

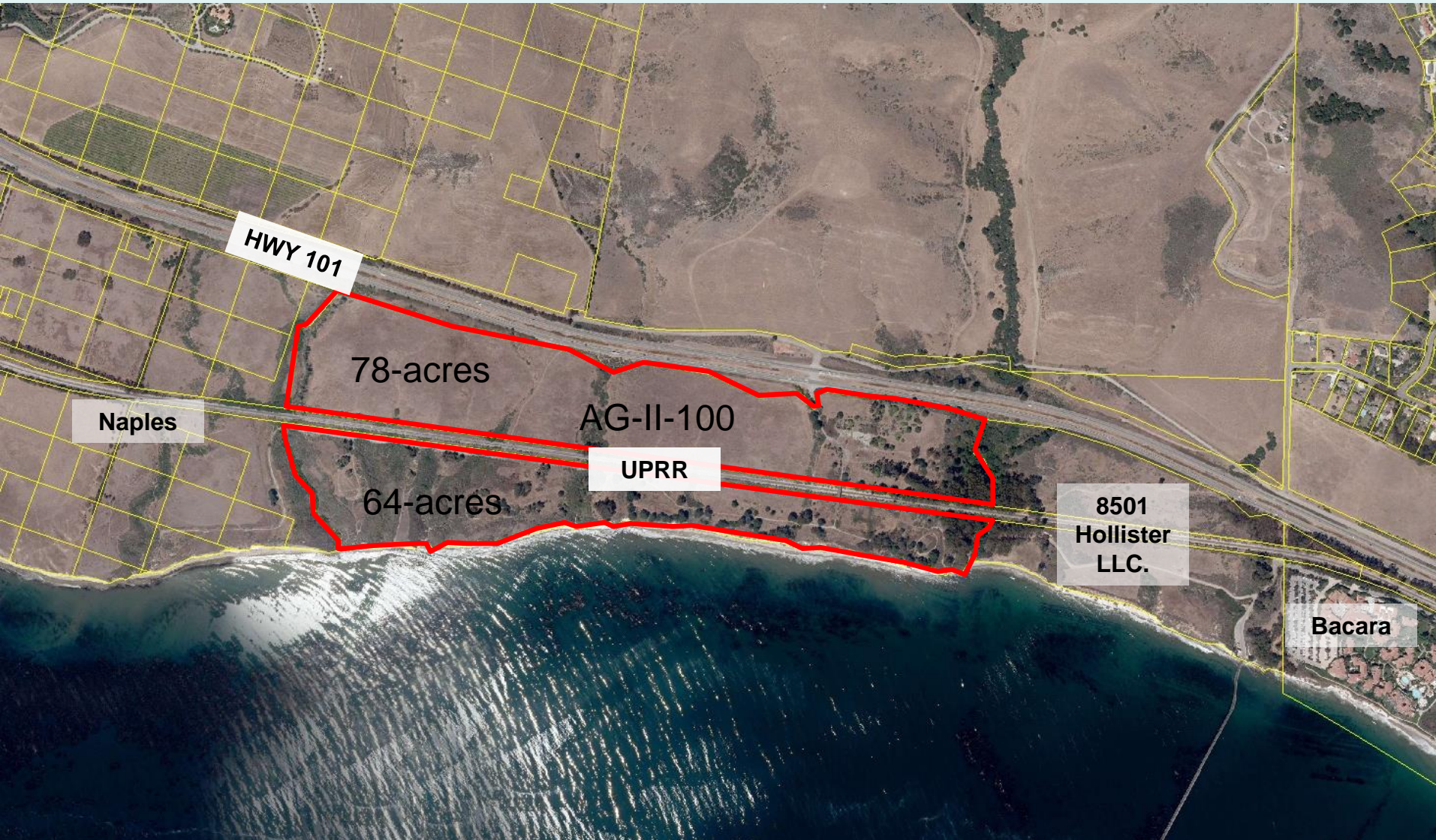
Paradiso del Mare Ocean and Inland Estates Appeals

