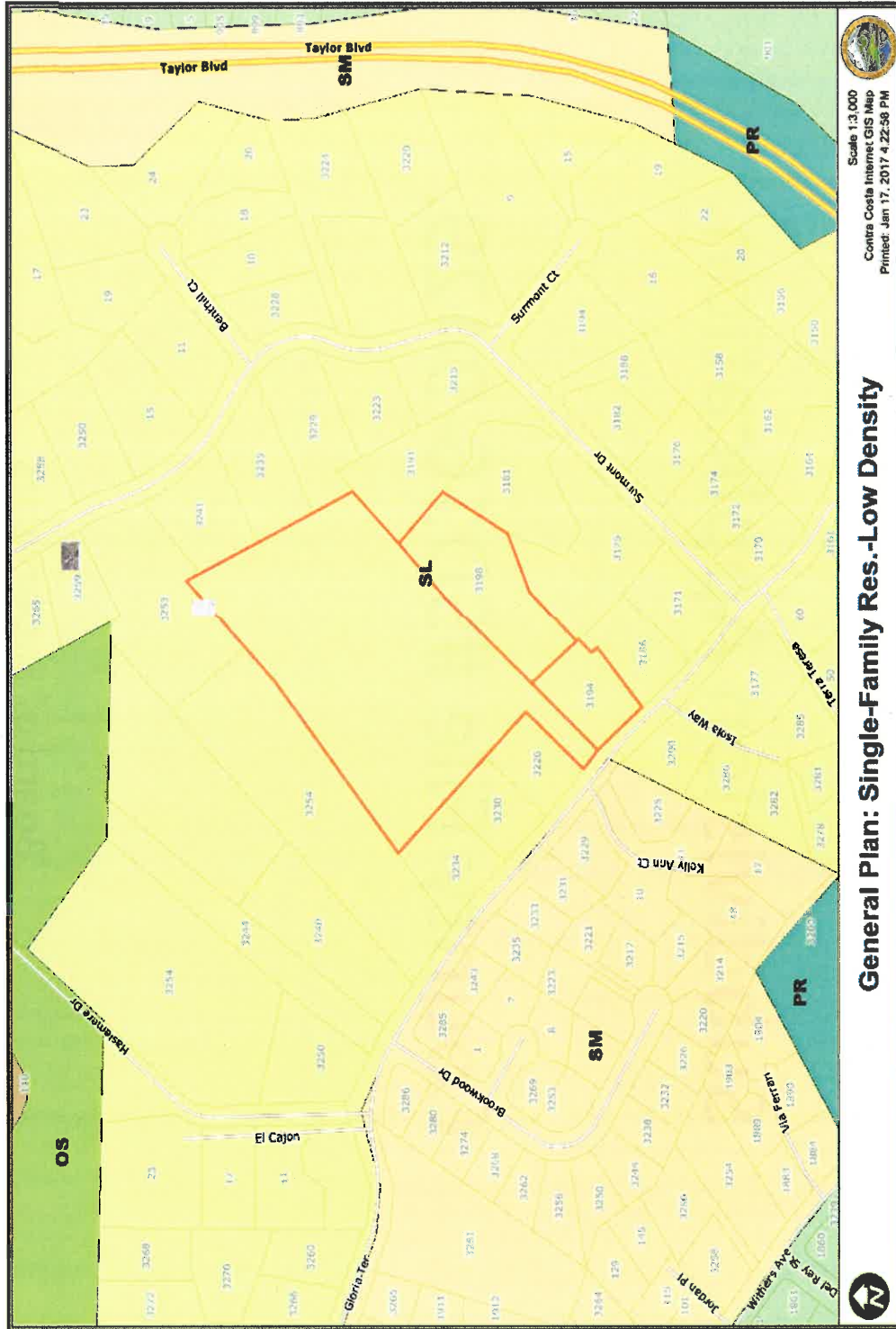


Power Point Presentation

**Gloria Terrace Estates,
Subdivision Application.
