

## ATTACHMENT B

### REVISIONS TO CONDITIONS OF APPROVAL (C-1 through C-3) (indicated by ~~strikethrough~~ and underline)

**NOTE: Only those conditions for which changes are proposed are shown herein. Except as to the changes appearing in this Attachment B, all existing Conditions of Approval approved and adopted by the Board of Supervisors on October 21, 2008, shall remain in full force and effect.**

#### Conditions (Attachment C-1)

##### Project Description:

**A.3.b.(vii) Major Conditional Use Permits (Case Nos. 08CUP-00000-00060, 08CUP-00000-00061, 08CUP-00000-00044, 03CUP-00000-00082 and 03CUP-00000-00083).** Authorization for use and operation of major facilities not otherwise allowed as principally permitted under the Naples Townsite zone district and associated regulations of the LUDC. Case No. 08CUP-00000-00060 encompasses coastal trail facilities within the Coastal Zone, paralleling the north and south sides on Hwy 101, on portions of Dos Pueblos Ranch and Santa Barbara Ranch that will retained their current AG-II-100 zoning. Case No. 08CUP-00000-00061 encompasses a sewage package treatment facility located within the Coastal Zone on Lot 188, and serves all connections within coastal portions of Santa Barbara Ranch. Case No. 08CUP-00000-00044 encompasses equestrian facilities located within the Coastal Zone on Santa Barbara Ranch, Lot 97, for non-commercial use by Project residents. Case No. 03CUP-00000-00082 encompasses two package treatment associated water reclamation facilities located outside of the Coastal Zone on Lots 48 and 108, and serves all connections within inland portions of the Project. Case No. 03CUP-00000-00083 encompasses retrofit/upgrade of an existing potable water treatment plant ~~domestic water treatment facilities~~ located within the Coastal Zone on Santa Barbara Ranch, Lots ~~48 and 185.~~ 51.

**A.3.b.(viii) Minor Conditional Use Permits (Case Nos. 08CUP-00000-00042, 08CUP-00000-00043, 08CUP-00000-00046 and 08CUP-00000-00062).** Authorization for use and operation of minor facilities not otherwise allowed as principally permitted under the Naples Townsite zone district and associated regulations of the LUDC. Case No. 08CUP-00000-00042 encompasses all utilities, roads and service connections for inland portions of the Project that are rezoned to Naples Townsite and exceed prescribed thresholds under the LUDC, as amended. Case No. 08CUP-00000-00043 encompasses all utilities, roads and service connections within the Coastal Zone that serve inland portions of the Project as more fully described in Exhibit 13. None of the use or improvements associated with Case No. 08CUP-00000-00043 serve development within the Coastal Zone. Case No. 08CUP-00000-00046 encompasses all utilities, roads and service connections within the Coastal Zone that serve coastal portions of the Project. Case No. 08CUP-00000-00062 provides for a farm employee duplex located within the Coastal Zone on Santa Barbara Ranch, Lot 97.

**A.3.b.(ix) Coastal Development Permits (Case Nos. 08CDP-00000-00080 through 08CDP-00000-00123, and 08CDP-00000-00163).** Coastal Development Permits depicting site-specific details as to physical configuration and building design for all structures, road, utilities (including package treatment plants and water treatment/reclamation/storage facilities), coastal access and related improvements located within the Coastal Zone. Case No. 08CDP-00000-00080 encompasses all utilities, roads, water treatment plant upgrade and service connections within the Coastal Zone that serve inland portions of the Project as more fully described in Exhibit 13. None of the use or improvements associated with Case Nos. 08CDP-00000-00080 serve development within the Coastal Zone. Case No. 08CDP-00000-00081 encompasses all utilities (including package wastewater treatment plants, and water treatment plant upgrade and water/reclamation facilities), roads and service connections within the Coastal Zone that serve coastal portions of the Project. Case Nos. 08CDP-00000-00082 through 08CDP-00000-00097 encompasses 16 residential lots located within the Coastal Zone on Santa Barbara Ranch, Lots 70, 63, 35, 39, 91, 66, 43, 42, 41, 71, 12, 69, 97, 93, 119 and 122. Case Nos. 08CDP-00000-00098 through 00101 encompass four residential lots, each with an individual septic system, located within the Coastal Zone on Dos Pueblos Ranch, Lots DP-13, 15, 16 and 20. Case No. 08CDP-00000-00120 encompasses equestrian facilities and agricultural support buildings located within the Coastal Zone on Santa Barbara Ranch, Lot 97. Case No. 08CDP-00000-00121 encompasses coastal access improvements within the Coastal Zone on Dos Pueblos Ranch and Santa Barbara Ranch including trails, public access road, restroom facility, 30-space public parking lot and marine wildlife interpretive pavilion and beach access structure. Case No. 08CDP-00000-00122 encompasses improvements to the existing Hwy 101 northbound on and off ramps to provide a configuration similar to the existing southbound facilities. Case No. 08CDP-00000-00123 encompasses miscellaneous accessory facilities consisting of a new entry gatehouse at Langtry Lane, two new security gates for access roads north of Hwy 101, and three new mailbox/callbox shelters. Case No. 08CDP-00000-00163 encompasses a farm employee duplex located within the Coastal Zone on Santa Barbara Ranch, Lot 97.

**A.3.c. Geographic Segmentation.** The legislative actions and land use entitlements described in Paragraphs A.3.a. and A.3.b. herein involve land contained both within and outside of the Coastal Zone. For areas outside of the Coastal Zone (“Inland”), the County retains exclusive land use jurisdiction. For areas within the Coastal Zone (“Coastal”), the Coastal Commission retains exclusive jurisdiction over legislative actions and adjudicative authority over certain types of entitlements that are appealable. The geographic segmentation of Project approvals and appealable actions are displayed in Table 4.

**General Provisions:**

**B.10. Staged Development:** The MOU expressly includes that certain amendment approved by the Board of Supervisors on October 7, 2008, which provides a process whereby development of the Inland and DPR Property, as shown in Exhibit 16, may proceed

in advance of obtaining all governmental approvals for the Coastal Property. ~~The Conditions of Approval are not intended to supersede the terms and conditions of the MOU and any amendments thereto.~~ In the event that any of the Conditions of Approval are inconsistent or conflict with the processing terms-provisions of the MOU (most notably, allowing development of the Inland and DPR Property in advance of obtaining all governmental approvals for the Coastal Property ), the terms of the MOU shall prevail.

**Project Specific Conditions:**

**D.1.a.** All development shall substantially conform to the geographic location, physical configuration, design attributes, and overall layout of all structures, road, utilities and physical alternations shown and described in the Exhibits referenced in the Project Description. The Applicant shall submit architectural drawings of ~~the Project (including design plans for all trail and coastal access improvements)~~ and obtain Preliminary and Final Approval by the Board of Architectural Review (“BAR”) for all development requiring a Coastal Development or Land Use Permit (including design plans for all trail and coastal access improvements). Preliminary and Final Design approval shall be as a condition prerequisite to obtaining Final Planning Approval for each individual Coastal Development and Land Use Permit. Discretion is hereby granted to BAR to finalize site and building designs within the following parameters: (i) the number, distribution and size of structures (by lot) shall substantially conform to Tables 2 and 5, and the Scope of Development described in Exhibit 13; (ii) the total amount of earthwork for the entire Project shall not exceed the volume shown in Table 2 295,000 cubic yards of cut or 175,000 cubic yards of fill; (iii) for lots within the Coastal Zone, the amount of earthwork associated with each individual lot shall not exceed the volumes corresponding to each such lot as shown in Table 2 ; (iii) building height (as defined and determined pursuant to the LUDC and implementing regulations) shall not exceed 16 feet for those portions of the Project area located north of Hwy 101, and 25 feet for those portions of the Project area located south of the highway; (v) building and site design shall substantially conform to the Design Guidelines, as amended, and Prototype Matrix; (vi) all buildings shall be contained within the designated development envelop for each lot; and (vii) the overall Project shall abide by the development standards specified in the NTS zone regulations.

**D.1.b.** The Prototype Matrix shall be updated as follows: ~~(i) all new home sites and structures south of Hwy 101 on Santa Barbara and Dos Pueblos Ranches shall incorporate the architectural themes and styling described in the Design Guidelines for areas north of the freeway; and (ii) each lot on Santa Barbara and Dos Pueblos Ranches south of Hwy 101 shall be assigned one or more prototypes that are acceptable for each lot to conform incorporate Table 5.~~ The scale, configuration and architectural character of residential development associated with Final Development Plan Case No. 03DVP-00000-00041, Coastal Development Permit Nos. 00098 through 00101, and Land Use Permit No. 08LUP-00000-00466 shall be limited to prototype options assigned to each lot listed in Table 5 and graphically depicted in Exhibit 17. The scale, configuration and architectural character of residential development associated with Final Development Plan Case Nos. 08DVP-00000-00024 shall be limited to the prototype options assigned to

each lot listed in the Prototype Matrix dated July 14, 2008. Total building area shall not exceed the thresholds corresponding to each lot listed in Table 2 and governed by the definitions and terms stipulated in the footnotes.

**D.2.a.** Prior to Final Planning Approval for any aspect of the Project, the Open Space and Habitat Management Plan (“OSHMP”) shall be revised and resubmitted to the Department for review and approval. Revisions to the Plan shall consist of the following: (i) modification of narrative, statistics and related elements to fully incorporate Alternative 1B as the approved Project; (ii) incorporation of all relevant Mitigation Measures and Conditions of Approval bearing on biological resource protection and enhancement; (iii) identification of the specific third party conservation organization to whom the Open Space Conservation Easement (“OSCE”) is to be conveyed (e.g., Land Trust or other organization); (iv) elimination of the proposed beach access structure and westerly loop trail segment as elements of coastal access improvements; (v) all pets outside of development envelopes, including designated open space and access trails, must be leashed at all times; and (vi) revision of the Monitoring and Enforcement provisions of the document to fully distinguish between short-term, long-term monitoring and in perpetuity, substantially in conformance with the Final Open Space Management Plan for The Preserve at San Marcos dated December 6, 2006.

**D.2.c.** The OSCE shall be reviewed and approved by the Department and County Counsel, and it shall be recorded on the Inland Property, DPR Property and Coastal Property (as depicted in Exhibit 16) prior to and as a condition prerequisite to obtaining Final Planning Approval ~~for any aspect of the Project~~ development of these individual segments of the Project, including, but not limited to, recordation of subdivision Maps. The terms and conditions of the OSCE and OSHMP shall also: (i) be incorporated in the Conditions, Covenants and Restrictions (“CC&Rs”) required by Condition No. D.3.c.; and (ii) be reflected on Vesting Tentative Tract Map. Implementation of the OSHMP and OSCE shall be the responsibility of the Applicant and successor HOA, and the CC&Rs shall expressly stipulate these obligations. In addition, the CC&Rs shall expressly provide financing to underwrite the cost of long-term monitoring, maintenance and enforcement of the OSHMP and OSCE. Alternatively, operations and enforcement of the OSHMP and OSCE may be accomplished through creation of a Community Facilities District (or equivalent) as provided in Condition No. D.7.d.

**D.3.c.** All common areas of the Property encompassed by the Final Development Plans, as well as all shared improvements (e.g., private roads, entry gates, coastal access and public recreational amenities, water treatment/reclamation and distribution facilities, sewage treatment package plants and distribution system, utility infrastructure and the like) shall be held by the HOA (in fee or by easement) and shall be maintained in a continuous state of good condition and repair in compliance with the OSHMP and OCE. The requirement for HOA ownership and maintenance of the common areas and improvements shall be set forth in CC&Rs. The CC&Rs shall also provide for the establishment of architectural controls consistent with the Design Guidelines and shall require the owner of each lot and successor’s in interest, at their sole and individual expense, maintain all common areas and improvements. The County shall be named as a

Third Party beneficiary with the right, but not the obligation, to enforce the CC&Rs in the event of default. Furthermore, the CC&Rs shall not be amended without the County's prior written approval. The form and content of the CC&Rs (including the County's third party designation and approval rights) shall be subject to review and approval by County Counsel and the Department, and shall be recorded on the Inland Property, DPR Property and Coastal Property (as depicted in Exhibit 16) prior to and as a condition prerequisite to obtaining Final Planning Approval for development of these individual segments of the Project, prior to and as condition prerequisite to granting Final Planning Approval for any aspect of the Project.

**D.7.c.** All uses and improvements included within Final Development Plans shall be served by sewage treatment package plants ("STPs") as shown and described in the Project exhibits. Prior to, and as a condition prerequisite, Final Planning Approval shall not be granted for any aspect of the Project until the Applicant has prepared final construction plans for the STP that serves such lot and received approval from the Department, evidencing: (i) provision of an uninterrupted power supply and pressurized conveyance system for property operations and prevention of accidental releases of untreated sewage; and (ii) sizing of facilities which are the minimum necessary to serve all of the affected lots served by the STP. In addition, Final Planning Approval is subject to, and contingent upon, the Applicant preparing a Report of Waste Discharge ("ROWD") and receiving approval from the Regional Water Quality Control Board ("RWQCB") for each STP. The ROWD shall describe the system and its components, and provide all design calculations to ensure the capacity of the system to treat the anticipated volumes of wastewater and to ensure that the discharge will not contribute to an exceedance of any applicable surface water quality objectives. The ROWD shall also describe the operation and maintenance procedures of the system, and identify the administrative framework and individuals responsible for operation of the system, along with back-up and emergency response provisions.

