



# GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

CONDITIONAL USE PERMIT/  
CUP FOR DEVELOPMENT OF PHASE IIA OF  
THE SPECIFIC PLAN 242 SINGLE-FAMILY

### APPLICATION TYPE - CHECK ALL THAT APPLY

- Emergency Permit
- Tree Permit
- Plot Plan
- Zoning Clearance
- Site Plan
- Minor Use Permit
- Variance
- Other
- Conditional Use Permit/Development Plan
- Surface Mining/Reclamation Plan
- Curb, Gutter & Sidewalk Waiver
- Amendment to approved land use permit

### APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name Monarch Dunes, LLC Daytime Phone 805-343-7307  
 Mailing Address 1640 Trilogy Parkway, Nipomo, CA Zip Code 93444  
 Email Address: andrew.daymude@sheahomes.com

Applicant Name Sam as Landowner Daytime Phone \_\_\_\_\_  
 Mailing Address \_\_\_\_\_ Zip Code \_\_\_\_\_  
 Email Address: \_\_\_\_\_

Agent Name Wallace Group (Brad Brechwald, Rachel Hawthorne) Daytime Phone 805-544-4011  
 Mailing Address 612 Clarion Court, San Luis Obispo, CA Zip Code 93401  
 Email Address: bradb@wallacegroup.us; rachelh@wallacegroup.us

### PROPERTY INFORMATION

Total Size of Site: +/- 159 acres Assessor Parcel Number(s): 091-500-019  
 Legal Description: Remainder of Tract 2341-Unit 6B, filed 9/27/2013 in Book 33, pages 87-94  
 Address of the project (if known): 1640 Trilogy Parkway, Nipomo, CA 93444  
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: From southbound US 101, exit Willow Road, west to Via Concha Road, then south to Mesa Road. Project is located to the south of Mesa Road, bounded on the east by Viva Way, and bounded to the south by Banneker.

Describe current uses, existing structures, and other improvements and vegetation on the property:  
Partially-built Specific Plan area: undeveloped portion adjacent to SF & MRF residential, parks, roads, golf courses, utility facilities, and open space

### PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): CUP for development of Phase IIA of the Specific Plan  
242 Single-Family Residential lots, roads, and open space per Tract 2341.

### LEGAL DECLARATION

I, the owner of record of this property, have completed this form accurately and declare that all statements here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature Andrew Daymude Date 4/9/2015

**FOR STAFF USE ONLY**  
 Reason for Land Use Permit: \_\_\_\_\_

# LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No \_\_\_\_\_

Type of project:  Commercial  Industrial  Residential  Recreational  Other

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): Not Applicable

Describe existing and future access to the proposed project site: As shown on Tract 2341 (Mesa Road and Eucalyptus Road)

Surrounding parcel ownership: Do you own adjacent property?  Yes  No  
If yes, what is the acreage of all property you own that surrounds the project site? 957 acres

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):

North: Residential, Recreation, Open Space, Butterfly Habitat South: Agriculture, Residential  
East: Residential West: Undeveloped Residential, Commercial

For all projects, answer the following: See Project Description

Square footage and percentage of the total site (approximately) that will be used for the following:

Buildings: \_\_\_\_\_ sq. feet \_\_\_\_\_% Landscaping: \_\_\_\_\_ sq. feet \_\_\_\_\_%  
Paving: \_\_\_\_\_ sq. feet \_\_\_\_\_% Other (specify) \_\_\_\_\_  
Total area of all paving and structures: \_\_\_\_\_  sq. feet  acres  
Total area of grading or removal of ground cover: \_\_\_\_\_  sq. feet  acres  
Number of parking spaces proposed: \_\_\_\_\_ Height of tallest structure: \_\_\_\_\_  
Number of trees to be removed: \_\_\_\_\_ Type: \_\_\_\_\_  
Setbacks: Front \_\_\_\_\_ Right \_\_\_\_\_ Left \_\_\_\_\_ Back \_\_\_\_\_

Proposed water source:  On-site well  Shared well  Other \_\_\_\_\_

Community System - List the agency or company responsible for provision: Woodlands Mutual Water Company

Do you have a valid will-serve letter?  Yes  No (If yes, please submit copy)

Proposed sewage disposal:  Individual on-site system  Other \_\_\_\_\_

Community System - List the agency or company responsible for sewage disposal: Woodlands Mutual Water Company

Do you have a valid will-serve letter?  Yes  No (If yes, please submit copy)

Fire Agency: List the agency responsible for fire protection: Cal Fire / SLO County Fire

For commercial/industrial projects answer the following: Not Applicable

Total outdoor use area: \_\_\_\_\_  sq. feet  acres  
Total floor area of all structures including upper stories: \_\_\_\_\_ sq. feet

For residential projects, answer the following:

Number of residential units: 242 Single-Family Number of bedrooms per unit: Varies, See Project Description  
Total floor area of all structures including upper stories, but not garages and carports: \_\_\_\_\_  
Total of area of the lot(s) minus building footprint and parking spaces: \_\_\_\_\_

# ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

File No \_\_\_\_\_

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

**To ensure that your environmental review is completed as quickly as possible, please remember to:**

- a. Answer **ALL** of the questions as accurately and completely as possible.
- b. Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- c. If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.
- d. Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

## Physical Site Characteristic Information

**Your site plan will also need to show the information requested here:**

1. Describe the topography of the site: 159 acres in Phase IIA  
 Level to gently rolling, 0-10% slopes: +/- 63 acres  
 Moderate slopes of 10-30%: +/- 96 acres  
 Steep slopes over 30%: 0 acres
2. Are there any springs, streams, lakes or marshes on or near the site?  Yes  No  
 If yes, please describe: \_\_\_\_\_
3. Are there any flooding problems on the site or in the surrounding area?  Yes  No  
 If yes, please describe: \_\_\_\_\_
4. Has a drainage plan been prepared?  Yes  No  
 If yes, please include with application.
5. Has there been any grading or earthwork on the project site?  Yes  No  
 If yes, please explain: Trees were removed under a Minor Use Permit.
6. Has a grading plan been prepared?  Yes  No  
 If yes, please include with application.
7. Are there any sewer ponds/waste disposal sites on/adjacent to the project?  Yes  No
8. Is a railroad or highway within 300 feet of your project site?  Yes  No
9. Can the proposed project be seen from surrounding public roads?  Yes  No  
 If yes, please list: Mesa Road, Viva Way, Kingston Road, Eucalyptus Road, Amador Way

**Water Supply Information**

1. What type of water supply is proposed?  
 Individual well     Shared well     Community water system
2. What is the proposed use of the water?  
 Residential     Agricultural - Explain \_\_\_\_\_  
 Commercial/Office - Explain \_\_\_\_\_  
 Industrial - Explain \_\_\_\_\_
3. What is the expected daily water demand associated with the project? See Project Description
4. How many service connections will be required? 242 Residential
5. Do operable water facilities exist on the site?  
 Yes     No    If yes, please describe: See Will Serve Letter from Woodlands Mutual Water Company
6. Has there been a sustained yield test on proposed or existing wells?  
 Yes     No    If yes, please attach.
7. Does water meet the Health Agency's quality requirements?  
 Bacteriological?     Yes     No  
 Chemical?     Yes     No  
 Physical     Yes     No  
 Water analysis report submitted?     Yes     No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.  
 Well Driller's Letter     Water Quality Analysis     OK or     Problems  
 Will Serve Letter     Pump Test \_\_\_\_\_ Hours \_\_\_\_\_ G.P.M.  
 Surrounding Well Logs     Hydrologic Study     Other \_\_\_\_\_

**Please attach any letters or documents to verify that water is available for the proposed project.**

**Sewage Disposal Information**

**If an on-site (individual) subsurface sewage disposal system will be used:** Not Applicable

1. Has an engineered percolation test been accomplished?  
 Yes     No    If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? \_\_\_\_\_ feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?  
 Yes     No
4. Has a piezometer test been completed?  
 Yes     No
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?  
 Yes     No (a waste discharge permit is typically needed when you exceed 2,500 gallons per day)

**If a community sewage disposal system is to be used:**

1. Is this project to be connected to an existing sewer line?     Yes     No  
 Distance to nearest sewer line: \_\_\_\_\_ Location of connection: \_\_\_\_\_
2. What is the amount of proposed flow? \_\_\_\_\_ G.P.D.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow?     Yes     No    See Attached Letter regarding the recommend expansion of the existing Wastewater Treatment Plant

**Solid Waste Information**

- 1. What type of solid waste will be generated by the project?  
 Domestic     Industrial     Agricultural     Other, please explain? \_\_\_\_\_
- 2. Name of Solid Waste Disposal Company: Waste Connections, Inc.
- 3. Where is the waste disposal storage in relation to buildings? \_\_\_\_\_
- 4. Does your project design include an area for collecting recyclable materials and/or composting materials?  
 Yes     No

**Community Service Information**

- 1. Name of School District: Lucia Mar School District
- 2. Location of nearest police station: Guadalupe Police Department / Oceano County Sheriff Substation
- 3. Location of nearest fire station: Cal Fire, Nipomo, CA
- 4. Location of nearest public transit stop: N/A
- 5. Are services (grocery/other shopping) within walking distance of the project?     Yes     No  
 If yes, what is the distance? \_\_\_\_\_ feet/miles

**Historic and Archeological Information**

- 1. Please describe the historic use of the property:  
Undeveloped land with eucalyptus trees
- 2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity?     Yes     No  
 If yes, please describe: \_\_\_\_\_
- 3. Has an archaeological surface survey been done for the project site?     Yes     No  
 If yes, please include two copies of the report with the application.    On File. See FEIR

**Commercial/Industrial Project Information**

**Only complete this section if you are proposing a commercial or industrial project or zoning change.**    Not Applicable

- 1. Days of Operation: \_\_\_\_\_ Hours of Operation: \_\_\_\_\_
- 2. How many people will this project employ? \_\_\_\_\_
- 3. Will employees work in shifts?     Yes     No  
 If yes, please identify the shift times and number of employees for each shift \_\_\_\_\_
- 4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?  
 Yes     No    If yes, please explain: \_\_\_\_\_
- 5. Will this project increase the noise level in the immediate vicinity?     Yes     No  
 If yes, please explain: \_\_\_\_\_  
 (If loud equipment is proposed, please submit manufacturers estimate on noise output.)
- 6. What type of industrial waste materials will result from the project? Explain in detail: \_\_\_\_\_
- 7. Will hazardous products be used or stored on-site?     Yes     No  
 If yes, please describe in detail: \_\_\_\_\_
- 8. Has a traffic study been prepared?     Yes     No    If yes, please attach a copy.

