

## **EXHIBIT B STAFF RECOMMENDATIONS**

Below is a list of staff recommendations on several of the policy issues under consideration by the Board. Numbers listed below correspond to the Issue Matrix in Exhibit A. A primary factor in the staff review is the degree to which a specific modification to the recommendations of the Planning Commission would affect the EIR schedule and consequently the GPU process schedule.

**#1 Rancho San Juan Community Area:**

*Per Board direction on September 25, assume no change in Butterfly Village in the EIR analysis*

**#2 Remainder of Rancho San Juan Area ( Area Outside Butterfly Village)**

*Change Residential and Industrial land use designations to Farmland and Permanent Grazing depending on soil use except for areas designated Commercial that have current commercial uses.*

**#3&4 Expansion of boundary of Pajaro and Chualar**

*Staff recommends no changes at this time. The Board may provide the necessary flexibility as part of its direction to staff regarding the initiation of the formal community area planning process.*

**#5, 6& 13 Rural Centers; Growth Outside of CAs and RCs; Affordable Housing**

*Staff is recommending that the Board limit changes to policies recommended by the Planning Commission that would increase the number or expand the size of growth areas in the unincorporated County. Staff is prepared to discuss policy language to address the addition of minor subdivisions to the Evaluation System and policy language in the appropriate area plans to address growth in areas with existing significant infrastructure constraints. In addition, the Transfer Development Credit program should include criteria designating what receiver sites are preferred.*

*To address the long-term supply of affordable housing, staff would recommend consideration of affordable housing policy changes with respect to increasing the % required for new development, term of affordability, or some combination of incentives, rather than increasing potential new growth areas. Staff is prepared to provide an update on the current RHNA process.*

*In response to comments raised regarding long-term water and wastewater, the Board may consider area specific restrictions and/or programs.*

#8 &9 Infrastructure funding; LOS

*Staff recommends that the Board consider additional process updates and benchmarks to track progress.*

# 15 Conversion of slopes

*Staff is recommending no changes to the PC recommendations*

#16 Full scale wineries

*Staff recommends that the Board inclusion of 10 full scale wineries for analysis in the EIR. The Board may make changes to the Ag Winery Corridor Plan based upon the results of this analysis at a later date.*

#17 General Plan amendment process

*Staff would recommend retaining the PC recommendation regarding 2 preview hearings at the PC but consider 2 sets of hearings per year at the Board rather than only 1. Staff also recommends accepting the proposal to change the policy language from public benefit to public interest re findings for approval of an amendment.*

#18&19 Pipeline Projects

*In accordance with CEQA, all projects deemed complete would be included in the CEQA analysis with respect to cumulative impacts. Staff does not recommend making specific accommodations for pipeline projects in the General Plan. Each project should be considered on its own merit. Projects not deemed complete should not be included as pipeline projects.*

#20 Land Use Map Changes

*As staff has been considering the Planning Commission recommendation for applying specific densities to the land use maps, we have found several inconsistencies that we are addressing as part of our mapping process. Staff has no recommendations regarding specific owner requests.*