**Permit Specific Conditions:**

**F.1.1.** Lot Line Adjustment Case Nos. 08LLA-00000-00010 and 00014, and Conditional Certificates of Compliance Case Nos. 08COC-00000-00001, 00002 and 00003 are approved subject to the following provisions: (i) development shall be limited and conform to that which concurrently approved for Land Use Permit No. 08LUP-00000-00466 and Coastal Development Permit Nos. 08CDP-00000-00098 through 00101, including all conditions applicable thereto; (ii) the form and content of the Maps and exhibits shall be subject to specification and approval by the County Surveyor; (iii) the actions shall not become effective until or unless the voluntary merger of lots comprising DP-17 have been completed; (iv) the actions shall not become effective until all required applications have been filed and accepted by the Department as necessary to undertake the Project Lot Line Adjustments, including the consent of all Property owners (e.g., Dos Pueblos Ranch and Santa Barbara Ranch, as appropriate); and (v) prior to and as a condition prerequisite to recordation, the Applicant shall identify the location of all

abandoned oil well test sites within development envelopes, maintain a ten-foot separation between each site and all structures, and denote this information on disclosure documents recorded on the affected lots. Furthermore, Lot Line Adjustment Case Nos. 08LLA-00000-00010 and ~~00011-00014~~ shall not be accepted for recordation by the County Surveyor until: (i) the Conditional Certificates of Compliance are first accepted and recorded; and (ii) the voluntary merger associated with ~~Lot Line Adjustment Case Nos. 08LLA-00000-00014~~DP 17 is completed.

**F.2.a.** The Final Development Plan Case No. 08DVP-00000-00024 shall not become effective for the Inland Property (as depicted in Exhibit 16) until or unless: (i) all required applications have been filed and accepted by the Department as necessary to undertake the Project as it pertains to the Inland Property and DPR Property (as depicted in Exhibit 16), including the consent of all Property owners (e.g., Dos Pueblos Ranch and Santa Barbara Ranch, as appropriate); and (ii) concurrent approval is granted and becomes effective for Comprehensive Plan Amendment (Case No. 03GPA-00000-00005) and Zoning Ordinance Amendment (Case Nos. 08ORD-00000-00009 and 03RZN-00000-00006). The Final Development Plan Case No. 08DVP-00000-00024 shall not become effective for the DPR Property (as depicted in Exhibit 16) until or unless: (i) the foregoing requirements for the Inland Property have been satisfied; and (ii) ~~concurrent~~ approval is granted and becomes effective for the Williamson Act Contract Modifications and Agricultural Easement Exchange (Case No. 05AGP-00000-00011). Approval of the Final Development Plan Case Nos. 03DVP-00000-00041 and 08DVP-00000-00025 shall not become effective until or unless: (i) all required applications have been filed and accepted by the Department as necessary to undertake the Project as it pertains to the Coastal Property, including the consent of all Property owners (e.g., Dos Pueblos Ranch and Santa Barbara Ranch, as appropriate); and (ii) concurrent approval is granted and becomes effective for the Williamson Act Contract Modifications and Agricultural Conservation Easement Exchange (Case No. 05AGP-00000-00011), CLUP Amendment (Case No. 03GPA-00000-00006) and Zoning Ordinance Amendment (Case Nos. 08ORD-00000-00009 and 03RZN-00000-00005).

**F.3.a.** ~~The Approval of Conditional Use Permit Nos. 08CUP-00000-00042 and 03CUP-00000-00082 shall not become effective for the Inland Property (as depicted in Exhibit 16) until or unless: (i) all required applications have been filed and accepted by the Department as necessary to undertake the Project as it pertains to the Inland Property, including the consent of all Property owners (e.g., Dos Pueblos Ranch and Santa Barbara Ranch, as appropriate); and (ii) concurrent approval is granted and becomes effective for Final Development Plan Case No. 08DVP-00000-00024 as it pertains to the Inland Property.~~ The Approval of Conditional Use Permit Nos. 08CUP-00000-00042 and 03CUP-00000-00082 shall not become effective for the DPR Property (as depicted in Exhibit 16) until or unless: (i) the foregoing requirements for the Inland Property have been satisfied; and (ii) concurrent approval is granted and becomes effective for Final Development Plan Case No. 08DVP-00000-00024 as it pertains to the DPR Property. Approval of Conditional Use Permit Nos. 03CUP-00000-00083 and CUP-00000-00043 shall not become effective until or unless: (i) all required applications have been filed and accepted by the Department as necessary to undertake the Project as it pertains to the

Coastal Property (as depicted in Exhibit 16), including the consent of all Property owners (e.g., Dos Pueblos Ranch and Santa Barbara Ranch, as appropriate); and (ii) concurrent approval is granted and becomes effective for Coastal Development Permit Nos. 08CDP-00000-00080. Approval of ~~the~~ Conditional Use Permit Nos. ~~08CUP-00000-00043,~~ 08CUP-00000-00046, 08CUP-00000-00062, ~~03CUP-00000-00083,~~ 08CUP-00000-00044, 08CUP-00000-00060 and 08CUP-00000-00061 shall not become effective until or unless: (i) all required applications have been filed and accepted by the Department as necessary to undertake the Project as it pertains to the Coastal Property (as depicted in Exhibit 16), including the consent of all Property owners (e.g., Dos Pueblos Ranch and Santa Barbara Ranch, as appropriate); and (ii) concurrent approval is granted and becomes effective for Final Development Plan Case Nos. 03DVP-00000-00041 and 08DVP-00000-00025.

**F.4.b.** No Final Planning Approval shall be granted for any Coastal Development or Land Use Permit approved in connection with Final Development Plan Case Nos. 03DVP-00000-00041, 08DVP-00000-00024 or 08DVP-00000-00025 until: (i) all required applications have been filed and accepted by the Department as necessary to undertake development pursuant to each such Permit, including the consent of all Property owners (e.g., Dos Pueblos Ranch and Santa Barbara Ranch, as appropriate); (ii) concurrent approval is granted and becomes effective for all other discretionary land use entitlements to which the Coastal Development and Land Use Permits pertain (e.g., Development Plans and Conditional Use Permits); and (iii) all other applicable conditions specified herein has been fully satisfied (e.g., Condition No. F.4.d.). In addition, the following requirements shall apply:

- (1) No Final Planning Approval shall be granted for any Coastal Development Permit approved in connection with Final Development Plan Case Nos. ~~03DVP-00000-0004~~ 00041 or 08DVP-00000-00025 until: (i) the Applicant has offered to dedicate the frontage of land which is owns from the edge of bluff seaward to the Property line in a form acceptable to the Department and County Counsel; (ii) all voluntary lot mergers have been recorded in order to achieve the final Project configuration for the Coastal Property.
- (2) No Final Planning Approval shall be granted for any Land Use Permit approved in connection with the Final Development Plan Case No. 08DVP-00000-00024 for the Inland Property until: (i) final approval has been granted for 03CUP-00000-00083, 08CUP-00000-00043 and 08CDP-00000-00080 as necessary to provide supporting infrastructure for the Inland Property (to the extent that any or all such permits are necessary to serve the affected lot), including appeals to the Coastal Commission, if any; (ii) all voluntary lot mergers specified in the MOU in regard to the Inland Property have been duly recorded.
- (3) No Final Planning Approval shall be granted for any Land Use Permit approved in connection with the Final Development Plan Case No. 08DVP-00000-00024 for the DPR Property until: (i) final approval has

been granted for 03CUP-00000-00083, 08CUP-00000-00043 and 08CDP-00000-00080 as necessary to provide supporting infrastructure for the DPR Property (to the extent that any or all such permits are necessary to serve the affected lot) , including appeals to the Coastal Commission, if any; (ii) all voluntary lot mergers specified in the MOU in regard to the DPR Property have been duly recorded; (iii) concurrent approval is granted and becomes effective for the Williamson Act Contract Modifications and Agricultural Easement Exchange (Case No. 05AGP-00000-00011).

**Tables (Attachment C-2)**



Table 1 Conditions of Approval (See Footnotes at End of Table)	A	B	C	D																		
	All	All	All	1.a.	1.b.	1.c.	1.d.	1.e.	2.a.	2.b.	2.c.	2.d.	2.e.	3.a.	3.b.	3.c.	3.d.	3.e.	4.a.	4.b.	4.c.	
<b>WA-ACE Easement Exchange</b>																						
05AGP-00000-00011	x	x	x											x	x	x			x			
<b>Conditional Certificates of Compliance</b>																						
08COC-00000-00001 through 00003	x	x	x											x								
<b>Lot Line Adjustments</b>																						
08LLA-00000-00010 and 00014	x	x	x											x						x		
<b>Vesting Tentative Tract Map</b>																						
08TRM-00000-00006	x	x	x											x	x	x			x			
<b>Final Development Plans</b>																						
08DVP-00000-00024 Inland	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x		x			x
08DVP-00000-00025 Cal Trans	x	x	x	x	x	x	x	x	x	x	x	x	x	x		x	x		x			x
03DVP-00000-00041 Coastal	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
<b>Major Conditional Use Permits</b>																						
08CUP-00000-00060 Coastal Trail	x	x	x	x					x	x	x	x	x	x		x	x		x			
08CUP-00000-00061 Coastal STP	x	x	x	x					x	x	x	x	x	x		x	x		x			
08CUP-00000-00044 Equestrian Fac.	x	x	x	x		x	x		x	x	x	x	x	x		x	x	x	x			
03CUP-00000-00082 STP Inland	x	x	x	x					x	x	x	x	x	x		x	x		x			
03CUP-00000-00083 Water Treatment	x	x	x	x					x	x	x	x	x	x		x	x		x			
<b>Minor Conditional Use Permits</b>																						
08CUP-00000-00042 Inland Infrastr.	x	x	x	x					x	x	x	x	x	x		x	x		x			
08CUP-00000-00043 Coastal Infrastr.	x	x	x	x					x	x	x	x	x	x		x	x		x			
08CUP-00000-00046 Coastal Infrastr.	x	x	x	x					x	x	x	x	x	x		x	x		x			
08CUP-00000-00081-00062 Employee Dup.	x	x	x	x	x	x	x		x	x	x	x	x	x		x	x		x			
<b>Coastal Development Permits</b>																						
08CUP-00000-00080 Inland Infrastr.	x	x	x	x					x	x	x	x	x	x		x	x		x			x
08CUP-00000-00081 Coastal Infrastr.	x	x	x	x					x	x	x	x	x	x		x	x		x			x
08CDP-00000-00082 through 00097 SBR Coastal Homes	x	x	x	x	x	x	x		x	x	x	x	x	x		x	x		x	x	x	
08CDP-00000-00098 through 00101 DPR Coastal Homes	x	x	x	x	x	x	x		x	x	x	x	x	x	x							x
08CDP-00000-00120 Equestrian Fac.	x	x	x	x	x	x	x		x	x	x	x	x	x		x	x	x	x			x
08CDP-00000-00121 Coastal Access	x	x	x	x					x	x	x	x	x	x		x	x		x			x
08CDP-00000-00122 Hwy Interchange	x	x	x	x					x	x	x	x	x	x		x	x		x			x
08CDP-00000-00123 Accessory Strs.	x	x	x	x	x	x	x	x	x	x	x	x	x	x		x	x		x			x
08CDP-00000-00062 Employee Dup.	x	x	x	x	x	x	x		x	x	x	x	x	x		x	x		x			x
<b>Land Use Permits</b>																						
08LUP-00000-00416 through 00465 Inland SBR/DRP Homes	x	x	x	x	x	x	x		x	x	x	x	x	x		x	x		x			x
08LUP-00000-00466 DRP Inland Lot	x	x	x	x	x	x	x		x	x	x	x	x	x								x
08LUP-00000-00344 Inland Infrastr.	x	x	x	x					x	x	x	x	x	x		x	x		x			x
03LUP-00000-00739 Stockpiling				x																		

