

Draft Scoring Criteria for 6th Cycle (2023-2031) Housing Element Update Sites Selection

Yes=1 Point, No=0 Points	
1. Site Size and Infill Criteria (per Housing and Community Development Criteria)	
	a. (For sites intended to accommodate housing at a density of 30 DUA or more) The site, or the portion of a site to be rezoned, is larger than 0.5 acres in size, and less than 10 acres in size. (If not applicable ¹ =1)
	b. (For sites intended to accommodate housing at a density of 30 DUA or more) The site is 1 acre or more in size allowing for more State/Federal financing opportunities (If not applicable=1)
	c. Site is an infill site (Site is located within the Urban Growth Boundary and adjoins urbanized land use for at least 75% of its perimeter (adjoins means adjacent to, or only separated by an improved public right-of-way.)
	d. Site is not anticipated to require off-site sewer, water or dry utilities infrastructure improvements.
2. Proximity to Modes of Transportation²	
	a. Site is within ½ mile of a BART station
	b. Site is within ¾ mile of a BART station
	c. Site is within ⅓ mile of transit stop with 15 minute headway to a BART station
	d. Site is within ⅓ mile of transit stop with 30 minute headway
	e. Site is adjacent to an existing bike facility (Class I shared use path, Class II bicycle lane or buffered bicycle lane, Class III bicycle route or Class IV separated bikeway)
	f. Site is within ½ mile of freeway on-ramp
3. Proximity to Services and Amenities	
	a. Site is within ½ mile of an existing or approved grocery store selling staples, fresh meat and fresh produce, including a multipurpose store with a grocery section selling these products.
	b. Site is within ½ mile of an existing elementary school
	c. Site is within ½ mile of an existing middle school
	d. Site is within 1 mile of an existing high school
	e. Site is not within the enrollment area of a school with insufficient current or projected capacity, as determined by Pleasanton Unified School District based on current demographic and other studies
	f. Site is within ½ mile of an existing public park or open space area as identified in the General Plan or a planned improvement in the City’s Capital Improvement Program

¹ Only applicable to sites intended for high-density housing, all other sites receive “1” score. This note also applies to criteria 1b, 6a, 6b and 7.

² Distances measured “as the crow flies”

4. Environmental Impacts/Impact on Future Residents	
	a. Site would not expose future residents to odor impacts from any existing or known future source
	b. The project is anticipated to meet noise standards with no or with reasonable mitigation measures (if adjacent to or across the street from freeway or rail line = 0)
	c. The site is not within BAAQMD's air quality screening distance for new sensitive receptors
	d. The site is within the standard response time for emergency services as identified by the General Plan
	e. The site is outside of the following natural hazard areas (0 or 1 point for each)
	<ul style="list-style-type: none"> • <i>Site is not within Alquist Priolo zone or fault zone as identified in the General Plan</i> • <i>Site is not within earthquake induced landslide zone as identified in the General Plan</i> • <i>Site is not within a Special Fire Protection Area as identified in the General Plan</i> • <i>Site is not within a 100-year Flood Zone</i>
5. Impact on Trees, Biological or Historic Resources	
	a. The site will not likely require significant tree removal or mitigation.
	b. The site will not likely require an environmental analysis related to loss of suitable habitat for, or the taking of, sensitive or special status species, or is unlikely to be significantly constrained by the potential presence of sensitive habitat or species
	c. The site will not likely require an analysis related to impacts on historic resources
6. Height and Mass Compatibility	
	a. The project (for higher-density housing sites, assuming three stories are proposed) will be no more than one story higher than the average number of stories of all adjacent residential development including residential development across a residential collector or local street (If not applicable=1)
	b. The Floor Area Ratio (FAR) of the proposed project (for higher-density housing sites, assuming an FAR of 80%) will be less than twice of the allowed midpoint density FAR for development on all adjacent sites and sites across a residential collector or local street (not including parks/designated open space) (If not applicable=1)
	c. Site is not adjacent to or across (a residential collector or local street) from one or more existing single-family detached residential homes.
7. Interest in Site	
	a. (For sites intended to accommodate housing at a density of 30 DUA or more) Property owner/developer has expressed interest in the site for high density residential development (If not applicable=1)