

Rating Key

The rating key below is intended to clarify how each proposed amendment will be rated as having a positive, neutral, or negative effect on the evaluation form. Please note that each criterion is relative and that each effect's rating will be based upon the expected cumulative outcome of the ratings of all the criteria. The criteria will also be evaluated as to whether the effect is relatively large or small (e.g. several positive environmental effects combined with a single negative environmental effect will result in a cumulative large positive outcome).

	Environmental Effect	Property Effect	Implementation Effect
+	<ul style="list-style-type: none"> • Improved on-site protection of the ECA functions and values (F&V)¹ • Increased protection of public assets and resources (e.g. streets, water quality) • Reduced cumulative impacts to the ECA F&V • Increased potential to restore damaged F&V • Reduced chance of damage to ECA F&V • Better protects high quality, unique ECA features • No net loss of ECA F&V 	<ul style="list-style-type: none"> • Increased flexibility and options for property owner's use of property • Increased predictability for permit applicants and neighbors • Increased recognition of site improvements and existing uses in standards • Less expensive / less time 	<ul style="list-style-type: none"> • Clearer regulations, lesser chance for unintended consequences • Increased ability for consistent, efficient implementation by the staff • Increased likelihood of support/approval by other agencies • More effective mitigation, easier to monitor
0	<ul style="list-style-type: none"> • No change to the current status 	<ul style="list-style-type: none"> • No change to the current status 	<ul style="list-style-type: none"> • No change to the current status
-	<ul style="list-style-type: none"> • Reduced on-site protection of the ECA functions and values (F&V) • Decreased protection of public assets and resources (e.g. streets, water quality) • Increased cumulative impacts to the ECA F&V • Decreased potential to restore damaged F&V • Increased chance of damage to ECA F&V • Potential to damage high quality, unique ECA features • Net loss of ECA F&V 	<ul style="list-style-type: none"> • Decreased flexibility and options for property owner's use of property • Decreased predictability for permit applicants and neighbors • Decreased recognition of site improvements and existing uses in standards • More expensive / more time 	<ul style="list-style-type: none"> • Less clear regulations, greater chance for unintended consequences • Decreased ability for consistent, efficient implementation by the staff • Decreased likelihood of support/approval by other agencies • Less effective mitigation, harder to monitor

¹ The term "Functions and Values" is a generalized term referring to the ecological benefits and services that environmental critical areas and buffers provide, including water quality and hydrologic functions, terrestrial and aquatic habitat, slope stability, aesthetic functions and many others.