<b>TABLE Table 1</b> <b>Conditions of Approval</b> <b>(See Footnotes at End of Table)</b>	<b>D</b>						<b>E</b>														
	<b>4.d.</b>	<b>5.a.</b>	<b>5.b.</b>	<b>6.a.</b>	<b>6.b.</b>	<b>7.a.</b>	<b>7.b.</b>	<b>7.c.</b>	<b>7.d.</b>	<b>7.e.</b>	<b>7.f.</b>	<b>2.a.</b>	<b>2.b.</b>	<b>2.c.</b>	<b>2.d.</b>	<b>3.a.</b>	<b>3.b.</b>	<b>3.c.</b>	<b>3.d.</b>	<b>4.a.</b>	<b>4.b.</b>
<b>WA-ACE Easement Exchange</b>																					
05AGP-00000-00011																					
<b>Conditional Certificates of Compliance</b>																					
08COC-00000-00001 through 00003																					
<b>Lot Line Adjustments</b>																					
08LLA-00000-00010 and 00011									X		X	X	X	X	X	X	X		X	X	
<b>Lot Mergers</b>																					
<b>Vesting Tentative Tract Map</b>																					
08TRM-00000-00006	X	X				X	X	X	X		X	X	X	X	X	X	X		X	X	
<b>Final Development Plans</b>																					
08DVP-00000-00024 Inland	X	X				X	X	X	X	X	X	X	X	X	X	X	X		X	X	
08DVP-00000-00025 Cal Trans	X										X	X	X	X	X	X	X		X	X	
03DVP-00000-00041 Coastal	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
<b>Major Conditional Use Permits</b>																					
08CUP-00000-00060 Coastal Trail	X			X	X		X	X	X		X	X	X	X	X	X	X		X	X	
08CUP-00000-00061 Coastal STP	X			X	X		X	X	X	X	X	X	X	X	X	X	X		X	X	
08CUP-00000-00044 Equestrian Fac.	X			X	X	X	X	X	X		X	X	X	X	X	X	X	X	X	X	
03CUP-00000-00082 STP Inland	X						X	X	X	X	X	X	X	X	X	X	X		X	X	
03CUP-00000-00083 Water Treatment	X			X	X		X	X	X	X	X	X	X	X	X	X	X		X	X	
<b>Minor Conditional Use Permits</b>																					
08CUP-00000-00042 Inland Infrastr.	X						X	X	X	X	X	X	X	X	X	X	X		X	X	
08CUP-00000-00043 Coastal Infrastr.	X			X	X		X	X	X	X	X	X	X	X	X	X	X		X	X	
08CUP-00000-00045-00046 Coastal Infrastr.	X			X	X		X	X	X	X	X	X	X	X	X	X	X		X	X	
08CUP-00000-00081-00062 Employee Dup.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	
<b>Coastal Development Permits</b>	X										X	X	X	X	X	X	X		X	X	
08CUP-00000-00080 Inland Infrastr.	X			X	X		X	X	X	X	X	X	X	X	X	X	X		X	X	
08CUP-00000-00081 Coastal Infrastr.	X			X	X		X	X	X	X	X	X	X	X	X	X	X		X	X	
08CDP-00000-00082 through 00097 SBR Coastal Homes	X	X		X	X	X	X	X	X		X	X	X	X	X	X	X		X	X	
08CDP-00000-00098 through 00101 DPR Coastal Homes	X	X								X	X	X	X	X	X	X	X		X	X	
08CDP-00000-00120 Equestrian Fac.	X			X	X	X	X	X	X		X	X	X	X	X	X	X	X	X	X	
08CDP-00000-00121 Coastal Access	X			X	X		X	X	X		X	X	X	X	X	X	X		X	X	
08CDP-00000-00122 Hwy Interchange	X										X	X	X	X	X	X	X		X	X	
08CDP-00000-00123 Accessory Strs.	X			X	X		X	X	X		X	X	X	X	X	X	X		X	X	
03CDP-00000-00081 Employee Dup.	X	X	X	X	X	X	X	X	X		X	X	X	X	X	X	X		X	X	
<b>Land Use Permits</b>																					
08LUP-00000-00416 through 00465 Inland SBR/DRP Homes	X	X					X	X	X	X	X	X	X	X	X	X	X		X	X	
08LUP-00000-00466 DRP Inland Lot	X	X								X	X	X	X	X	X	X	X		X	X	
03LUP-00000-00344 Inland Infrastr.	X						X	X	X	X	X	X	X	X	X	X	X		X	X	
03LUP-00000-00739 Stockpiling																					

TABLE Table 1 Conditions of Approval (See Footnotes at End of Table)	E						F															
	5.a.	5.b.	5.c.	6.a.	6.b.	6.c.	1.a.	1.b.	1.c.	1.d.	1.e.	1.f.	1.g.	1.h.	1.i.	1.j.	1.k.	1.l.	2.a.	2.b.	2.c.	
<b>WA-ACE Easement Exchange</b>																						
05AGP-00000-00011																						
<b>Conditional Certificates of Compliance</b>																						
08COC-00000-00001 through 00003																			X			
<b>Lot Line Adjustments</b>																						
08LLA-00000-00010 and 00011																	X	X				
<b>Lot Mergers</b>																						
<b>Vesting Tentative Tract Map</b>																						
08TRM-00000-00006			X				X	X	X	X	X	X	X	X	X	X			X	X		
<b>Final Development Plans</b>																						
08DVP-00000-00024 Inland			X	X		X				X	X	X	X						X	X	X	
08DVP-00000-00025 Cal Trans																			X	X	X	
03DVP-00000-00041 Coastal	X	X	X	X	X	X													X	X	X	
<b>Major Conditional Use Permits</b>																						
08CUP-00000-00060 Coastal Trail	X	X																			X	X
08CUP-00000-00061 Coastal STP	X	X		X		X															X	X
08CUP-00000-00044 Equestrian Fac.	X	X		X	X	X															X	X
03CUP-00000-00082 STP Inland				X		X															X	X
03CUP-00000-00083 Water Treatment	X	X		X		X															X	X
<b>Minor Conditional Use Permits</b>																						
08CUP-00000-00042 Inland Infrastr.				X		X															X	X
08CUP-00000-00043 Coastal Infrastr.	X	X		X		X															X	X
08CUP-00000-00045-00046 Coastal Infrastr.	X	X		X		X															X	X
08CUP-00000-00081-00062 Employee Dup.	X	X	X	X		X															X	X
<b>Coastal Development Permits</b>																						X
08CUP-00000-00080 Inland Infrastr.	X	X		X		X															X	X
08CUP-00000-00081 Coastal Infrastr.	X	X		X		X															X	X
08CDP-00000-00082 through 00097 SBR Coastal Homes	X	X	X	X		X															X	X
08CDP-00000-00098 through 00101 DPR Coastal Homes			X																			
08CDP-00000-00120 Equestrian Fac.	X	X		X	X	X															X	X
08CDP-00000-00121 Coastal Access	X	X		X		X															X	X
08CDP-00000-00122 Hwy Interchange	X	X																			X	X
08CDP-00000-00123 Accessory Strs.	X	X		X		X															X	X
03CDP-00000-00081 Employee Dup.	X	X		X		X															X	X
<b>Land Use Permits</b>																						
08LUP-00000-00416 through 00465 Inland SBR/DRP Homes			X	X		X				X	X	X	X								X	X
08LUP-00000-00466 DRP Inland Lot			X																			
03LUP-00000-00344 Inland Infrastr.				X		X															X	X
03LUP-00000-00739 Stockpiling																						

Table 1 Conditions of Approval (See Footnotes at End of Table)	F														G							
	2.d.	2.e.	2.f.	3.a.	3.b.	3.c.	3.d.	3.e.	3.f.	4.a.	4.b.	4.c.	4.d.	4.e.	4.f./g.	4.g/h.	1.a.	1.b.	2.a.	2.b.	3.a.	
<b>WA-ACE Easement Exchange</b>																						
05AGP-00000-00011																						
<b>Conditional Certificates of Compliance</b>																						
08COC-00000-00001 through 00003																	X	X				
<b>Lot Line Adjustments</b>																						
08LLA-00000-00010 and 00011																	X	X	X	X	X	X
<b>Lot Mergers</b>																						
<b>Vesting Tentative Tract Map</b>																						
08TRM-00000-00006																	X	X	X	X	X	X
<b>Final Development Plans</b>																						
08DVP-00000-00024 Inland	X	X	X												X		X	X	X	X	X	X
08DVP-00000-00025 Cal Trans	X	X	X								X				X		X	X	X	X	X	X
03DVP-00000-00041 Coastal	X	X	X								X				X		X	X	X	X	X	X
<b>Major Conditional Use Permits</b>																						
08CUP-00000-00060 Coastal Trail	X			X	X	X	X	X	X						X		X	X	X	X	X	X
08CUP-00000-00061 Coastal STP	X			X	X	X	X	X	X						X		X	X	X	X	X	X
08CUP-00000-00044 Equestrian Fac.	X			X	X	X	X	X	X						X		X	X	X	X	X	X
03CUP-00000-00082 STP Inland	X			X	X	X	X	X	X						X		X	X	X	X	X	X
03CUP-00000-00083 Water Treatment	X			X	X	X	X	X	X						X		X	X	X	X	X	X
<b>Minor Conditional Use Permits</b>																						
08CUP-00000-00042 Inland Infrastr.	X			X	X	X	X	X	X						X		X	X	X	X	X	X
08CUP-00000-00043 Coastal Infrastr.	X			X	X	X	X	X	X						X		X	X	X	X	X	X
08CUP-00000- <del>00045</del> -00046 Coastal Infrastr.	X			X	X	X	X	X	X						X		X	X	X	X	X	X
08CUP-00000- <del>00081</del> -00062 Employee Dup.	X			X	X	X	X	X	X						X		X	X	X	X	X	X
<b>Coastal Development Permits</b>																						
08CUP-00000-00080 Inland Infrastr.	X			X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X	X
08CUP-00000-00081 Coastal Infrastr.	X			X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X	X
08CDP-00000-00082 through 00097 SBR Coastal Homes	X									X	X	X	X	X	X		X	X	X	X	X	X
08CDP-00000-00098 through 00101 DPR Coastal Homes										X		X	X	X	X		X	X	X	X	X	X
08CDP-00000-00120 Equestrian Fac.	X			X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X	X
08CDP-00000-00121 Coastal Access	X			X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X	X
08CDP-00000-00122 Hwy Interchange	X			X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X	X
08CDP-00000-00123 Accessory Strs.	X									X	X	X	X	X	X		X	X	X	X	X	X
03CDP-00000-00081 Employee Dup.	X			X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X	X
<b>Land Use Permits</b>																						
08LUP-00000-00416 through 00465 Inland SBR/DRP Homes	X									X		X	X	X	X		X	X	X	X	X	X
08LUP-00000-00466 DRP Inland Lot										X		X	X	X	X		X	X	X	X	X	X
03LUP-00000-00344 Inland Infrastr.	X			X	X	X	X	X	X		X	X	X	X	X		X	X	X	X	X	X
03LUP-00000-00739 Stockpiling										X		X	X	X	X	X	X	X	X	X	X	X



**Table 2**  
**Development Parameters**  
(See Explanatory Footnotes at End of Table)

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7	Column 8
Lot # (See Exhibit 1)	Lot Area (Acres)	Earthwork (Cubic Yards)	Dwelling (Max. Size; Gross Sq. Ft.)	Guest House (Max. Size; Gross Sq. Ft.)	Garage (Max. Size; Gross Sq. Ft.)	Accessory Structures (Max. Size; Gross Sq. Ft.)	Sum of Columns 4, 5, 6 & 7
12	8.09	<u>600/500</u>	10,000		886		10,886
35	10.34	<u>500/400</u>	10,000	800	1,241		12,041
39	11.88	<u>950/150</u>	10,000	800	1,367		12,167
41	10.03	<u>400/250</u>	7,500	800	731	3,338	12,369
42	7.39	<u>600/450</u>	7,500	800	813	2,067	11,180
43	4.69	<u>900/300</u>	7,500	800	830	2,067	11,197
49	21.34		7,500		715		8,215
50	3.8		7,500	800	891		9,191
51	3.81		7,500	800	1,508		9,808
63	13.13	<u>300/800</u>	10,000	800	1,613		12,413
66	14.38	<u>600/700</u>	10,000	800	1,198		11,998
69	10.03	<u>350/300</u>	7,500		946	2,067	10,513
70	7.39	<u>700/400</u>	7,500	800	1,387	843	10,530
71	12.68	<u>400/350</u>	7,500	800	710	1,272	10,282
91	15.27	<u>400/500</u>	10,000	800	1,127		11,927
93	15.4	<u>650/300</u>	10,000	800	1,200		12,000
97	37.47	<u>250/5,500</u>	10,000	800	1,249	20,608	32,657
104	3.8		7,500		547		8,047
105	3.8		7,500		814		8,314
108	<del>3.8</del> 11.4		7,500	800	1,289		9,589
119	15.06	<u>600/400</u>	10,000	800	1,665	284	12,749
122	14.95	<u>500/600</u>	10,000	800	981	839	12,620
<u>132</u>	<u>11.4</u>	<u>n.a.</u>	<u>n.a.</u>	<u>n.a.</u>	<u>n.a.</u>	<u>n.a.</u>	<u>n.a.</u>
134	3.8		7,500	800	885		9,185
135	<del>7.63</del> 8		7,500	800	977		9,277
185	10.23		7,500	800	1,049		9,349
201	6.97		7,500	800	1,172		9,472
202	9.60		7,500	800	1,196		9,496
203	6.28		7,500	800	840		9,140
204	5.82		7,500	800	1,508		9,808
205	3.18		7,500	800	589		8,889
206	3.11		7,500		814		8,314
207	3.29		7,500	800	977		9,277
208	4.71		7,500	800	885		9,185
209	13.79		7,500	800	807		9,107
210	19.77		7,500		1,327		8,827
211	7.76		7,500		450		7,950

**Table 2**  
**Development Parameters**  
(See Explanatory Footnotes at End of Table)

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7	Column 8
Lot # (See Exhibit 1)	Lot Area (Acres)	Earthwork (Cubic Yards)	Dwelling (Max. Size; Gross Sq. Ft.)	Guest House (Max. Size; Gross Sq. Ft.)	Garage (Max. Size; Gross Sq. Ft.)	Accessory Structures (Max. Size; Gross Sq. Ft.)	Sum of Columns 4, 5, 6 & 7
212	10.20		7,500	800	720		9,020
213	4.02		7,500	800	1,303		9,603
214A	11.43		7,500	800	807		9,107
214B	8.06		7,500	800	967		9,267
215	4.12		7,500	800	991		9,291
216	4.67		7,500	800	670		8,970
107A	3.80		7,500		693		8,193
DP-1A	5.00		7,500	800	726		9,026
DP-1B	5.19		7,500	800	967		9,267
DP-1C	5.53		7,500	800	967		9,267
DP-10A	5.74		7,500	800	937		9,237
DP-10B	5.00		7,500	800	967		9,267
DP10C	289.25		N/A				0
DP-11	2003		N/A				0
DP-12	20.63	<u>500/475</u>	7,500	800	710	3,339	12,349
DP-13	40.55	<u>450/375</u>	7,500	800	885		9,185
<u>DP-14</u>	<u>35.72</u>	<u>n.a.</u>	<u>n.a.</u>	<u>n.a.</u>	<u>n.a.</u>	<u>n.a.</u>	<u>n.a.</u>
DP-15	34.63	<u>300/275</u>	7,500		715		8,215
DP-16	16.98	<u>0/0</u>	7,500	800	875		9,175
DP-2A	5.16		7,500	800	981	583	9,864
DP-2B	5.00		7,500	800	967		9,267
DP-2C	5.01		7,500	800	967		9,267
DP-20	15.02	<u>300/275</u>	7,500	800	885		9,185
DP-3A	9.73		7,500	800	1,508		9,808
DP-3B	6.85		7,500	800	967		9,267
DP-4	21.30		7,500	800	1,031		9,331
DP-5A	6.57		7,500	800	1,198		9,498
DP-5B	5.63		7,500	800	967		9,267
DP-5C	3.67		7,500	800	967		9,267
DP-5D	8.25		7,500	800	967		9,267
DP-6A	5.12		7,500	800	927		9,227
DP-6B	5.60		7,500	800	967		9,267
DP-7A	5.00		7,500	800	977		9,277
DP-7B	5.00		7,500	800	967		9,267

