

Paradiso Del Mare



Board of Supervisors Hearing

February 4, 2014

Santa Barbara, CA

Location



- South of US101
- Half-mile west of City of Goleta
- East of Naples Townsite

History

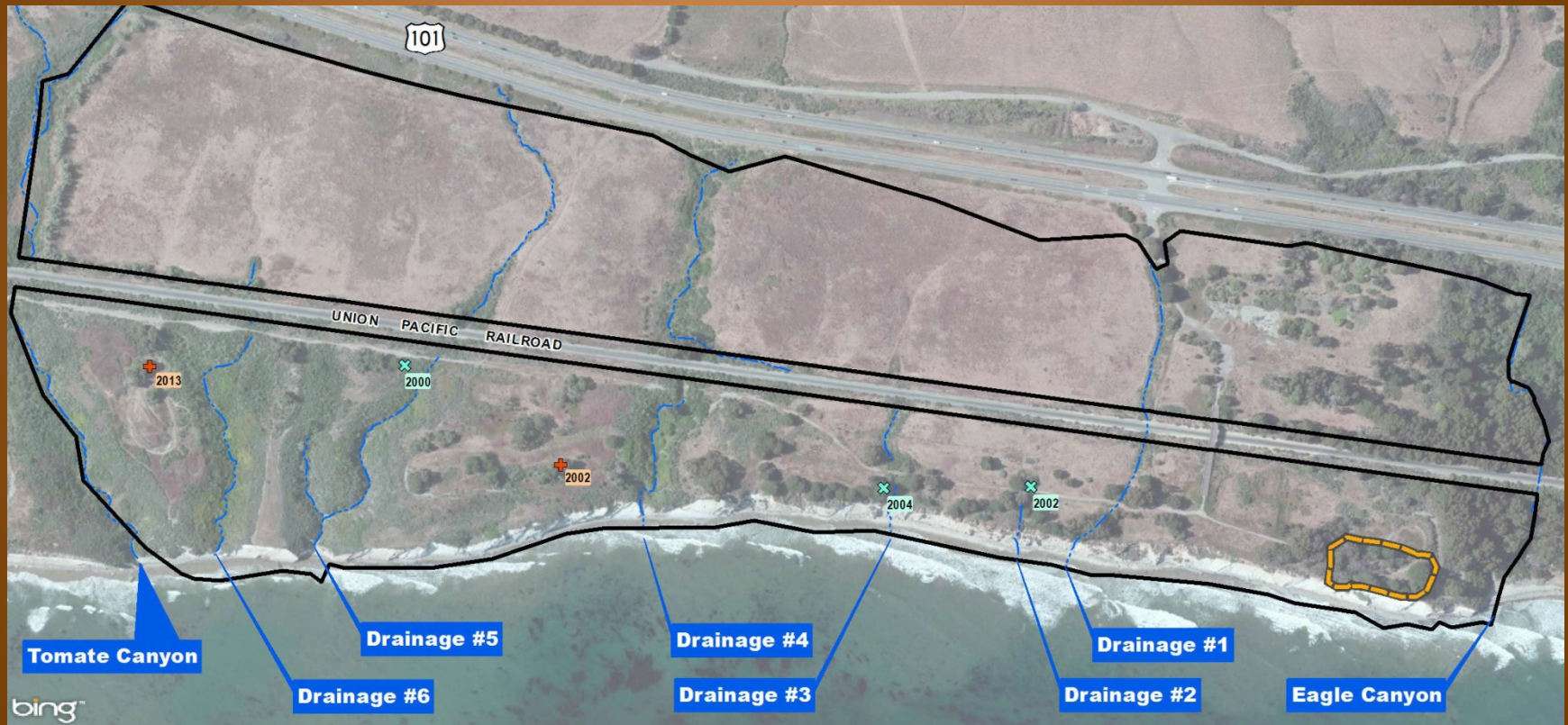
- 1993** — **Board of Supervisors Approval of Golf Course/EIR Certified**
- 1994** — CCC Approval of Golf Course on Appeal
- 1997** — Court of Appeals Upholds CCC Approval of Golf Course
- 2002** — Golf Course Project Denied by CCC/Litigation Commenced
- 2005** — **Settlement Agreement and Stay of Litigation with CCC**
- 2006** — **Two-Home Residential Project Submittal to County**
- 2009** — Environmental Impact Report #1
- 2010** — **Court Order Validates Annexation to GWD**
- 2011** — Updated Biological Surveys and Revised Project Submittal
- 2012** — Revised Environmental Impact Report #2
- 2013** — March Planning Commission Hearing
- 2013** — EIR Biological Resources Recirculation #1 August/September
- 2013** — EIR Biological Resources Recirculation #2 September/October
- 2013** — November Planning Commission Hearing
- 2013** — **December Planning Commission Project Approval**
- 2014** — **Board of Supervisors Hearing on Project Appeal**