County File #SD16-9429.**

Board of Supervisors
May 23, 2017

General Plan: SL

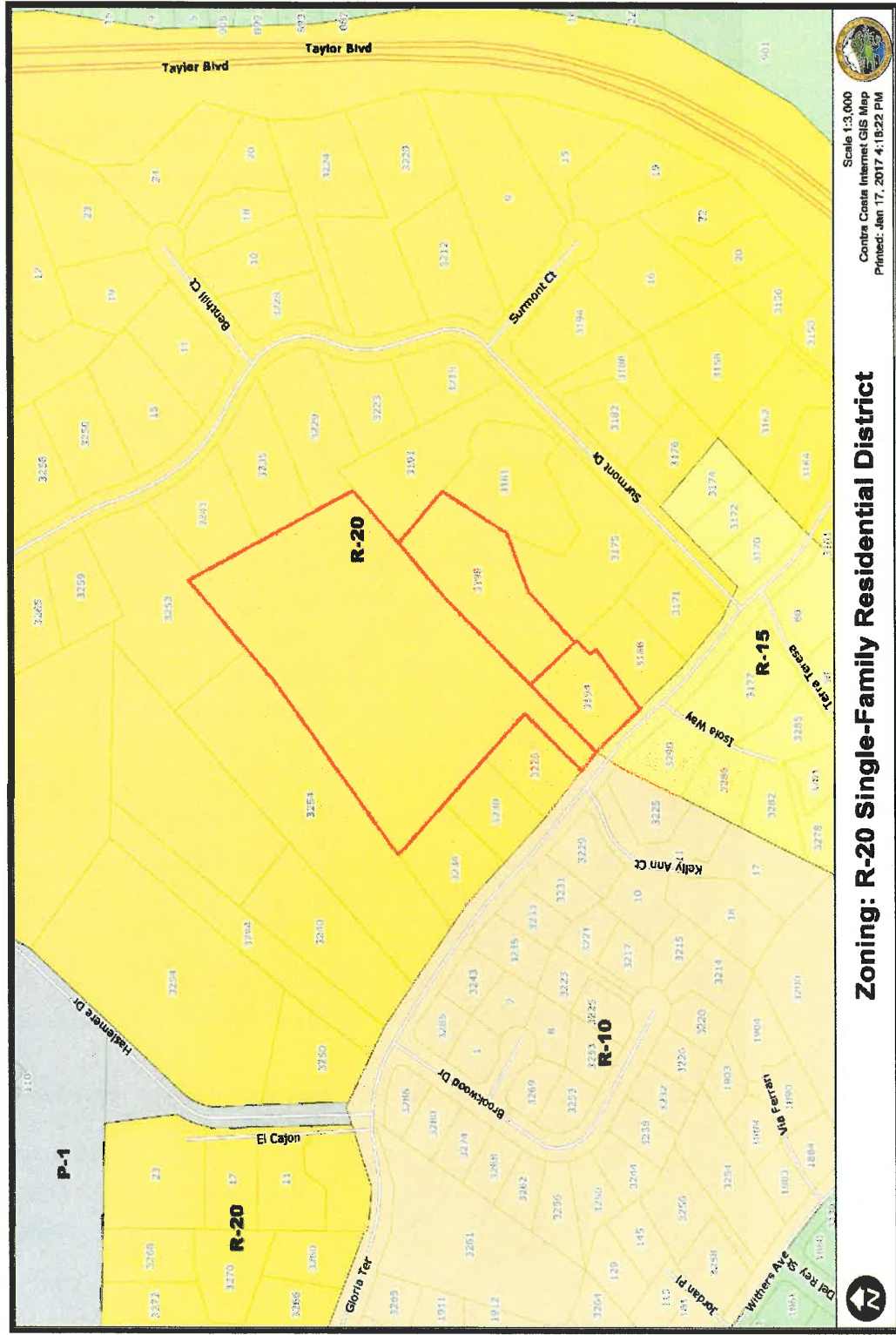


