growth Management Ordinance. However, any private development occurring on land leased from a public agency would be not be exempt.</p>	<ul style="list-style-type: none"> <li>• Annual report required from Air Pollution Control District on impact of growth on air quality.</li> <li>• Annual report required to evaluate impacts on growth on city operations, capital improvements, and development impact fee revenues and expenditures.</li> <li>• Respond to 81% of the Priority I emergency calls within 7 minutes and maintain average response time of 5.5 minutes. Respond to 57% of Priority II urgency calls within 7 minutes and maintain average response time of 7.5 minutes.</li> <li>• Respond to calls within 7 minutes in 80% of all cases.</li> <li>• Annual report required to evaluate school district's ability to accommodate new growth.</li> <li>• An additional 60,000 gross square feet of library space to be phased to maintain a ratio of 500 square feet of library space adequately equipped and staffed per 1,000 population.</li> <li>• Maintain 3 acres of neighborhood and community parkland with appropriate facilities per 1,000 residents east of Interstate 805.</li> <li>• Annual report from water service agencies on impact of growth and future water availability</li> <li>• Sewage flows and volumes shall not exceed City Engineering Standards. Annual report from Metropolitan Sewer Authority on impact of growth on sewer capacity.</li> <li>• Storm flows and volume shall not exceed City Engineering Standards. Annual report reviewing performance of city's storm drain system.</li> <li>• Maintain Level of Service (LOS) "C" or better as measured by observed average travel speed on all signalized arterial streets, except, that during peak hours,</li> </ul>	<p>includes historical information, as well as the number of building permits projected to be issued for the next one to five years. Projections are derived primarily from approved development plans, and estimated project processing schedules for plan reviews, subdivision maps, and building plans.</p> <p>The 2013-2021 Housing Element does not explicitly state that the City’s Growth Management Ordinance does not constrain the development of affordable housing in the City.</p>	

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					<p>an LOS "D" can occur for no more than any 2 hours of the day Those signalized intersections west of Interstate 805 that do not meet the above standard may continue to operate at their 1991 LOS but shall not worsen</p> <p>No SPA plan, nor any tentative map, shall be approved, or deemed approved, without an approved Public Facilities Finance Plan, an approved air quality improvement plan and an approved water conservation plan. To provide consistency and implementation of said plans, the City Council may impose any condition to the approval of an SPA plan or tentative map necessary to implement the PFFP, the air quality improvement plan, the water conservation plan, the growth management program, or the facility master plans.</p>		
<b>City of Danville</b>	<p><i>No separate Growth Management Ordinance</i></p> <p>Link to Contra Costa County Urban Limit Line Map  <a href="http://ca-contracostacounty2.civicplus.com/DocumentCenter/View/30951">http://ca-contracostacounty2.civicplus.com/DocumentCenter/View/30951</a></p> <p>Link to Contra Costa County Growth Management Program  <a href="http://www.ccta.net/sources/detail/8/1">http://www.ccta.net/sources/detail/8/1</a></p>	<p>Danville has used a range of growth management tools, including:</p> <ul style="list-style-type: none"> <li>• <b>Measure J-</b> Requires jurisdictions to adopt the County Urban Growth Boundary (Urban Limit Line)</li> <li>• <b>Growth Management Goals and Policies in the General Plan-</b> These goals and policies include prioritizing development on vacant or underutilized land, demonstrating new development can be served by public services and infrastructure, and maintaining</li> </ul>	The urban limit line limits potential urban development in the county to thirty-five (35%) percent of the land in the county and prohibits the county from designating any land located outside the urban limit line for an urban land use.	<i>None found</i>	<i>None found</i>	<i>2014-2021 Housing Element is currently being updated</i>	<i>None found</i>

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		<p>transportation level of service standards.</p> <ul style="list-style-type: none"> <li>• <b>Measure S-</b> Measure S was a successful ballot measure in 2000 that requires voter approval to change the General Plan land use designation for a property designated as Agricultural, General Open Space, or Parks and Recreation.</li> <li>• <b>Tri-Valley Subregional Planning Strategy-</b> The Tri-Valley Subregional Planning Strategy's five objectives addressed: the location and intensity of urban development, natural resources, transportation, housing, and economic development.</li> </ul>					
<p><b>City of Davis</b></p>	<p>Phase Housing Allocation Ordinance  <a href="http://cityofdavis.org/Media/Default/Documents/PDF/CDD/Advance-Planning/2008-Housing-GPU/pdfs/20070308/housing_need_resolution_growth_pam_cc_mar_08_05.pdf">http://cityofdavis.org/Media/Default/Documents/PDF/CDD/Advance-Planning/2008-Housing-GPU/pdfs/20070308/housing_need_resolution_growth_pam_cc_mar_08_05.pdf</a></p> <p>See page 90  <a href="http://cityofdavis.org/Media/Default/Documents/PDF/CDD/Planning/Plans-Documents/GP/004-01-Land-Use-and-growth-Management.pdf">http://cityofdavis.org/Media/Default/Documents/PDF/CDD/Planning/Plans-Documents/GP/004-01-Land-Use-and-growth-Management.pdf</a></p>	<p>The City has established a housing development priority program, which is a “rolling” five-year phasing program for development within the City in order to accomplish the following goals:</p> <ul style="list-style-type: none"> <li>• Prevent premature development in the absence of necessary utilities and municipal services;</li> </ul>	<p>The City has established an average annual 1% Growth Policy tied to the 2010 General Plan. The growth guideline is based on the following:</p> <ul style="list-style-type: none"> <li>• The total estimated existing number of housing units and dwelling units equivalents for living groups; and</li> <li>• The number of units allowable based on the 1% guideline shall increase proportionate to City growth.</li> </ul>	<ul style="list-style-type: none"> <li>• Base unit approved pursuant to the five-year phasing plan;</li> <li>• Allocations granted prior to February 14, 1990, under the previous allocation program, provided the original project has not been rezoned. Units granted allocations prior to February 14, 1990, under the previous allocation program are subject to the standard conditions adopted in the corresponding allocation, rather than those of this</li> </ul>	<p>Each allocation application is reviewed based on information submitted with the application, any public oral or written communication, and or conformity with the application with standards and criteria including, but not limited to, the following:</p> <ul style="list-style-type: none"> <li>• Adequacy and availability of existing and anticipated city services and facilities;</li> <li>• Commitment to sell lots to small builders. A minimum of fifteen percent of the lots shall be sold to small builders. The intent of this requirement is to encourage the development of architecturally diverse neighborhoods, with a mix of housing types, densities,</li> </ul>	<p>The 2013-2021 Housing Element states the following as it relates to the City's Phase Allocation system:</p> <p>In the past, the City has used a phased allocation system in order to regulate the amount of building permits issued in any given year. Although the phased allocation system still exists in City Code, it has not been used recently as a</p>	<p><i>Not included in ordinance</i></p>