- 9. Please estimate the number of employees, customers and other project-related traffic trips to or from the project: Between 7:00 - 9:00 a.m. \_\_\_\_\_ Between 4:00 to 6:00 p.m. \_\_\_\_\_
- 10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees  Yes  No  
If yes, please specify what you are proposing: \_\_\_\_\_
- 11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road?  
 Yes  No If yes, please describe: \_\_\_\_\_

**Agricultural Information**

**Only complete this section if your site is: 1) Within the Agricultural land use category, or 2) currently in agricultural production. Not Applicable**

- 1. Is the site currently in Agricultural Preserve (Williamson Act)?  Yes  No
- 2. If yes, is the site currently under land conservation contract?  Yes  No
- 3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e., poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: \_\_\_\_\_

**Special Project Information**

- 1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): Model Complex, 2 Parks, Open Space
- 2. Will the development occur in phases?  Yes  No  
If yes describe: See attached phasing exhibit
- 3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal?  Yes  No If yes, explain: Phase IIB, Resort, and Commercial will follow in a separate CUP application
- 4. Are there any proposed or existing deed restrictions?  Yes  No  
If yes, please describe: \_\_\_\_\_

**Energy Conservation Information**

- 1. Describe any special energy conservation measures or building materials that will be incorporated into your project \*: See Project Description

\*The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

**Environmental Information**

- 1. List any mitigation measures that you propose to lessen the impacts associated with your project: See project Description

2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site?     Yes     No  
If yes, please list: \_\_\_\_\_
3. Are you aware of any previous environmental determinations for all or portions of this property?     Yes     No  
If yes, please describe and provide "ED" number(s):    ED95-026 Woodlands FEIR, Supplemental EIR 2001, Addendum to EIR

**Other Related Permits**

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): \_\_\_\_\_

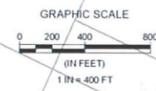
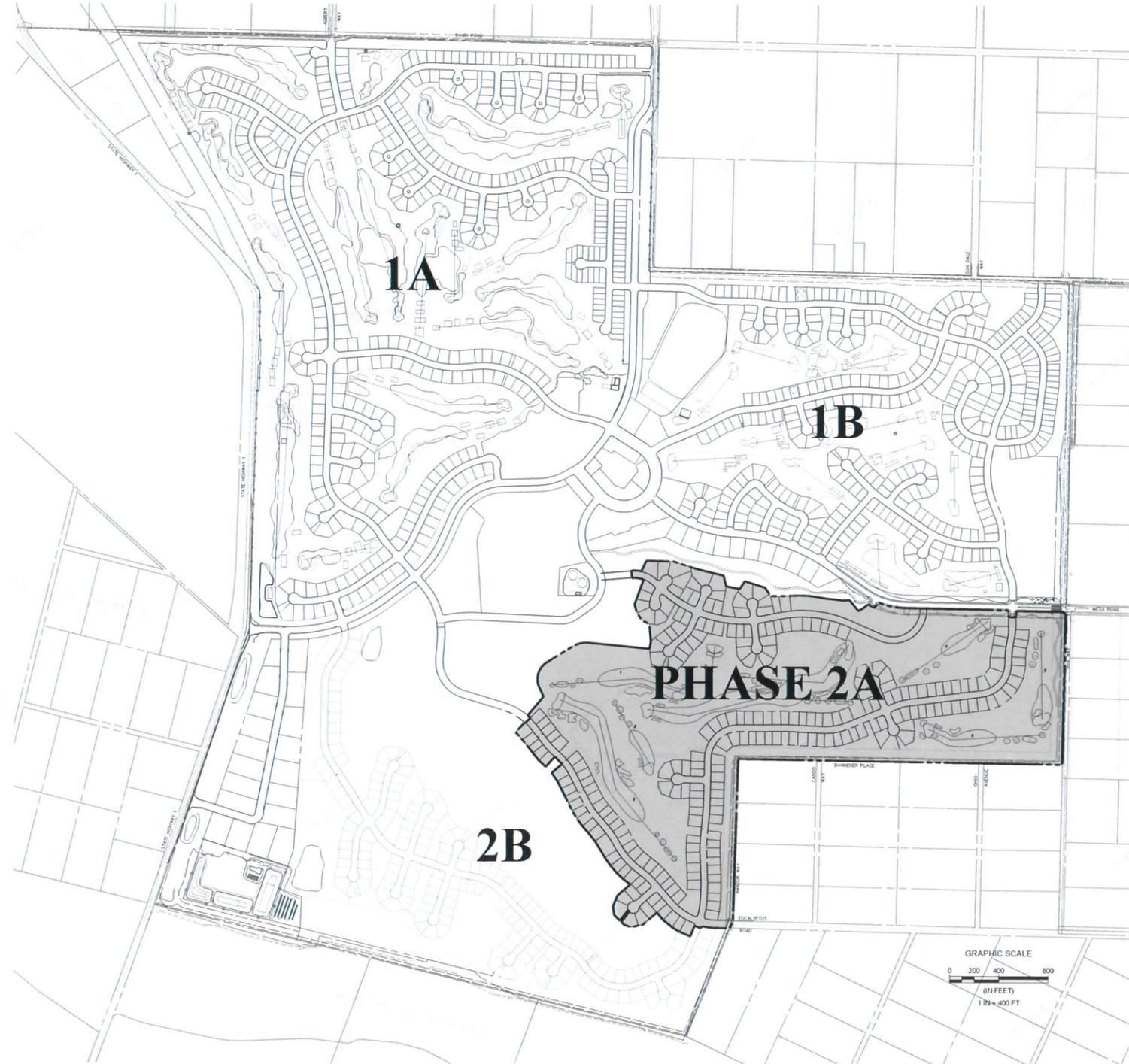
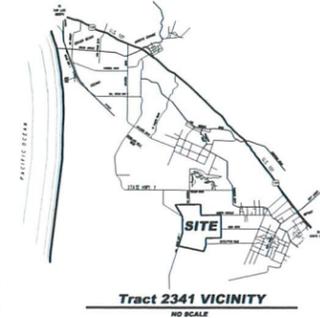
(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)



# CONDITIONAL USE PERMIT FOR TRACT 2341 - PHASE 2A MONARCH DUNES

COUNTY OF SAN LUIS OBISPO  
1640 TRILOGY PARKWAY  
NIPOMO, CA 93444

FOR REDUCED PLANS  
ORIGINAL SCALE IS IN INCHES



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SIGNATURE  
DATE SIGNED



SIGNATURE  
DATE SIGNED

### Sheet List Table

Sheet Number	Sheet Title
T-1	TITLE SHEET
C-1	PRELIMINARY PHASING
C-2	PRELIMINARY GRADING PLAN
C-3	PRELIMINARY UTILITY PLAN
C-4	PRELIMINARY UTILITY PLAN
C-5	FIRE SAFETY PLAN
C-6	CUP OPTION 1 – CROP PRODUCTION IN OPEN SPACE
C-7	CUP OPTION 2 – 9 HOLE GOLF COURSE IN OPEN SPACE
L-1	OVERALL
L-2	PARKS
L-3	TRAILS
L-4	WALLS & FENCES
L-5	MONUMENT
L-6	MODELS

TRACT 2341, Trilogy at Monarch Dunes  
Phase 2A - Conditional Use Permit  
TITLE SHEET

JOB # 1149 0007  
DESIGNER: BRB/RAH  
DRAWN BY: RMS  
DATE: 2015  
DRAWING NO.  
T-1  
1 OF 14 SHEETS



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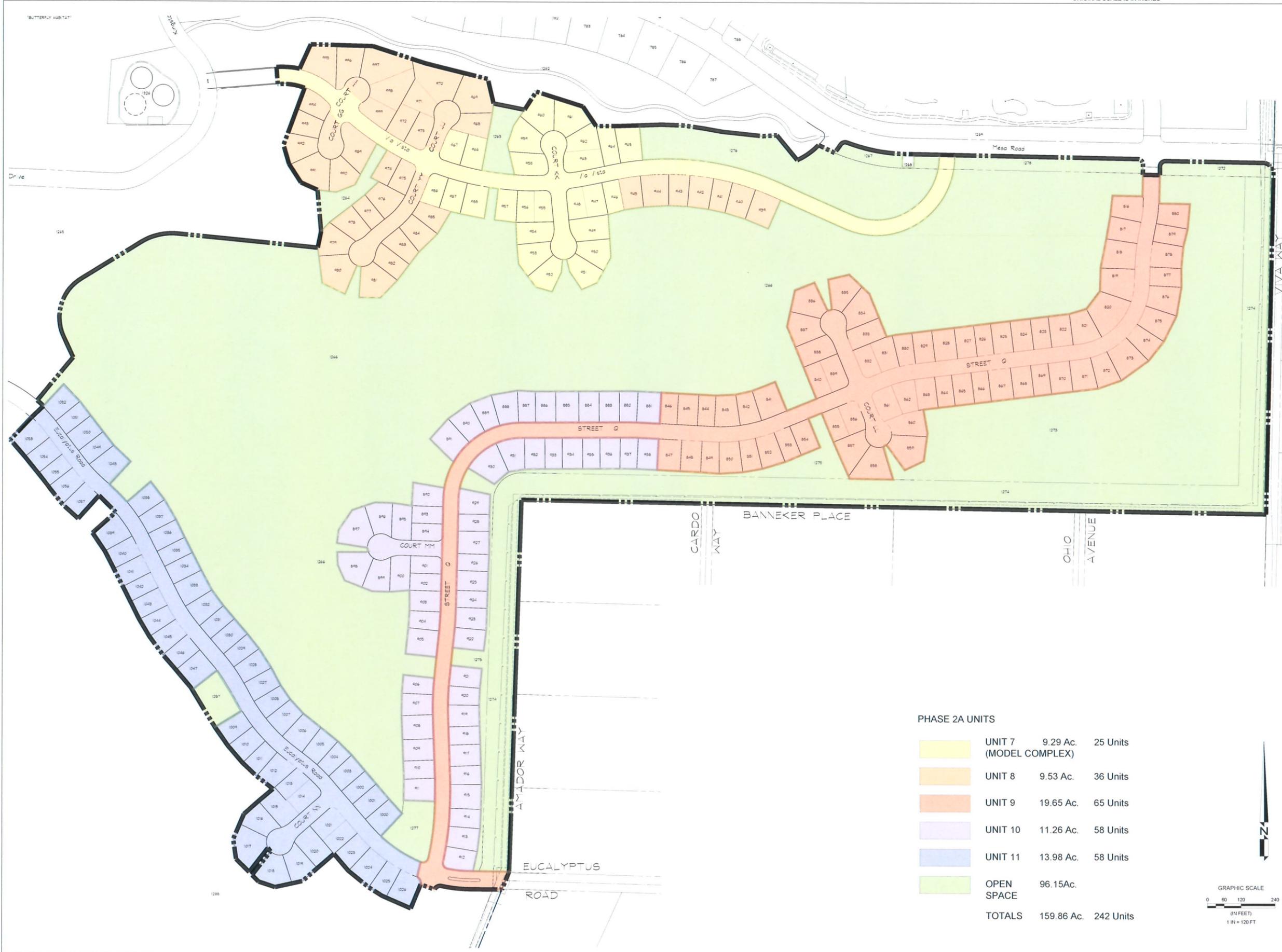
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 SAN LUIS OBISPO, CA 93401  
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REGISTERED PROFESSIONAL ENGINEER  
 RACHEL A. HAWTHORNE  
 No. 73695  
 FOR PLAN REVIEW ONLY  
 NOT FOR CONSTRUCTION  
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 STATE OF CALIFORNIA