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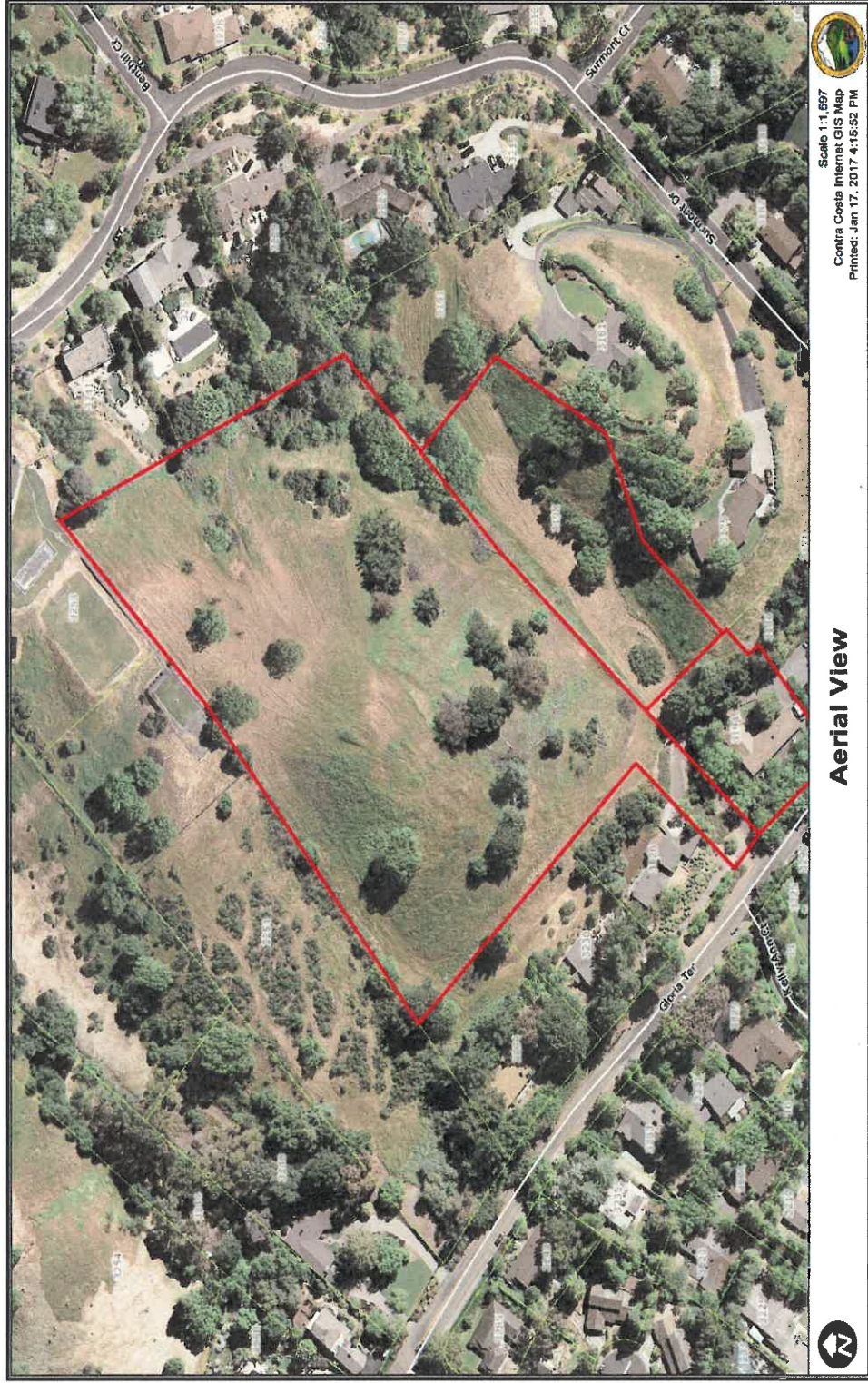
General Plan: Single-Family Res.-Low Density