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	<p><i>See City of Davis Municipal Code Chapter 18, Article 18.01 for Ordinance text (cannot create hyperlink)</i></p>	<ul style="list-style-type: none"> <li>• Coordinate city planning and land use regulation in a manner consistent with the general plan;</li> <li>• Facilitate and implement the realization of general plan goals which cannot be accomplished by zoning alone;</li> <li>• Provide significant incentives to developers to include very low, low, and moderate-income housing in their developments; and</li> <li>• Prevent unplanned growth which has no relationship to community needs and capabilities.</li> </ul>		<p>article. Such conditions are subject to future amendment by the city council;</p> <ul style="list-style-type: none"> <li>• All nonresidential development, unless and until the city council determines that such development should be included in this allocation program;</li> <li>• Multifamily rental residential development;</li> <li>• All types of development within the core area including, but not limited to, residential development;</li> <li>• Small urban parcels;</li> <li>• Permanently low and very low income housing units as defined in the city's adopted affordable housing program or affordable housing, as defined in Section 18.05.020(a) of this chapter, developed by nonprofit organizations for permanent affordability;</li> <li>• Discretionary reserve units- means up to one hundred fifty units per year which are either: on land specifically zoned for living groups; or co-housing; or affordable housing developed for permanent affordability; or other residential units made eligible for allocation as discretionary reserve units by resolution of the city council.</li> </ul>	<p>prices and rents and designs in each new development area. The following provisions shall apply:</p> <ul style="list-style-type: none"> <li>-Small builder lots shall be clearly identified on the approved final planned development map for the subdivision,</li> <li>-Small builder lots shall be distributed and clustered in such a way as to promote viable neighborhood patterns, both for small builder and production lots. Random pockets of one or two small builder lots would generally not be consistent with this provision. Clustering small builder lots on the same street is more desirable and consistent with the intent of this provision,</li> <li>-Lots designated as affordable housing or self-help housing lots shall not be counted as small builder lots, nor shall they be counted in determining the total number of small builder lots pursuant to the fifteen percent requirement,</li> <li>-No more than ten percent of the available designated small builder lots within a subdivision shall be sold to any single small builder in any calendar year,</li> <li>-The developer shall be responsible for providing updated information to the community development and sustainability department for the purposes of tracking compliance with this requirement. In order to be considered a "small builder" as defined in Section 18.01.020 a builder shall be required to submit appropriate information to the community development and sustainability department</li> </ul>	<p>means by which to control growth and so has little to no effect on the production of housing. With the current size and amount of vacant lots in the City currently available for the development of housing, use of the Phased Allocation system has not been deemed necessary for the most part since there is not possibility for a large housing development in any given year without review and approval by the City Council through a planning application. Large projects that are currently in application (Lewis Cannery Project) if approved, would include provisions for phasing development with the Development Agreement and would not likely require use of the Phased Allocation system either. In addition, this phased allocation system has been further defined by the City's 1% Growth Policy discussion in the following section. Under the 1% Growth Policy up to 325 units can be built each year, with exemptions for</p>	

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					<p>demonstrating that the builder satisfies the requirements of this chapter. Such information may be provided on a form developed by the community development and sustainability department. Upon receipt of this information, the community development and sustainability department shall certify builders that satisfy the requirements of this chapter as "small builders." Upon appeal of any interested party, any decision relating to certification by the community development and sustainability department is subject to review by the city manager, planning commission and the city council</p> <ul style="list-style-type: none"> <li>• The inclusion of affordable housing units;</li> <li>• The criteria set forth in the general plan for phased development, including, but not limited to, the following: <ul style="list-style-type: none"> <li>-Contribution to objectives and projects of the city's redevelopment plan,</li> <li>-Completion of existing infrastructure network through infill development as defined herein,</li> <li>-Contribution to major infrastructure and public facilities project priorities,</li> <li>-The minimum number of units required to make the project economically feasible,</li> <li>-The contribution of the project to open space,</li> <li>-The quality of the soils relative to suitability for agricultural use as determine by the USDA soil conservation service,</li> <li>-Fulfillment of prior allocation conditions</li> </ul> </li> </ul>	affordable units, second units, and other projects that Council deems necessary.	

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<p><b>City of Healdsburg</b></p>	<p><a href="http://www.ci.healdsburg.ca.us/Modules/ShowDocument.aspx?documentid=658">http://www.ci.healdsburg.ca.us/Modules/ShowDocument.aspx?documentid=658</a></p>	<p>The policies and procedures set forth in the program are for the express purpose of implementing Measure M, the residential growth management initiative passed by the voters of the city of Healdsburg on November 7, 2000. It also implements the Healdsburg General Plan Land Use Element, which sets forth that the City of Healdsburg shall establish an annual quantified limit on the rate of residential growth within its Urban Growth Boundary.</p>	<p>Dwelling allocations shall be limited to an average of 30 per year beginning January 1, 2001 and in no case shall exceed 90 for any three-year period, where the initial three -year period commenced on January 1, 2001 and terminated December 31, 2003, and each successive three-year period follows in order.</p>	<p>Excludes affordable housing units, second dwelling units, replacement or reconstruction of existing residences, homeless shelters, elderly care facilities, nursing homes, sanitariums and community care or health care facilities.</p> <p>A developer of exempt affordable housing shall be required to enter into a regulatory agreement with the City Council, as necessary to require that the housing remain affordable for a time period of at least ten (10) years after initial occupancy.</p>	<p><b>Category A Dwelling Allocations-</b> Ten (10) dwelling allocations shall be reserved at the beginning of each calendar for projects including four or fewer units. They shall be issued for the current year only (i.e., no assignments to future years) on a first-come, first-served basis to Category A projects at the time a building permit is issued for the project. A Category A dwelling allocation is valid until the associated building permit expires. If there are unassigned Category A allocations available at the end of any calendar year, they may be assigned as Category B allocations within the limits provided by the growth management program.</p> <p><b>Category B Dwelling Allocations-</b> Twenty (20) dwelling allocations shall be reserved at the beginning of each calendar year for projects containing 5 or more units. Once a residential project requiring a Category B allocation has obtained final discretionary approval, available allocations can be issued for the project on a first-come, first-served basis by the Planning &amp; Building Director. These dwelling allocations are valid for up to three calendar years or until the discretionary approval expires, whichever comes first. The three-year period shall commence on January 1<sup>st</sup> of the year the allocation is issued, regardless of when during the year it is issued.</p>	<p>The Growth Management Ordinance (GMO) exempts affordable housing projects, but requires market rate projects to compete for a limited number of allocations. Per the 2015-2023 Housing Element, while the GMO is, by its nature, a constraint on housing production, it will not necessarily limit the City's ability to meet the RHNA for this Housing Element planning period. The growth management program may in fact encourage affordable housing construction by constraining market rate housing that would otherwise occupy or compete for the same site. Since the ordinance exempts affordable housing development from its provisions, it could allow a given site to be developed earlier than for a project required to obtain a growth management allocation. And while the program could affect the rate at which above moderate-income, market-rate housing units are developed, more than 240 growth</p>	<p>An applicant, or any other interested person, or any City official who considers a decision made by the Planning &amp; Building Director under the provisions of growth management program to be erroneous, may appeal the same to the City Council.</p> <ul style="list-style-type: none"> <li>• The appeal shall be filed with the City Clerk within ten (10) working days from the date on which the decision was made and issued in written form by the Planning &amp; Building Director.</li> <li>• The appeal shall be made in writing and shall specifically describe the decision which is being appealed, the grounds which the appellant is relying upon in making the appeal, and the specific action which the appellant wants the City Council to take.</li> <li>• A timely filed appeal shall stay all actions resulting from the decision. Any allocations</li> </ul>

