



DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

DATE: 11/13/2012

TO: _____

FROM: Brian Pedrotti, South County Team

PROJECT DESCRIPTION: SUB2008-00028 TR 2993, CYPRESS RIDGE LP- Tract Map with CUP using TCD credits, for 21 residential lots and 1 36 acre open space lot. Plan includes lots ranging in size from .84 to 1.97 acres, aligned into 2 contiguous groups along single access roads. 60 acre site located off Zenon Way. APNs: 075-351-022 and 028.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- YES (Please go on to PART II.)
- NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
- NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Date _____ Name _____ Phone _____

**Cypress Ridge Estates
SUB2008-00028 / VTTM 2993**

PROJECT DESCRIPTION

Prepared for
CYPRESS RIDGE, A LIMITED PARTNERSHIP
Arroyo Grande, CA

Submitted By



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Job Number: 0235.0016
October 23, 2012

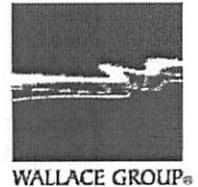
Cypress Ridge Estates Project Description

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Site Statistics

Site Address: VTTM 2993 and TDC Receiving Site: 852 Zenon Way
TDC Sending Site: 960 Zenon Way
New Land Conservancy Site: Hero property (no address)

Gen. Plan Designation: Residential Rural (RR)

Zoning: Residential Rural (RR), 5-acre minimum

Entitlement Request: VTTM 2993 23-lot Cluster Subdivision (per Title 21)
CUP (per 22.08.030 Table 2-3, 22.22.060)
Residential Cluster Development (per 22.22.140)
TDC, 9 credits for 75% density bonus (per 22.24.060)

Smart Growth: Compliant and qualifies for expedited processing

Project Site Area: 60 acres

Existing Lot Sizes: 075-351-022 (20 acres)
075-351-028 (40 acres)

Proposed Lot Sizes: 21 Single-Family Residential Lots (ave. 1.07 acres each)
1 Open Space lot of 36 acres (60% of Base Parcel)
Private roadway easement of 3.97 acres

Proposed Density: 21 SFR units / 60 Acres = 0.3 units/acre

Transfer of Development: Project transfers nine (9) residential credits from Land Conservancy Open Space property in Black Lake Canyon to the subject site

Bonus Density Amenity: A separate 13-acre parcel located along Black Lake Canyon will be transferred with the TDC to the Land Conservancy to become new permanent open space

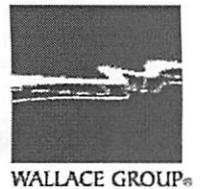
Assessor's Parcels: Subject & TDC Receiving Site: 075-351-022 and -028
Easement over TR 1939 (Hampton OS): 075-353-028
Easement over TR 1933 (CRWWTP site): 075-400-015
Waterline Trenching on CR Water Tank Site: 075-400-012
TDC Sending Site (Choine): 075-351-018
New Open Space (Hero): 075-291-005 & 091-173-001

Water Provider: Rural Water Company

Wastewater Provider: Rural Water Company (Cypress Ridge WWTP)

Application History (SUB2008-00028/VTTM 2993)

October 2, 2008	Subdivision Application submitted by Patti Whelan
October 28, 2008	County issued Info-hold letter
March 19, 2009	Applicant resubmitted new information
May 1, 2009	County issued acceptance letter for processing
August 10, 2009	County Ag Staff issued letter detailing ag concerns
October 29, 2009	County issued new letter regarding information needed
February 2012	Applicant appointed Wallace Group as Applicant's Agent



February 27, 2012 Applicant Meeting with Public Works regarding comments
March 1, 2012 Applicant Meeting with Planning & Ag Staff re concerns
May 11, 2012 Meeting with Planning & Ag to review revised site layout