Zoning: R-20



Aerial Map

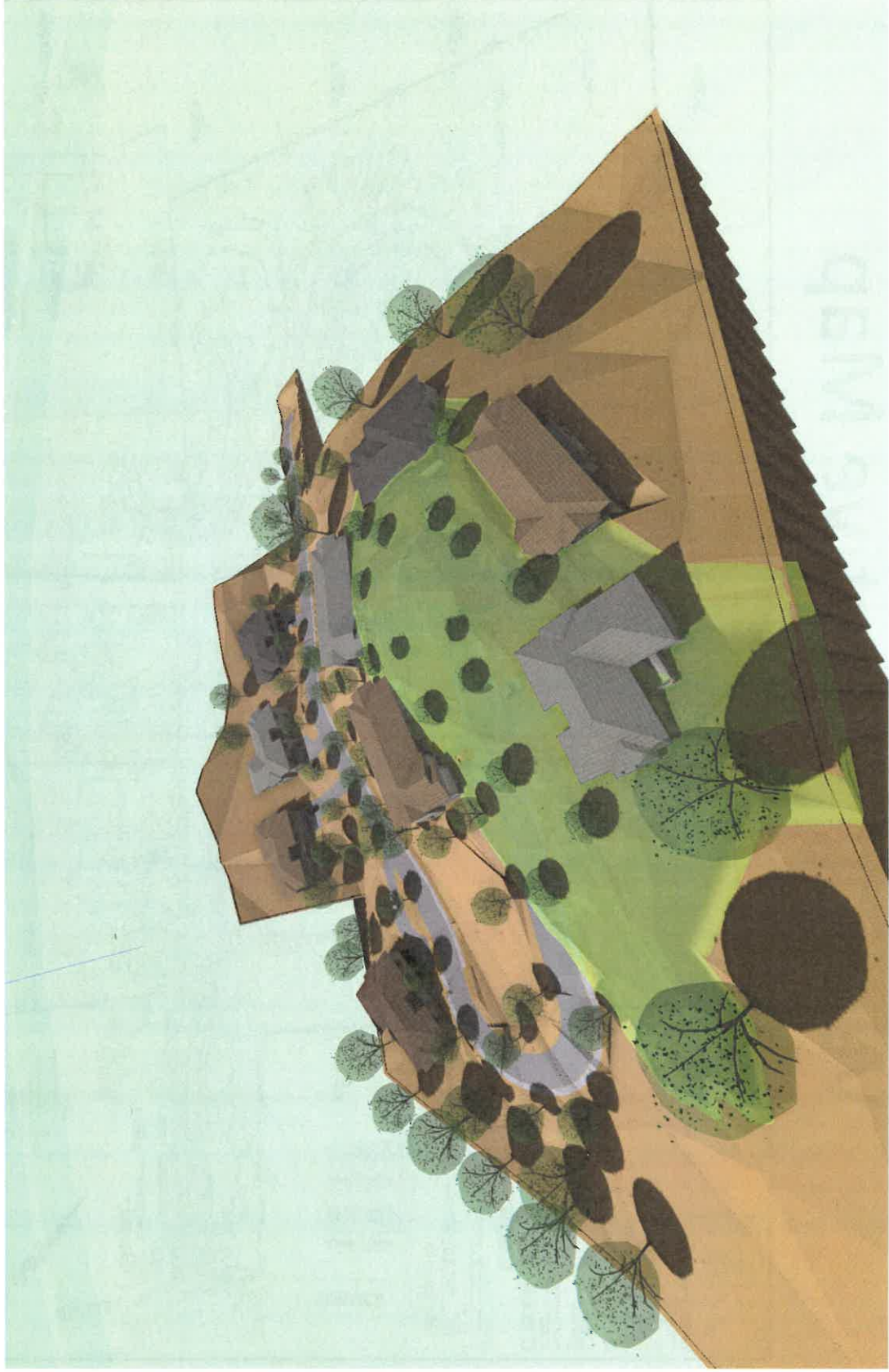


