

**ATTACHMENT 3**

**PLANNING COMMISSION STAFF REPORT - MARCH 22, 2007**



### **Goals for Today's Workshop**

Continue working through the outline of issues identified on February 22, in particular:

- Provide further input on mapping issues;
- Review and comment on the recommendations of the Technical Advisory Committee (TAC) in Attachment 4;
- Review and comment on Attachment 5 which is staff's proposal to clarify mitigation requirements using three filters:
  - a) Policy/procedural requirements applicable to projects located within important habitat versus outside of important habitat;
  - b) Projects located in urban (Community Regions and Rural Centers) versus rural areas (Rural Regions);
  - c) Clarity and ease of implementation.
- Review and comment on the mitigation fee scenarios (possibly include a preferred scenario as an Attachment 8 );
- Identify any other issues that your Commission believes may involve amendments/interpretations to General Plan policy.

### **Next Steps**

Staff will be providing the Board of Supervisors with a status report on the OWMP and mitigation fee study in May. After receiving input from the Board, the consultant team will work on completing a public review draft of the OWMP and mitigation fee study/ordinance in May/June. The input received from the Board and your Commission will be addressed in the public review draft of the OWMP. This draft should be available for public review/comment this summer.

### **RECOMMENDATIONS**

1. Receive a staff/consultant team presentation;
2. Discuss the information provided and offer input to staff and the consultant team as outlined in the goals for today's meeting;
3. Receive public comment; and
4. Continue this matter off-calendar pending review and input from the Board of Supervisors.

**ATTACHMENTS**

Attachment 1	Outline for Planning Commission, February 22, 2007
Attachment 2	Planning Commission and Public Comments, February 22, 2007
Attachment 3	Alternative OWMP Maps & Woodland Habitat Acreage Table
Attachment 4	OWMP TAC Recommendations
Attachment 5	OWMP Policy/Procedural Interpretation
Attachment 6	General Plan EIR Summary
Attachment 7	General Plan Policy 7.4.2.9 - IBC
Attachment 8	OWMP/Preferred Fee Scenario (Discussion Purposes Only)