Planning Commission Areas of Focus and Staff/Applicant Follow-Up

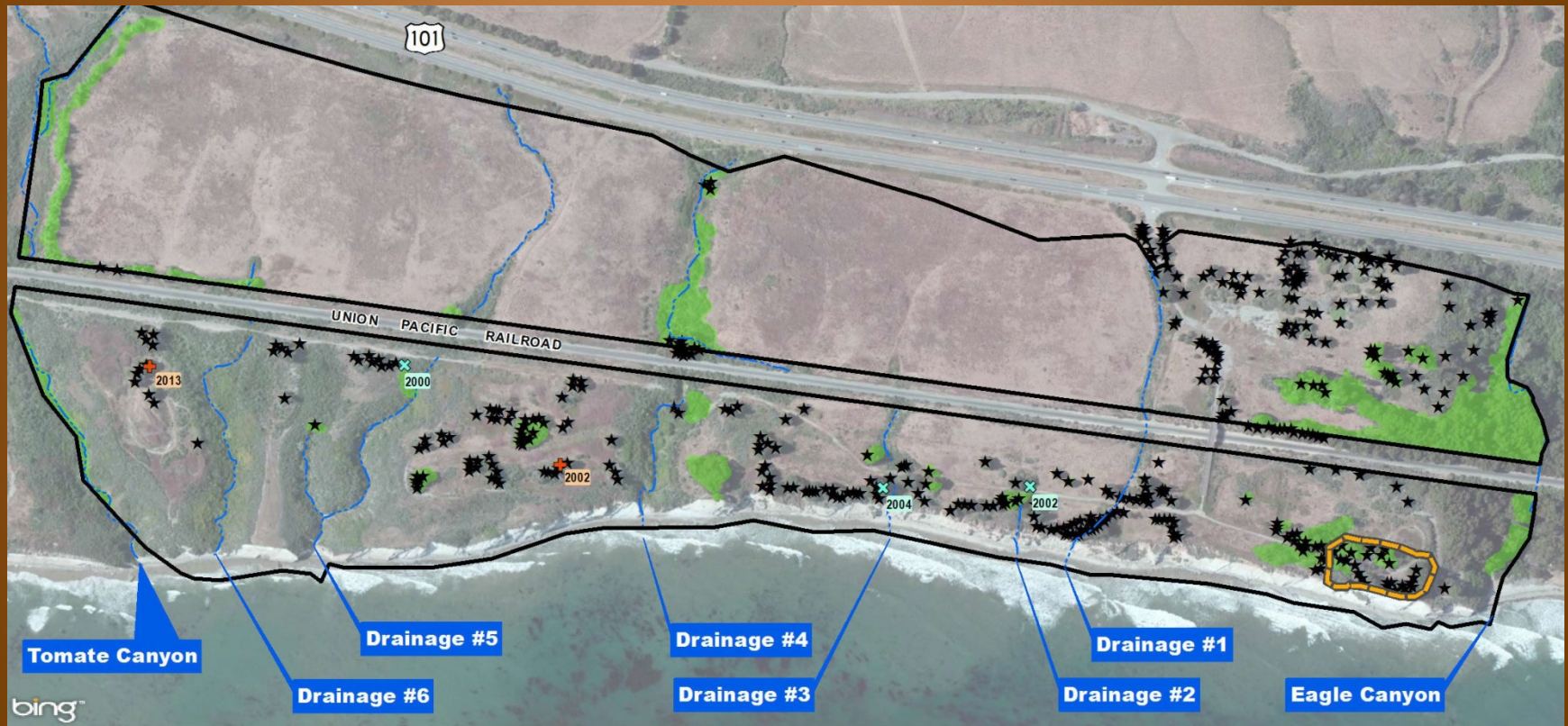
- White-Tailed Kite
- Seal Haul-Out
- Public Access and Recreation
- Offsite Alternatives Analysis
- Highway 101 Access
- Agricultural Feasibility
- Hazardous Materials
- Project Conditions for Oil Well Setbacks and NTPO for Biological Resources
- Native American Coordination
 - Minimizing Disturbance and Adequacy of Private Waterline Design/Fill Depth
- Staff/Applicant Analysis, EIR Revision Letters, Expert Testimony and Planning Commission Deliberations Confirm Compliance with CEQA and Policy Consistency for Proposed Project