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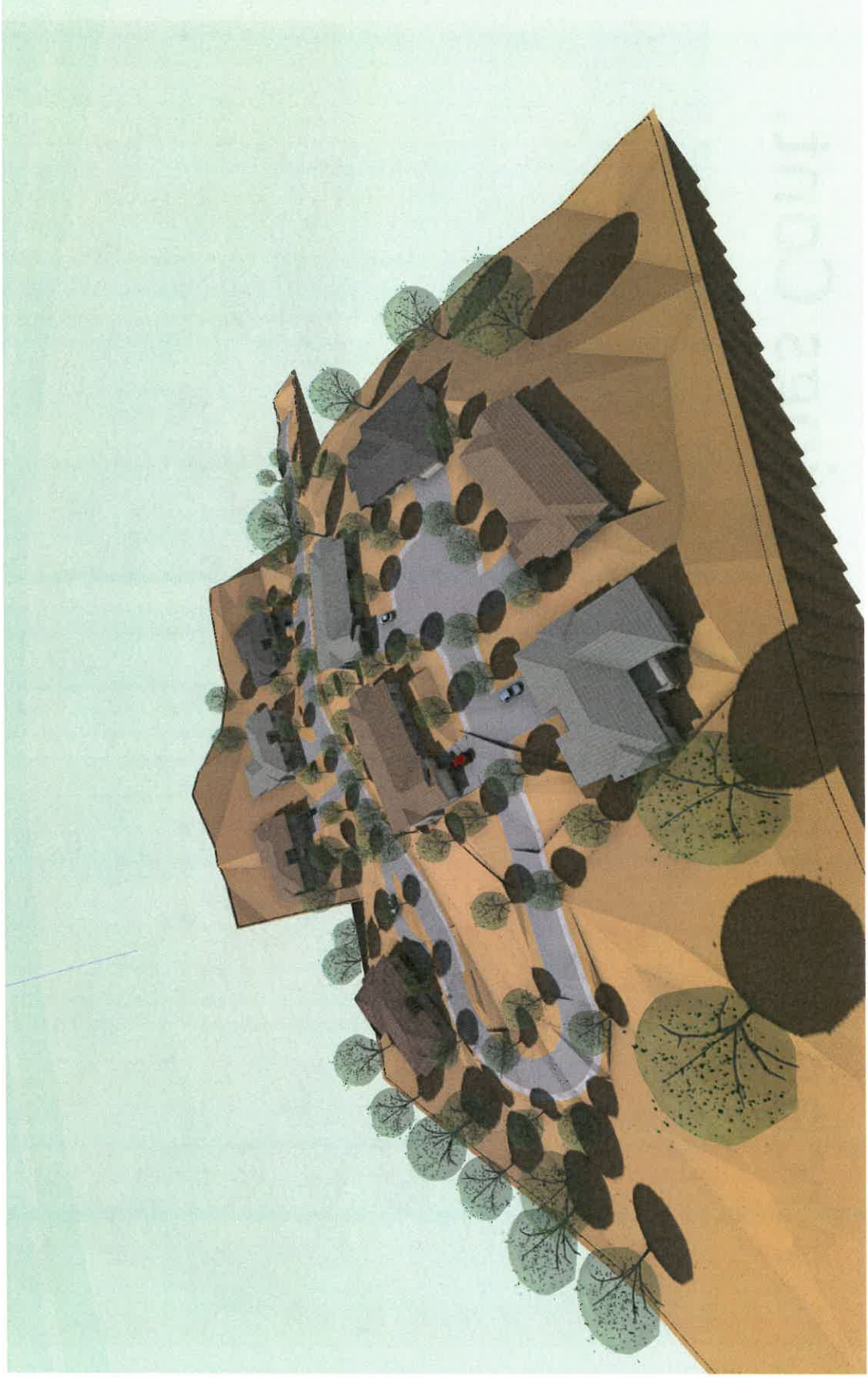
Aerial View