Case No: 13APL-00000-000027, 13APL-00000-000028

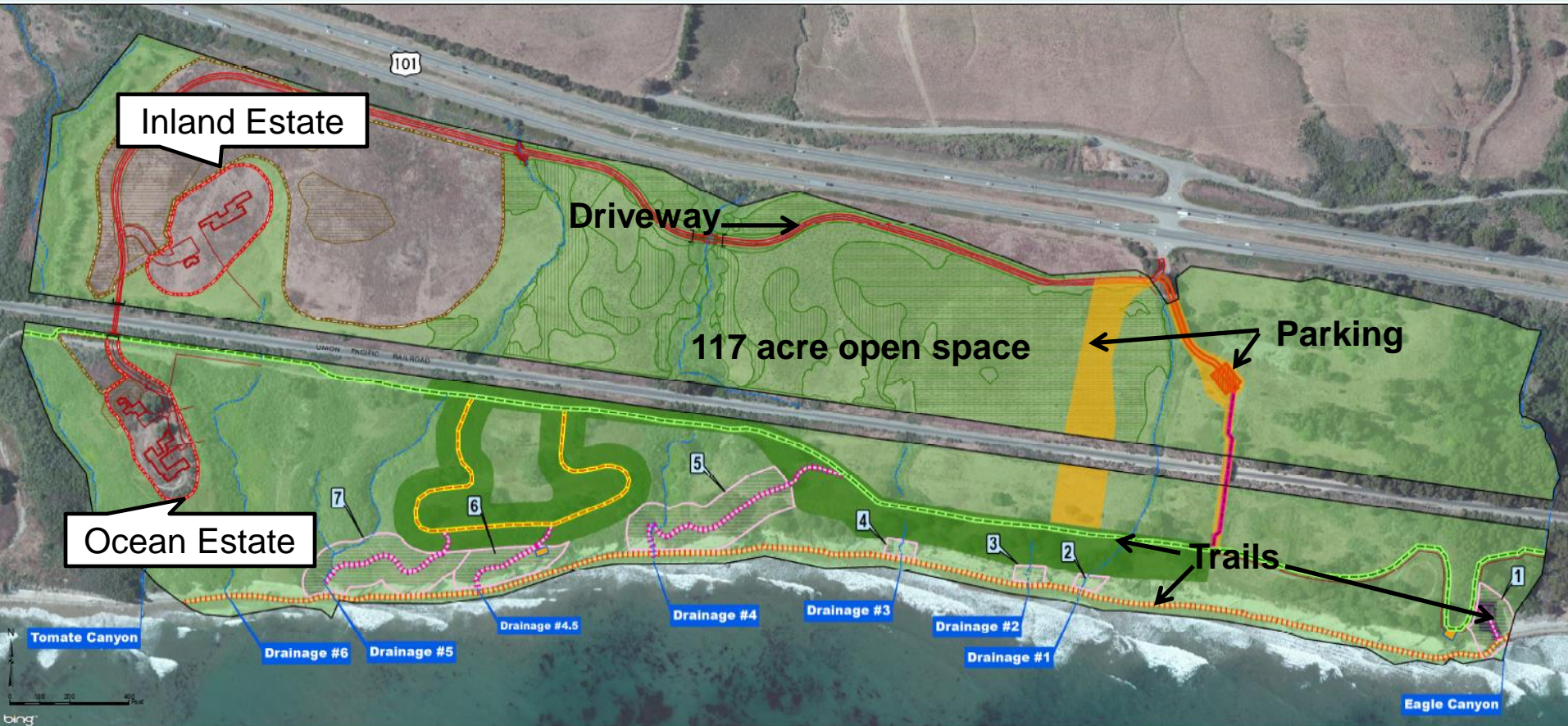
Regarding Case No. 06CDH-00000-00038, 06CDH-00000-00039, 07CUP-00000-00065, 09CDP-00000-00045, 10CUP-00000-00039, 10CDP-00000-00094