White-Tailed Kite Nesting Habitat

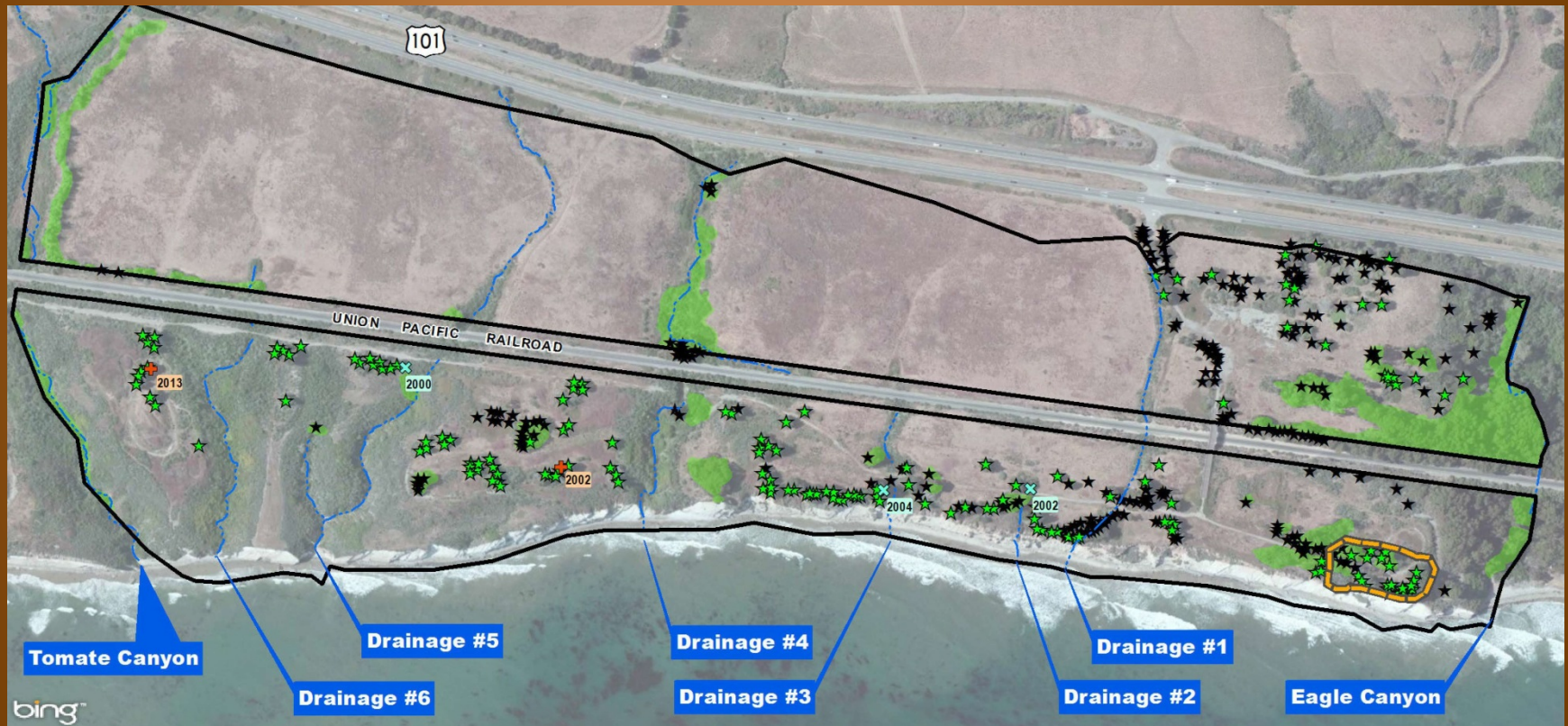
2000 - 2013



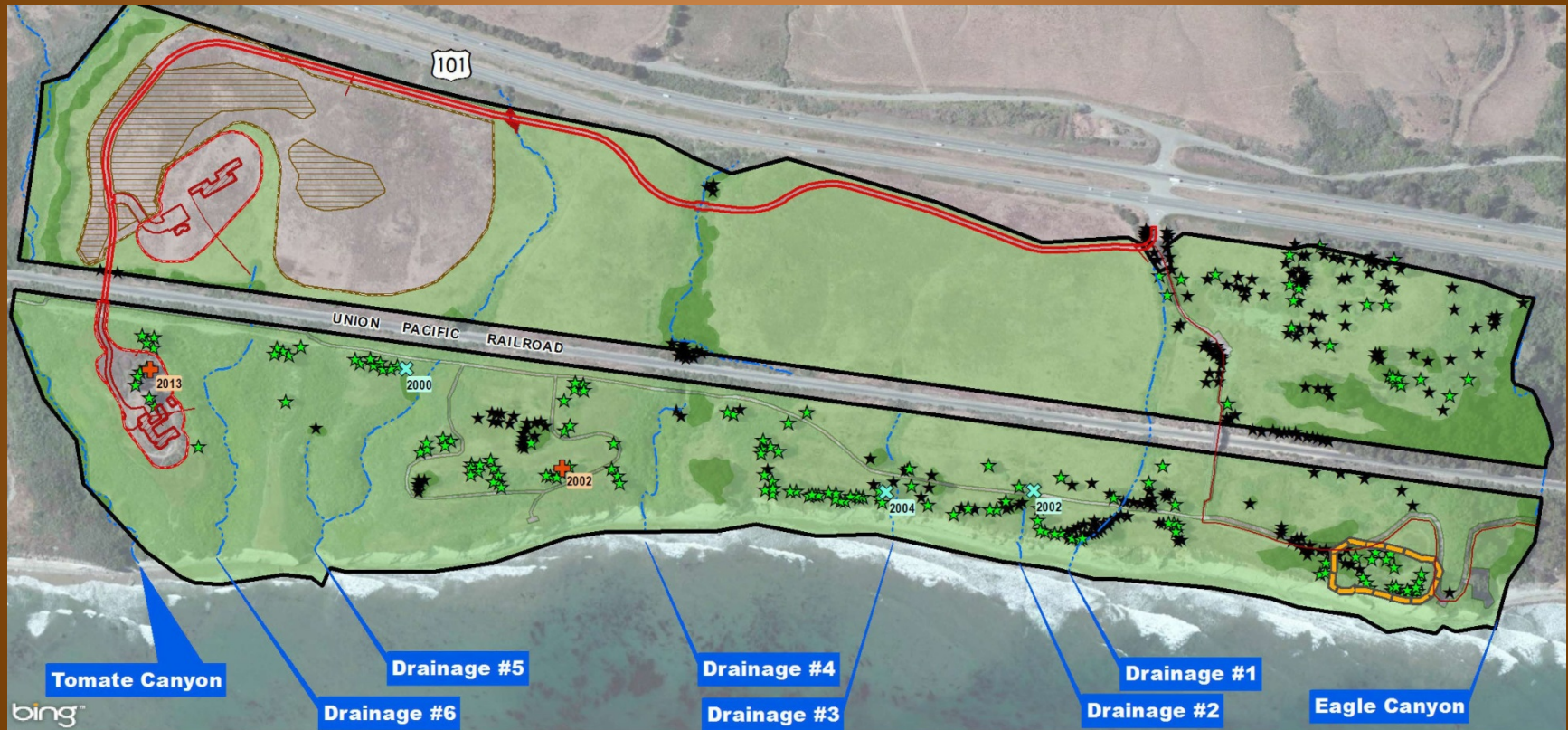
White-Tailed Kite Nesting Habitat



White-Tailed Kite Nesting Habitat



White-Tailed Kite Nesting Habitat



Degraded Foraging Habitat

2011 Vegetation Map



White-Tailed Kite Foraging Habitat

Proposed Restoration and Invasive Plant Maintenance

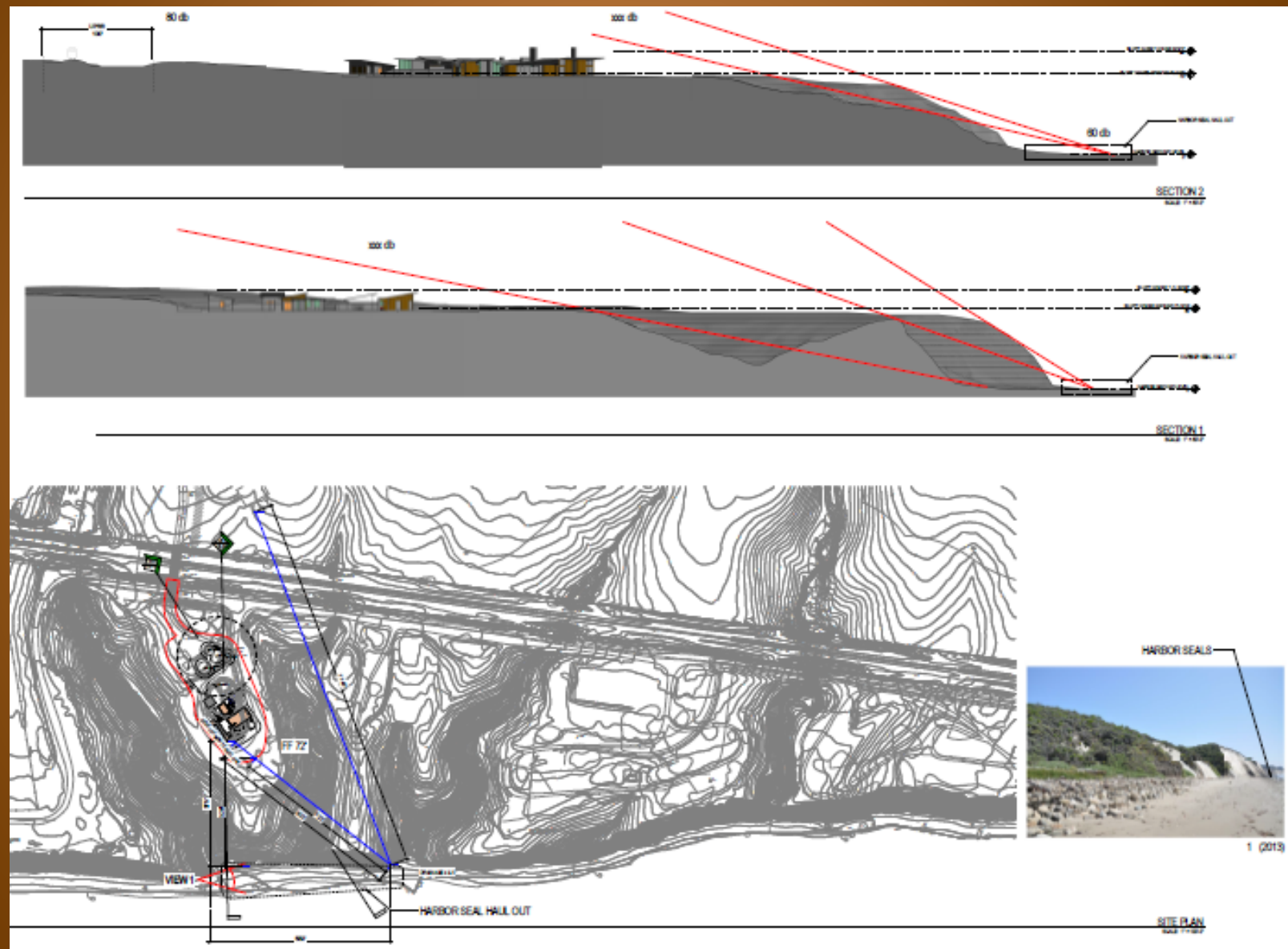


Restored White-Tailed Kite Habitat

Preservation of Enhanced Habitat in Perpetuity



Seal Haul-Out

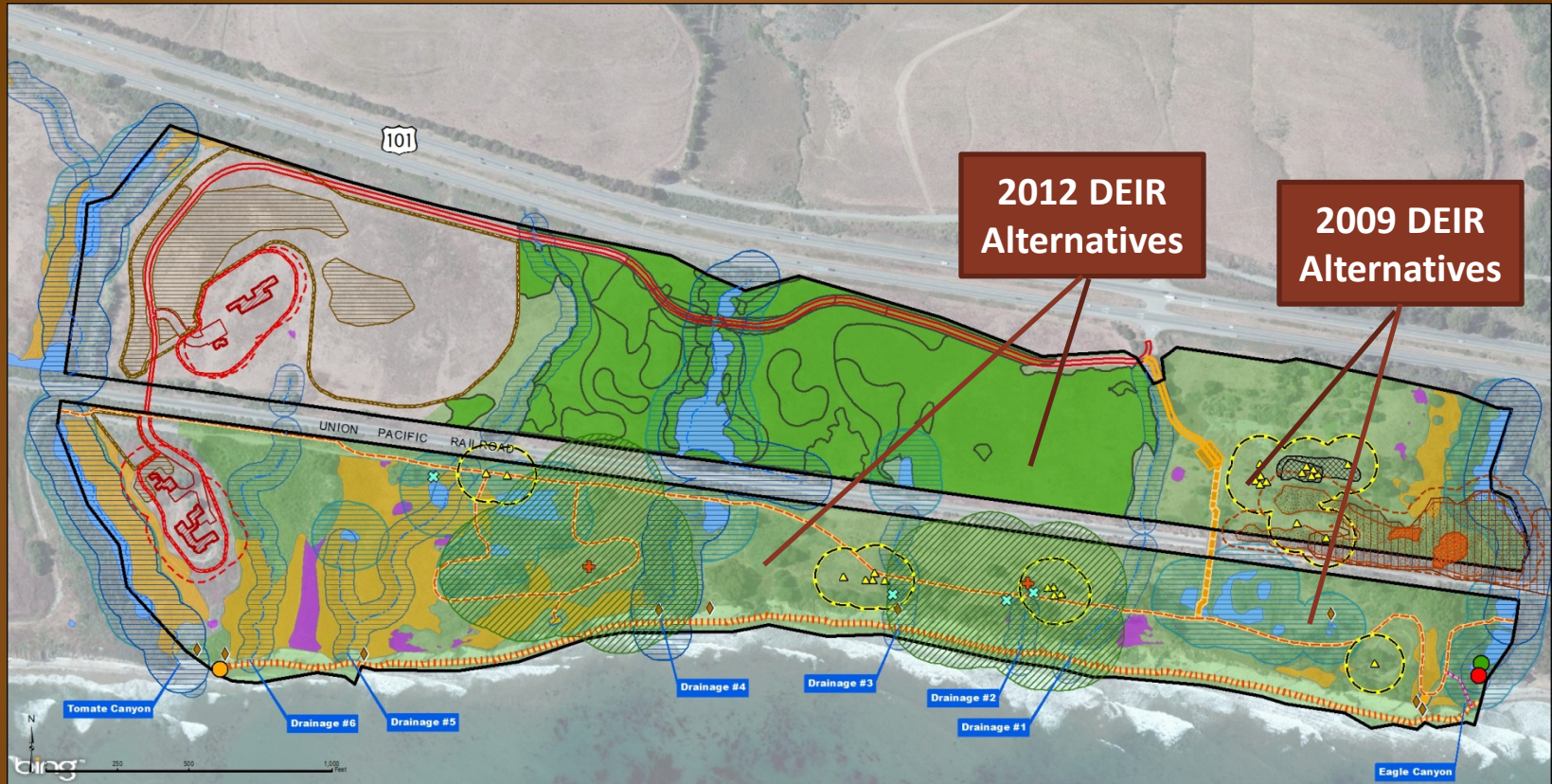


Public Coastal Access & Recreation



- Approximately 34 Acres of “Floating” Easements Proposed for Future Site-Specific Planning Flexibility
