



SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING

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**DATE:** December 9, 1999  
**TO:** Planning Commission  
**FROM:** Jay Johnson, Senior Planner  
**SUBJECT:** S980128U - Widmark

Attached is the revised tentative map and supportive material prepared by the applicant. The project has been reduced to 32 buildable lots in a cluster design (as required by the South County area plan). Thirty one of the buildable lots are 2.5 acres in size. The other buildable lot (Lot 22) is an open space lot with a 6,000 square foot building site, as allowed by the Land Use Ordinance. The TDC portion of this project has been deleted. The lots will be served by individual wells, which may be shared by up to 4 lots.

Engineering and Planning staffs are in the process of modifying the conditions of approval. We do not anticipate significant changes to the conditions other than making the necessary adjustments based on the new project description.

**Tract 2262, The Widmark Subdivision**  
**Project Information** (updated 11/15/99)

**THE PROPERTY**

*The property is 162.65 acres on the Nipomo Mesa, zoned RR; 5 acre minimum density with a cluster overlay requirement.*

**THE DESIGN**

*The lots are clustered on approximately half the acreage. The other half is in Open Space. There are thirty-one 2½-acre lots and fourteen Open Space Parcels. One Open Space Parcel has a 6000 sq. ft building envelope. The lots are laid out in a semi-circle around a large Open Space area.*

*To provide separation from existing lots along Indiana Way, new lots adjacent to Indiana are set back approximately 150 ft. There's also a 50-ft Treed Greenbelt (buffer) along the entire length of Indiana. Likewise, there is a 75-ft Treed Greenbelt (buffer) along the entire length of Eucalyptus Road. The CC&Rs will allow for the replacement of blue gun eucalyptus with other drought tolerant trees within the Treed Greenbelts.*

*Along the bluff all healthy trees within the first 50 feet of the bluff ridge will be retained as a visual buffer. The CC&Rs will allow for the replacement of blue gum eucalyptus with other drought tolerant trees. A building set back of 105 feet from the bluff ridge will apply to all lots along the bluff.*

*Along the east boundary a 10-ft wide band of eucalyptus trees will be retained as required.*

**OPEN SPACE PARCELS**

*Open Space Parcels 33 through 35 and 38 through 46 will be legally tied to adjacent building lots. Trees may be removed except in the Preserve and Treed Greenbelts. Acceptable uses will be as allowed by the LUO.*

*Open Space Parcels 36 and 37 are treed at this time. Trees may be removed or harvested at any time by the landowner. The 50-ft wide greenbelt around the perimeter adjacent to newly created lots is intended as a buffer to any acceptable uses as allowed by the LUO. The buffer may also include a single lane road and /or trail.*

*Open Space Parcel 22 has a 6000 sq. ft building envelope. Trees may be removed outside of the Monarch Knoll Preserve. Acceptable uses will be as allowed by the LUO.*

**MONARCH BUTTERFLIES**

*A monarch butterfly study has been completed. One location on the property has been determined to be an autumnal\* clustering site. Although not a significant finding in terms of*

numbers, a Monarch Preserve Easement has been established encompassing the aggregation area. The report is available at the Planning Department.

It is the opinion of the landowner/developer that any knoll on The Mesa is a potential clustering site for monarch butterflies. An elliptical clearing 60 feet east-west by 100 feet north-south on a knoll protected from the wind by a 150-foot wide band of tall eucalyptus trees around the perimeter will create the desired microclimate required. Several locations on the property are potential clustering sites. One such location is being preserved. Lot 22 an Open Space Parcel with a 6000 sq. ft building envelope.

*\*autumnal = temporary clustering site during autumn, usually until December when they leave for a true overwintering\*\* site.*

*\*\*overwintering = permanent clustering site, usually thousands of monarch butterflies until they start their northerly migration, towards the end of March. Overwintering sites have been declared an "endangered phenomena". The monarch butterfly is not endangered or threatened.*

#### ALTERNATE ACCESS

*As an alternate paved access, a road may be constructed from the interior road going between lots 13 and 14, continuing along the south side of existing Parcel "D" to Scenic View Way and down to Eucalyptus Road. The access road between lots 4 and 5, and the road between lots 18 and 19 would be eliminated. See Sketch "Alternate Access".*

#### PROVISIONS FOR TRAILS

*Dedicated trail easement are provided as follows: 20-ft width along Eucalyptus Road; 15-ft width along Indiana Way; 15-ft width along Bluff Ridge Lane.*