Board of Supervisors
February 4, 2014

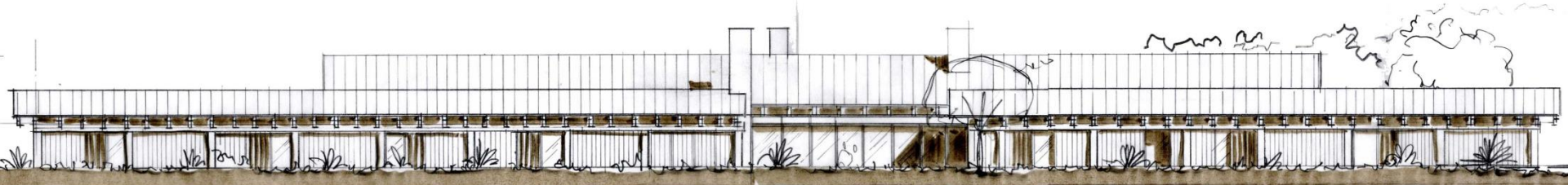
Project Location



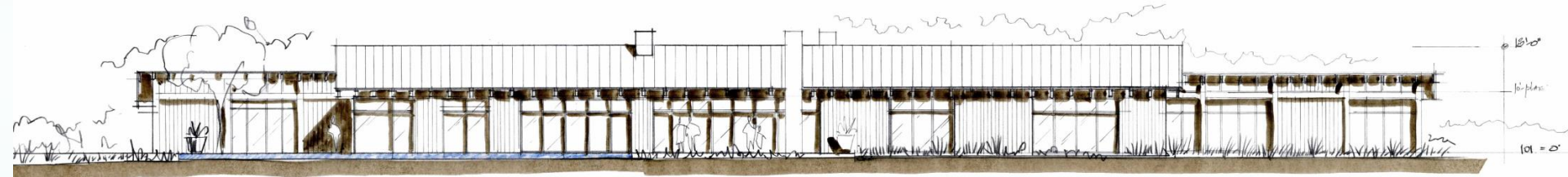
Proposed Project Overview



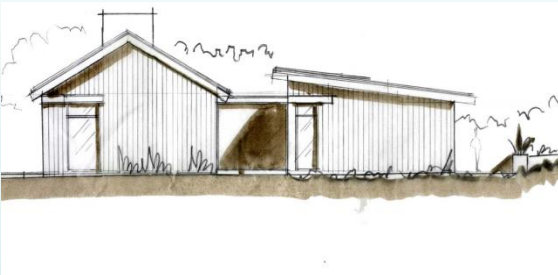
Inland Estate Residence



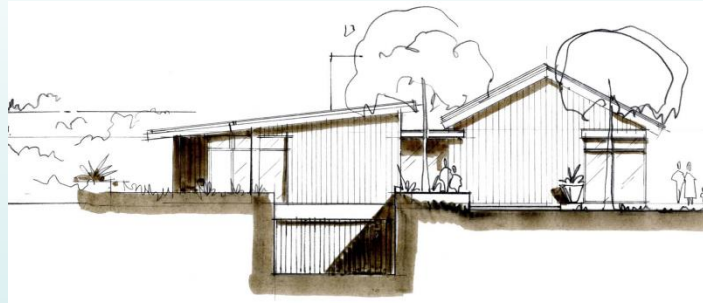
Northwest



Southeast



Northeast

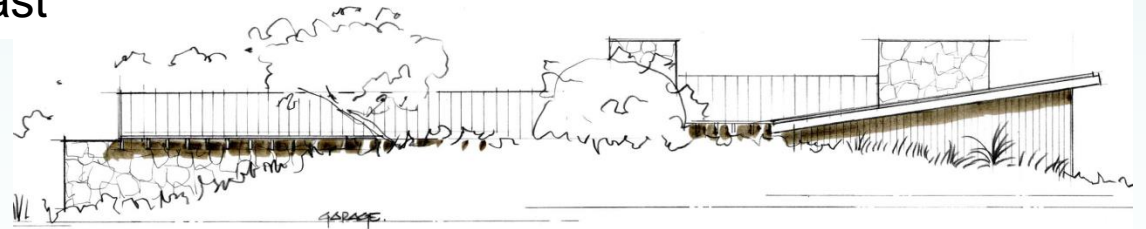


Southwest

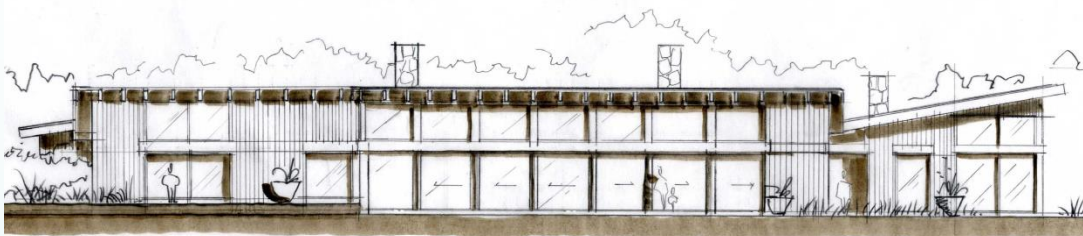
Ocean Estate Residence



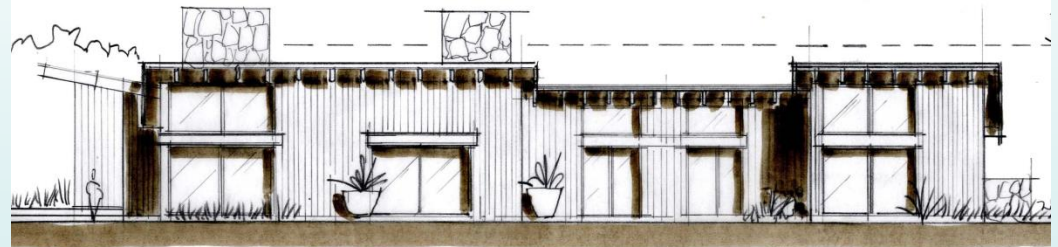
Northeast



Northwest



Southwest



Southeast

Appeal Issues: Resource Analysis

- Impact Areas
 - Hazardous Materials
 - White-Tailed Kites
 - Harbor Seals
 - Transportation/Traffic