 - Vehicle Access from 101 to 20 Space Parking Lot
 - Public Easement Over UPRR
 - 1.5 Miles of California Coastal Trail with Loop Trail, 2 Overlooks and 1 Mile of Shoreline Beach Access (1600 ft. of Coastal Trail to be Constructed by Applicant)
 - Onsite Beach Access Consistent with Prior County and CCC Approvals
 - Gaviota Seals Watch (\$20,000) and Construction of Public Access Amenities (\$500,000)

Appellant Onsite Alternatives



- 2009 Conflict with Tarplant, Wetland Buffers, Monarch Butterfly Habitat and Buffers, Cultural Resource Sites, and Proximity to Eagle Canyon
- 2012 Conflict with Visual Protection Policies and Bifurcate the Site Eliminating Opportunities for Restoring and Conserving Contiguous Open Space and Habitat
- Conflict with Envisioned Public Access Improvements and Creates Issues with Land Use Compatibility

Appellant Offsite Alternatives

- Naples is Not Part of the Project
- EIR Appropriately Addresses Potential Future Development Of Naples in Cumulative Impacts Discussion for All Resources
- Inconsistent with Current CCC Request for Beach Access OTD on the Project Site
- Precludes Final Resolution of CCC Litigation as Allowed per Settlement Agreement
- Denies Property Owner Use of Entire Ocean Lot