Summary of Application Revisions

TABLE 1: Plan Revision Comparison

Design Characteristic	2008 Initial Application	2012 Revised Application
Site Access	Cypress Ridge Parkway with emergency access connection at Zenon Way	Cypress Ridge Parkway with emergency access connection at Zenon Way (no change)
Number of Lots	21 Residential, 2 Open Space	21 residential, 1 Open Space
Setbacks from Ag	200' maximum, 100-ft minimum for all 21 lots	<ul style="list-style-type: none"> • 380-600' minimums for 17 lots • 300' minimum for one lot • 200' minimum for one lot • 150' minimum for two lots
Residential Lot Size	21, 1-acre lots	21 lots, varied from 0.84 to 1.97 acres; average lot = 1.07 ac.
Open Space Area	21.2 + 14.6 acres in two lots separated by roadways	36 acres in one contiguous parcel suitable for agricultural use
Drainage Design	<ul style="list-style-type: none"> • 10 small, separate basins • Maintained existing offsite flows to Black Lake Canyon 	<ul style="list-style-type: none"> • One shallow basin expanding on historic sump area; • Reduced offsite flows to Black Lake Canyon Slough
Road length	5,353 linear feet	3,500 linear feet
Sewer	On-site septic for each lot	Gravity sewer to CRWWTP
Water	Rural Water Co.	Rural Water Co. (no change)
Private HOA-maintained trail system	<ul style="list-style-type: none"> • 1.8 miles or 9,500 linear feet • 6 trail crossing points over private roadways; • No trail connectivity to CR-I 	<ul style="list-style-type: none"> • 1.45 miles or 7390 linear feet • One trail crossing point over private roadway • Trail connection to CR-I at Cypress Ridge Parkway
Onsite open space amenities	<ul style="list-style-type: none"> • Onsite trails & benches in open space • Trail system layout bisected open space throughout 	<ul style="list-style-type: none"> • Onsite trails and benches in open space • 4,500 sf natural park/picnic area with tables & benches; • Improved potential for ag use on contiguous open space
Offsite open space amenities	13 acres in Black Lake Canyon will be deeded to the Land Conservancy	13 acres in Black Lake Canyon will be deeded to the Land Conservancy (no change)
Offsite Trail Connectivity	Allows completion of public trail in Black Lake Canyon from Zenon Way to ocean	Allows completion of public trail in Black Lake Canyon from Zenon Way to ocean (no change)



Grading, Drainage & Site Design

Redesigned Vesting Tentative Map

The County's Residential Cluster Land Use Ordinance (section 22.22.140) allows for reduced lot size in Residential Suburban zoning. The cluster was initially proposed with all 1-acre residential lots and individual septic systems, with lots clustered in groups of two, three or four lots along multiple roadways. The revised Tentative Map responded to Staff comments by moving the lots away from adjacent agricultural uses and aligning them into two contiguous groups along a single access road. This allowed a 35% reduction in paved roadway for the project. The lots range in size from 0.84 to 1.97 acres with an average of just over one acre, and lots are proposed to be served by community sewer and water.

Grading and Drainage

The redesigned grading plan for 21 residential lots now supports a gravity-flow sewer line, a feature that allowed greater flexibility in lot size than the previous septic solution. The drainage employs a Low-Impact Design (LID) approach to management of surface drainage with reduction of paved road surfaces, and increased sediment and erosion control through vegetated swales within common areas. To achieve the drainage and sewer flow, the plan takes advantage of a slight rise near the northeast corner, lowering the rise to allow the lots to drain to the roadway. Developed drainage is captured in roadside swales, directing runoff to a broad shallow basin in the open space. The basin utilizes an existing historic sump area, capturing and encouraging infiltration over a larger surface area than the existing condition and sending less storm runoff to Black Lake Canyon.

The open space, comprising 60 percent of the property, is left in a natural state, with graded areas to be revegetated using native grasses and wildflower species. The slope treatment, basin cover, and trees will require only temporary irrigation and natural rainfall to establish. The private trail system is designed to circle around the perimeter of the open space, leaving the bulk of the open space unencumbered in order to retain the option of using the land for agricultural purposes. Except for temporary irrigation for trees and hydroseed, the open space would not be irrigated unless it is leased for agricultural purposes. One common picnic area of 4,500 square feet is proposed to be located at the high point to maximize views. The proposed onsite trail links the private pedestrian circulation in Cypress Ridge I with public trails in Black Lake Canyon through a connection with Zenon Way.

Setbacks and Envelopes

All lots hold a front yard setback of 30 feet to the edge of the paved roadway; side and rear yard setbacks are 20 foot minimum, with some exceptions. Lots 1-5 are proposed with a 70-foot rear yard setback to maintain a 400-foot distance between the habitable building envelope and the adjacent agricultural use to the south. Lot 21 reflects a 200-foot setback between the residential building envelope and the adjacent ag use. Lots 14 and 15 show a side setback of 90 feet on the east side that forms part of the 150-foot buffer to the agricultural use across Zenon Way. The increased setbacks are intended to provide separation between incompatible uses, but would allow non-habitable accessory buildings to be located in the buffer areas.



Parcel Summary

The proposed parcels sizes for VTTM 2993 are shown in Table 4, below.