Appeal Issues: Policy Consistency

- White-tailed kites
- Transportation
- Agricultural conversion

Appeal Issues: EIR Adequacy

- Alternatives
- Impact Determinations and Mitigation
 - Recreation: level of impact; need for mitigations; thresholds¹
 - Adequacy of cumulative aesthetic class I mitigation
- Adequacy of EIR
- Adequacy of response to comments

(1)<http://sbcountyplanning.org/pdf/ManualsReports/Manuals/Environmental%20Thresholds%20October%202008%20corrected%206-1-2009.pdf>

Appeal Issues: Project Components and Merits

- Include 25 Naples Lots with proposed project
 - Standstill and Settlement Agreement
 - Waterline
 - Public benefit
- Conditional nature of public access offerings
- Adequacy of site for development

Summary

- Approval would allow the development of two estate homes on 143 acres
- Public Access Offers: public parking lot; access over the UPRR tracks; ~1 mile of Coastal Trail; vertical access to beach; lateral access along the sandy beach
- 117-acre open space/conservation easement including restoration areas and management for white-tailed kites
- \$20,000 seed money to establish Gaviota Seals Watch
- Trails endowment
- Consistent with applicable policies
- Mitigated to the maximum extent feasible
- Planning Commission approval

Recommendation

- Deny the appeal, Case No.13APL-00000-000028
- Make the required findings for approval of the project
- Certify the Environmental Impact Report, 09EIR-00000-00003 as modified by the Updated Biological Resources Section, EIR Revision Letter RV1, and EIR Revision Letter RV2, and adopt the mitigation monitoring program in the conditions of approval
- Approve the project, Case No. 06CDH-00000-00038, 06CDH-00000-00039, 07CUP-00000-00065, 09CDP-00000-00045, 10CUP-00000-00039, 10CDP-00000-00094, subject to the conditions of approval

Extra Slides Below



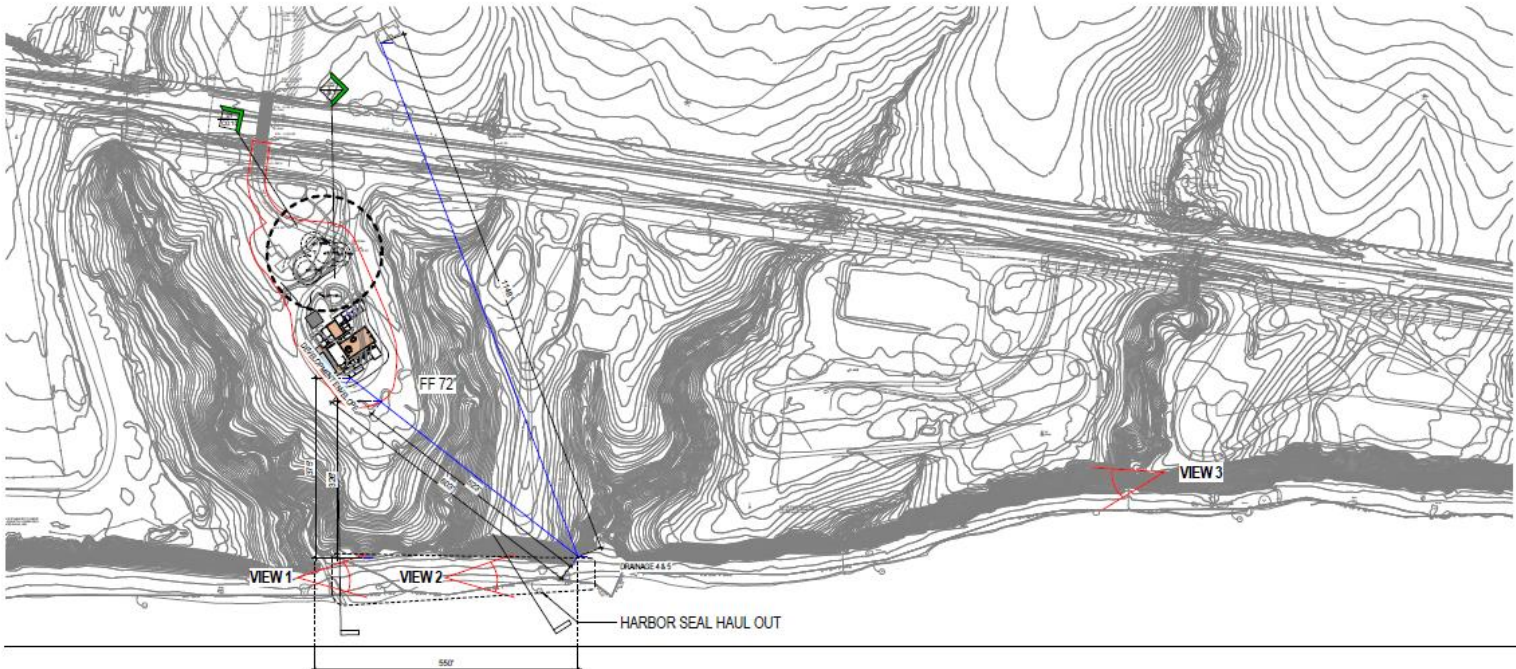
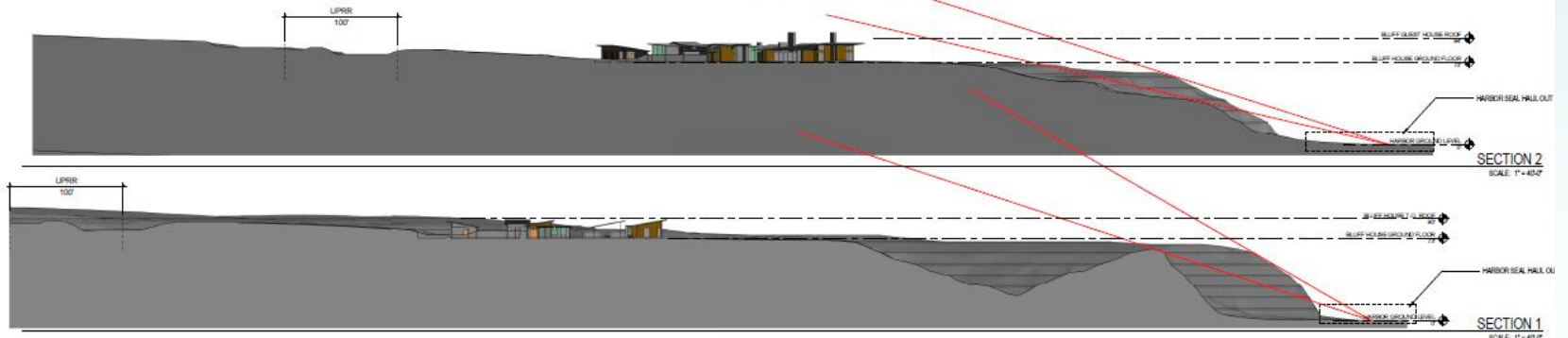
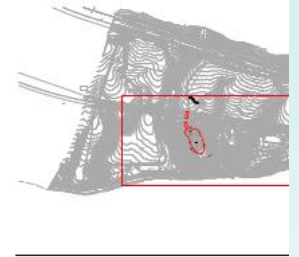
1 (2013)