This aerial map displays the Eagle Canyon area, featuring a large green field, a Union Pacific Railroad track, and a highway labeled 101. The map includes several labeled drainage areas: Drainage #1, Drainage #2, Drainage #3, Drainage #4, Drainage #5, and Drainage #6. Other labeled features include Tomato Canyon and Eagle Canyon. The map also shows a scale bar (0 to 1,000 feet) and a north arrow.

- Limited & Clustered Development
- Avoids Sensitive Habitat & Species
- Habitat Restoration and Preservation of Contiguous Open Space
- Maximizes Public Access/Recreation Opportunities

Paradiso Del Mare



- Two Homes 143 Acres – 96% of Property Preserved as Open Space
- Land Uses
 - Conservation Easement 117 acres
 - Open Space Agricultural 16 acres
 - Development Envelopes 6 acres
 - Public Parking & Trails ~4 acres within 35 acres of OTD area

Paradiso Del Mare



- Volunteered Safe Public Access for All
- Restoration Improves Habitat Functions and Values and Includes Pre-Mitigation for Public Access Improvements
- Endowments for Gaviota Seals Watch (\$20,000) and Construction of Public Access Amenities (\$500,000)
- Exemplary Example of Accommodating Residential Uses with High Priority Coastal land Uses
- Model for Stakeholder Collaboration for Carefully Crafted Development with Significant Community Benefits

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