**Table 2**  
**Development Parameters**  
(See Explanatory Footnotes at End of Table)

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7	Column 8
Lot # (See Exhibit 1)	Lot Area (Acres)	Earthwork (Cubic Yards)	Dwelling (Max. Size; Gross Sq. Ft.)	Guest House (Max. Size; Gross Sq. Ft.)	Garage (Max. Size; Gross Sq. Ft.)	Accessory Structures (Max. Size; Gross Sq. Ft.)	Sum of Columns 4, 5, 6 & 7
DP-8A	5.01		7,500	800	1,049		9,349
DP-8B	5.03		7,500	800	967		9,267
DP-9A	7.18		7,500	800	885		9,185
DP-9B	5.20		7,500	800	967		9,267
Total		295,000/ Cut 175,000 Fill					

Notes:

1. Gross Square Feet shall have the same meaning as defined in Section 35.110.020 of the County Land Use and Development Code excluding court yards, breezeways and similar architectural appendages that do not increase Net Floor Area and are necessary and appropriate to fulfill the architectural intent of the Design Guidelines as determined by the Board of Architectural Review.
2. For Columns 4, 5, 6 and 7, Gross Square Feet individually allocated to these categories may be exchanged between the columns so long as: (i) the total does not exceed the sum listed in Column 8; (ii) the Gross Square Footage for the principal residence does not exceed the amount shown in Column 4; and (ii) Net Floor Area of a guesthouse, as defined in Section 35.110.020 of the County Land Use and Development Code, shall not exceed a maximum of 800 square feet.
3. Lots 132 and DP-14 are listed for information purposes only and are governed by land use entitlements not included as part of the Project.
4. Grading quantities listed for in Column 2 are reported by 0000/0000 (Cut/Fill).



**Table 4**  
**Inland and Coastal Approvals**  
(See Explanatory Footnotes at End of Table)

<b>Case Identification.</b>	<b>General Description</b>	<b>Geographic Area</b>	<b><u>CCC</u> Jurisdiction</b>
<b>Comprehensive Plan Amendment</b>			
03GPA-00000-00005	Comprehensive Plan Amendment	Inland	<u>None</u>
03GPA-00000-00006	CLUP Amendment	Coastal	<u>1</u>
<b>Land Use and Development Code</b>			
08ORD-00000-00009	New NTS Zone District	Coastal and Inland	<u>2</u>
03RZN-00000-00005	Coastal NTS Rezoning	Coastal	<u>1</u>
03RZN-00000-00006	Inland NTS Rezoning	Inland	<u>None</u>
<b>Development Agreement</b>			
03ORD-00000-00012	Inland Development Agreement	Inland	<u>None</u>
03ORD-00000-00013	Coastal Development Agreement	Coastal	<u>None</u>
<b>Special Problems Area Designation</b>			
08MIS-00000-00002	Modify SPA for Naples	Coastal and Inland	<u>None</u>
<b>WA-ACE Easement Exchange</b>			
05AGP-00000-00011	Agricultural Conservation Easement	Coastal and Inland	<u>None</u>
<b>Conditional Certificates of Compliance</b>			
08COC-00000-00001 through 00003	CoC's for 3 Parcels	Coastal	<u>None</u>
<b>Lot Line Adjustments</b>			
08LLA-00000-00010 and 00014	Lot Line Adjustments for 4 Parcels	Coastal	<u>3</u>
<b>Vesting Tentative Tract Map</b>			
08TRM-00000-00006	Vesting Map for 50 Inland Lots	Inland	<u>None</u>
<b>Final Development Plans</b>			
08DVP-00000-00024	Inland Portion of Project	Inland	<u>None</u>
08DVP-00000-00025	Cal Trans ROW Improvements	Coastal	<u>4</u>
03DVP-00000-00041	Coastal Portion of Project	Coastal	<u>5</u>
<b>Major Conditional Use Permits</b>			
08CUP-00000-00060	Coastal Trail	Coastal	<u>6</u>
08CUP-00000-00061	Coastal Sewer Package Treatment Plant	Coastal	<u>6</u>
08CUP-00000-00044	Equestrian Facilities	Coastal	<u>6</u>
03CUP-00000-00082	Inland Sewer Package Treatment Plants	Inland	<u>None</u>
03CUP-00000-00083	Water Treatment Facilities	Coastal	<u>6</u>

**Table 4**  
**Inland and Coastal Approvals**  
(See Explanatory Footnotes at End of Table)

<b>Case Identification.</b>	<b>General Description</b>	<b>Geographic Area</b>	<b>CCC Jurisdiction</b>
<b>Minor Conditional Use Permits</b>			
08CUP-00000-00042	Inland Infrastructure	Inland	<u>None</u>
08CUP-00000-00043	Coastal Infrastructure (Serving Inland)	Coastal	<u>6</u>
08CUP-00000-00046	Coastal Infrastructure (Serving Coastal)	Coastal	<u>6</u>
038CUP-00000-00062	Employee Duplex	Coastal	<u>6</u>
<b>Coastal Development Permits</b>			
08CDP-00000-00080	Coastal Infrastructure (Serving Inland)	Coastal	<u>6</u>
08CDP-00000-00081	Coastal Infrastructure (Serving Coastal)	Coastal	<u>6</u>
08CDP-00000-00082 through 00097	Coastal Homes on Santa Barbara Ranch	Coastal	<u>5</u>
08CDP-00000-00098 through 00101	Coastal Homes on Dos Pueblos Ranch	Coastal	<u>3</u>
08CDP-00000-00120	Equestrian Facilities	Coastal	<u>6</u>
08CDP-00000-00121	Coastal Access Improvements	Coastal	<u>6</u>
08CDP-00000-00122	Highway Interchange Improvements	Coastal	<u>4</u>
08CDP-00000-00123	Accessory Structures	Coastal	<u>5</u>
08CDP-00000-00163	Employee Duplex	Coastal	<u>6</u>
<b>Land Use Permits</b>			
08LUP-00000-00416 through 00465	Inland SBR and DPR Homes	Inland	<u>None</u>
08LUP-00000-00466	Inland Home on Dos Pueblos Ranch	Inland	<u>None</u>
08LUP-00000-00344	Inland Infrastructure	Inland	<u>None</u>
03LUP-00000-00739	Stockpiling	Inland	<u>None</u>

**Note:** “CCC” is abbreviated for California Coastal Commission. Numbers appearing in the “CCC Jurisdiction” column have the following meanings:

**None** - Action involves property located outside of the Coastal Zone

**1** – CCC has certification authority over all amendments to the Local Coastal Program.

**2** – CCC has certification authority over that portion of the new NTS Zone District within the Coastal Zone.

**3** – Lot line adjustments (and associated Coastal Development Permits) constitute development and include land located within the geographic appeals jurisdiction of the CCC.

**4** – Development Plan (and associated Coastal Development Permit) are within the Coastal Zone but outside of the geographic appeals jurisdiction of the CCC.

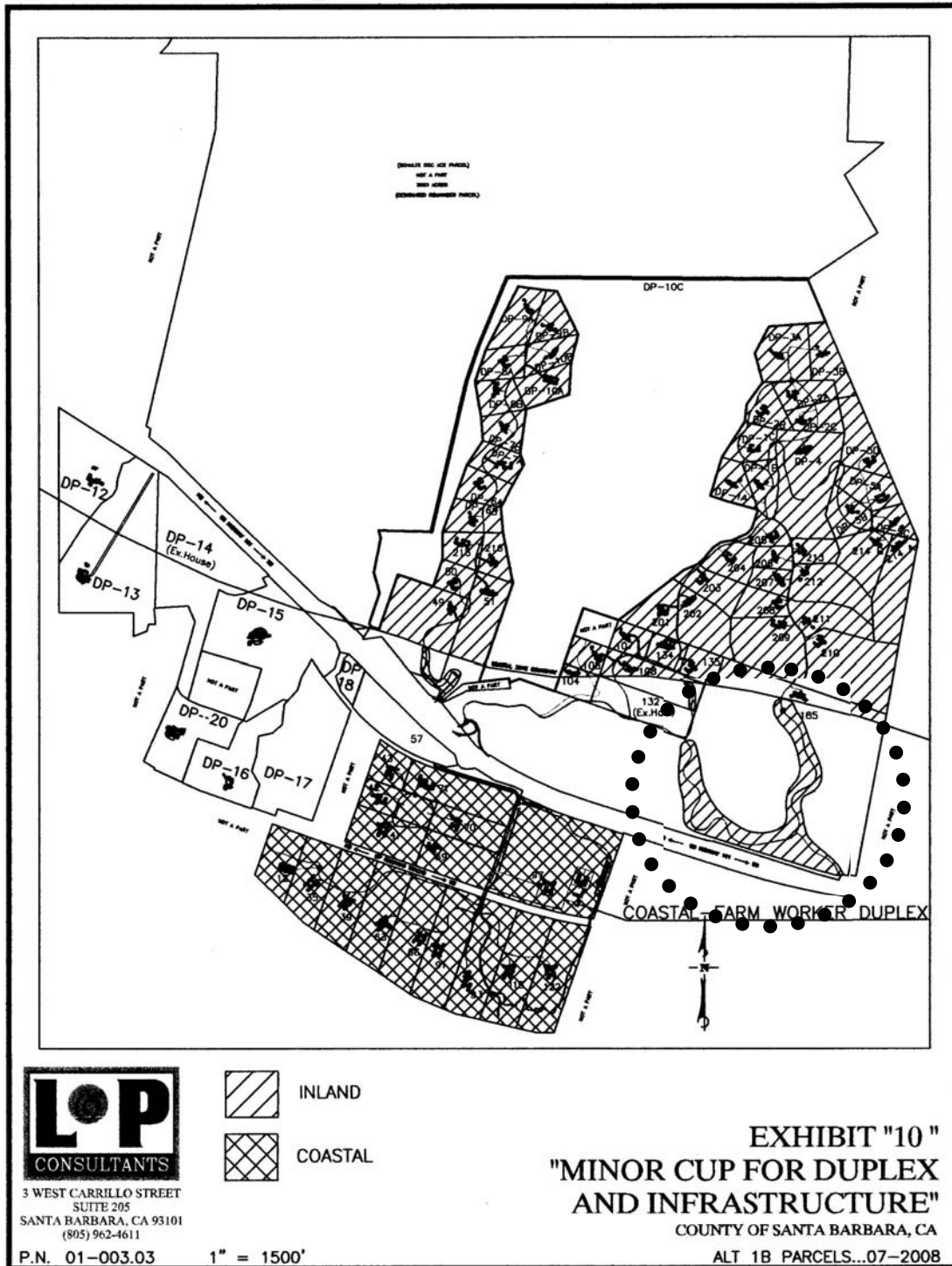
**5** – Development Plan (and associated Coastal Development Permits) are appealable by virtue of their location within the geographic appeals jurisdiction of the CCC.

**6** – Conditional Use Permits (and associated Coastal Development Permits) are located within the Coastal Zone and are appealable to the CCC by operation of the LUDC, regardless of their geographic location.