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						<p>management allocations would be available during this Housing Element planning period to accommodate the City's regional housing need of 76 above moderate-income housing units. The biggest potential impact of the GMO on the City's ability to meet its RHNA will be on the moderate-income category.</p>	<p>issued under the decision shall be preserved pending the Council's decision on the appeal; any allocations requested by an appellant which were denied by the decision shall also be preserved (or reserved) pending the Council's determination of the appeal to the extent that corresponding entitlement are still available for allocation at the time the City Clerk notifies the Planning &amp; Building Director of the filing of the appeal.</p> <ul style="list-style-type: none"> <li>• Upon the filing of an appeal, the City Clerk shall immediately notify the Planning &amp; Building Director of the appeal and shall forward to the Director a copy of the appeal.</li> <li>• A timely-filed appeal shall be heard and a decision made by the City Council within thirty (30) days of its filing.</li> </ul>

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City of Livermore	<a href="http://www.cityoflivermore.net/civicax/filebank/documents/9957/">http://www.cityoflivermore.net/civicax/filebank/documents/9957/</a>	Growth management in place since the 1980s and adopted a simplified growth management system in 2010. The City has a UGB and is surrounded by rangeland, vineyards, and agricultural land. Program is known as the Housing Implementation Program (HIP).	The City limits the growth to around between 140 to 700 units every three years, but does not require competition for allocations. The City Council can choose higher or lower numbers (within the allowed range) during each 3-year cycle, based on activity in previous cycles. The unused allocations expires at the end of each three-year HIP cycle.	<p>The 2014-2016 HIP reserves allocations for the Downtown Specific Plan and Transferable Development Credit Program. All other residential projects consisting of five or more dwelling units shall submit an application for HIP allocation.</p> <p>The City's General Plan exempts residential projects of four units or less from the growth management program. To qualify for the four-unit-or-less exemption, the property must meet the following criteria.</p> <ul style="list-style-type: none"> <li>The property to be developed or subdivided must have been a lot of record as of January 1, 2002, and subsequent subdivision or development shall not have exceeded a total of four units. A maximum total of four new units per parcel may be exempted from the process, excluding any units existing as of January 1, 2002. Minor adjustments to such lots may be authorized. An adjustment may not be used to create a four unit or less exemption where the current lot configuration would not have allowed such an exemption. An adjustment that creates more exempt lots than would have been allowed is not permitted.</li> <li>A subdivision must use the entire parcel with no "remainder" parcel(s). The</li> </ul>	Does not require competition for allocations. An application/project is reviewed in accordance with the procedures set forth in the City's Development Code.	<p>According to the 2015-2022 Housing Element, the 2014-2016 HIP is on a first-come-first-serve basis. However, on June 23, 2014, the City discontinued reserving 200 annual allocations for the Downtown Specific Plan Area and added 200 allocations to the 50 allocations available for areas outside of the Downtown Specific Plan and Transferable Development Credit Program. Thus, 250 annual allocations are now available for areas outside of the Downtown Specific Plan and Transferable Development Credit Program.</p> <p>Consistent with General Plan policy, Program 2.1.1 (Housing Implementation Program) states that future HIP programs shall establish allocations sufficient to accommodate the Regional Housing Needs Assessment through 2022 and shall address the need to provide very low- and low-income housing units. The HIP provides incentives for the production of low- and</p>	Procedures and process follow the City's Development Code for project entitlement.

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				<p>parcel, on at least two sides (or 50 percent of the perimeter if the parcel is irregularly shaped), must be adjacent to one or more of the following: existing streets, land with nonresidential General Plan designations, or developed residential properties. Generally, a residential parcel is considered developed if it has, as a minimum, a final map approved which contains not less than the minimum number of units consistent with the General Plan land use designation. Unique situations where developed property does not meet this requirement will be considered on a case-by-case basis.</p> <ul style="list-style-type: none"> <li>• The number of exempt units allowed on a parcel shall be governed by the more restrictive of either the four-unit exemption or the maximum density allowed by the General Plan. When combining parcels for processing, the number of units allowed shall be determined independently for each parcel using this standard.</li> <li>• Adjacent parcels may be combined for processing if both parcels meet all of the above-mentioned requirements independently. If both parcels meet all of the criteria, the project may be</li> </ul>		<p>moderate-income housing, which would not normally be provided by developers through traditional market mechanisms, including the Senior Citizen Incentive Program, which offers a 45% density bonus for rental units affordable to seniors with low and/or very low incomes; and the Very-Low Income Housing Incentive Program, which offers a density bonus of up to 50% for projects that reserve at least 25% of units for very-low income households.</p>	

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				<p>developed without regard to the location of the common property line. That is, more than four units could end up on one of the two parcels, subject to the regulations of the applicable zoning district.</p>			
<p><b>City of Lodi</b></p>	<p><a href="https://www.municode.com/library/ca/lo/ordinances?nodeId=TIT15BUCO_CH15.34GRMAPLR_EDE">https://www.municode.com/library/ca/lo/ordinances?nodeId=TIT15BUCO_CH15.34GRMAPLR_EDE</a></p> <p>Example Staff Report with criteria/point system summary <a href="http://publicdocs.lo/ocs/PUBLIC_HEARINGS/1997-2003/00002FFA.pdf">http://publicdocs.lo/ocs/PUBLIC_HEARINGS/1997-2003/00002FFA.pdf</a></p> <p>Detailed point system with point range and descriptions on page 3-39 of the City's Housing Element <a href="http://www.lo.gov/community_development/pdf/2010_2016_Lodi_HousingElement_Adopted_lo%20res.pdf">http://www.lo.gov/community_development/pdf/2010_2016_Lodi_HousingElement_Adopted_lo%20res.pdf</a></p>	<p>The purpose of the growth management plan is to regulate the character, location, amount and timing of future development so as to achieve the policies stated in the Lodi General Plan. The growth management plan provides for increased housing opportunities for all segments of society and to promote and protect the public health, safety and welfare by regulating the future use and development of land in the city.</p>	<p>The number of residential units approved by the city shall reflect a two percent yearly limitation on growth based on population, to be compounded annually. Calculations for residential building approval shall be based on a population figure of 50, 990 as of September 1, 1989, and assuming an average number of persons per residential unit as determined annually by the State Department of Finance. This limitation of formula shall be applicable to approvals of residential units for years beginning with calendar year 1990 and thereafter.</p> <p>Each year the City Council adopts or updates a map of the City and surrounding areas showing lands eligible for development as part of the City and assigning priority classification of 1, 2, or 3. This map shall be based upon the recommendation of the Planning Commission, the Public Works Department, and the Community Development Department, as determined by the availability of city services</p>	<p>Excludes the following:</p> <ul style="list-style-type: none"> <li>• Commercial and industrial projects;</li> <li>• Senior citizen housing;</li> <li>• On-site replacement of housing in existence as of September 1, 1989; and</li> <li>• Projects of four units or less.</li> </ul>	<p>The following categories are used in the City's point system:</p> <ul style="list-style-type: none"> <li>• Agricultural Land Conflicts (Adjacency)</li> <li>• On-Site Agricultural Land Mitigation (Buffer)</li> <li>• General Location (Priority Area)</li> <li>• Relationship to Existing Development</li> <li>• Relationship to Public Services (Wastewater)</li> <li>• Relationship to Public Services (Water)</li> <li>• Relationship to Public Services (Drainage)</li> <li>• Promotion of Open Space (Percentage)</li> <li>• Traffic (Street Improvements)</li> <li>• Housing (Affordability)</li> <li>• Site Plan and Project Design</li> <li>• Schools (Proximity)</li> <li>• Fire Protection (Proximity)</li> </ul> <p>A complete list of criteria is attached</p>	<p>Overall, the Growth Management Program does not present a substantial constraint to development during this planning period. There are more than enough available allocations to meet housing demand. There is no annual cap on the number of allocations that can be granted and no expiration on the permits.</p> <p>The current Housing Element included a program to revise the Growth Management Ordinance, but it is unclear whether the City has completed this revision. The Housing Program states the following:</p> <p><b>Program 1.2 Revise Growth Management Program:</b> The City will revise its growth management program to exempt housing units affordable to very-low- or low-income households with long-term</p>	<p><i>Not included in ordinance.</i></p>