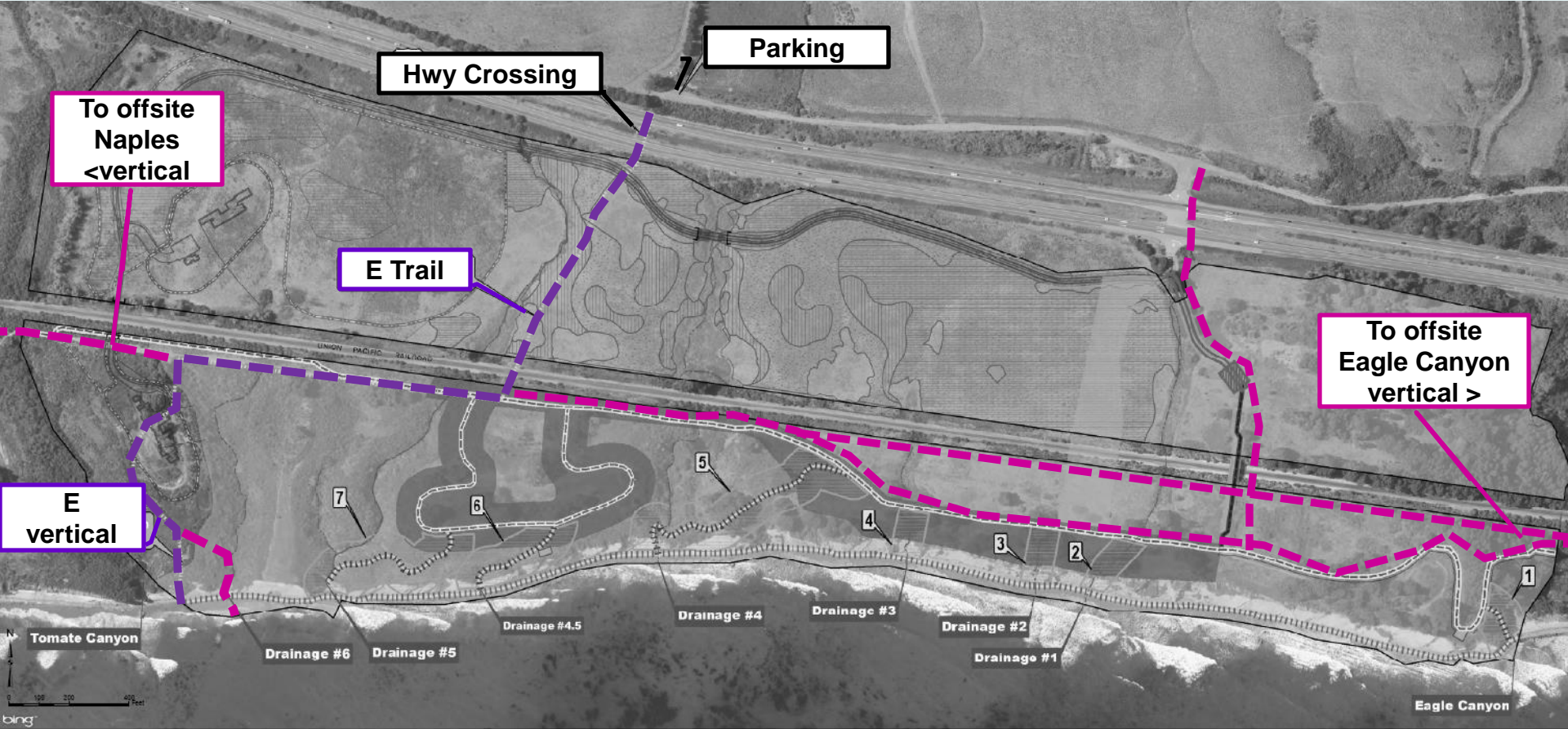
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