**Table 5**  
**Coastal Prototypes**

<b>Lot Identification</b>			<b>Building Prototypes</b>					
<u>Lot Number</u>	<u>Lot Size (Acres)</u>	<u>Lot Type</u>	<u>Coastal Equit. Vill.</u>	<u>Coastal Bluff</u>	<u>Canyon</u>	<u>E-W Hillside</u>	<u>Hilltop Acute</u>	<u>N-S Hillside</u>
<b><u>Santa Barbara Ranch Lots South of 101 ( Coastal, Equestrian Village )</u></b>								-
<u>41</u>	<u>10.03</u>	<u>Equestrian Village</u>	<u>X</u>	<u>X</u>	<u>X</u>	-	<u>X</u>	-
<u>42</u>	<u>7.39</u>	<u>Equestrian Village</u>	<u>X</u>	<u>X</u>	<u>X</u>	-	<u>X</u>	-
<u>43</u>	<u>4.69</u>	<u>Equestrian Village</u>	<u>X</u>	<u>X</u>	<u>X</u>	-	<u>X</u>	-
<u>69</u>	<u>10.03</u>	<u>Equestrian Village</u>	<u>X</u>	<u>X</u>	<u>X</u>	-	<u>X</u>	-
<u>70</u>	<u>7.39</u>	<u>Equestrian Village</u>	<u>X</u>	<u>X</u>	<u>X</u>	-	<u>X</u>	-
<u>71</u>	<u>12.68</u>	<u>Equestrian Village</u>	<u>X</u>	<u>X</u>	<u>X</u>	-	<u>X</u>	-
<u>97</u>	<u>37.47</u>	<u>Equestrian Village</u>	<u>X</u>	<u>X</u>	<u>X</u>	-	<u>X</u>	-
<b><u>Santa Barbara Ranch Lots South of 101 (Coastal Bluff)</u></b>								-
<u>12</u>	<u>8.09</u>	<u>Coastal Bluff</u>	<u>X</u>	<u>X</u>	<u>X</u>	-	<u>X</u>	-
<u>35</u>	<u>10.34</u>	<u>Coastal Bluff</u>	<u>X</u>	<u>X</u>	<u>X</u>	-	<u>X</u>	-
<u>39</u>	<u>11.88</u>	<u>Coastal Bluff</u>	<u>X</u>	<u>X</u>	<u>X</u>	-	<u>X</u>	-
<u>63</u>	<u>13.13</u>	<u>Coastal Bluff</u>	<u>X</u>	<u>X</u>	<u>X</u>	-	<u>X</u>	-
<u>66</u>	<u>14.38</u>	<u>Coastal Bluff</u>	<u>X</u>	<u>X</u>	<u>X</u>	-	<u>X</u>	-
<u>91</u>	<u>15.27</u>	<u>Coastal Bluff</u>	<u>X</u>	<u>X</u>	<u>X</u>	-	<u>X</u>	-
<u>93</u>	<u>15.40</u>	<u>Coastal Bluff</u>	<u>X</u>	<u>X</u>	<u>X</u>	-	<u>X</u>	-
<u>119</u>	<u>15.06</u>	<u>Coastal Bluff</u>	<u>X</u>	<u>X</u>	<u>X</u>	-	<u>X</u>	-
<u>122</u>	<u>14.95</u>	<u>Coastal Bluff</u>	<u>X</u>	<u>X</u>	<u>X</u>	-	<u>X</u>	-
<b><u>Dos Pueblos Ranch Lots South of 101 (Coastal Dos Pueblos Ranch)</u></b>								-
<u>DP-12</u>	<u>20.63</u>	<u>Coastal DP Ranch</u>	-	-	<u>X</u>	<u>X</u>	-	<u>X</u>
<u>DP-13</u>	<u>40.55</u>	<u>Coastal DP Ranch</u>	<u>X</u>	<u>X</u>	<u>X</u>	-	<u>X</u>	-
<u>DP-14</u>	<u>35.76</u>	<u>Coastal DP Ranch</u>	<u>X</u>	<u>X</u>	<u>X</u>	-	<u>X</u>	-
<u>DP-15</u>	<u>34.63</u>	<u>Coastal DP Ranch</u>	<u>X</u>	<u>X</u>	<u>X</u>	-	<u>X</u>	-
<u>DP-16</u>	<u>16.98</u>	<u>Coastal DP Ranch</u>	<u>X</u>	-	-	<u>X</u>	<u>X</u>	-
<u>DP-20</u>	<u>15.02</u>	<u>Coastal DP Ranch</u>	<u>X</u>	<u>X</u>	<u>X</u>	-	<u>X</u>	-

Exhibits (Attachment C-3)



**EXHIBIT 13**  
**Project Scope**

**A. Santa Barbara Ranch – Inland Component**

**Case No. 08LUP-00000-00425**

Lot 185 (APNS 079-140-012,-015,-016,-017,-018,-020,-038,-042,-043,-050,-051,-052,-058,-060,-063, 079-150-002,-004 thru -011,-013,-016,-018,-020 thru -026,-029,-030,-031,-036,-038,-040 thru -050;), 185.34181.14 Acres – A Land Use Permit for a new single residential dwelling unit not to exceed 7,500 square feet. (The average square footage for all houses on Lots 49 - 185 is estimated at 5,000 square feet). Additionally, typical house, driveway and utility improvements, along with garages and a guest house are proposed. The proposal includes the combining lots and/or extinguishing development rights to reduce the number of lots and/or development sites of Naples Lot 55, 73, 74, 83, 84, 100, 101, 102, 103, 110, 111, 112, 128, 129, 130, 131, ~~137,~~138, 139, 140, 141, 156, 157, 160, 161, 163, 164, 185, 186, 187, 193, 195, 196, 243, 244, 245 and 246.

**C. Santa Barbara Ranch – Coastal Component**

**1. Southern Region**

**Case No. 08LUP-00000-00422**

Lot 108 (APN 079-140-013, ~~and~~ 079-150-1034 and 079-150-033), 7.6011.4 Acres A Land Use Permit for a new single residential dwelling unit not to exceed 7,500 square feet. (The average square footage for all houses on Lots 49 - 185 is estimated at 5,000 square feet). Additionally, typical house, driveway and utility improvements, along with garages and a guest house are proposed. The proposal includes combining lots and/or extinguishing development rights to reduce the number of lots and/or development sites of Naples Lots 108, ~~and~~ 133 and 162.

**Case No. 08LUP-00000-00424**

Lot 135 (APN 079-150-017), 7.63.8 Acres – A Land Use Permit for a new single residential dwelling unit not to exceed 7,500 square feet. (The average square footage for all houses on Lots 49 - 185 is estimated at 5,000 square feet). Additionally, typical house, driveway and utility improvements, along with garages and a guest house are proposed. ~~The proposal includes the combining lots and/or extinguishing development rights to reduce the number of lots and/or development sites of Naples Lot 135.~~

### 3. Northern Region

#### No Permit Required (Included for Project Description Purposes Only)

Lot 132 (APN 079-150-019, 079-150-018 and 079-140-023) 11.4 Acres – No New Development Currently Proposed. This is an existing developed single family lot governed by entitlement permits not a part of the Project. The proposal includes combining lots and/or extinguishing development rights to reduce the number of lots and/or development sites of Naples Lots 132, 137 and 109.

## E. Miscellaneous Development

### 1. Coastal Area

#### 08CDP-00000-00080

Portions of Lots 49, 50 and 185 (Portions of APN 079-140- 026,-027,-030,-034,-036 and -056; 079-140-029; 079-140-012,-015,-016,-017,-018,-020,-038,-042,-043,-050,-051,-052,-058,-060,-063, 079-150-002,-004 thru -011,-013,-016,-018,-020 thru -026,-029,-030,-031,-036,-038,-040 thru -050)12, 35, 39, 41, 42, 43, 63, 66, 69, 70, 71, 91, 93, 97, 119 and 122 (Portions of APN 079 160 019, 079 160 032, 079 160 040, 079 160 041, 079 160 045, 079 160 067, 079 180 022, 079 190 001, 079 190 007, 079 150 007, 079 160 008, 079 160 011, 079 160 050, 079 160 051, 079 160 056, 079 172 001, 079 180 003, 079 150 019, 079 140 015, 079 140 016, 079 140 023, 079 140 034, 079 150 002, 079 150 006, 079 150 007, 079 150 009, 079 150 011, 079 150 015, 079 150 022, 079 150 023, 079 150 025, 079 150 026, 079 150 027, 079 150 030, 079 150 031, 079 150 032, 079 150 036 and 079 150 041) - Coastal Development Permit for all utilities, roads and service connections within the Coastal Zone that only serve inland portions of the Project. The specific scope of development is comprised of four separate components as follows:

- (a) **Western Utility/Road Segment.** Encompasses all utilities, roads and service connections within the Coastal Zone located on the existing western access road that will serve portions of the Inland Property. The existing access road within the Coastal Zone encompassed by these permits includes 1,300 linear feet of a graded road bed (24 to 30 feet in width) and a 16-foot wide double chipsealed pavement surface. Proposed improvements associated with these permits consist of grading as necessary to achieve a 28-foot wide road bed. The work will entail: (i) approximately 1,000 cubic yards of cut and 1,000 cubic yards of fill; (ii) a 24-foot wide double chipsealed pavement; (iii) 2-foot wide permeable stone gutter; (iv) drainage improvements consisting of a combination of three drop inlets and piping to convey storm water to existing drainage areas; and (v) undergrounding of dry utilities, such as electric, cable

television, telephone and natural gas under an approximately 350 foot length of the roadway.

- (b) Center Utility/Road Segment.** Encompasses all utilities, roads and service connections within the Coastal Zone located below the existing middle loop road (Lot 132), providing southerly access that will serve portions of the Inland Property. The length of the existing roadway within the Coastal Zone encompassed by these permits is 2,800 linear feet and would entail: (i) grading for a 28-foot wide road bed consisting of approximately 5,800 cubic yards of cut and 5,800 cubic yards of fill; (ii) installation of sewer, water and dry utilities such as electric, cable television, telephone and natural gas; and (iii) placement of a 24-foot wide double chipsealed pavement road surface and 2-foot wide permeable stone gutter. This improved roadway will connect the existing loop road with improvements on the eastern side of the Project. A prefabricated metal bridge (80ft x 20ft) is proposed as part of these permits in order for the proposed roadway to cross a shallow seasonal drainage at Tomate Canada Creek. The bridge will include a foundation consisting of 24-inch diameter concrete bridge piles supporting concrete abutments with approach slab to transition to the access road. Upstream concrete wing walls are also included within the design to direct high drainage flow events and protect the bridge structure. Drainage improvements associated with this road section would include a combination of five drop inlets and piping to convey storm water to existing drainage areas.
- (c) Eastern Utility/Road Segment.** Encompasses the existing eastern ranch road (and all associated utility service installation) that connects to the terminus of Calle Real where the easterly property line of the Coastal Property intersections with the northerly side of Hwy 101. The length of the existing roadway within the Coastal Zone is approximately 2,700 linear feet and would entail: (i) grading and surface preparation for the first 790 linear feet of existing ranch road at the southeast corner of the property to achieve a 28-foot wide graded road bed requiring approximately 1,700 cubic yards of cut and 1,700 cubic yards of fill, a 24-foot wide double chipsealed pavement surface, and 2 foot wide permeable stone gutter; (ii) grading and surface preparation for the remaining 1,910 linear feet of existing ranch road to the north to achieve a 28-foot wide road bed, and requiring approximately 4,000 cubic yards of cut and 4,000 cubic yards of fill, a 24-foot wide double chipsealed pavement, and 2-foot wide permeable stone gutter; (iii) drainage improvements consisting of a combination of six drop inlets and piping to convey storm water to existing drainage areas; and (iv) installation of underground sewer and water lines and dry utilities such as electric, cable television, telephone lines and natural gas.

**(d) Water Treatment Upgrade.** Encompasses the existing water treatment facility located on Lot 47. The treatment plant is housed in a 20-foot-by-40-foot building that contains a packaged “Waterboy” unit manufactured by U.S. Filter Corp. The plant is manually activated by a certified Class IV operator and currently produces potable water at a rate ranging from 20 to 50 gallons per minute (gpm), depending on demand. The current proposal would replace the existing treatment system with a U.S. Filter “Trimate TM-75A” unit capable of producing an average flow rate of 75 gpm and peak flow rates of 112 gpm, with capacity to produce in excess of 40 to 50 acre feet per year. The treatment system upgrade would not require additional building footprint beyond that of the existing facilities.