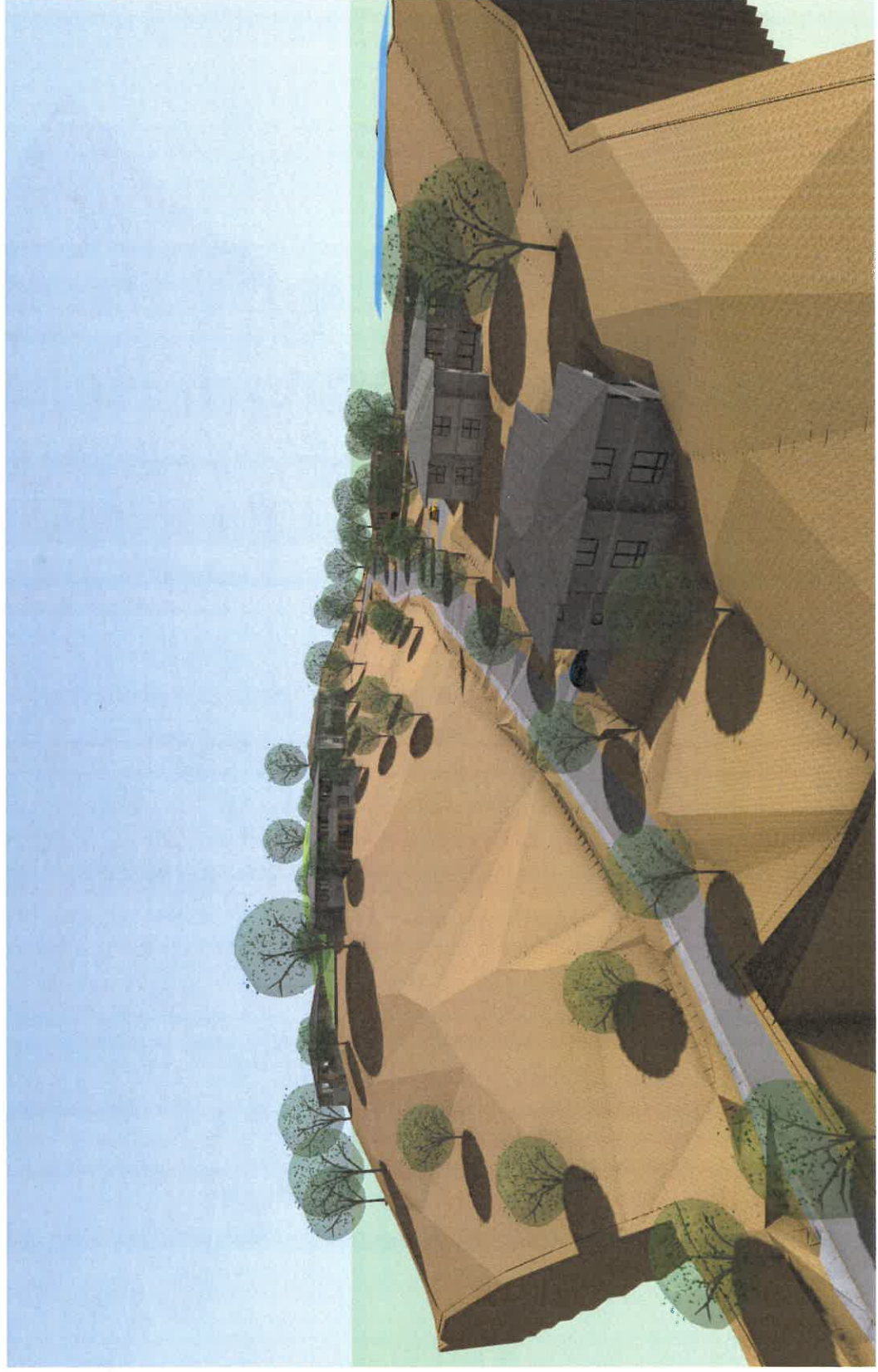
Architectural Renderings