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			including but not limited to water, wastewater, storm drains, streets, police and fire protection and parks.			affordability restrictions. The City will also monitor the program to ensure that it does not represent a constraint to multi-family and affordable housing for all income groups. The program should be evaluated for cumulative effects of all development application requirements and costs by the end of the planning period.	
<b>County of Santa Barbara/ Montecito Growth Management Ordinance</b>	<a href="http://longrange.sbcountypgplanning.org/planareas/montecito/mgmo.php">http://longrange.sbcountypgplanning.org/planareas/montecito/mgmo.php</a>	The purpose of the Montecito Growth Management Ordinance (MGMO) is to pace residential growth with resources and services such as water, fire, wastewater systems, and transportation. The MGMO is a stand-alone ordinance that has been in effect since 1991. On October 5, 2010, the Board of Supervisors amended the ordinance and extended the expiration date to December 31, 2030.	Allocations for new dwelling units granted under the MGMO is at a rate of 19 per year.	Three Classes of Exemptions: <b>Category A: Project which are exempt from all provisions of this ordinance.</b> <ul style="list-style-type: none"><li>Any second residential dwelling unit located in a single family zone district, which provides complete independent living facilities for one or more persons in compliance with Sections 35-442.160 of the Montecito Land Use and Development Code, and Section 35-142, of the Article II Coastal Zoning Ordinance or its successor;</li><li>Facilities that provide housing for supervised seniors and/or handicapped persons, or group quarters;</li><li>Reconstruction or replacement of permitted or nonconforming units consistent with the nonconforming provisions of Article II and The Montecito Land Use and Development</li></ul>	Allocations for dwelling units subject to the allocation system shall be awarded twice a year, on the basis of a point assignment system. Projects with the highest number of points will be awarded available allocations for each six month period.  Projects shall be evaluated under the following: <ul style="list-style-type: none"><li>Project includes an irrevocable agreement running with the land or change to a Comprehensive Plan Designation that reduces or eliminates potential residential development. Number of points for one or more potential residential units removed= 20.</li><li>Project demonstrates that it that it has obtained a Certificate of Water Service Availability or its equivalent and had submitted a conceptual water conservation plan approved by the MWD. Number of points=10.</li><li>Project demonstrates that it does not direct vehicular access to any of the following roadways: North Jameson Lane, Olive Mill Road,</li></ul>	The MGMO is consistent with Housing Element identified goals as follows: <ul style="list-style-type: none"><li>The identified Regional Housing Needs Allocation for the South Coast Housing Market Area is 1,182 units as identified in the 2003-2008 Housing Element.</li><li>This ordinance provides for exemptions for affordable units and second residential units.</li><li>Based on the exemption provisions of affordable units, the delay in the construction of market rate and luxury units will</li></ul>	<ul style="list-style-type: none"><li>All appeals of actions on determinations of points and allocations shall be filed within the 10 calendar days following such action in compliance with Article II or its successor and the Montecito Land Use and Development Code requirements governing appeals.</li></ul>

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				<p>Code and the Article II Coastal Zoning Ordinance or its successor;</p> <ul style="list-style-type: none"> <li>• Conversions of existing units to condominiums;</li> <li>• Structures documented to exist prior to August 3, 1990 that have been continuously inhabited since that time than may be permitted as a dwelling unit in compliance with the Montecito Land Use and Development Code or the Article II Coastal Zoning Ordinance, as applicable, without requiring a land division.</li> </ul> <p><b>Category B: High Priority Units.</b></p> <ul style="list-style-type: none"> <li>• Units not subject to the yearly allocation permit caps: Up to a maximum of eight affordable units per year, on a first come basis, which meet the requirements of the County's Housing Element, shall not be counted against the yearly permit allocation cap of 19 units per year, nor subject to the biannual allocation system described in the Municipal Code.</li> <li>• Units subject to the yearly allocation cap, but exempt from the point allocation system: Up to (19) allocations may be granted in a calendar year for the following type of projects, per year. Allocations shall be made prior to the granting of any other allocations</li> </ul>	<p>Sheffield Drive between Jelinda Drive and Birnam Wood Drive, East Valley Road, between Cota and Picacho Lane. Number of points=20.</p> <ul style="list-style-type: none"> <li>• Project is within 1/4 mile walking distance along roadways from a bus stop= 5 points.</li> <li>• Project complies with all of the following: <ul style="list-style-type: none"> <li>-Travel distance from nearest Montecito Fire Protection District fire station to proposed structure is less than three miles.</li> <li>-Response time for fire apparatus from fire station to proposed structure does not exceed five minutes.</li> <li>-The project shall be served by a fire district approved water supply system which satisfies fire flow criteria identified in Montecito Fire Protection District Standards=20 points.</li> </ul> </li> <li>• Project is located below hydraulic grade lines or a project certificate from the Montecito Water District (MWD) and Montecito Fire Protection District (MFPD) certifying adequate water pressure and/or the installation of private water tanks and pumps for fire protection. Number of points=5.</li> <li>• Project proposed for development is located outside of: High Fire and Very High Fire Zones=10; Very High Fire Zone=5.</li> <li>• Portions of the site which would be disturbed for preparation and construction activities (including access, roads, structured pads, accessory structures and buildings, and exterior accessory areas) shall</li> </ul>	<p>have a negligible effect on the provision of housing opportunities in the region.</p> <ul style="list-style-type: none"> <li>• To achieve an appropriate balance in the type of housing provided, exemptions and incentives for affordable housing are provided in the growth management ordinance.</li> <li>• Since the number of building permits applied for each year is generally less than the allocation, and most unsuccessful applicants obtain permits in subsequent cycles, the program is not viewed as a constraint to housing.</li> </ul>	