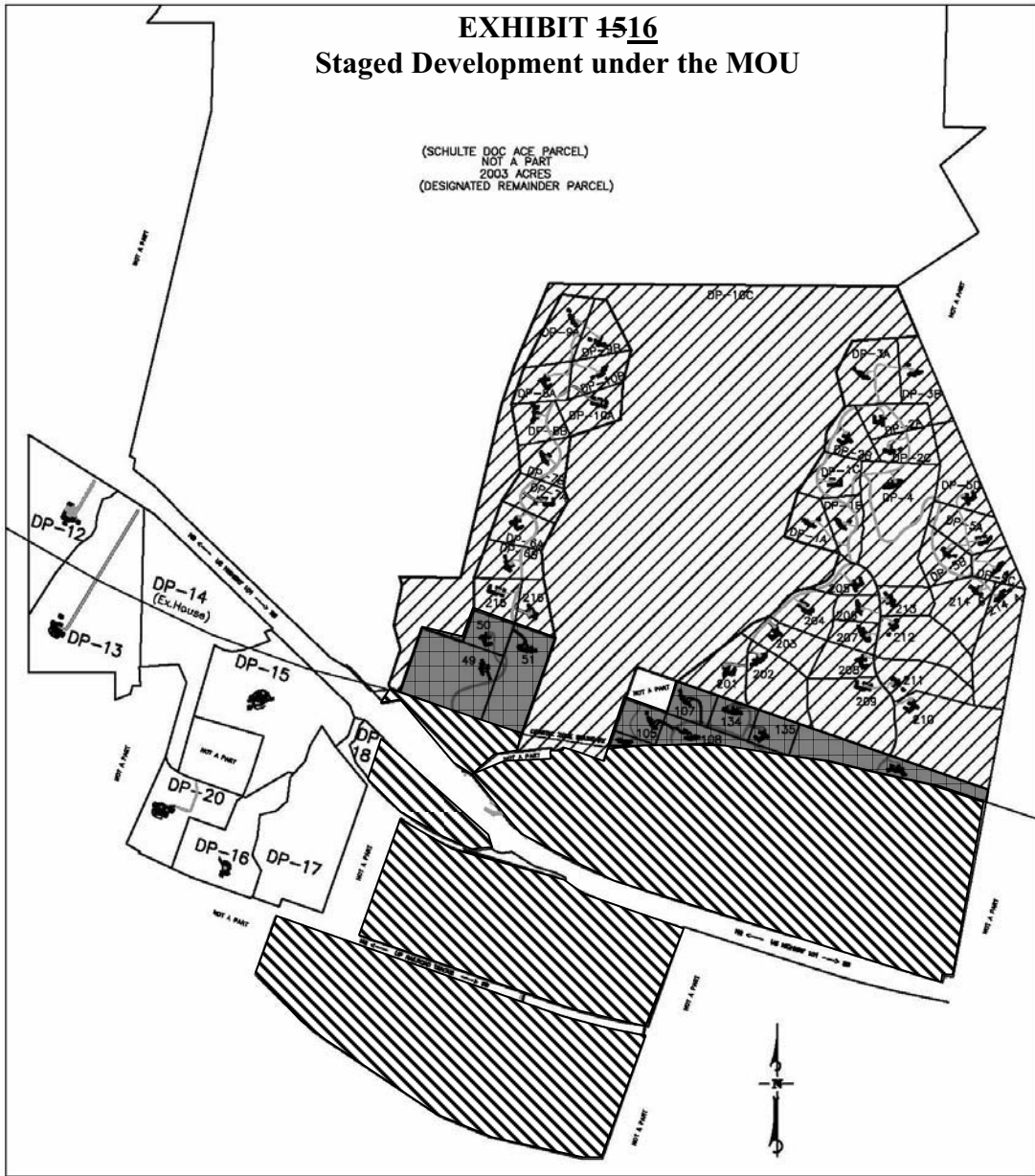
**Case No. 08CDP-00000-00081**

Portions of Lots 12, 35, 39, 41, 42, 43, 63, 66, 69, 70, 71, 91, 93, 97, 119 and 122 (Portions of APN 079-160-019, 079-160-032, 079-160-040, 079-160-041, 079-160-045, 079-160-067, 079-180-022, 079-190-001, 079-190-007, 079-150-007, 079-160-008, 079-160-011, 079-160-050, 079-160-051, 079-160-056, 079-172-001, 079-180-003, 079-150-019, 079-140-015, 079-140-016, 079-140-023, 079-140-034, 079-150-002, 079-150-006, 079-150-007, 079-150-009, 079-150-011, 079-150-015, 079-150-022, 079-150-023, 079-150-025, 079-150-026, 079-150-027, 079-150-030, 079-150-031, 079-150-032, 079-150-036 and 079-150-041) – A Coastal Development Permit for all utilities (including package treatment plant, water treatment facility upgrade and reclamation/storage/distribution facilities), roads and service connections within the Coastal Zone that only serve coastal portions of the Project.



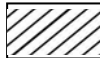


# EXHIBIT 1516 Staged Development under the MOU

(SCHULTE DOC ACE PARCEL)  
NOT A PART  
2003 ACRES  
(DESIGNATED REMAINDER PARCEL)



3 WEST CARRILLO STREET  
SUITE 205  
SANTA BARBARA, CA 93101  
(805) 962-4611

P.N. 01-003.03      1" = 1500'

-  **DPR Property**
-  **Inland Property**
-  **Coastal Property**

**EXHIBIT 17**  
**Coastal Prototype Building Designs**





2027 Avenida Parolindere #103  
 Santa Barbara, CA 93103  
 805.966.1147  
 805.966.1148

Prototype Structure: 400 S.F.  
 Overall: 324 S.F.  
 Guest House: 300 S.F.  
 JWB 102: 966.0000  
 Scale: 1/8" = 1'-0"  
 Date: 11.18.08

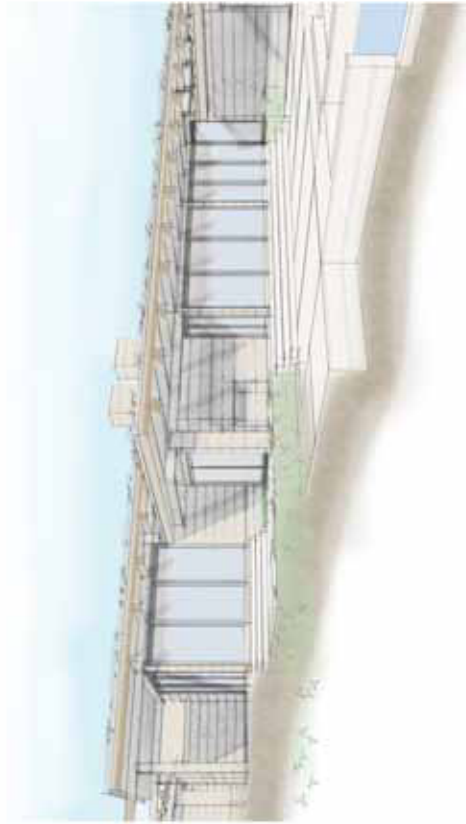


**SANTA BARBARA**  
**RANGER**  
 Santa Barbara County  
 California

Client:  
 NORTH-SOUTH HILLSIDE  
 PROTOTYPE  
 FIRST FLOOR PLAN

**A2.1**





*Detail of Terraces and Patios*



*Overall View From The Southwest*



*Overall View From The Northeast*



*Stepping Building Forms, Terraces and Patios*

Lot 212



Key Map



**Legend**

- |    |           |                               |
|----|-----------|-------------------------------|
| 1  | Character | Design: Sustainable Reference |
| 2  | Character | 2.12 Green                    |
| 3  | Character | 2.12 Planting Materials       |
| 4  | Character | 2.12 Site Planning Materials  |
| 5  | Character | 2.12 Site Planning Materials  |
| 6  | Character | 2.12 Site Planning Materials  |
| 7  | Character | 2.12 Site Planning Materials  |
| 8  | Character | 2.12 Site Planning Materials  |
| 9  | Character | 2.12 Site Planning Materials  |
| 10 | Character | 2.12 Site Planning Materials  |
| 11 | Character | 2.12 Site Planning Materials  |
| 12 | Character | 2.12 Site Planning Materials  |
| 13 | Character | 2.12 Site Planning Materials  |
| 14 | Character | 2.12 Site Planning Materials  |
| 15 | Character | 2.12 Site Planning Materials  |
| 16 | Character | 2.12 Site Planning Materials  |
| 17 | Character | 2.12 Site Planning Materials  |
| 18 | Character | 2.12 Site Planning Materials  |
| 19 | Character | 2.12 Site Planning Materials  |
| 20 | Character | 2.12 Site Planning Materials  |
| 21 | Character | 2.12 Site Planning Materials  |
| 22 | Character | 2.12 Site Planning Materials  |
| 23 | Character | 2.12 Site Planning Materials  |
| 24 | Character | 2.12 Site Planning Materials  |
| 25 | Character | 2.12 Site Planning Materials  |
| 26 | Character | 2.12 Site Planning Materials  |
| 27 | Character | 2.12 Site Planning Materials  |
| 28 | Character | 2.12 Site Planning Materials  |
| 29 | Character | 2.12 Site Planning Materials  |
| 30 | Character | 2.12 Site Planning Materials  |
| 31 | Character | 2.12 Site Planning Materials  |
| 32 | Character | 2.12 Site Planning Materials  |
| 33 | Character | 2.12 Site Planning Materials  |
| 34 | Character | 2.12 Site Planning Materials  |
| 35 | Character | 2.12 Site Planning Materials  |
| 36 | Character | 2.12 Site Planning Materials  |
| 37 | Character | 2.12 Site Planning Materials  |
| 38 | Character | 2.12 Site Planning Materials  |
| 39 | Character | 2.12 Site Planning Materials  |
| 40 | Character | 2.12 Site Planning Materials  |
| 41 | Character | 2.12 Site Planning Materials  |
| 42 | Character | 2.12 Site Planning Materials  |
| 43 | Character | 2.12 Site Planning Materials  |
| 44 | Character | 2.12 Site Planning Materials  |
| 45 | Character | 2.12 Site Planning Materials  |
| 46 | Character | 2.12 Site Planning Materials  |
| 47 | Character | 2.12 Site Planning Materials  |
| 48 | Character | 2.12 Site Planning Materials  |
| 49 | Character | 2.12 Site Planning Materials  |
| 50 | Character | 2.12 Site Planning Materials  |



2023/11/18





3000 Avenida Poinsettia #102  
 San Juan Capistrano, CA 92675  
 (949) 266-1300

Prototype Station  
 220' x 11'  
 120' x 11'  
 Grand House  
 825' x 11'

JOB NO.:  
 066-0300

DATE:  
 11.18.08

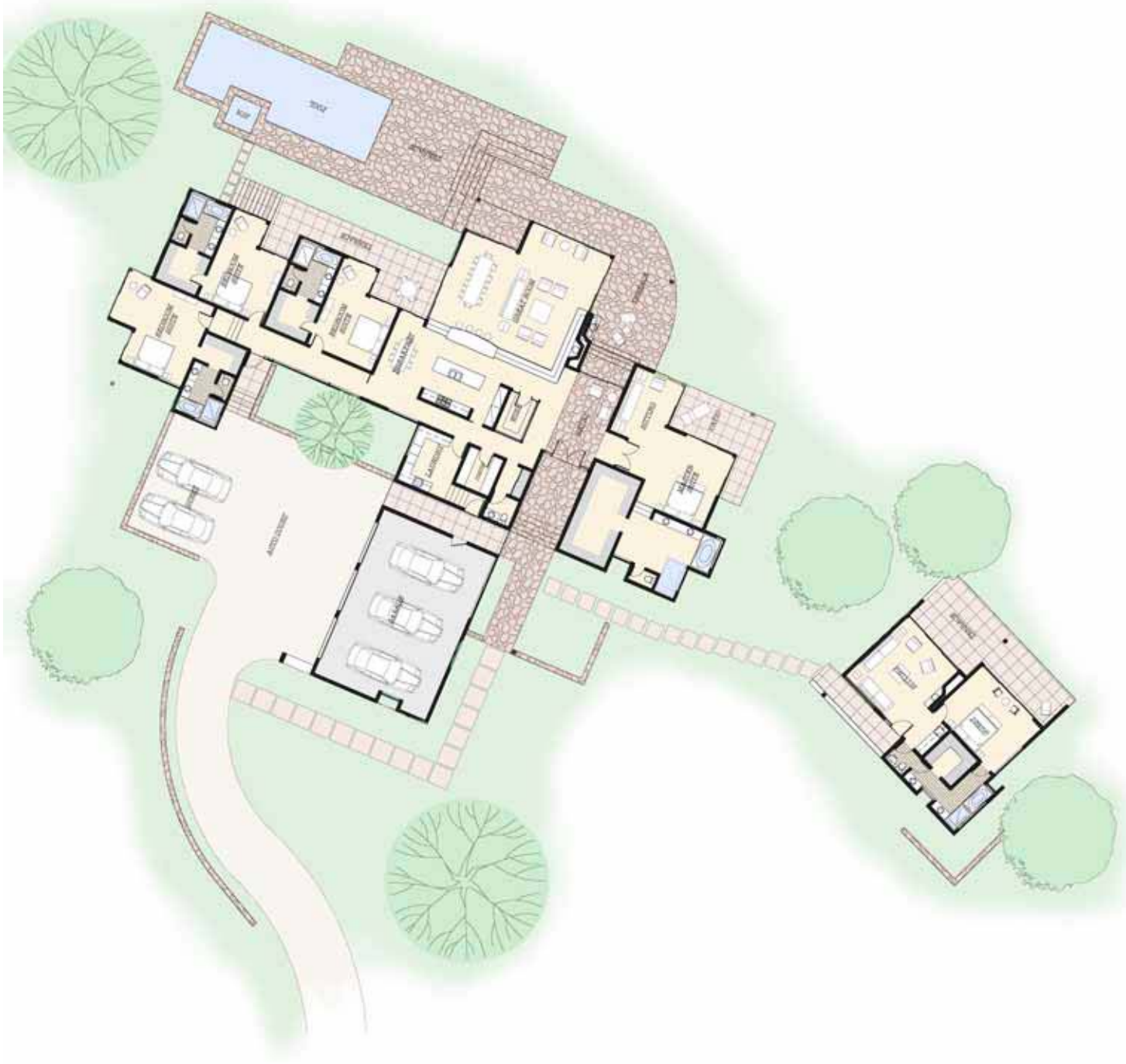
SCALE:  
 1/8" = 1'-0"



**SANTA BARBARA**  
 COUNTY  
 Santa Barbara County  
 California

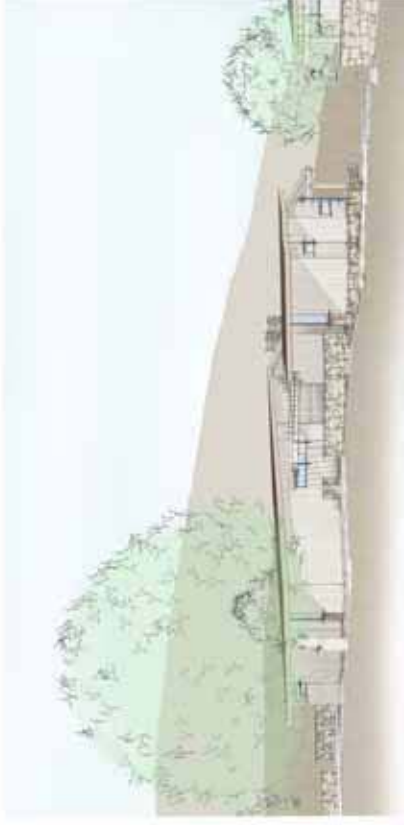
Drawing:  
**EAST-WEST HILLSIDE**  
 PROTOTYPE  
 FIRST FLOOR PLAN

**A2.1**





Overall View From The South



Entry View From Road



Detail of Terrace and Patios



Overall View From The Northwest



Pool Terrace From The Northeast







3000 Santa Barbara County #100  
 1400 West 13th Street  
 Santa Barbara, CA 93101  
 Phone: 805.964.1100

Production: 11/18/08  
 Project: 11/18/08  
 Client: Santa Barbara County  
 Station: 11/18/08