SIGNATURE  
 DATE SIGNED

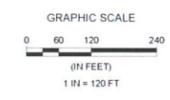
TRACT 2341, Trilogy at Monarch Dunes  
 Phase 2A - Conditional Use Permit  
 PRELIMINARY PHASING PLAN

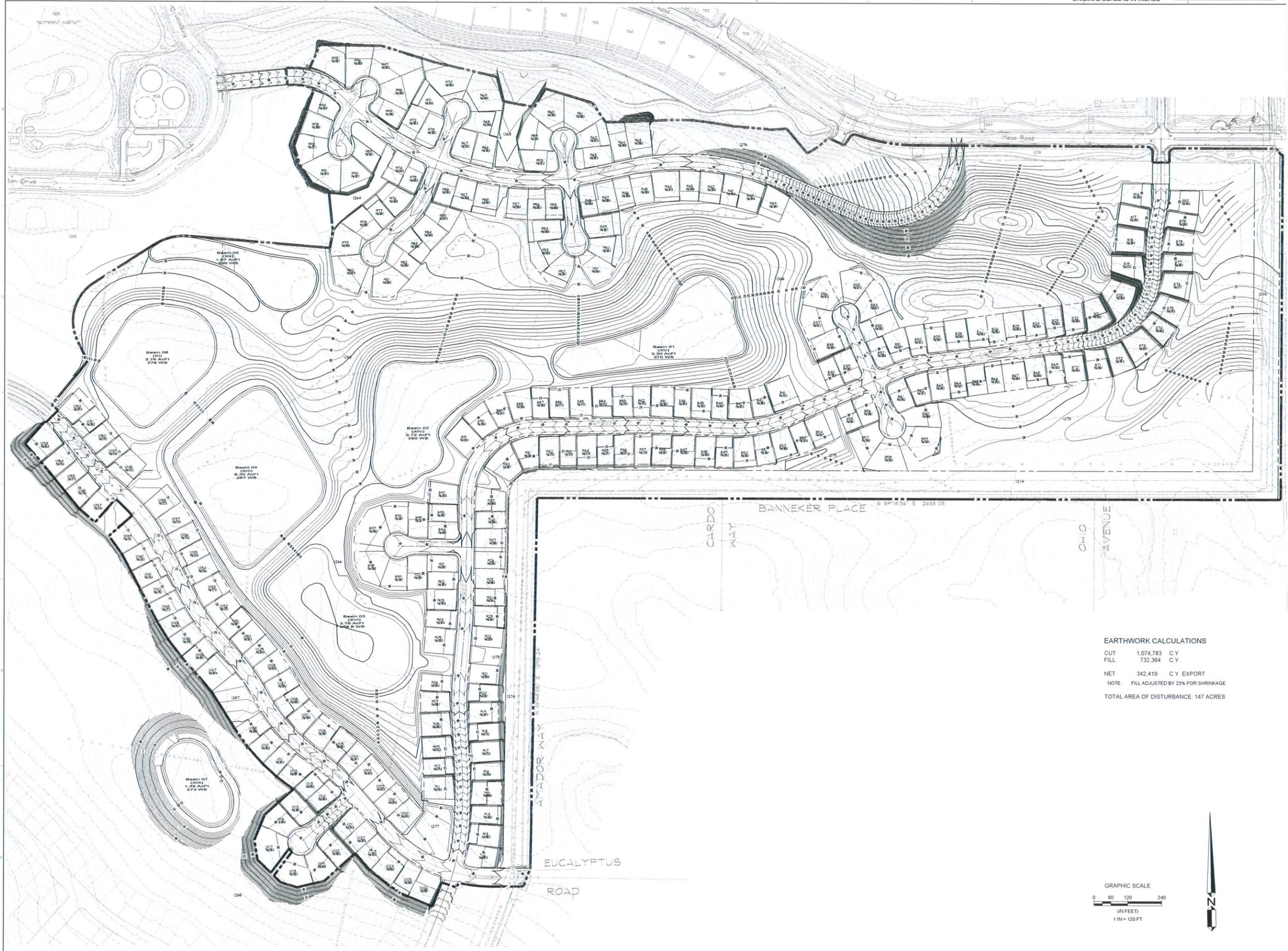
JOB # 1149 0007  
 DESIGNERS BRIBRAH  
 DRAWN BY RMS  
 DATE 2015  
 DRAWING NO.  
 C-1  
 2 OF 14 SHEETS



PHASE 2A UNITS

	UNIT 7 (MODEL COMPLEX)	9.29 Ac.	25 Units
	UNIT 8	9.53 Ac.	36 Units
	UNIT 9	19.65 Ac.	65 Units
	UNIT 10	11.26 Ac.	58 Units
	UNIT 11	13.98 Ac.	58 Units
	OPEN SPACE	96.15Ac.	
	TOTALS	159.86 Ac.	242 Units





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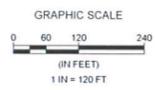
REGISTERED PROFESSIONAL ENGINEER  
 TRACELA HAN THONG  
 No. 73995  
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 STATE OF CALIFORNIA

SIGNATURE

DATE SIGNED

**EARTHWORK CALCULATIONS**

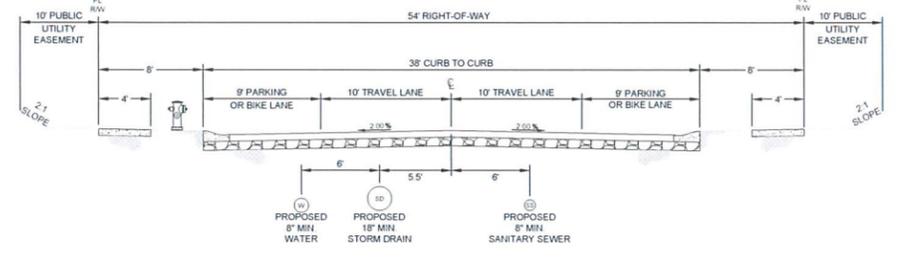
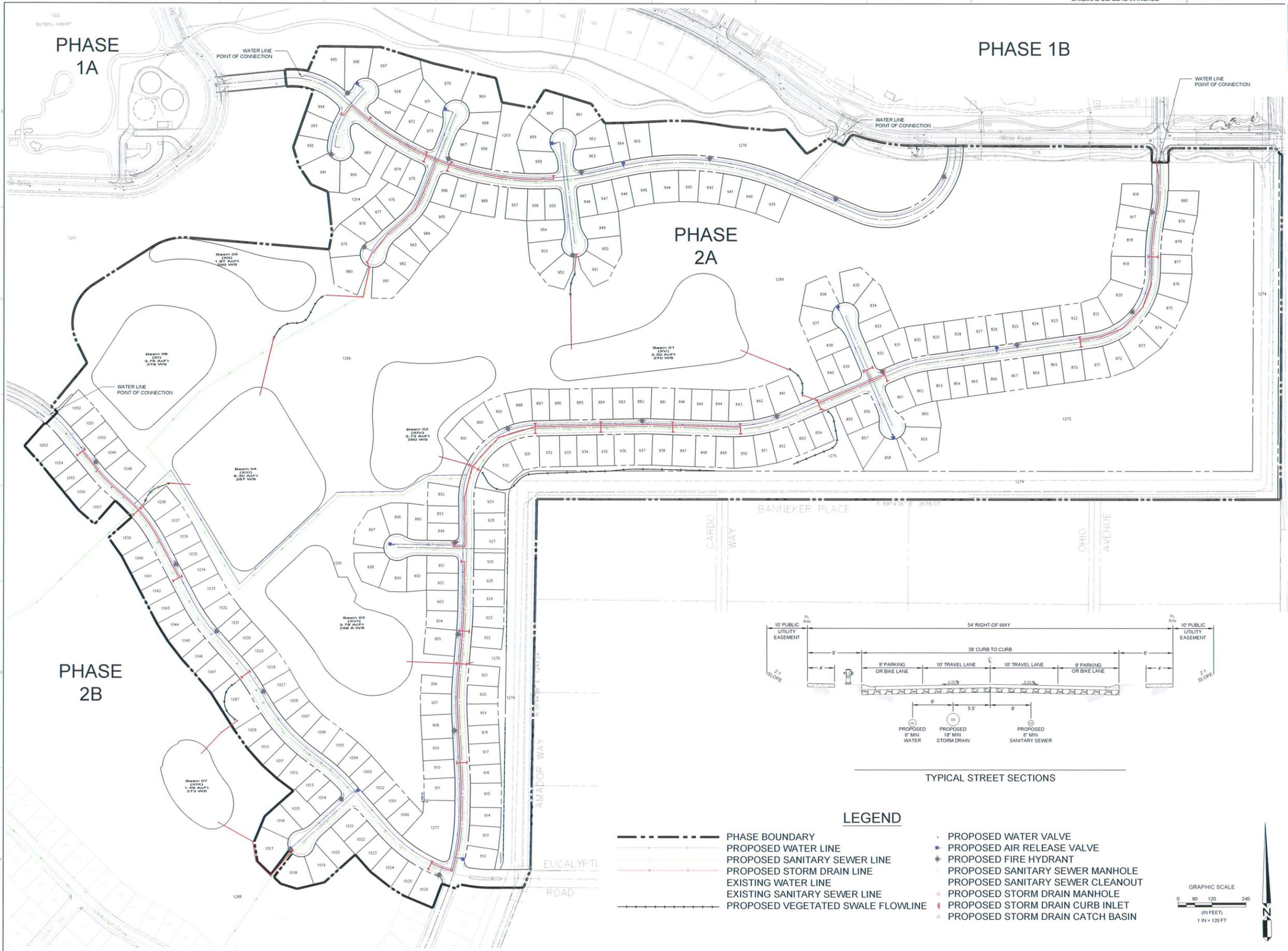
CUT	1,074,783	C Y
FILL	732,364	C Y
NET	342,419	C Y EXPORT
NOTE: FILL ADJUSTED BY 23% FOR SHRINKAGE		
TOTAL AREA OF DISTURBANCE: 147 ACRES		



TRACT 2341, Trilogy at Monarch Dunes  
 Phase 2A - Conditional Use Permit  
 PRELIMINARY GRADING PLAN

JOB # 1149 0007  
 DESIGNER BRBRAH  
 DRAWN BY RMS  
 DATE 2015

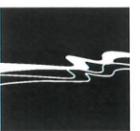
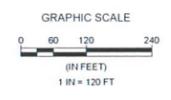
DRAWING NO.  
 C-2  
 3 OF 14 SHEETS



