

EXHIBIT A
SUMMARY OF ISSUES REGARDING PC RECOMMENDATION

ISSUE	GPU4	PC GPU5 RECOMMENDATION	ALTERNATIVE(S)
Rancho San Juan Community Area (Butterfly Village)	Community Area – Butterfly Village (Policy LU-2.21)	Defer to Board	CEQA review should assume worst case analysis
Former Rancho San Juan Specific Plan Area (Outside Butterfly Village)	Study Area (Policy GS-1.1)	Return to 1982 GP land use	1982 land use (permanent grazing) Lots of record AND 40-acre minimum
Chualar Community Area	Community Area Max 350 acres, no boundary set (Policy LU-2.21.f)	GPU4	Expand to 950 acres Flexibility to assess size as part of CP with a GPA
Pajaro Community Area	Community Area (Policy LU-2.21.a)	No change because of resource constraints	Expand Flexibility to assess size as part of CP with a GPA
Rural Centers	Policy LU-2.27	Delete <ul style="list-style-type: none"> - Prunedale - Toro - River Road - San Benancio Change San Lucas from Community Area to Rural Center	Add River Road Rural Center back in Add 100-acre AHO at River Road/Pine Canyon Change underlying zoning to 40 acre minimums Add 66.9-acre Salinas Land Co to Pine Canyon Rural Center

			Add Aromas as a Rural Center
Growth outside of Community Areas/Rural Centers	Evaluation System for new standard subdivisions (Policy LU-2.12)	Amend: <ul style="list-style-type: none"> - Require as a pass-fail program - Delete 50% affordable housing requirement - Apply to all development, not just major subdivision 	Add policy for minor subdivisions Include a specific date for adoption of the Evaluation System Ordinance Legal lots of record and 40-acre minimum <ul style="list-style-type: none"> - North County AP, - Greater Salinas AP, - Highway 68 Corridor (Toro AP only), - River Road (Toro AP only) Legal lots of record linked to water infrastructure (North County)
Transfer Development Rights (Credits)	Policy LU-1.8	GPU4	Require receiver sites to be in a Community Area or Rural Center.
Infrastructure Funding (Capital Improvement and Financing Plan - CIPF)	Policy C-1.2	Complete CIPF within 18 months Track annually	Update CIPF every two years Annual cost updates Benchmarks: to report progress in meeting CIPF targets Include a CIP as part of GP
LOS –Traffic Infrastructure Issues	Policies C-1.1, C-1.3, C-1.4	AHO exception No degradation below LOS D with exceptions	Do not allow LOS standard to degrade at regional or state highway intersections because of growth in CA or AHO If an area is already at LOS C or better, it would not be allowed to degrade below C. Keep CVMP cap on new lots

			Limit AHO until Highway 68 achieves LOS D
Long-Term Water Supply	Goal PS 3	Amend PS-3.3 to clarify surety: include design, financing and completion of environmental review.	Change to Long Term Supply policy: “project has to be operational for delivering water” Identify Salinas Valley Water Project as a long-term water supply
Wastewater	Goal PS-4	GPU4	Require creation of On-Site Wastewater Management Plans or connection to regional wastewater treatment facility
Flooding	Goal S-2	GPU4	Treat Mouth of Carmel Valley similar to Pajaro
Affordable Housing	Policy LU-2.13 Housing Element	Create Affordable Housing Overlay (AHO) Designate AHO areas <ul style="list-style-type: none"> - Hwy 68/Airport - Hwy 68/Reservation Road - Mouth of Carmel Valley - Mid Carmel Valley Term of Affordability <ul style="list-style-type: none"> - Redevelopment law in CA, RC and AHO - 30 years with shared equity program for other areas 	Redevelopment Area terms everywhere; Term would start over after each sale. Rentals would be in perpetuity. Apply AHO to all unincorporated land in Carmel Valley and greater Monterey Peninsula as well as Community Areas, and Rural Centers Increase the % required for subdivisions from 20% to 25% Create mechanism to charge higher inclusionary fee for large mansions Delete Highway 68 AHO Add Hatton to Mouth of Valley AHO

			<p>Add 100-acre Pine Canyon River Road as AHO</p> <p>Exclude AHO from buildout numbers</p> <p>Limit Carmel Valley AHO to 250 units</p>
AG ELEMENT		GPU4	<p>Revisit 1982 GP policies</p> <ul style="list-style-type: none"> - Buffers - Division of Ag land - Conservation easements - Protection from incompatible uses - Economic incentives - Greenhouses - General Plan Amendments
Conversion of slopes	Policy OS-3.5	Add 1982 GP language to beginning of GPU4 re development on slopes over 30%	Limit conversion of previously uncultivated slopes
AWCP Full-scale wineries	AWCP Deleted 10 full scale wineries	GPU4	Add 10 full scale wineries back to AWCP
General Plan amendment process	State law (up to 4 per year)	<p>1 Board amendment hearing per year and 2 preview hearings with Planning Commission</p> <p>“Public benefit “</p>	<p>State law (up to 4 per year)</p> <p>1 every five years</p> <p>“public interest”</p>
Pipeline projects without GP amendment	1982 GP policies if deemed complete prior to February 3, 2007	N/A	Include all in GP 2007
	Individual review and process	N/A	Include all in GP 2007

Pipeline projects with GP amendment	No specific policy		Case-by-case review when projects are ready
Land Use Map Changes	Considered Property Owner Requests	Deleted Delfino Study Area Changed Mouth of Valley from STA to AHO Amend Pariso Springs STA Apply densities to land use maps	Expand Espinosa Road Study Area Return Pariso Springs to GPU4 Create STA for Rancho Canada Mapping errors Consider Delfino (former Carmel Valley Airport property) as a pipeline project (incomplete application) Earthbound Farms Gambetta