Job No.: 996-0300

Scale: 1/8" = 1'-0"

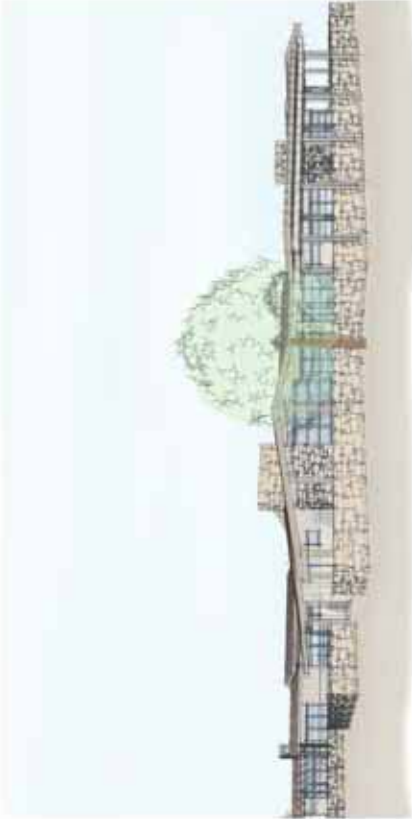
Date: 11/18/08



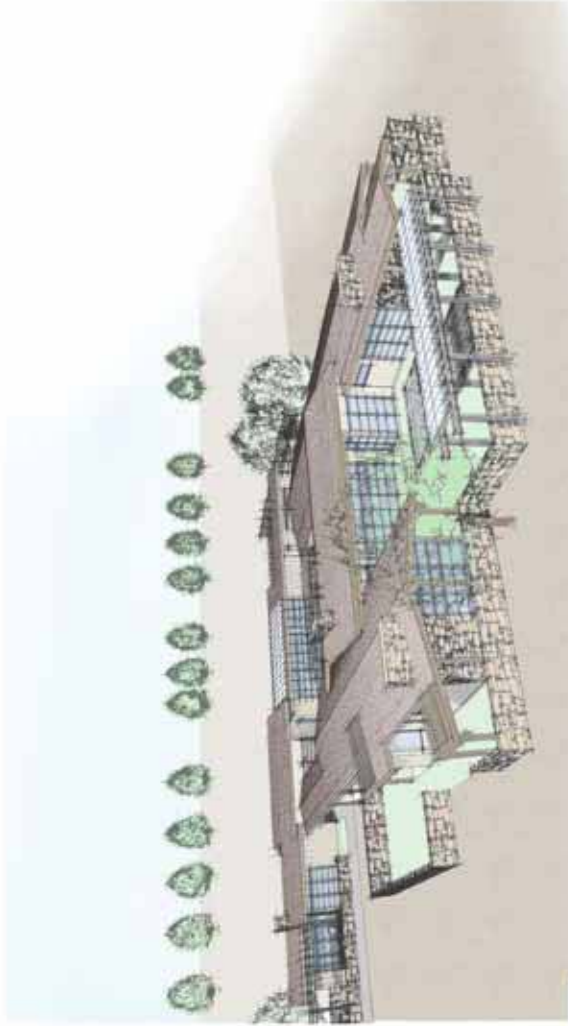
**SANTA BARBARA**  
**RANCH**  
 Santa Barbara County  
 California

Drawing:  
 COASTAL EQUESTRIAN  
 VILLAGE  
 PROTOTYPE  
 FIRST FLOOR PLAN  
**A2.1**

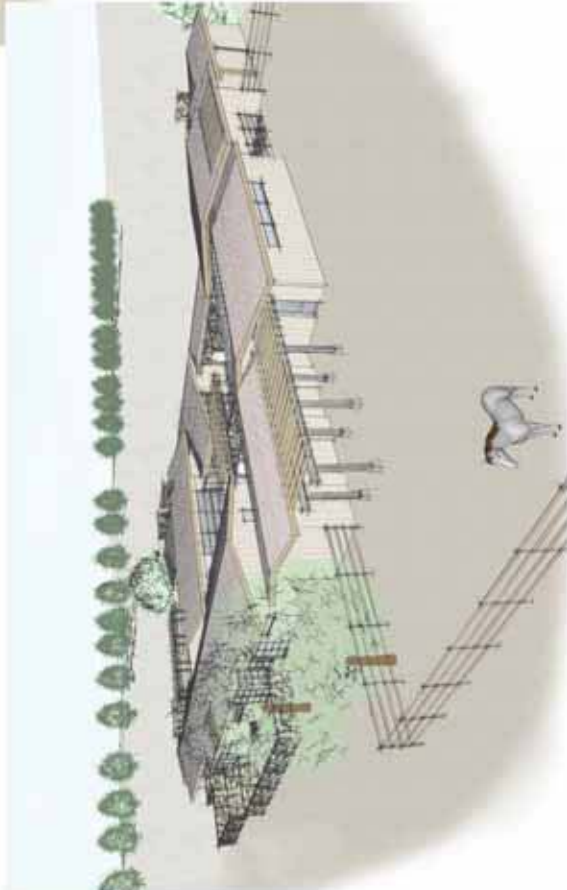




View From The Southwest



Aerial View From The Southwest



Aerial View From The Northeast



View Of South Courtyard





2020 Avenida Paredes #131  
 Santa Barbara, CA 93103  
 805.566.1347  
 805.566.1348

Prototype Station: S-187, S-1  
 House: 187  
 Client: House  
 800 S.E.

JOB NO.:  
 988-0300

Scale:  
 1/8" = 1'-0"

Date:  
 11.18.09



**SANTA BARBARA**  
**RAJICK**  
 Santa Barbara County  
 California

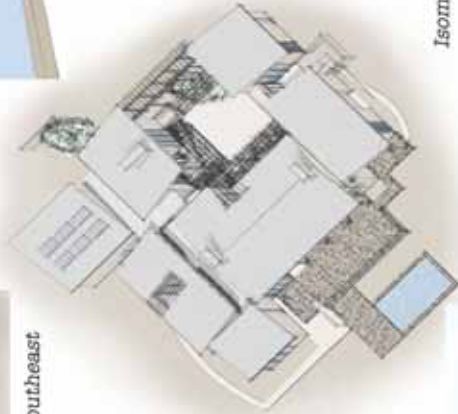
Project:  
**CANYON**  
 PROTOTYPE  
 FIRST FLOOR PLAN

**A2.1**

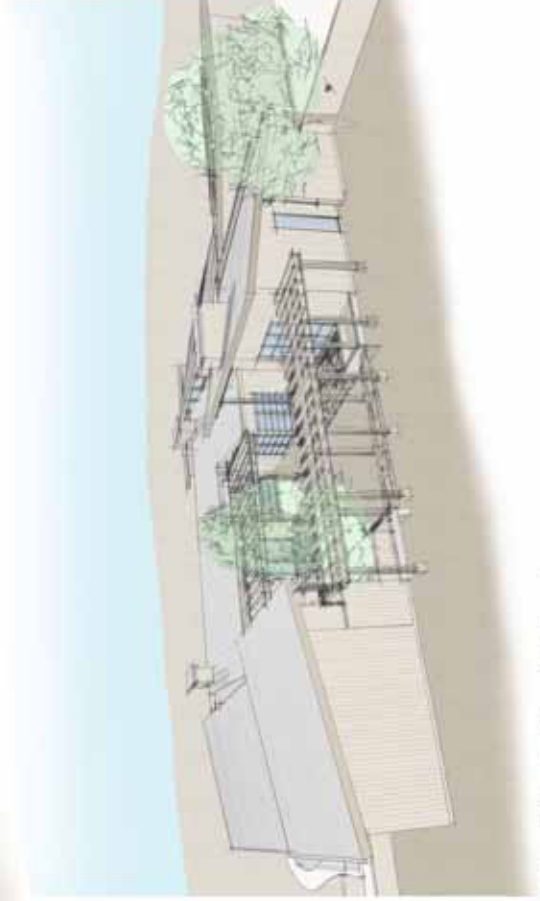




*Detail Of Southern Terrace*



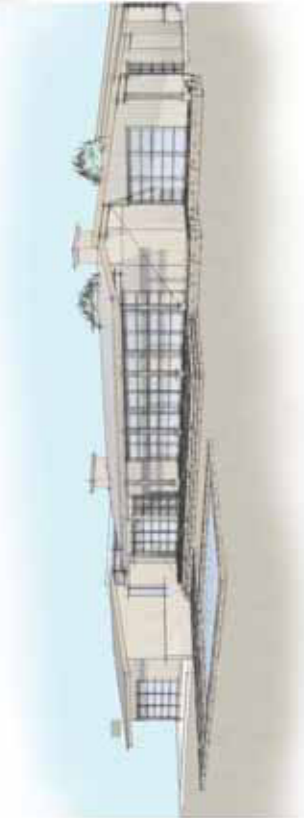
*Isometric*



*View Of Entry From Northeast*



*Overall View From The Southeast*



*View From Southeast*





2027 Alameda, Suite 400 #101  
 Berkeley, CA 94704  
 Tel: 415 863 1527  
 Fax: 415 863 1548

Prototype Building: 7,654 sq. ft.  
 Client: Santa Barbara County  
 Architect: Santa Barbara County  
 Construction: 1985 A.D.  
 Current House: 800 sq. ft.  
 Current House: 337 sq. ft.

Scale: 1/8" = 1'-0"

Date: 11.18.09



**SANTA BARBARA**  
**RANCH**  
 Santa Barbara County  
 California

Drawing:  
**COASTAL BLUFF**  
**PROTOTYPE**  
**FIRST FLOOR PLAN**

**A2.1**







1000 Avenue of the Sciences #1000  
 Santa Barbara, CA 93101  
 805.964.1300

Project Name: Santa Barbara  
 Home  
 Description: 10000 S  
 State: CA  
 City: Santa Barbara  
 ZIP: 93101  
 Job No.: 1000-1000

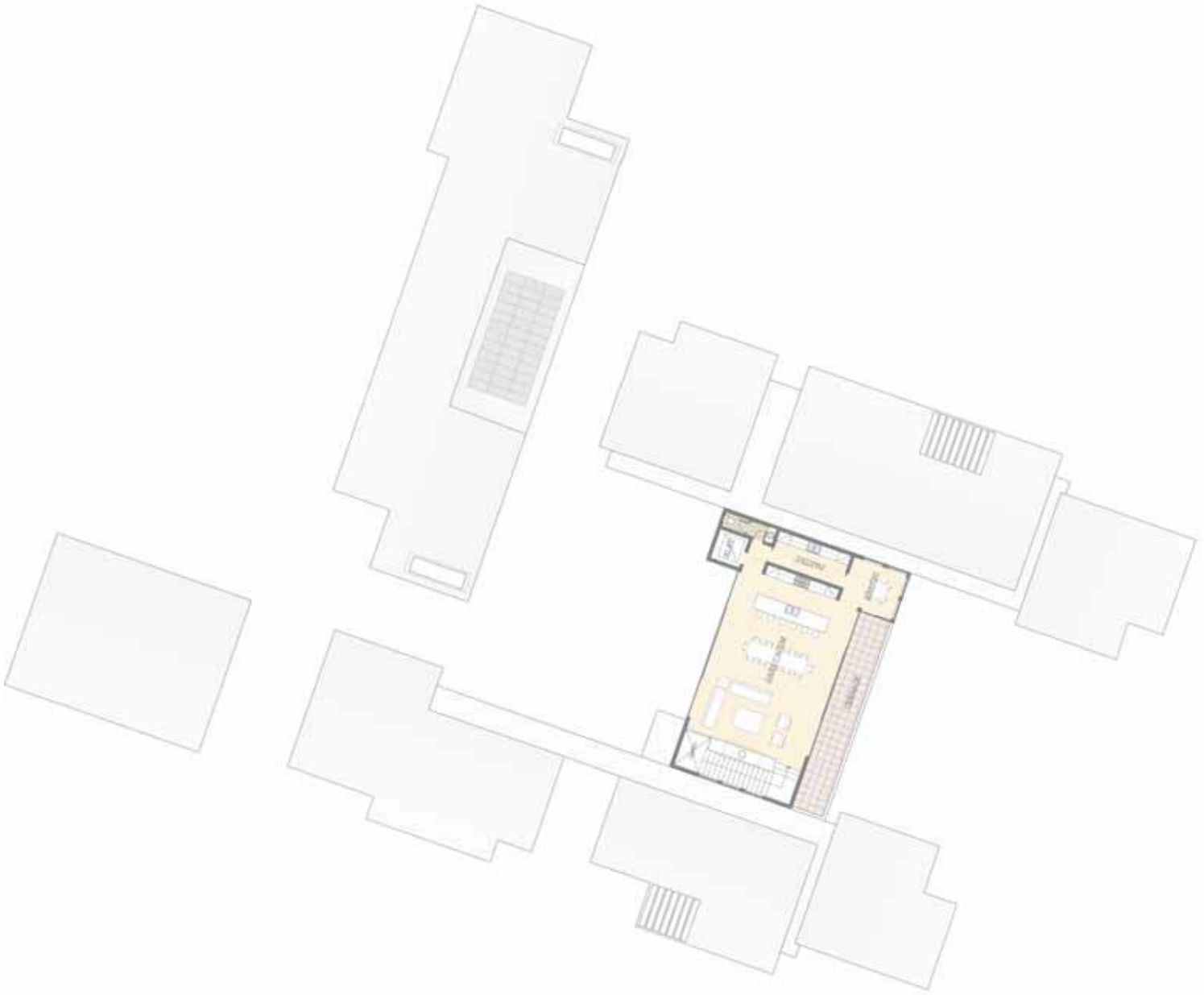
Scale: 1/8" = 1'-0"  
 Date: 11.18.08



**SANTA BARBARA**  
**BAKER**  
 Santa Barbara County  
 California

Division:  
**COASTAL BLUFF**  
 PROTOTYPE  
 SECOND FLOOR PLAN

**A2.2**

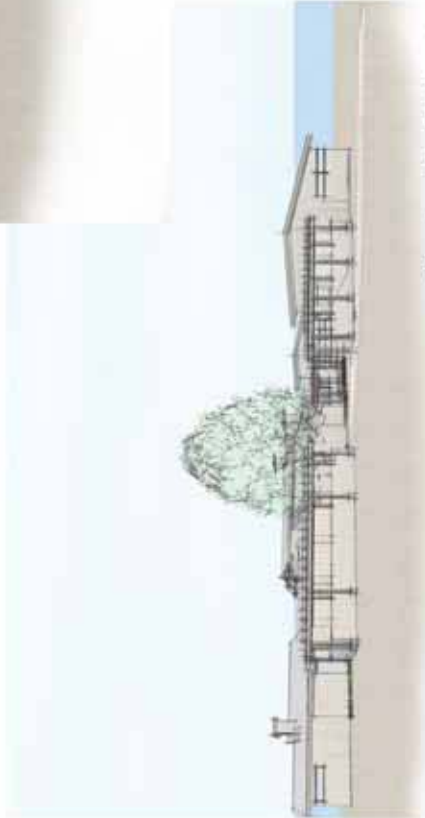




3000 American Canyon #110  
 1800 BUREAU ST  
 FORT BRAGG, CA 94042



*View From The South-*



*View from the Northeast*



*View From The Northwest*



*Overall Aerial View From The Northeast*

DATE: 11/18/08  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 SCALE: 1/8" = 1'-0"