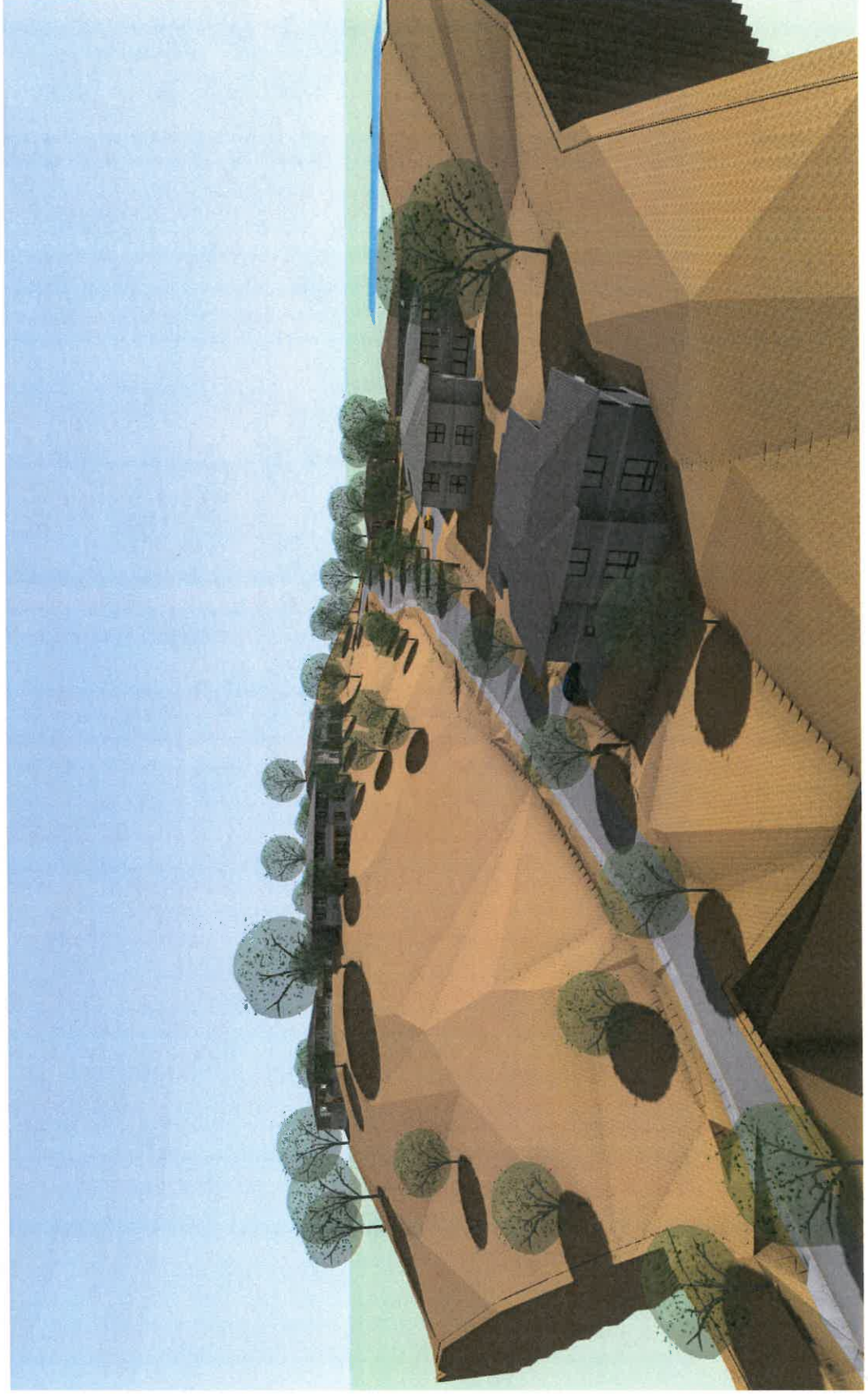
Architectural Renderings cont.



Architectural Renderings Cont.