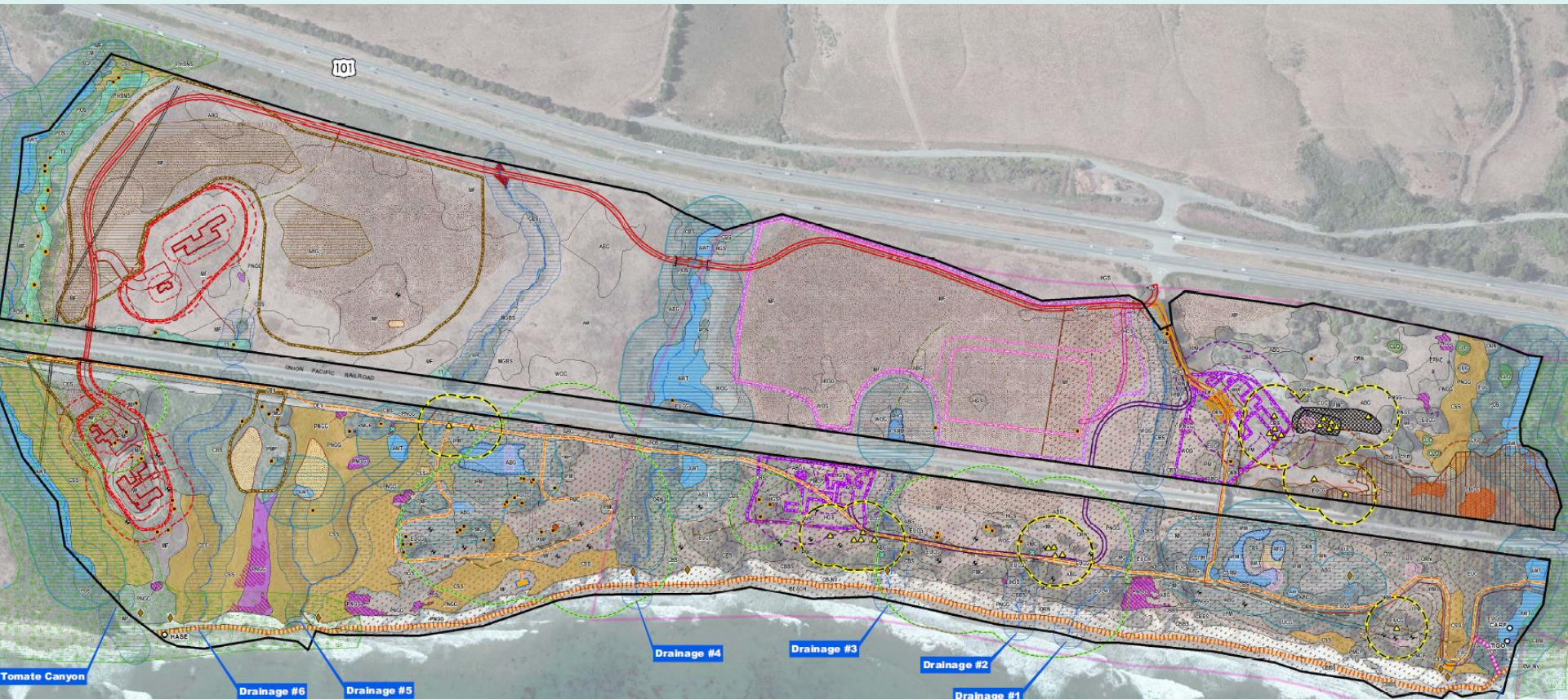
3 (2011)