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				<p>subject to the cap for a given six month period.</p> <ul style="list-style-type: none"> <li>-Affordable units that meet the requirements of the County's Housing Element in excess of eight per year;</li> <li>-Market rate units that are part of a 50 percent or more affordable project qualifying under the Municipal Code.</li> </ul> <p><b>Category C: Hardship.</b> A hardship exemption may be granted by the Montecito Planning Commission, upon notice and hearing, if all of the following findings can be made:</p> <ul style="list-style-type: none"> <li>• The application is for a single family dwelling that will be occupied as the primary residence of the applicant.</li> <li>• The applicant is not entitled to any other exemption enumerated in this ordinance.</li> <li>• The applicant has either applied for and made a good faith effort to compete with the maximum number of points possible, but failed to receive an allocation under the ordinance in the allocation period immediately preceding the request for exemption, but failed to receive an allocation.</li> <li>• Strict application of the ordinance will cause a substantial and irrevocable interference with owner's good faith, reasonable</li> </ul>	<p>not exceed 10 percent slope. Number of points=20.</p> <ul style="list-style-type: none"> <li>• Project site does not contain any habitat areas. Number of points=20.</li> <li>• Project may receive points in the following categories; points may be awarded only if the applicant has the ability to site the project so that it would be located closer than the distances specified: <ul style="list-style-type: none"> <li>-Project protects oak trees and oak woodland areas by providing a minimum of a 25 feet undisturbed buffer around all oak woodlands and all mature individual oak trees on site as measured from the tree trunk=10 points.</li> <li>-Project protects mapped monarch butterfly wintering sites from development by providing a minimum 100 foot undisturbed buffer from all butterfly trees=10 points.</li> <li>-Project includes restoration of all disturbed and/or artificially channelized wetlands or riparian areas and surrounding stream habitats on the parcel=10 points.</li> <li>-Project protects undisturbed or restored stream(s), creek(s), and riparian vegetation by providing a minimum buffer strip of 75 feet from the top of the bank for urban area streams and 125 feet in other areas=10 points.</li> </ul> </li> <li>• Project proposed for development is located outside the 100 year floodplain=10 points.</li> <li>• Project is outside Cold Springs and Montecito Union School District Boundaries=10 points.</li> <li>• Dedicated pedestrian pathways, and public hiking and/or equestrian</li> </ul>		

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				investment backed expectations.	<p>trail(s) acceptable to the County and consistent with community plans is/are offered as part of the application for point assignment and allocation for dedication to the County=20 points.</p> <ul style="list-style-type: none"> <li>Existing and proposed Right-Of-Way encroachments conform to the County's Encroachment Policy (April 10, 2008, or its successor)=5 points.</li> <li>Project connects to Montecito Sanitary District sewer system=5 points.</li> <li>For projects that propose use of private sewage disposal systems, soil type indicates a less than moderate restriction for sanitary facilities, as indicated on the Soil Conservation Service Maps, unless the factors which indicate a moderate or severe restriction are not present on the specified project site=5 points.</li> </ul>		
<b>City of Morgan Hill</b>	<a href="http://morganhill203.5.org/wp-content/uploads/2013/05/3_GrowthMgmt.pdf">http://morganhill203.5.org/wp-content/uploads/2013/05/3_GrowthMgmt.pdf</a>  <a href="http://www.morganhill.ca.gov/109/RDCS-Process">http://www.morganhill.ca.gov/109/RDCS-Process</a>	<p>Residential Development Control System (RDCS)</p> <p>Measure C continues the housing allotment system in Morgan Hill, the desirable infill requirement when evaluation requests for inclusion in the City's Urban Service Area (USA) boundary beyond the developable land needed to accommodate five years of growth, and the Density Restriction for another ten years, and set the population</p>	<p>Section 18.78 of the Morgan Hill Zoning Code regulates the Residential Development Control System allocation process, which occurs on an annual or biannual basis. Developers or property owners who wish to build housing units (and do not meet any of the RDCS exemptions) are required to compete for the annual or biannual distribution of housing allocations.</p> <p>For each allocation year, the City Council decides upon the total number of allotments to be awarded as well as the specific number of allotments</p>	<p>There are two voter approved exemptions to the RDCS; both are in the Downtown area. Measure F, approved by voters in November 2006, allows 100 residential unit allotments for projects up to 25 units within the Downtown. Measure A, passed in May 2009, allows up to 500 allotments for the 20-block area within the Downtown Specific Plan.</p> <p>The City Council also established a single unit exemption policy to the RDCS as part of its Residential Development Control Implementation Policies originally approved in March</p>	<p>Projects determined to conform to the General Plan and Zoning Ordinance are then evaluated according to a series of standards and criteria contained within 14 separate categories. However, for micro projects, the City evaluates these projects using only nine of the 14 categories because some of the categories are not applicable. The point scale takes into account the proposed development's impact on the following public facilities and services: the water supply system; sanitary sewer and treatment plant; drainage and runoff; fire and police protection; traffic; and other municipal services. Proposed developments are also awarded points for the provision of schools (i.e. payment of impact fees and providing safe walking routes to schools), related facilities, open space, orderly and contiguous</p>	<p>The RDCS is not an obstacle to the production of housing or affordable housing. On the contrary, the system has resulted in the orderly production of thousands of housing units, many at prices affordable to all income levels. According to the City's 2015-2023 General Plan the RDCS is the City's primary tool for encouraging the development of affordable housing. RDCS allocations, which average approximately</p>	<p>Once the scoring outcomes are released, those entities who disagree with the decisions may appeal the process. In particular, the following groups may appeal the scoring of RDCS applications to the City Council:</p> <ul style="list-style-type: none"> <li>Applicants who did not receive housing unit allocations.</li> <li>Outside public agencies who assisted with the project evaluation,</li> </ul>

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		<p>target to 48,000 for the year 2020.</p>	<p>for each of the competition categories, based upon a formula that calculates the number of units available in the population cap divided by the number of years remaining in the RDCS.</p> <p>Projects are divided annually into competition categories so that similar projects are compared against one another, ensuring a fair review process. The categories are typically as follows:</p> <ul style="list-style-type: none"> <li>• Micro – Projects consisting of a maximum of six units.</li> <li>• Small – Projects consisting of between 7 and 15 units.</li> <li>• Open Market – Projects consisting of more than 15 units.</li> <li>• Senior Housing – Projects of any housing type for persons 55 years and older and as defined in Section 18.04.393 of the Municipal Code.</li> <li>• Small Vertical Mixed Use – Maximum of 15 dwelling units with a mix of ground floor retail or office and residential use allowed in mixed use districts typically in the Downtown, or other districts such as the Central Commercial/Residential (CC-R) or Light Commercial/Residential (CL-R) zoning districts.</li> <li>• Multi-Family Rental – A development of any size</li> </ul>	<p>1991 (updated in April 2010). The policy generally allows for the last development of one housing unit, replacement units, and secondary dwelling units. It includes seven types of exemptions:</p> <ul style="list-style-type: none"> <li>• Constructing a single-family dwelling on a vacant lot or a lot that was part of a vesting tentative map that was accepted for processing prior to the effective date of the RDCS on December 8, 1990.</li> <li>• Constructing one dwelling unit additions to existing single and multifamily dwelling units (e.g. converting a single dwelling to a duplex, a duplex to a triplex, etc.).</li> <li>• Replacing an existing and habitable single-family dwelling with a duplex, a duplex to a triplex, etc.</li> <li>• Subdividing property which contains an existing single-family dwelling to create two lots and a construction of a new single-family dwelling unit on the newly created vacant lot.</li> <li>• Moving an exempt unit from one lot to another, when the existing unit is incorporated into a 100 percent affordable project or a project awarded a building allocation under the 20 percent affordable housing set-aside.</li> </ul>	<p>development, public facilities, parks and trails, low-income and moderate-income housing, diversity of housing types, quality of architectural design and site design, and for enhancing the livability of the area.</p> <p>Within each of these categories are an extensive number of standards and criteria that applicants must meet to receive points. The point value for the standards and criteria are all weighted differently.</p> <p>Link to point system documentation  <a href="https://www.municode.com/library/ca/morgan_hill/codes/code_of_ordinances?nodeId=TIT18ZO_DIVIVREDECO_CH18.78REDECO_SY_ARTIISPPO_18.78.190EVTACR">https://www.municode.com/library/ca/morgan_hill/codes/code_of_ordinances?nodeId=TIT18ZO_DIVIVREDECO_CH18.78REDECO_SY_ARTIISPPO_18.78.190EVTACR</a></p>	<p>200 to 250 per year, are more than necessary to meet the current RHNA of 918 units Affordable housing has been given its own competition category, in which 20 percent of total allotments have generally been set aside for affordable housing units. Any kind of development producing more than 75 percent affordable housing in a single development can compete in this category.</p>	<p>such as the school district or CAL FIRE.</p> <ul style="list-style-type: none"> <li>• A Morgan Hill citizen or group of citizens.</li> </ul> <p>The City Council will review the project scoring and will either affirm the original scoring or modify the project scoring. All Council decisions for RDCS appeals are considered “final and conclusive.”</p>