TYPICAL STREET SECTIONS

LEGEND

- PHASE BOUNDARY
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED STORM DRAIN LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED VEGETATED SWALE FLOWLINE
- PROPOSED WATER VALVE
- PROPOSED AIR RELEASE VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN CURB INLET
- PROPOSED STORM DRAIN CATCH BASIN



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SIGNATURE \_\_\_\_\_  
DATE SIGNED \_\_\_\_\_

TRACT 2341, Trilogy at Monarch Dunes  
Phase 2A - Conditional Use Permit  
PRELIMINARY UTILITY PLAN

JOB # 1149 0007  
DESIGNER BRB/RAH  
DRAWN BY JTM  
DATE 2015  
DRAWING NO. C-3  
4 OF 14 SHEETS



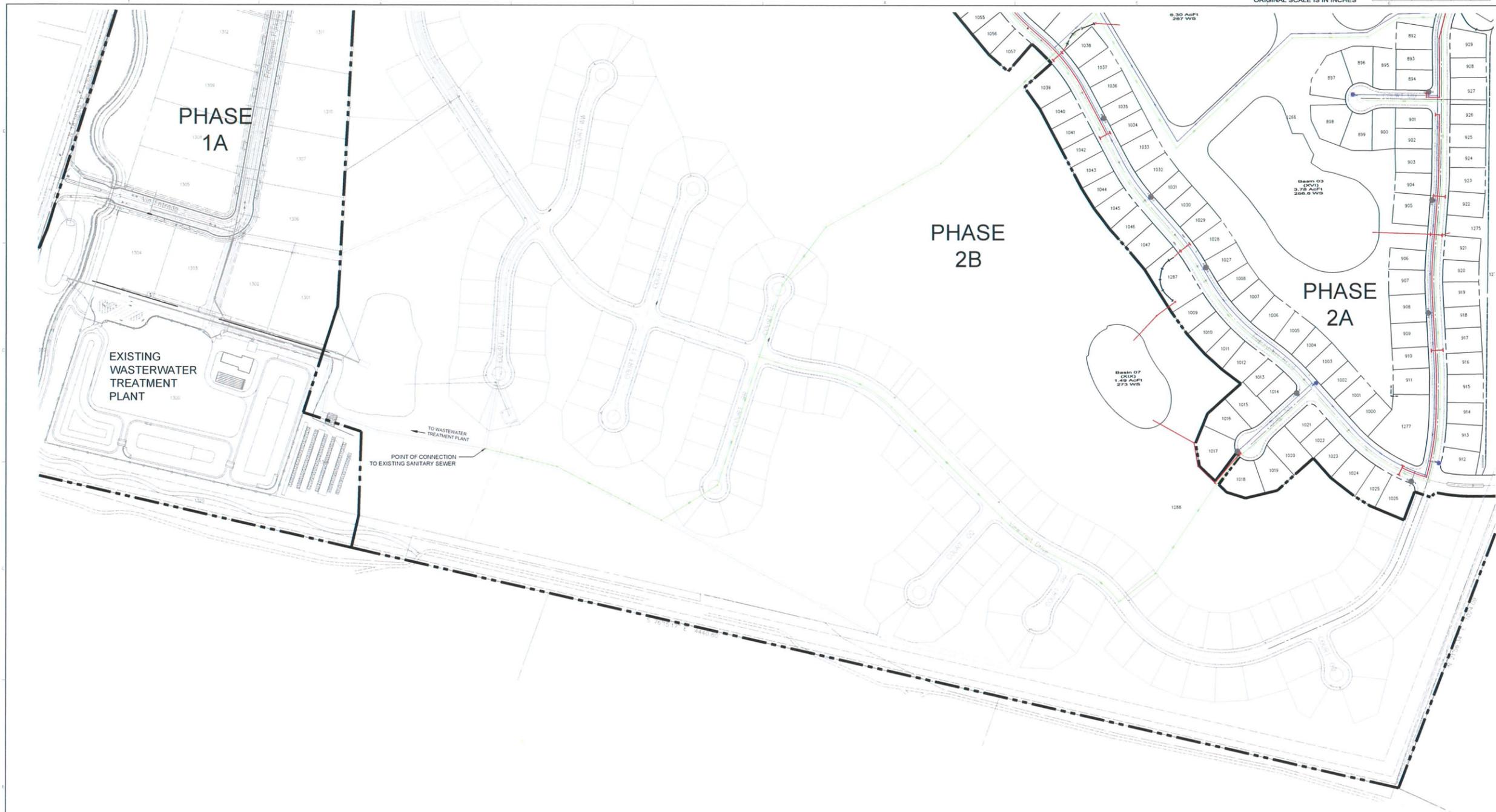
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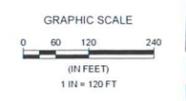
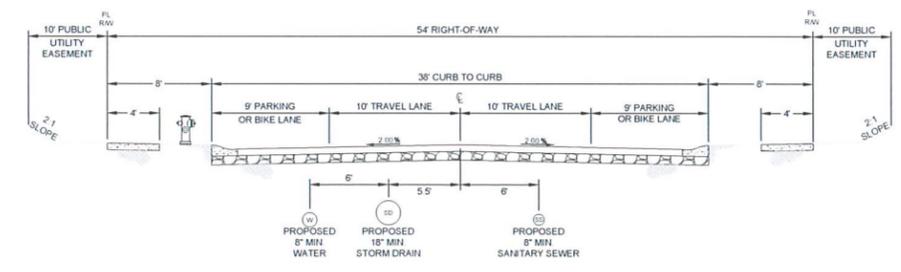
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TRACT 2341, Trilogy at Monarch Dunes  
 Phase 2A - Conditional Use Permit  
 PRELIMINARY UTILITY PLAN

JOB # 1149 0007  
 DESIGNERS BR/BR/AM  
 DRAWN BY JTM  
 DATE 2015  
 DRAWING NO.  
**C-4**  
 5 OF 14 SHEETS



- LEGEND**
- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>--- PHASE BOUNDARY</li> <li>--- PROPOSED WATER LINE</li> <li>--- PROPOSED SANITARY SEWER LINE</li> <li>--- PROPOSED STORM DRAIN LINE</li> <li>--- EXISTING WATER LINE</li> <li>--- EXISTING SANITARY SEWER LINE</li> <li>--- PROPOSED VEGETATED SWALE FLOWLINE</li> </ul> | <ul style="list-style-type: none"> <li>• PROPOSED WATER VALVE</li> <li>• PROPOSED AIR RELEASE VALVE</li> <li>• PROPOSED FIRE HYDRANT</li> <li>• PROPOSED SANITARY SEWER MANHOLE</li> <li>• PROPOSED SANITARY SEWER CLEANOUT</li> <li>• PROPOSED STORM DRAIN MANHOLE</li> <li>• PROPOSED STORM DRAIN CURB INLET</li> <li>• PROPOSED STORM DRAIN CATCH BASIN</li> </ul> |
|--|---|



TYPICAL STREET SECTIONS



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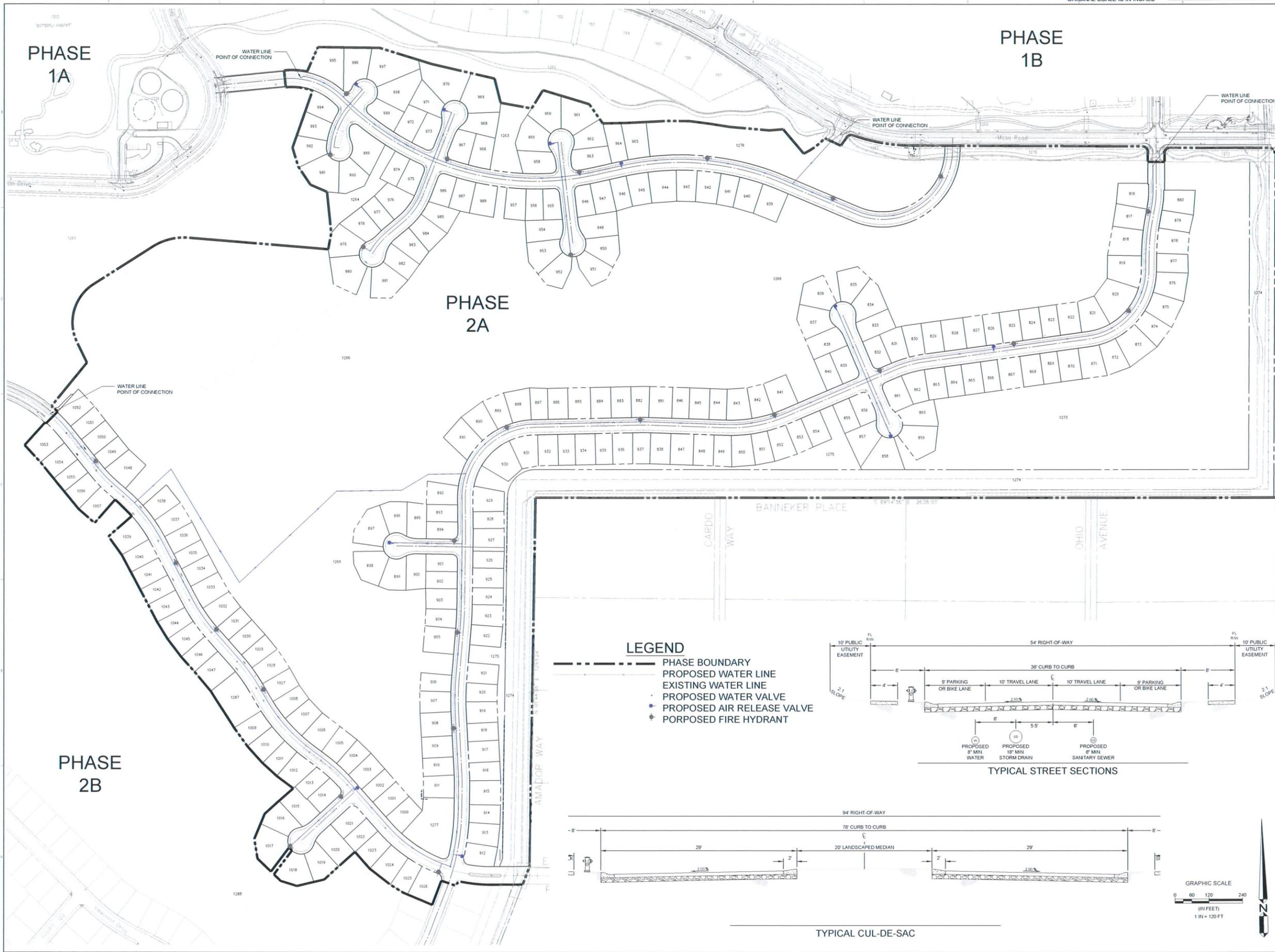