**SANTA BARBARA**  
**RANGER**  
 Santa Barbara County  
 California

Drawing:  
 COASTAL BLUFF  
 PROTOTYPE  
 EXTERIOR  
 IMAGES

**A3.0**





2017 Avenida/Pedreira #1.01  
 Santa Barbara, CA 93103  
 805.566.1346

Prototype Standards:  
 Height: 4.076 x 1  
 Garage: 1.217 x 1  
 Guest House: 820 x 1.1  
 Cabana: 20' x 1.1

Lot No.:  
 999.0200

Scale:  
 1/8" = 1'-0"

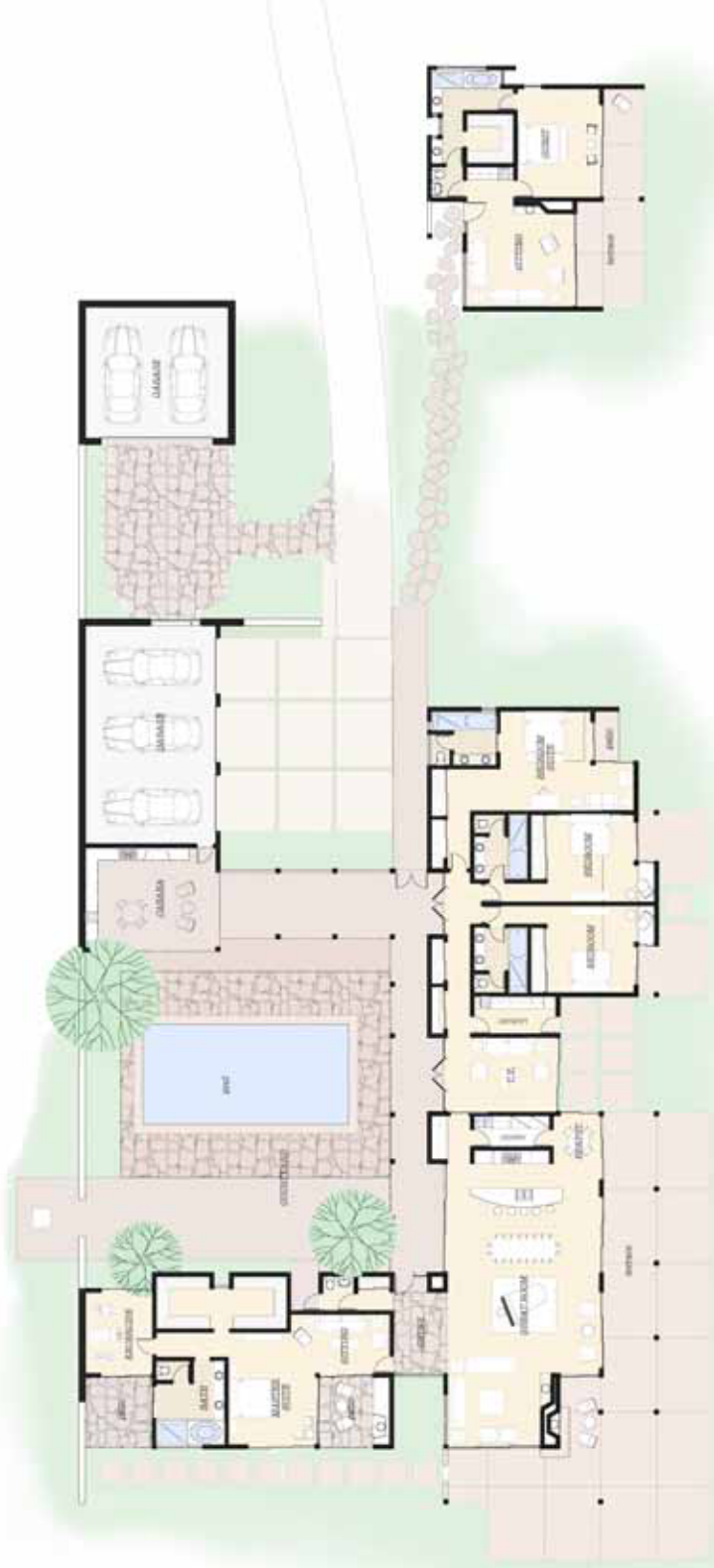
Date:  
 11.18.08



**SANTA BARBARA**  
 Planning  
 Santa Barbara County  
 California

Drawing:  
**HILLTOP ACUTE**  
 PROTOTYPE  
 FIRST FLOOR PLAN

**A2.1**



Lot 215 Prototype: Floor Plan

- Casual, Open Planning for Informal Living
- Integration of Indoor / Outdoor Spaces



2025 Avenida/Paseo de la #133  
 Santa Barbara, CA 93103  
 805.966.1346

Job No.  
 2024-0320  
 Scale  
 1/4"  
 Date  
 11.18.08

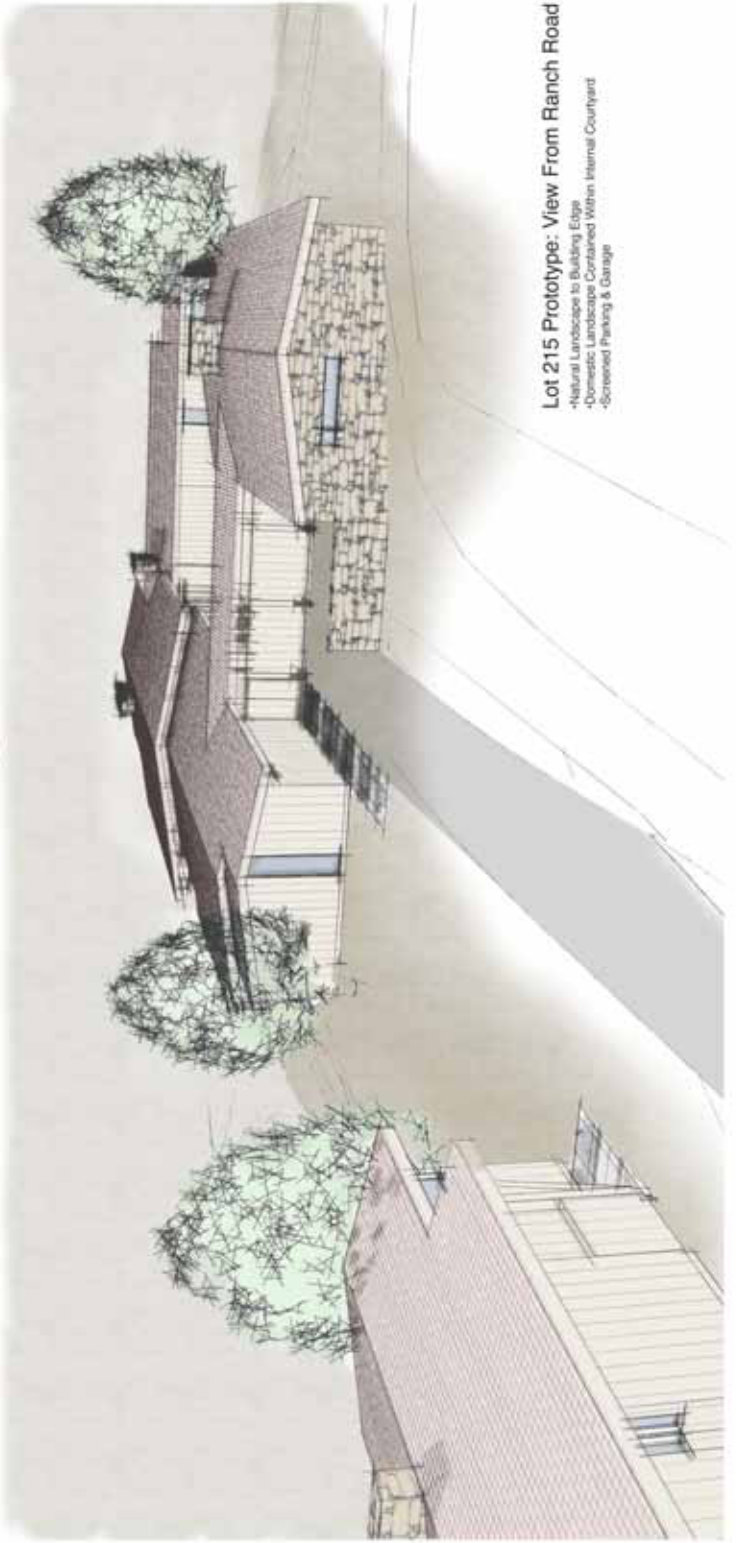


**SANTA BARBARA**  
**RANCH**  
 Santa Barbara County  
 California

Drawn by  
 HULTOP ACUTE  
 PROJECT NO.  
 OFFSITE VIEW



**Lot 215 Prototype: View From Offsite**  
 -Buildings Defer to the Natural Setting  
 -Architecture Integral to the Landscape

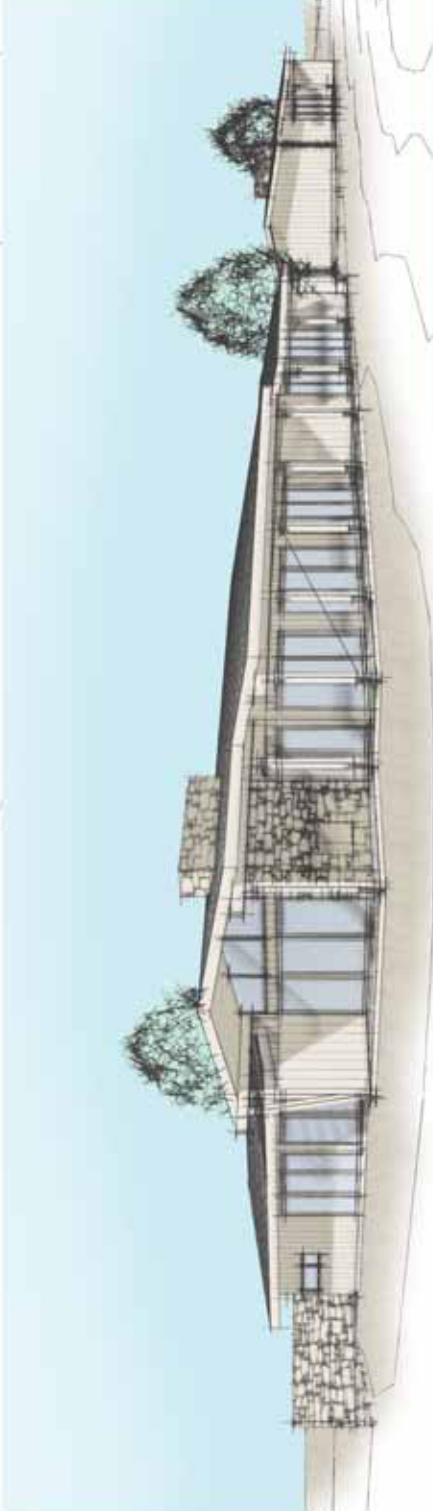


**Lot 215 Prototype: View From Ranch Road**  
 -Natural Landscape to Building Edge  
 -Domestic Landscape Contained Within Internal Courtyard  
 -Screened Parking & Garage



**Lot 215 Prototype: Massing**

- A Collection of Smaller, Differentiated Pieces
- Articulated into a Subtle Hierarchy of Forms
- Reflects Interior Spaces and Uses



**Lot 215 Prototype: Rancho Tradition**

- Low, One Story Forms
- Low Pitched Roofs with Deep Overhangs
- Restrained Material Palette
- Casual, Informal Architecture



**Lot 215 Prototype: Architectural Detail**

- Clipped Fenestration, Shaded by Deep Overhangs
- Simple Material Palette
- Structure As Ornament