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			providing market rate rental housing, typically apartments.	<ul style="list-style-type: none"> <li>Residential care facilities, nursing homes, convalescent hospitals, and elderly/assisted living care.</li> <li>Commercial lodging facilities or motels.</li> </ul>			
<b>Napa County</b>	<a href="http://www.countyofnapa.org/Pages/Default.aspx?keywords=growthmanagement&amp;StartPage=2">http://www.countyofnapa.org/Pages/Default.aspx?keywords=growthmanagement&amp;StartPage=2</a>	The Growth Management System Element of the Napa County General Plan was adopted as required by Slow Growth Initiative Measure A, approved by the voters in 1980. When the Growth Management System was originally adopted, the annual allocation for building permits for new construction of residential units in Napa County was set at 109 dwelling units. This figure was derived by using the most recent United States Census available at the time. However, since the adoption of Measure A, there have been changes in population and a new United States Census was released in 2000. Based on these changes, the new annual permit allocation shall be 115 dwelling units.	<p>The annual allocation of building permits, until next updated, will be 115 D.U., not counting exempted/grandfathered units. May be adjusted based on current Census data.</p> <p>Categories:</p> <ol style="list-style-type: none"> <li>One single family dwelling</li> <li>More than one unit, but no discretionary approval necessary</li> <li>Two or more units that require discretionary approval</li> <li>Affordable Units (at least 16 permits set aside annually for this category)</li> </ol>	<p>Exemptions:</p> <ul style="list-style-type: none"> <li>Industrial.</li> <li>Commercial.</li> <li>Commercial Residential (rental for less than a thirty-day period).</li> <li>Replacement housing (on the same site as a pre-existing unit which has been removed, demolished or burned within the past year).</li> <li>Relocation of existing units (already in the unincorporated area, but not inside the Lake Berryessa Take-Line).</li> <li>Additions, renovations, and refurbishments of existing dwelling units.</li> <li>Dwelling units located inside the Lake Berryessa Take-Line.</li> <li>Accessory buildings of any type (except dwelling units).</li> <li>Guest cottages.</li> <li>Dwelling units for which building permit applications were filed by July 28, 1981.</li> <li>Dwelling units covered by Development Agreements approved prior to July 28, 1981.</li> <li>Dwelling units covered by both use permits and development plans approved prior to July 28,</li> </ul>	<p>A two-step system is used:</p> <p>In the first step, building permits would be issued on a first-approved, first-served basis until all the permits in that allocation period for that category have been used. When the demand for permits in any category exceeds the supply available, the second step process, a lottery, is initiated. For example, in Categories 1 and 2 (in which 83 additional building permits become available each year), each applicant whose plans have received all necessary approvals can immediately receive a building permit, if one is available. The first day of each January, an additional 83 building permits are added to the Category 1 and 2 supply. Category 1 and 2 applicants whose plans are fully approved can be issued permits until there are no more permits available in the Category 1 and 2 supply.</p> <p>In the second step, permits are issued on the basis of a lottery. Building permit applications enter a lottery when they:</p> <ol style="list-style-type: none"> <li>Are approved for issuance of a building permit; but</li> <li>None is available in their category, and</li> <li>The backlog of approved applications exceeds the next available allocation of permits in that category.</li> </ol>	<p>According to the County's Housing Element, the County will set aside a minimum of 16 permits each year for affordable housing units, in addition to 630 such permits that the County projects will be available in 2014 for issuance for units affordable to lower and moderate income households.</p> <p>The Housing Element includes the following program:</p> <p><b>Program H-5d:</b> Continue to implement the Growth Management System by (i) continuing the practice of accumulating unused Category 4 (affordable) permits indefinitely; (ii) continuing the practice of accumulating unused permits in other categories for three years; (iii) consolidating implementation of Category 1-3 permits except when a lottery is required; and (iv)</p>	<i>Not included in program.</i>

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				<p>1981 [i.e., Silverado (280 D.U.), Meadowood (7 D.U.), and Villa Berryessa MHP (96 D.U.)]</p> <ul style="list-style-type: none"> <li>• Second units exempted pursuant to Gov. Code Sec. 65852.2.</li> </ul>		<p>Simplifying periodic updates to the permit limit. Updates to the permit limit may occur on an annual basis, but in no case less frequently than this Housing Element is updated, and shall be calculated based on the population in unincorporated Napa County times one percent (0.01), divided by the estimated household size and adjusted to reflect the average annual growth rate of the nine Bay Area counties over the last 5-7 years (if less than 1%). In no instance shall the new permit limit be lower than the previous permit limit if the units are required to meet the County's Regional Housing Needs Allocation, except as needed to adjust for annexations within the planning period.</p>	
<p><b>City of Petaluma</b></p>	<p><a href="http://www.codepublishing.com/CA/Petaluma/mobile/?pg=Petaluma17/Petaluma1726.html">http://www.codepublishing.com/CA/Petaluma/mobile/?pg=Petaluma17/Petaluma1726.html</a></p>	<p>It is the intent of this growth management system to assure that residential development, remains within the limits established by the Petaluma General Plan as amended from time</p>	<p>The residential allocation pool for nonexempt units established by the Petaluma General Plan and incorporated in this ordinance, an average 500 units allocated per year, no more than 1,000 units allocated in one year and no</p>	<p>The ordinance applies to all residential development projects having more than 30 units.</p> <p>Exemptions:</p>	<p><i>No specific criteria or points system in the ordinance.</i></p>	<p>According to the City's 2015-2023 Housing Element, the City's ability to provide its share of affordable housing was not affected due to exemptions for senior and lower-income</p>	<p>An applicant may appeal to the city council discretionary decisions of the department of community development made pursuant to this chapter by filing a</p>