#### BUILDING SETBACKS

*Lots 1 through 5 will have a building setback of 175 feet from Eucalyptus Road due to the agricultural operation across the street. When agricultural activities are permanently discontinued, this setback will cease to exist.*

*Lots 1 through 8 will have a 100 ft building setback from Eucalyptus Road.*

*All lots will have a street front building setback of 50 feet; water systems excluded.*

*All lots will have side building setbacks of 30 feet; water systems excluded.*

*Setbacks not identified will be by County Code.*

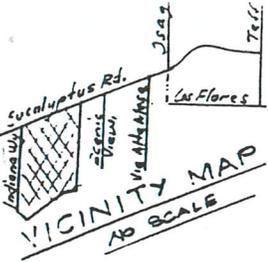
#### PHASING PLAN

*The project will be phased and built out over a number of years. Open Space will match proportionally the number of lots in each phase.*

*WATER*

*Individual wells or small shared systems will be installed. This is an excellent water area. The blow tests are expected to yield between 50 and 125 GPM.*

*Cal-Cities Water, a private stock owned company is the only community water source in the area. It is neither desired nor economically viable to connect to Cal-Cities.*



N 89° 29' 16" W 2136.50'

40. AC.  
EUCALYPTUS RD.

75' WIDE TREED GREENBELT  
W/ 20' DEDICATED TRAIL EASEMENT

50' WIDE TREED GREENBELT  
W/ 15' DEDICATED TRAIL  
EASEMENT

PARCEL A  
12.50  
PARCEL B

PARCEL C

PARCEL D  
SAC.  
ALTERNATE ACCESS WAY

10' WIDE  
TREED GREENBELT

PARCEL A  
14.71 AC.

N 22° 53' 40" E 3458.46'

FIELD

15' WIDE  
DEDICATED  
TRAIL EASEMENT

PARCEL B

105' BLDG. SETBACK  
50' TREED SECTION  
BLUFF RIDGE

PORT HARTFORD EUCALYPTUS TRACT  
(1/5 7/5)  
INDIANA WAY  
N 22° 54' 03" E 3347.75'

MONARCH  
WOLF  
RESERVE  
1.869

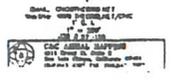
N 78° 50' 25" E 1571.47'

DEVELOPMENT PLAN  
AND  
'VESTING'  
TENTATIVE  
TRACT MAP  
N<sup>o</sup> 2262

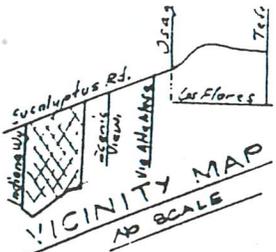
NOVEMBER 15, 1999 REV.

RANCHO  
GUADALUPE  
AMB 117

OWNER/DEVELOPER  
GEORGE WID MARK  
1620 SCENIC VIEW  
MORNING, CA 93740



N 25° 52' 47" E 462.95'



90 AC.  
EUCALYPTUS RD.  
N 89° 29' 16" W 2136.50'

75' WIDE TREED GREENBELT  
W/ 20' DEDICATED TRAIL EASEMENT

**PHASE I**

**PHASE II**

50' WIDE TREED GREENBELT  
W/ 15' DEDICATED TRAIL  
EASEMENT

**PHASE III**

PORT HARTFORD EUCALYPTUS TRACT  
INDIANA WAY  
N 22° 54' 03" E 3347.75'

50' WIDE GREENBELT

70' WIDE TREED GREENBELT

PARCEL A  
14.71 AC.  
N 22° 53' 40" E 3458.46'

15' WIDE DEDICATED TRAIL EASEMENT

PARCEL B  
105' BLDG. SETBACK  
50' TREED SECTION  
BLUFF RIDGE

**PHASE IV**

N 78° 50' 25" E 1571.47'

DEVELOPMENT PLAN  
AND  
'VESTING'  
TENTATIVE  
TRACT MAP

NO 2262

RANCHO GUADALUPE  
AMB 117

NOVEMBER 15, 1992 REV.

**PHASING PLAN**



Orange—Probable Tree Removal for this Project  
 Green—Permanently Treed as is  
 White—Trees May Be Removed At Will



DEVELOPMENT PLAN  
 AND  
 'VESTING'  
 TENTATIVE  
 TRACT MAP  
 No 2262

RANCHO  
 "AD" "IDE"

Tree Removal Scheme