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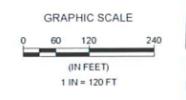
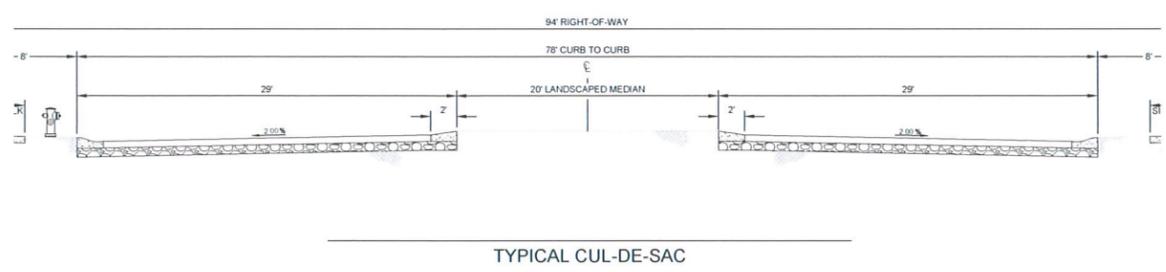
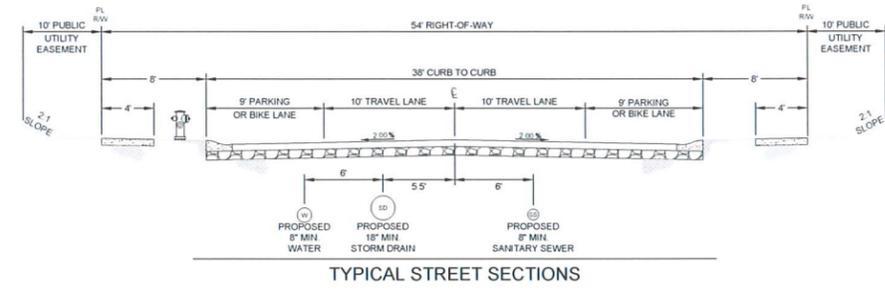
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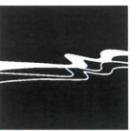
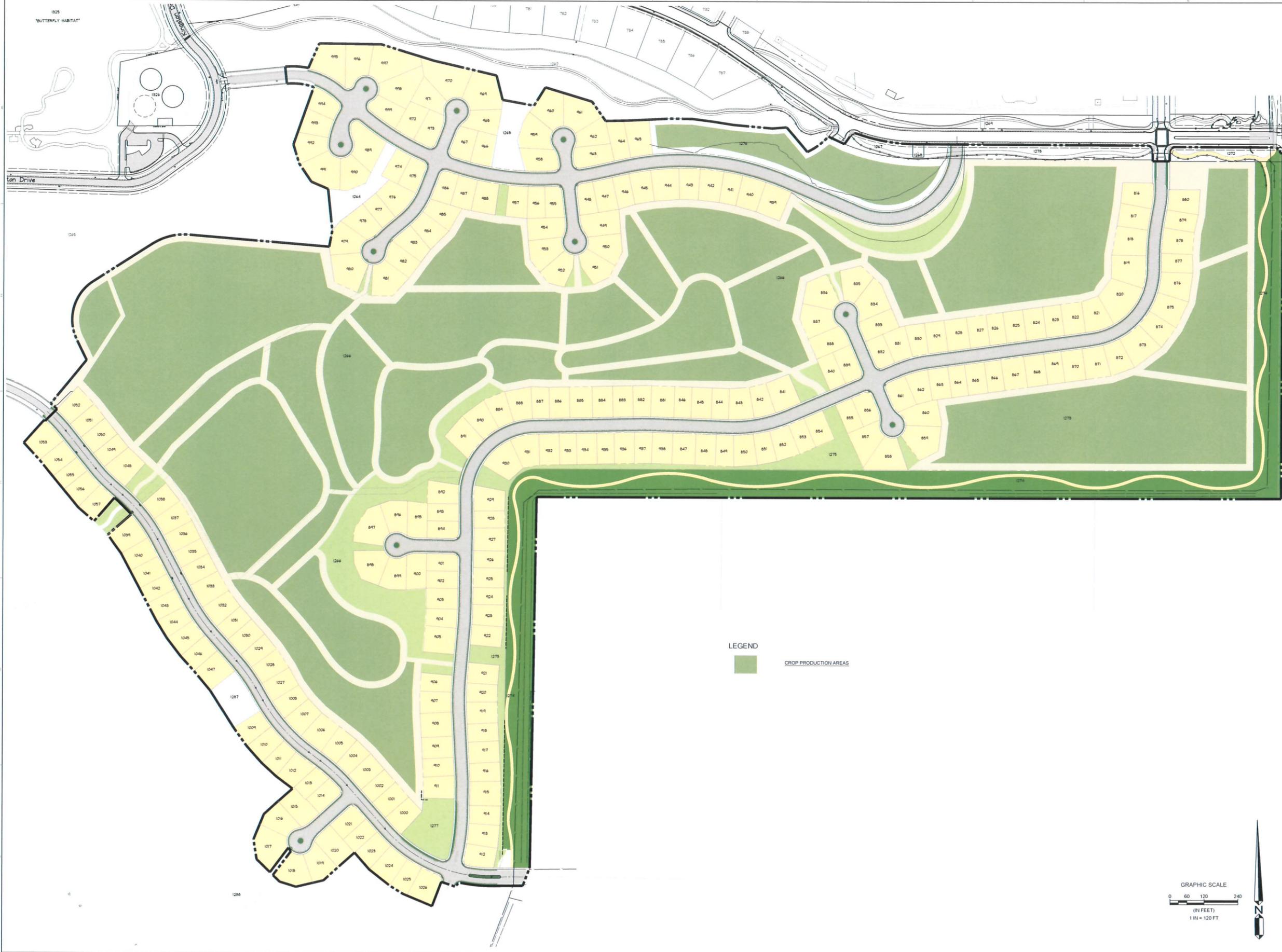
TRACT 2341, Trilogy at Monarch Dunes  
 Phase 2A - Conditional Use Permit  
 FIRE SAFETY PLAN

JOB # 1149 0007  
 DESIGNER: BR/BRH  
 DRAWN BY: JTM  
 DATE: 2015  
 DRAWING NO.  
 C-5  
 6 OF 14 SHEETS



- LEGEND**
- PHASE BOUNDARY
  - PROPOSED WATER LINE
  - EXISTING WATER LINE
  - PROPOSED WATER VALVE
  - PROPOSED AIR RELEASE VALVE
  - PROPOSED FIRE HYDRANT





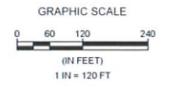
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REGISTERED PROFESSIONAL ENGINEER  
RICHARD A. HAWTHORNE  
No. 73995  
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LEGEND  
CROP PRODUCTION AREAS



TRACT 2341, Trilogy at Monarch Dunes  
Phase 2A - Conditional Use Permit  
OPTION 1 - CROP PRODUCTION IN OPEN SPACE

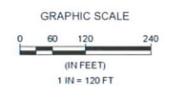
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DRAWN BY: RMS  
DATE: 2015  
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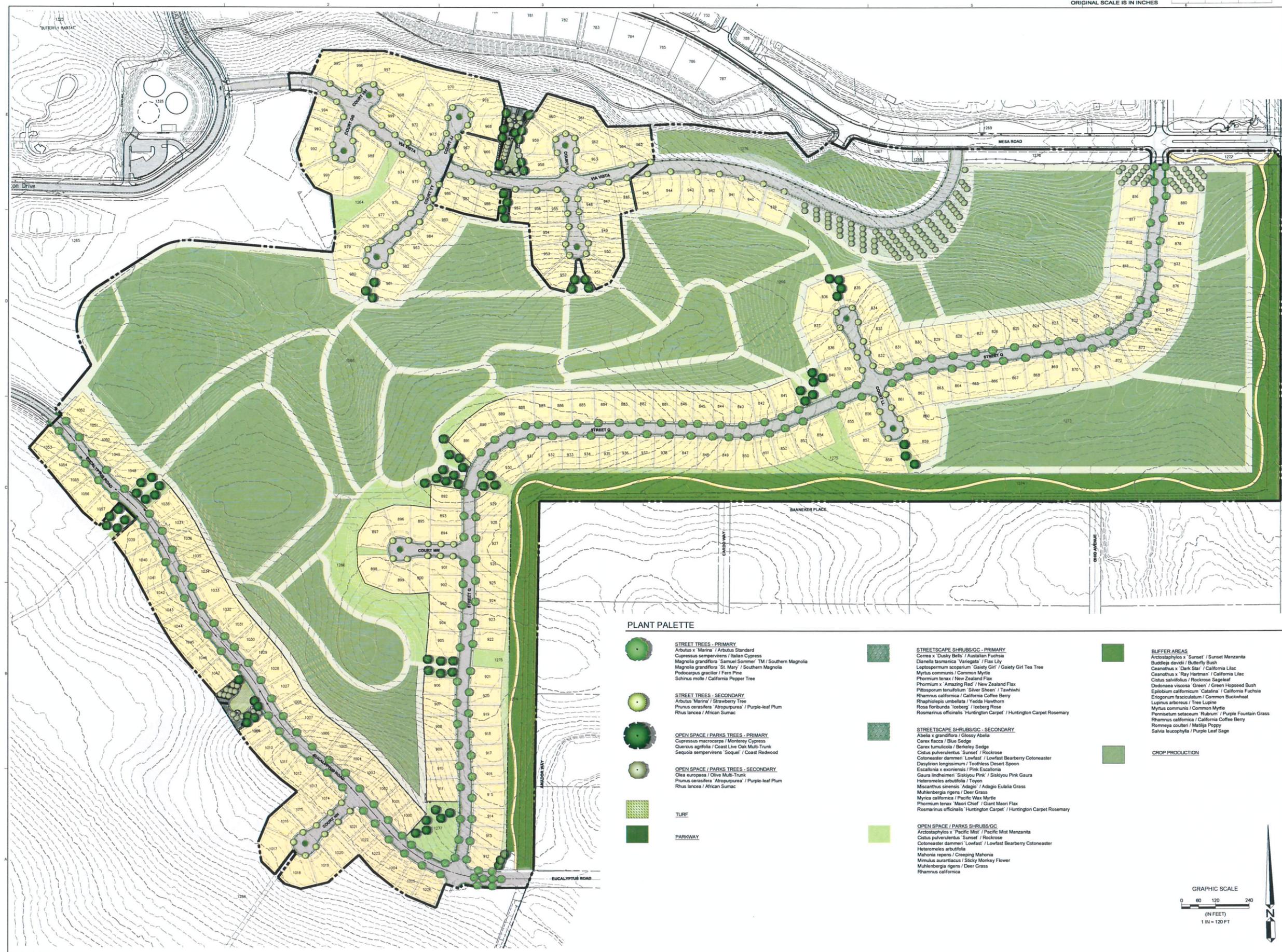


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TRACT 2341, Trilogy at Monarch Dunes  
Phase 2A - Conditional Use Permit  
OPT.2 - OPEN SPACE: 9 HOLE GOLF COURSE