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		to time. It provides a mechanism for the city council to set growth-related development objectives including but not limited to maintaining a reasonable ratio of eastside to westside growth, encouraging infill and a mix of housing types, and assuring that essential public facilities and services are properly matched to proposed development	more than 1,500 units allocated in three consecutive years, provides the flexibility to modulate residential growth over time and prevent overburdening local services, while accommodating future residential development at a rate consistent with historic trends.	<ul style="list-style-type: none"> <li>• Senior housing projects and lower income housing projects;</li> <li>• Projects with no more than thirty units, however, projects of this type, unless otherwise exempted as senior or lower income housing shall have their units covered as part of the annual allocation established by the city council. Furthermore, said non-senior or lower income housing projects shall be limited to phasing the project at fifteen parcels, or units construction, or less per year;</li> <li>• Projects on parcels of five acres or less and no more than thirty units, however, projects of this type, unless otherwise exempted as senior or lower income housing, shall have their units counted as part of the annual allocation established by the city council. Furthermore, said non-senior or lower income housing projects shall be limited to phasing the project at fifteen parcels, or units constructed, or less per year.</li> </ul>		housing as well as residential development projects having 30 or fewer units. The growth management system has not been used since 1998 because developers have been requesting allocations amounting to fewer than 500 lots or units per year. This trend is expected to continue through the planning period and it is not anticipated that allocations under the system will be necessary.	written notice of appeal with the city clerk within fourteen calendar days of the decision. The city clerk shall place the matter on an agenda for a regular meeting within two regularly scheduled meetings, at which time the council will hear the applicant or his/her representative and such other person or persons as may wish to testify before the council in the determination of the matter of an appeal. The council may affirm or modify the decision and its decision shall be final and conclusive.
City of Tracy	<a href="http://www.ci.tracy.ca.us/?navid=606">http://www.ci.tracy.ca.us/?navid=606</a>	The Residential Growth Management Ordinance (GMO) and Growth Management Ordinance Guidelines (GMO Guidelines) regulate the rate and timing of new	The City shall not allocate Residential Growth Allotment (RGA) in any calendar year in excess of either of the following: (1) an average of 600 RGAs per year calculated; and (2) a	Exemptions: <ul style="list-style-type: none"> <li>• <b>Remodel; minor addition; conversion.</b> The development project is a rehabilitation or remodeling of, or a minor addition to, an existing structure, or a</li> </ul>	The public facilities and services to be analyzed by the Board for each RGA application shall include, at a minimum: (1) the water system (including supply, storage, treatment, distribution); and (2) the wastewater system (including	Per the Ordinance, in any calendar year, once building permits have been issued for the number of residential units permitted, the City shall issue	Per the Ordinance, any applicant dissatisfied with any decision made pursuant to this chapter, by the Development and

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		residential development, encouraging a balance of housing types, encouraging growth that maximizes use of existing and future public services and infrastructure, and encouraging diverse housing opportunities. The GMO and GMO Guidelines establish priority and eligibility requirements for new residential development.	maximum of 750 RGAs per year calculated.	<p>conversion of apartments to condominiums; or</p> <ul style="list-style-type: none"> <li>• <b>Replacement.</b> The development is replacing legally established dwelling units that have been demolished and do not exceed the number of legally established dwelling units demolished. Where the number of new dwelling units exceeds the number of legally established dwelling units demolished, an allocation of RGAs must be obtained for the additional dwelling units; or</li> <li>• <b>Model homes.</b> To the extent the development project includes "model homes" (structures used as an advertisement for housing sales and not used as dwellings), the model homes shall not be required to obtain an allocation of RGAs; provided, however: <ul style="list-style-type: none"> <li>- The number of model homes shall be limited to the lesser of twenty (20) percent of the total dwelling units identified in the application, or seven dwelling units per project;</li> <li>- Prior to the issuance of each building permit, the subdivider shall pay all required fees, including impact fees;</li> <li>- Model homes may be converted and occupied as dwellings only after RGAs are allocated for each dwelling unit as required by this chapter</li> </ul> </li> </ul>	conveyance and treatment); and (3) the storm drainage system (including permanent facilities and interim ponds prior to construction of the permanent facilities); and (4) the roadway system (including regional streets and interchanges, transit, bikeways, local streets, traffic signals, and other public right-of-way improvements); and (5) the parks system (including mini parks, neighborhood parks, and community parks); and (6) public buildings (including but not limited to buildings for city hall, police, fire, public works maintenance, community meeting facilities, libraries, and aquatics); and (7) police protection services and facilities; and (8) fire protection services and facilities. Any application which does not meet all of the minimum requirements shall not receive any RGA allocations.	additional building permits for residential dwelling units if they are necessary to achieve the RHNA goals in a particular income category (during each planning period). The number of building permits may not exceed the RHNA goals in each income category. Any building permits issued in accordance with this provision shall not require a Residential Growth Allotment.	Engineering Services Director or the Board, may submit a written appeal to the City Clerk in accordance with chapter 1.12 of this Code. All decisions of the City Council are final.

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				<ul style="list-style-type: none"> <li>• <b>Four units or fewer on a single lot.</b> The development project is either a four-plex or lesser number of dwelling units on a single existing lot; provided, however; <ul style="list-style-type: none"> <li>- The dwellings are not part of a larger eligible parcel that will result in more than four dwelling units at build-out of the project;</li> <li>- The exemption is limited to no more than a total of four such dwelling units per subdivider per calendar year; and</li> <li>- Prior to the issuance of each building permit, the subdivider shall pay all required fees, including impact fees.</li> </ul> </li> </ul> <p><b>Affordable Housing Project Exceptions:</b>  An application for an Residential Growth Allotment shall be considered an affordable housing project exception if the application includes (in addition to the application requirements of the ordinance and the GMO guidelines) documentation, to the satisfaction of the Board, which establishes that the housing unit which is the subject of the application meets the following requirements:</p> <ul style="list-style-type: none"> <li>• The housing unit meets the income level requirements for low, very low, or moderate income levels;</li> <li>• The housing unit is formally dedicated to provide</li> </ul>			

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				<p>affordable dwelling units in accordance with a locally recognized program;</p> <ul style="list-style-type: none"> <li>The applicant provides documentation that the requirements of this section will be met and maintained for a minimum of ten years.</li> </ul>			
<p><b>County of San Luis Obispo</b></p>	<p><a href="http://www.slocounty.ca.gov/Assets/PL/Ordinances/Title+26+-+Growth+Management+Ordinance.pdf">http://www.slocounty.ca.gov/Assets/PL/Ordinances/Title+26+-+Growth+Management+Ordinance.pdf</a></p>	<p>Growth Management Ordinance has been established and adopted to protect and promote the public health, safety and welfare, and:</p> <ul style="list-style-type: none"> <li>To implement the County General Plan by establishing an annual rate of growth that will give further guidance to the future growth of the county in accordance with that plan; and</li> <li>To establish an annual rate of growth that is consistent with the ability of community resources to support the growth, as established by the Resource Management System (RMS) of the County General Plan; and</li> <li>To establish a system for allocating the number of residential construction permits to be allowed each year by the annual growth rate set by the</li> </ul>	<p>The Maximum Annual Allocation equals the annual number of construction permits that may be issued for new dwelling units per year in the unincorporated area of the county. The actual number of dwelling units to be allowed shall be determined by the Board through an annual allocation review process.</p> <p>The Residential Growth Management Regulations requires each specific plan area to adopt a phasing schedule for residential growth to ensure that established thresholds in the Land Use Element are not exceeded.</p> <p>In order to allow opportunities or development of individual dwelling units and larger residential projects and to encourage a variety of dwelling unit types, the maximum annual allocation of new dwelling units will be distributed as follows:</p> <ol style="list-style-type: none"> <li>Thirty-five percent of the maximum annual allocation</li> </ol>	<p>Exemptions:</p> <ul style="list-style-type: none"> <li><b>Secondary dwellings.</b> Proposed new dwelling units constructed as secondary dwellings in conformance with the requirements of the Land Use Ordinance, Title 22 and the Coastal Zone Land Use Ordinance, Title 23 of the County Code.</li> <li><b>Affordable housing.</b> Proposed new dwelling units which will be affordable housing for persons and families of low or moderate income as defined by California Health and Safety Code Section 50093, with long-term affordability guaranteed as provided by all applicable sections of the Land Use Ordinance, Title 22 and the Coastal Zone Land Use Ordinance, Title 23 of the County Code.</li> <li><b>Vesting tentative maps.</b> Building permit applications for new dwelling units using the rights conferred by a vesting tentative map as provided by Government Code sections 66498.1 et seq. where the vesting tentative map application</li> </ul>	<p><i>No specific criteria or points system in the ordinance.</i></p>	<p>According to the 2014-2019 Housing Element, the Residential Growth Regulations will not prevent the City from achieving its quantified objectives because they do not set a numeric cap on all housing. For example, new housing that is affordable to extremely low, very low-, low-, and moderate-income households and new housing in the Downtown Core (C-D) are exempt from the Regulations.</p>	<p>Per the Ordinance, any person aggrieved by a decision of the Director of Planning and Building involving the interpretation or application of this title may appeal any such decision as follows:</p> <p><b>(1) Timing and form of appeal:</b> An appeal shall be filed within 14 days of the decision that is the subject of the appeal. The appeal shall be in writing and shall be filed with the Planning Commission Secretary using the forms provided by the Department. The written appeal must state the factual and legal basis by which the appellant contends that he or she is entitled to have the decision of the Director overturned.</p> <p>(2) Filing fee and cost recovery: The appeal shall be accompanied by an appeal fee in</p>