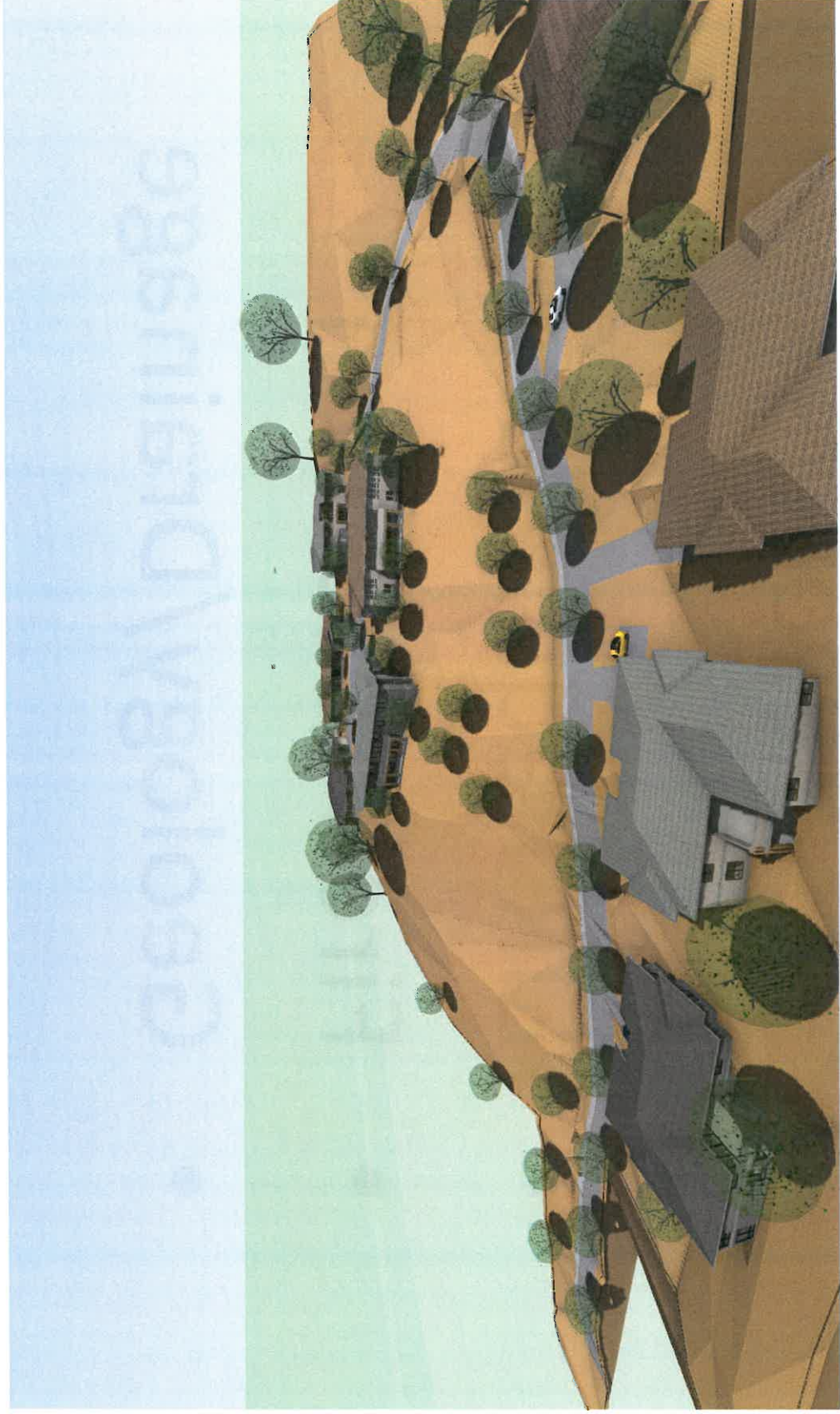
Architectural Renderings Cont.



Architectural Renderings Cont.



Architectural Renderings Cont.



APPEAL POINTS

- EIR Required
- Fire Protection
- Geology/Drainage

Appeal Points Cont.

- **Aesthetics**
- **Biological Resources**
- **Parking**
- **Applicant's Testimony**

Staff Summary

- Mitigation Measures have been Identified for potential Environmental Impacts
- No evidence to warrant new conditions or mitigations
- Conforming R-20 Lots
- Area benefit with Gloria Terrace shoulder improvements
- Consistent with other nearby developments

Questions

End