JOB # 1149 0007  
DESIGNER: BRB/RAH  
DRAWN BY: RMS  
DATE: 2015  
DRAWING NO.  
C-7  
8 OF 14 SHEETS



**PLANT PALETTE**

<p><b>STREET TREES - PRIMARY</b>  <i>Albizia</i> 'Mairno' / <i>Albizia</i> Standard  <i>Cupressus sempervirens</i> / Italian Cypress  <i>Magnolia grandiflora</i> 'Samuel Sommer'™ / Southern Magnolia  <i>Magnolia grandiflora</i> 'St. Mary' / Southern Magnolia  <i>Podocarpus gracilior</i> / Fern Pine  <i>Schinus molle</i> / California Pepper Tree</p> <p><b>STREET TREES - SECONDARY</b>  <i>Arbutus</i> 'Marina' / Strawberry Tree  <i>Prunus cerasifera</i> 'Atropurpurea' / Purple-leaf Plum  <i>Rhus lancea</i> / African Sumac</p> <p><b>OPEN SPACE / PARKS TREES - PRIMARY</b>  <i>Cupressus macrocarpa</i> / Monterey Cypress  <i>Quercus agrifolia</i> / Coast Live Oak Multi-Trunk  <i>Sequoia sempervirens</i> 'Soquel' / Coast Redwood</p> <p><b>OPEN SPACE / PARKS TREES - SECONDARY</b>  <i>Olea europaea</i> / Olive Multi-Trunk  <i>Prunus cerasifera</i> 'Atropurpurea' / Purple-leaf Plum  <i>Rhus lancea</i> / African Sumac</p> <p><b>TURF</b></p> <p><b>PARKWAY</b></p>	<p><b>STREETSCAPE SHRUBS/GC - PRIMARY</b>  <i>Cornus</i> x 'Dusky Belles' / Australian Fuchsia  <i>Dianella tasmanica</i> 'Variegata' / Flax Lily  <i>Leptospermum scoparium</i> 'Gaiety Girl' / Gaiety Girl Tea Tree  <i>Myrtus communis</i> / Common Myrtle  <i>Phormium tenax</i> / New Zealand Flax  <i>Phormium</i> x 'Amazing Red' / New Zealand Flax  <i>Pittosporum tenuifolium</i> 'Silver Sheen' / Tawhiwi  <i>Rhamnus californica</i> / California Coffee Berry  <i>Raphiophloe umbellata</i> / Yedda Hawthorn  <i>Rosa floribunda</i> 'Iceberg' / Iceberg Rose  <i>Rosmarinus officinalis</i> 'Huntington Carpet' / Huntington Carpet Rosemary</p> <p><b>STREETSCAPE SHRUBS/GC - SECONDARY</b>  <i>Abelia</i> x <i>grandiflora</i> / Glossy Abelia  <i>Carex flacca</i> / Blue Sedge  <i>Carex tumulicola</i> / Berkeley Sedge  <i>Cistus pulcherrimus</i> 'Sunset' / Rockrose  <i>Cotoneaster dammeri</i> 'Lowfast' / Lowfast Bearberry Cotoneaster  <i>Dasyliroton longissimum</i> / Toothless Desert Spoon  <i>Escallonia</i> x <i>exoniensis</i> / Pink Escallonia  <i>Gaura indheimii</i> 'Siskiyoo Pink' / Siskiyoo Pink Gaura  <i>Heteromeles arbutifolia</i> / Toyon  <i>Miscanthus sinensis</i> 'Adagio' / Adagio Eulalia Grass  <i>Muhlenbergia rigens</i> / Deer Grass  <i>Myrica californica</i> / Pacific Wax Myrtle  <i>Phormium tenax</i> 'Maori Chef' / Giant Maori Flax  <i>Rosmarinus officinalis</i> 'Huntington Carpet' / Huntington Carpet Rosemary</p> <p><b>OPEN SPACE / PARKS SHRUBS/GC</b>  <i>Arctostaphylos</i> x <i>Pacific Mist</i> / Pacific Mist Manzanita  <i>Cistus pulcherrimus</i> 'Sunset' / Rockrose  <i>Cotoneaster dammeri</i> 'Lowfast' / Lowfast Bearberry Cotoneaster  <i>Heteromeles arbutifolia</i>  <i>Mahonia repens</i> / Creeping Mahonia  <i>Mimus aurantiacus</i> / Sticky Monkey Flower  <i>Muhlenbergia rigens</i> / Deer Grass  <i>Rhamnus californica</i></p>	<p><b>BUFFER AREAS</b>  <i>Arctostaphylos</i> x 'Sunset' / Sunset Manzanita  <i>Buddleja davidii</i> / Butterfly Bush  <i>Ceanothus</i> x 'Dark Star' / California Lilac  <i>Ceanothus</i> x 'Ray Hartman' / California Lilac  <i>Cistus salvifolius</i> / Rockrose Sageleaf  <i>Dodonaea viscosa</i> 'Green' / Green Hopseed Bush  <i>Epilobium californicum</i> 'Catalina' / California Fuchsia  <i>Eriogonum fasciculatum</i> / Common Buckwheat  <i>Lupinus arboreus</i> / Tree Lupine  <i>Myrtus communis</i> / Common Myrtle  <i>Pennisetum setaceum</i> 'Rubrum' / Purple Fountain Grass  <i>Rhamnus californica</i> / California Coffee Berry  <i>Romneya coulteri</i> / Matilija Poppy  <i>Salvia leucophylla</i> / Purple Leaf Sage</p> <p><b>CROP PRODUCTION</b></p>
--	---	---

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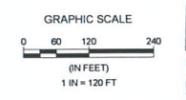
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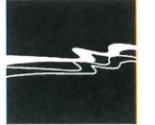


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**TRACT 2341, Trilogy at Monarch Dunes**  
 Phase 2A - Conditional Use Permit  
**OVERALL LANDSCAPE PLAN**

JOB # 1149 0007  
 DESIGNER: BEK  
 DRAWN BY: BEK  
 DATE: 2015  
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1 NEIGHBORHOOD PARK AT EUCALYPTUS ROAD (LOT 1287)  
 CONCEPTUAL LANDSCAPE PLAN

Scale: 1:20



2 NEIGHBORHOOD PARK AT VIA VISTA (LOT 1263)  
 CONCEPTUAL LANDSCAPE PLAN

Scale: 1:20



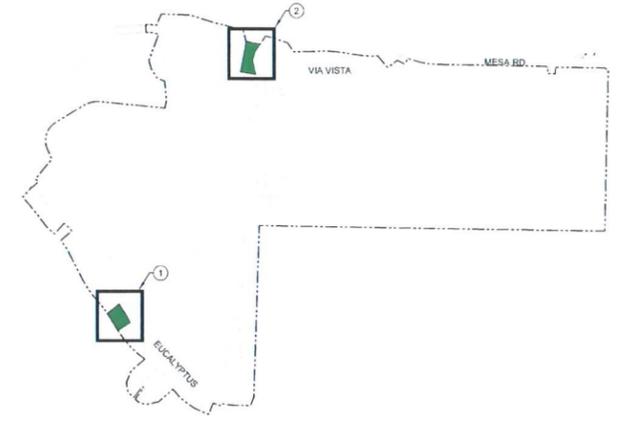
3 TYPICAL BENCH

Scale: NTS



4 TYPICAL TRASH RECEPT.

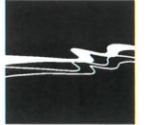
Scale: NTS



KEY MAP

TRIOLOGY AT MONARCH DUNES  
 Phase 2A - Conditional Use Permit  
 PARKS PLAN

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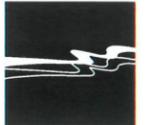
TRACT 2341, Trilogy at Monarch Dunes  
 Phase 2A - Conditional Use Permit  
 TRAILS PLAN

JOB # 1149-007  
 DESIGNER: BEK  
 DRAWN BY: BEK  
 DATE: 03/09/2015  
 DRAWING NO.  
 L-3  
 11 OF 14 SHEETS



- TRAIL LEGEND**
- PEDESTRIAN CIRCULATION (4' WIDE, CONCRETE SIDEWALK)
  - PEDESTRIAN CIRCULATION (10' WIDE MINIMUM, VARIES, CLASS II AGGREGATE BASE)
  - EQUESTRIAN CIRCULATION (12' WIDE, NATIVE SAND)
  - EXISTING PEDESTRIAN CIRCULATION (CONCRETE SIDEWALK)
  - EXISTING MULTI-USE CIRCULATION
  - EXISTING EQUESTRIAN CIRCULATION



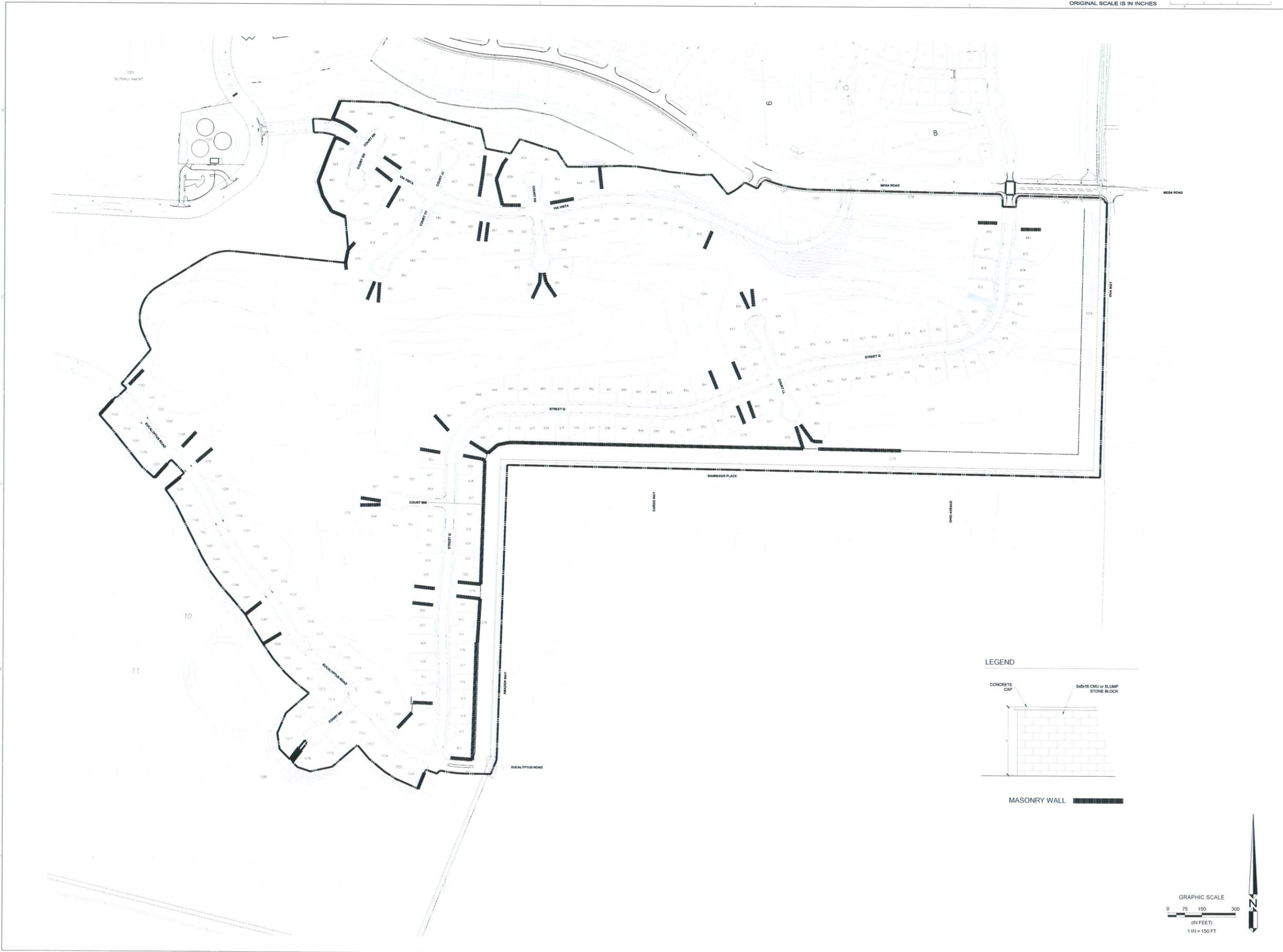


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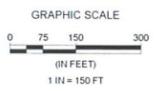
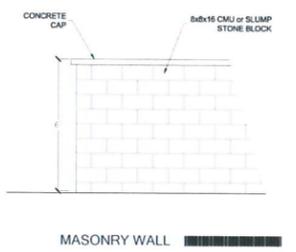
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LEGEND