Existing & Past Unauthorized Access Summary



Site Constraints



- Visibility
- Archaeological Sites
- Hazardous Materials
- Bio Resources

Photo Simulation Viewpoints



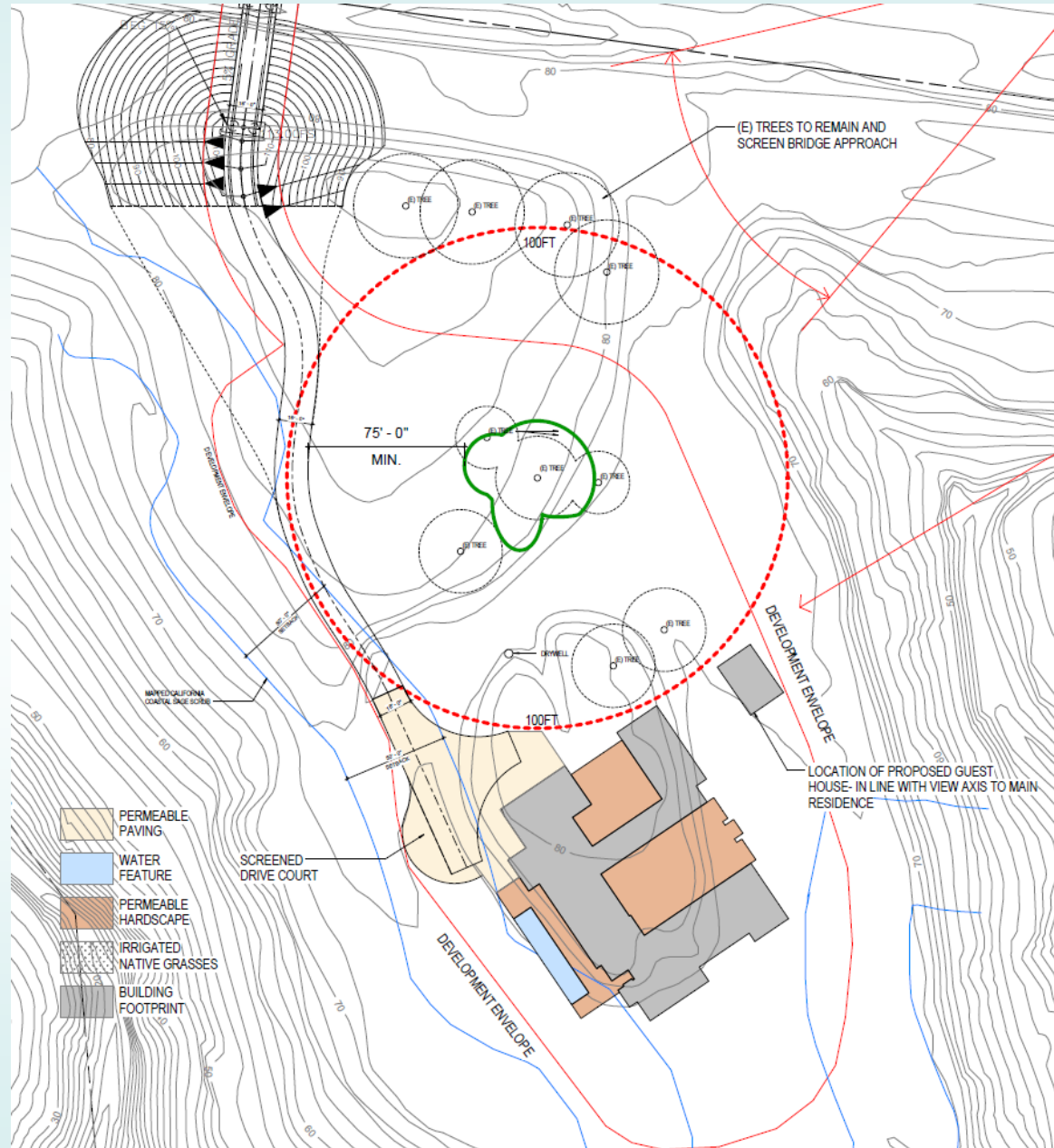
Original View 1: HWY 101 North



View 1: Mitigated



Mitigated Ocean Estate



Ocean Estate Site Plan



Inland Estate Site Plan



Site/ Landscape Legend

- | # | Description |
|----|---|
| 1 | Entrance gate and columns. |
| 2 | Chipseal driveway. |
| 3 | Permeable surface outdoor with cobble band. |
| 4 | Drought tolerant grass panels such as LAC Verde Buffalo Grass or Agrostis patterns. |
| 5 | Ramp to below grade garage. |
| 6 | Transitional landscape: planting to exhibit strong native characteristics and have high fuel modification values (30'-100' from building edges). |
| 7 | Semi ornamental planting at building edges with native or Mediterranean characteristics and high fuel modification values (0'-30' from building edges). |