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		<p>county Board of Supervisors; and</p> <ul style="list-style-type: none"> <li>• To minimize adverse effects resulting from a rate of growth which will affect the resources necessary to support existing and proposed new development as envisioned by the County General Plan; and</li> <li>• To assist the public in understanding the growth management system affecting the development and use of land in San Luis Obispo County.</li> </ul>	<p>shall be reserved for developers of multifamily dwellings and dwelling unit projects approved as residential unit ownership projects such as cluster divisions, small lot single-family dwellings, or through adoption of a specific plan. Dwelling units to be developed in such projects may be carried over for one year upon written request of the applicant within the one hundred eighty days specified in ordinance. If there are not enough applications for dwelling units to use up the thirty-five percent reservation, those unused allocations shall be made available for the remaining sixty-five percent reservation.</p> <p>2. The remaining sixty-five percent of the maximum annual allocation shall be available for all other applicants for new dwelling units. If there are not enough applications for dwelling units to use up the sixty-five percent reservation, those unused allocations shall be made available for the thirty-five percent reservation.</p>	<p>was filed with the Planning and Building Department on or before July 10, 1990, except where such applications are denied pursuant to any of the provisions of California Government Code section 66498.1.</p> <ul style="list-style-type: none"> <li>• <b>Farm support quarters.</b> Construction permit applications for farm support quarters and labor camps that house agricultural employees, on properties outside of village and urban reserve lines as defined in the county general plan, when authorized as farm support quarters under all applicable sections of the Land Use Ordinance, Title 22 or the Coastal Zone Land Use Ordinance, Title 23 of the County Code and in accordance with the requirements of Health and Safety Code Section 17008.</li> <li>• <b>Pipeline projects for the Nipomo Mesa area.</b> Proposed new dwelling units to be located in the Nipomo Mesa area (as depicted in Figure 1) for which a Request for Allocation was filed with and accepted by the Department of Planning and Building between November 14, 1999 and April 4, 2000, as shown on the list entitled "Pipeline Projects for the Nipomo Mesa Area" and on file with</li> </ul>			<p>the amount then established by the County fee ordinance, representing a deposit to be used to reimburse the County for the actual costs and expenses incurred by the County in processing, investigating, and deciding said appeal. The appellant shall execute a cost accounting agreement with the county pursuant to the County's fee ordinance to reimburse the county for the actual recorded costs, plus overhead, incurred by the county in processing the appeal.</p> <p>(3) Report and hearing: When an appeal has been filed, the Director shall prepare a report on the matter, and cause the appeal to be scheduled for consideration by the Planning Commission at its next available meeting after completion of the report.</p> <p>(4) Action and findings: After holding a public hearing on the matter pursuant</p>

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				the Department of Planning and Building.			<p>to subsection b of this section, the Planning Commission may affirm, affirm in part, or reverse the action, decision or determination that is the subject of the appeal, based upon findings of fact regarding the particular case. Such findings shall identify the reasons for the action on the appeal, and verify the compliance or non-compliance of the subject of the appeal with the provisions of this title.</p> <p>(5) Withdrawal of appeal: After an appeal to a decision regarding the interpretation or application of this title has been filed, the appeal shall not be withdrawn except with the consent of the Planning Commission.</p>

City of Lodi Growth Management Permit Criteria

<i>Criteria</i>	<i>Points</i>
<b>Agricultural Land Conflicts</b>	
Does not require conversion of vacant agricultural land?	10
Adjacent to agricultural land on one, two, or three sides?	3-7
Project is surrounded by agricultural land?	0
<b>Onsite Agricultural Land Mitigation</b>	
No agricultural land mitigation necessary?	10
Adequate on-site buffer for entire or part of project?	5-7
No buffer between agricultural land and project?	0
<b>General Location</b>	
Within priority area 1, 2 or 3?	0-200
<b>Contiguous Development</b>	
Abuts existing development on four sides?	10
Abuts existing development on three, two, or one sides?	3-7
Surrounded by undeveloped land?	0
<b>Wastewater/Water/Drainage (points for each)</b>	
Adjacent to existing Master Plan sewers/water/basin or mains?	10
Project will extend Master Plan line/basin?	4-8
Project requires construction of a new lift station/well/basin?	0

Promotion of Open Space (site efficiency/low lot coverage)	
Coverage lost to rooftop/hardscape = 20% or less?	10
Coverage lost to rooftop/hardscape = 30% to 60%?	2-8
Coverage lost to rooftop/hardscape = 70% or greater?	0
Traffic	
Project widens or improves an existing facility?	10
Project will extend Master Plan streets?	4-8
Project requires roadway improvements available in the Street Impact Fee Program	0
Program improves circulation by providing additional access to adjacent development (including non-vehicular) (bonus points)	+1-5
Below-Market Housing	
Provides 25% or more of units for low and moderate income households	10
Provides 20-24% of units for low and moderate income households	8
Provides 15-19% of units for low and moderate income households	6
Provides 10-14% or more of units for low and moderate income households	4
Provides 5-9% or more of units for low and moderate income households	2
Provides <5% or more of units for low and moderate income households	0
Site Plan and Project Design (bonus points for multi-family housing ONLY)	

Landscaping (determined by Planning Commission)	0-10
Architectural Design (determined by SPARC)	0-10
Schools	
Project within ¼ mile of existing/proposed elementary school	10
Project within ½ mile of existing/proposed elementary school	5
Project more than ½ mile of existing/proposed elementary school	0
Project within ½ mile of existing/proposed middle school	10
Project within 1 mile of existing/proposed middle school	5
Project more than 1 mile of existing/proposed middle school	0
Project within 1 mile of existing/proposed high school	10
Project within 2 miles of existing/proposed high school	5
Fire Protection	
Project within 3 minute emergency vehicle driving time from nearest fire station	10
Project within 4 minute emergency vehicle driving time from nearest fire station	5
Project beyond 4 minute emergency vehicle driving time from nearest fire station	0