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 Phase 2A - Conditional Use Permit  
 WALLS / FENCES

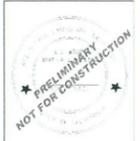
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 DRAWN BY BEK  
 DATE 03/09/2015  
 DRAWING NO.  
 L-4



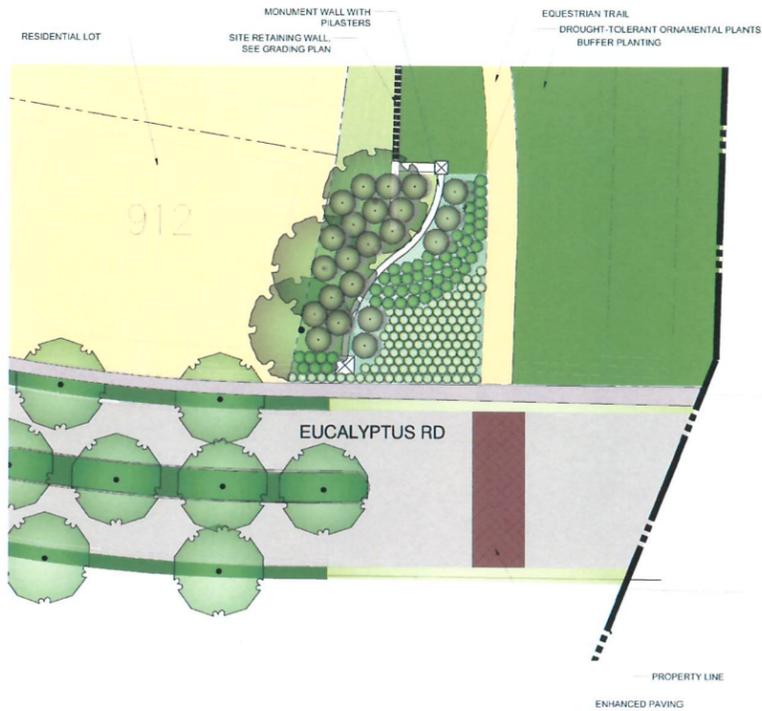
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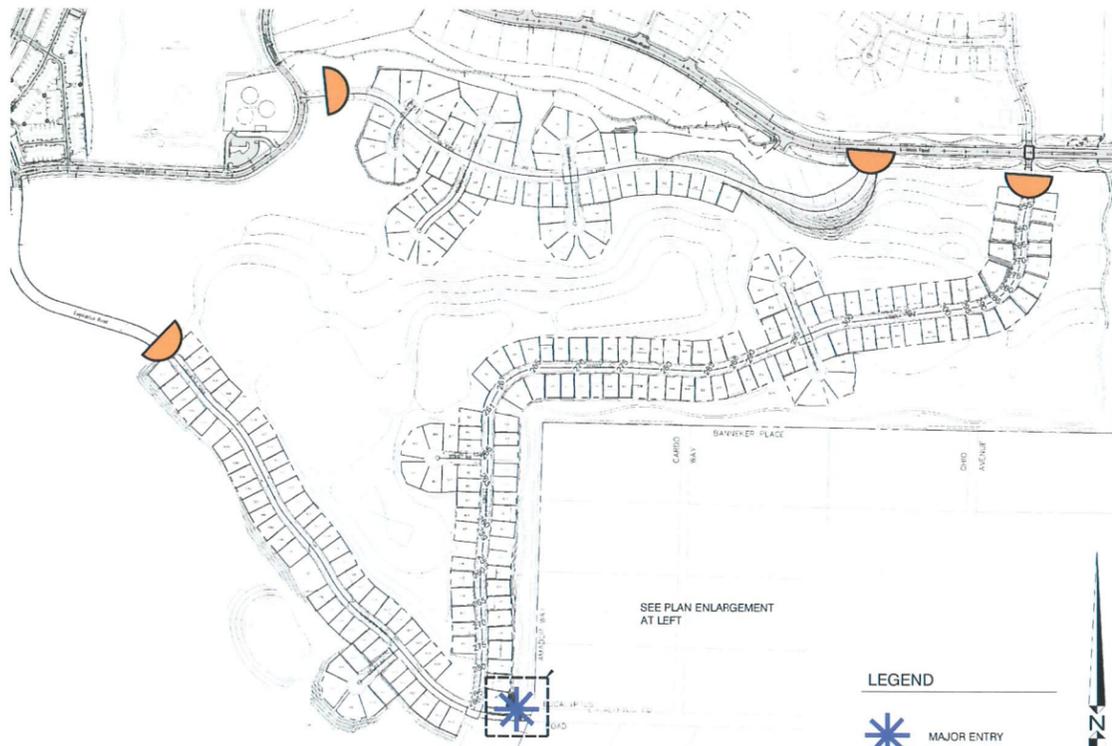


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1 ENTRY MONUMENT AT EUCALYPTUS ROAD

SCALE: 1"=20'



2 OVERALL PLAN

SCALE: 1"=300'

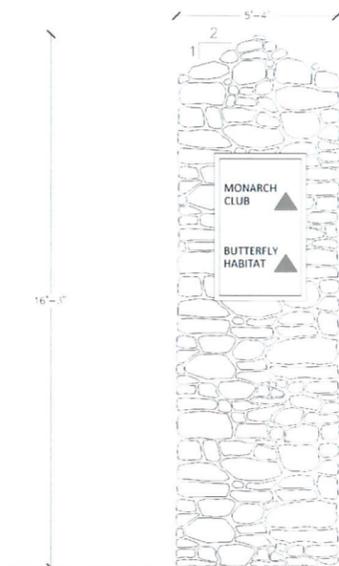
LEGEND

- MAJOR ENTRY
- NEIGHBORHOOD ENTRY



3 MAJOR ENTRY MONUMENT - ELEVATION (TYP.)

SCALE: 1/2" = 1'-0"



4 NEIGHBORHOOD & WAYFINDING (TYP.)

SCALE: 1/2" = 1'-0"

TRACT 2341, Trilogy at Monarch Dunes  
Phase 2A - Conditional Use Permit  
MONUMENTS/SIGNAGE

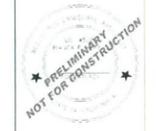
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DATE: 4/15/2015  
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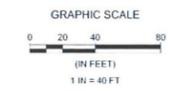


**CONCEPT PLANT SCHEDULE MODEL ROW**

- STREET TREES - PRIMARY  
 Arbutus x 'Marian' / Arbutus Standard  
 Magnolia grandiflora 'Samuel Sommer' TM / Southern Magnolia  
 Magnolia grandiflora 'St. Mary' / Southern Magnolia
- STREET TREES - SECONDARY  
 Cupressus sempervirens 'Sirois' / Italian Cypress  
 Prunus cerasifera 'Atropurpurea' / Purple-leaf Plum  
 Rhus lancea / African Sumac
- OPEN SPACE / PARKS TREES - PRIMARY  
 Cupressus macrocarpa / Monterey Cypress  
 Quercus agrifolia / Coast Live Oak Multi-Trunk  
 Sequoia sempervirens 'Sequoiel' / Coast Redwood
- OPEN SPACE / PARKS TREES - SECONDARY  
 Olea europaea / Olive Multi-Trunk  
 Prunus cerasifera 'Atropurpurea' / Purple-leaf Plum  
 Rhus lancea / African Sumac
- TURF  
 Turf Sod / Drought Tolerant Fescue Blend
- SHRUBS / GROUNDCOVERS  
 Various Drought - Tolerant
- REINFORCED TURF

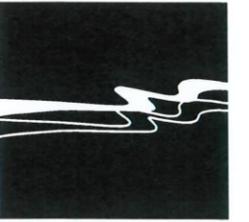
**SITE DEVELOPMENT**

- SYMBOL NOTES
- VINEYARD
  - CONCRETE
  - DECORATIVE PAVING
  - ASPHALT
  - DECOMPOSED GRANITE



TRACT 2341, Trilogly at Monarch Dunes  
 Phase 2A - Conditional Use Permit  
 MODEL ROW CONCEPTUAL LANDSCAPE PLAN