| 8 | Infinity edge pool with spa. |
| 9 | South pool terrace. |
| 10 | South lounge with outdoor dining and fireplace. |
| 11 | Reflecting pool. |
| 12 | Native bunch grasses. |
| 13 | Existing annual Bromes grassland. See fuel modification notes, this sheet. |
| 14 | Semi-dwarf Citrus Orchard: to be maintained at 10' height. |
| 15 | Large canopy evergreen tree. |
| 16 | Accent trees such as field grown Olives: to be maintained at 22' height. |
| 17 | Small accent tree. |

Design Images

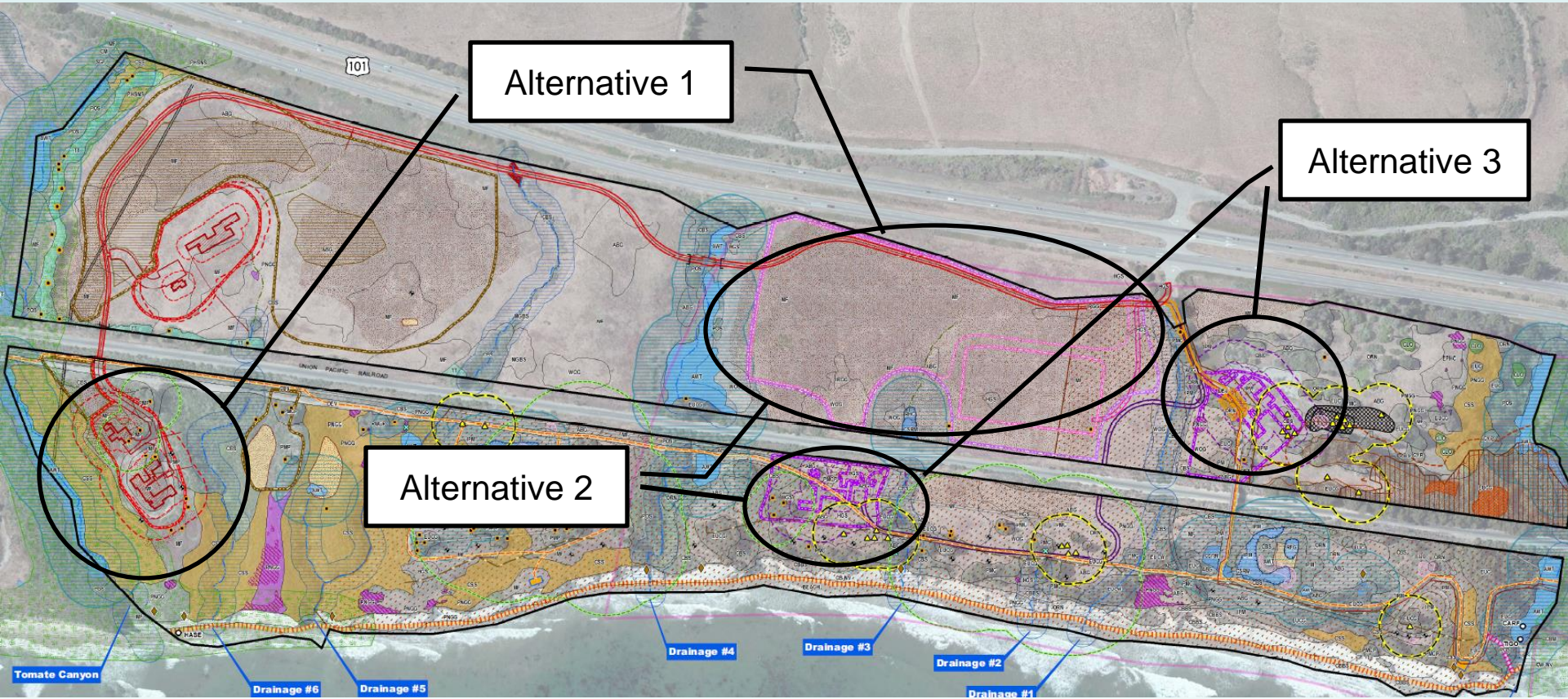


Scale: 1" = 40'

Private Bridge



Alternatives



Alternative 1-Coastal Commission Inland Estate & Proposed Coastal

Alternative 2- Coastal Commission Inland Estate and Ocean Estate Alternative Site

Alternative 3- East-Side Inland Estate Site and Ocean Estate Alternative Site