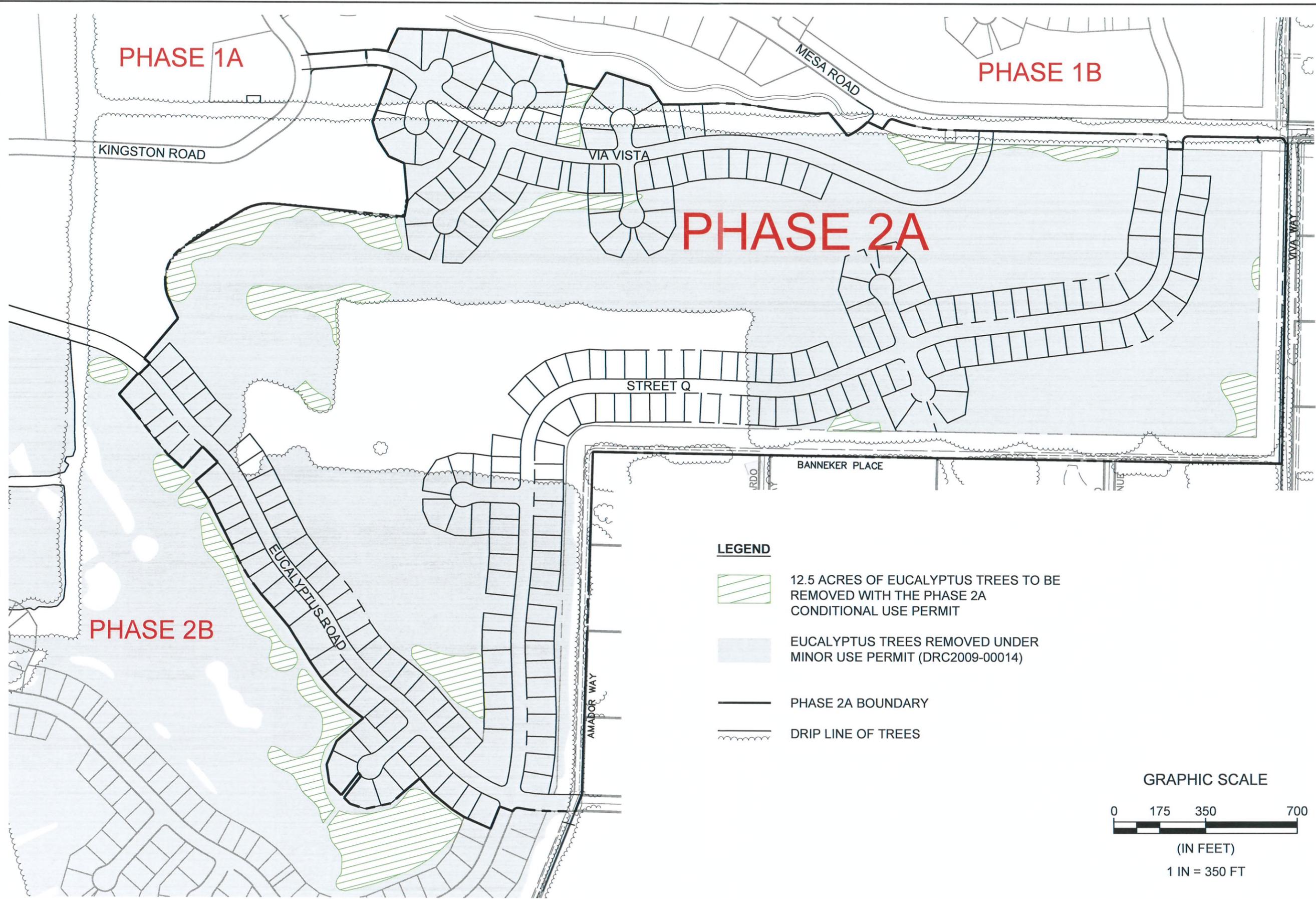
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 DATE: 4/18/2015  
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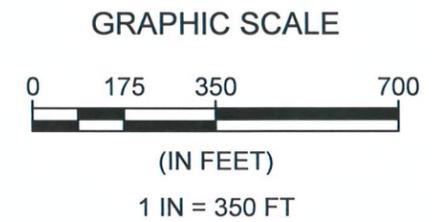
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**LEGEND**

-  12.5 ACRES OF EUCALYPTUS TREES TO BE REMOVED WITH THE PHASE 2A CONDITIONAL USE PERMIT
-  EUCALYPTUS TREES REMOVED UNDER MINOR USE PERMIT (DRC2009-00014)
-  PHASE 2A BOUNDARY
-  DRIP LINE OF TREES

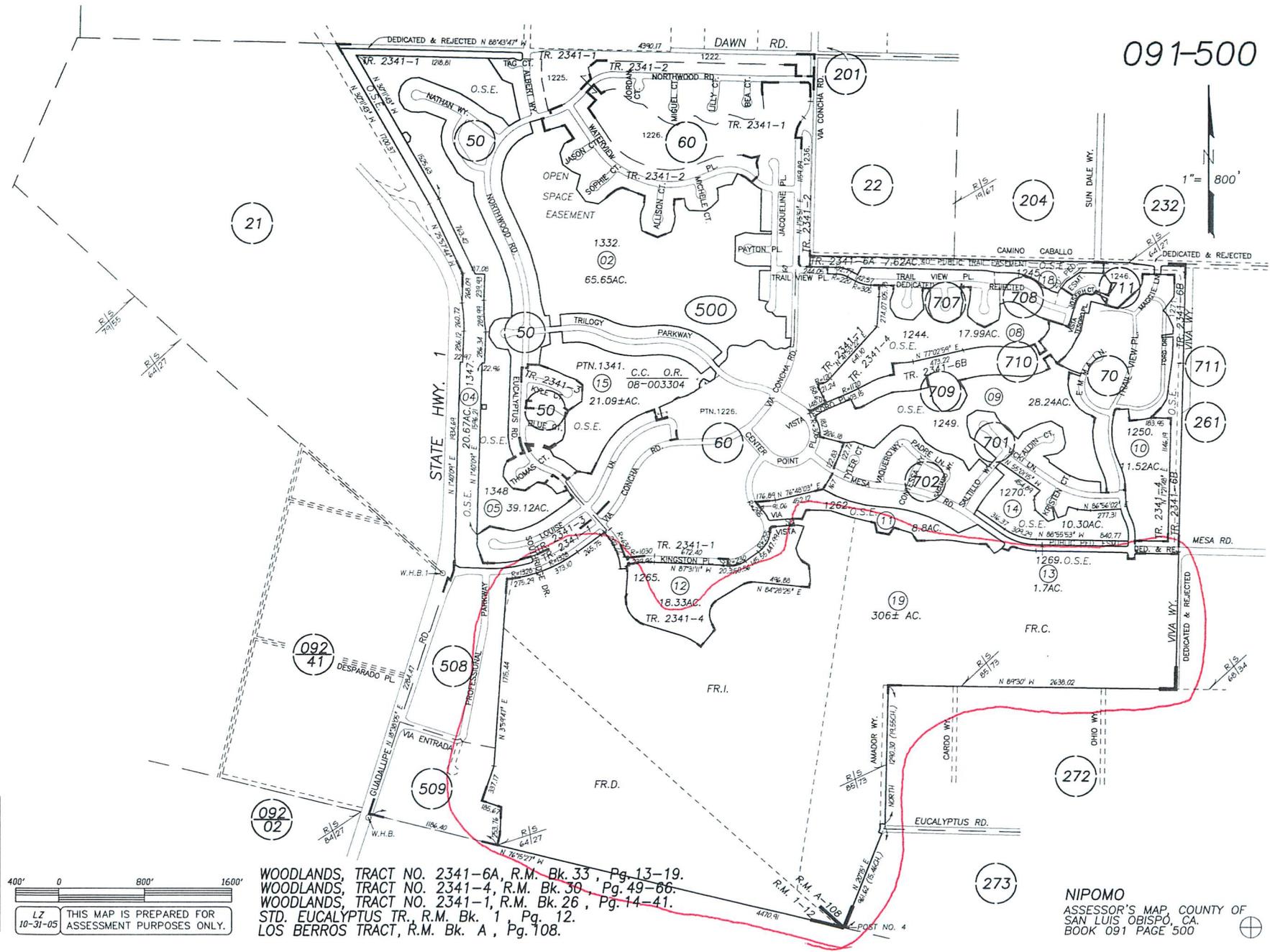


TRACT 2341 - MONARCH DUNES  
PHASE 2A  
CONDITIONAL USE PERMIT  
EUCALYPTUS TREE REMOVAL

JOB No. : 1149-007  
DRAWING : 114907-TREE  
DRAWN BY: RAH  
DATE : 04/14/15  
SCALE : 1" = 350'

091-211, 091-221, 091-261 & 092-411

1" = 800'



REVISIONS	
I.S.	DATE
NA	01-10-13
NA	02-01-13
14-114	12-03-13

400' 0 800' 1600'

LZ 10-31-05 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

WOODLANDS, TRACT NO. 2341-6A, R.M. Bk. 33, Pg. 13-19.  
 WOODLANDS, TRACT NO. 2341-4, R.M. Bk. 30, Pg. 49-66.  
 WOODLANDS, TRACT NO. 2341-1, R.M. Bk. 26, Pg. 14-41.  
 STD. EUCALYPTUS TR., R.M. Bk. 1, Pg. 12.  
 LOS BERROS TRACT, R.M. Bk. A, Pg. 108.

NIPOMO  
 ASSESSOR'S MAP COUNTY OF  
 SAN LUIS OBISPO, CA.  
 BOOK 091 PAGE 500





# Parcel Summary Report For Parcel # 091-500-019

4/20/2015  
3:09:04PM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

### People Information

#### Role    Name and Address

OWN    MONARCH DUNES LLC  
1640 TRILOGY PARKWAY NIPOMO CA 93444-  
OWN    MONARCH DUNES LLC A DE LLC

### Address Information

Status            Address  
P                    01770 EUCALYPTUS RD WDL D

### Lot Information:

<u>Tract / Twnshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
LOSBERTR	0000	C-PT			REC			U		
LOSBERTR	0000	I-PT						U		
STDEUCTR	0000	D-PT						U		

### Parcel Information

Status    Description  
Active    LS BERROS TR PTN LTS C I & STD EUC TR PTN LT D

#### Notes

FUTURE PHASES 2A AND 2B OF TRACT 2341, WOODLANDS.; LOT 1268 IN FUTURE RECORDED MAP HAS ADDRESS: 1401 MESA ROAD. JSM 2/11/14  
ADDRESS 1770 EUCALYPTUS RD IS FOR AN ELEC. MTR. (PMT2014-01857). 1/26/15-PCS

#### Tax Districts

LUCIA MAR  
SAN LUIS OBISPO JT(27,40)  
COASTAL SAN LUIS  
SAN LUIS  
NO. 04  
AREA NO. 21



# Parcel Summary Report For Parcel # 091-500-019

4/20/2015  
3:09:04PM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

### Case Information

**Case Number:**

**Case Status:**

84137 FNL Primary Parcel

**Description:**  
DEMO SFD

DRC2009-00014 EX2 Primary Parcel

**Description:**  
MASS TREE REMOVAL FOR PHASES 2A AND 2B PER THE WOODLANDS SPECIFIC PLAN

DRC2014-00130 REC Primary Parcel

**Description:**  
CUP FOR DEVELOPMENT OF PHASE IIA OF THE SPECIFIC PLAN 242 SINGLE-FAMILY RESIDENTIAL LOTS, ROADS AND OPEN SPACE FOR TRACT 2341

LRP2014-00001 SUS Primary Parcel

**Description:**  
SPECIFIC PLAN AMENDMENT: RE-DISTRIBUTE AND ADD USES.

PMT2014-01857 ISS Primary Parcel

**Description:**  
ELECTRICAL SERVICE - 3-PHASE 100 AMP FOR WELL FOR WOODLANDS GOLF COURSE IRRIGATION SUPPLY SYSTEM.

D980307P CMP Related Parcel

**Description:**  
TREE REMOVAL VIEW CORRIDOR(400 +/- TREES)

S990187U PTX Related Parcel

**Description:**  
TENTATIVE TRACT & DEV PLAN