TABLE 2: Lot Summary

Lot ID	Lot Size, Acres	LU
1	0.98	Residential Lot
2	0.90	Residential Lot
3	0.90	Residential Lot
4	0.90	Residential Lot
5	0.91	Residential Lot
6	0.84	Residential Lot
7	0.92	Residential Lot
8	1.12	Residential Lot
9	1.09	Residential Lot
10	1.07	Residential Lot
11	1.13	Residential Lot
12	1.23	Residential Lot
13	1.16	Residential Lot
14	1.97	Residential Lot
15	0.97	Residential Lot
16	0.94	Residential Lot
17	1.04	Residential Lot
18	1.06	Residential Lot
19	0.97	Residential Lot
20	1.10	Residential Lot
21	1.27	Residential Lot
Sub Total	22.47	
22	35.97	Common Open Space
23	1.33	Private Roadway
Total Acreage	59.80	

Average Residential Lot in Acres
 (Lots 1-21): 1.07

Trails and Landscaping

The project features a privately-maintained looped trail that follows the perimeter of the open space area and connects the pedestrian system at Cypress Ridge with Zenon Way and access to Black Lake Canyon. The decomposed-granite trail provides pedestrian circulation along the private roadway while retaining a rural feel to the large-lot cluster development. The trail will be a minimum of eight feet in width, except for those sections that also serve as vehicular access to service the domestic waterline, where the trail width is 10 feet.

Trees placed along the trail at the perimeter of the property will enhance the pedestrian experience while retaining the open meadow effect of the open space



area. The easterly portion of the open space, roughly 14 acres of level land area, remains suitable for agricultural use should the Association decide to lease it for that purpose. A portion of the trail doubles as a well access road that could serve as farm equipment access also.

The landscape concept includes drought-tolerant grasses and forbs for the basin, vegetated swales and other disturbed areas, and native shade trees along the trails. A plant list will be provided to guide lot owners in planning attractive, water conserving front and rear yard landscaping that meets the strict limitations imposed by the Nipomo Water Conservation District guidelines for water use. The Draft Design Guidelines and a preliminary list of landscape materials suitable for natural open space areas, vegetated swales and basin, and private yard landscaping are attached to this project description.

Water and Wastewater

Domestic Water Supply

Domestic water will be provided to the 21 residential lots by Rural Water Company. There are two existing wells on the property; one well will be dedicated to Rural Water upon project approval, and a new pipeline will be constructed to deliver this raw water to the existing Water Storage Tanks at Cypress Ridge. This well location is identified as Existing Domestic Well on the project utility plan. The new well water will be blended with the existing supply to improve the domestic water quality for the Cypress Ridge area. The second well will be retained for onsite open space irrigation purposes such as temporary revegetation irrigation of trees and basin grading, and for future ag use within the open space.

Outdoor Water Supply

In keeping with requirements of the Nipomo Mesa Water Conservation Area (22.112.020.F), irrigation water for each residence will be provided by Rural Water Company via a single domestic service line and residential meter, with a sub-meter dedicated to outdoor water use for each lot.

Wastewater

The redesigned cluster lot layout allows a gravity flow sewer connection to Cypress Ridge Wastewater Treatment Plant (CRWWTP). To accomplish sewer service, the grading design allows a gravity sewer line to serve all 21 lots in the access roadway. The change from septic allowed the lots to vary in size from one acre minimum to a range of sizes between 0.84 acres to 1.97 acres, as shown on the tentative map.

The wastewater flow from the proposed residential development will benefit the CRWWTP in meeting operational standards, and will be recycled for golf course irrigation. The increased recycled water volume from the treatment plant will result in reduced well pumping for make-up irrigation water. By recycling the project's domestic water through the CRWWTP and onto the golf course, the total volume of indoor domestic water consumed is used for irrigation and reduces well pumping for irrigation purposes at a corresponding rate. See Table 2 and Table 3 for a complete water demand summary.



Water Use Summary

The project as proposed will result in no additional groundwater pumping. Based on water demand factors used in the 1996 FEIR for Cypress Ridge Tract 1933, the Water Demand for all residential outdoor uses is estimated at 1.04 acre-feet per year (AFY), as shown in Table 2, below. The amount used for outdoor purposes would be considered “lost”, and will be offset by removal of irrigated turf from Cypress Ridge Golf Course. This water would be provided by the domestic meter for each lot, but measured by a sub-meter dedicated to outdoor use as required by the Nipomo Mesa Water Conservation Area Plan.

Indoor domestic water would be recycled at the WWTP and used for golf course irrigation. The 1996 FEIR estimated that 10% of indoor water demand would be lost to evaporation for a mixed-use development that includes a significant commercial/resort component. The evaporation loss from the proposed residential use is expected to be minimal and has not been included for the purpose of this project description. Thus, the indoor domestic water used would reduce groundwater pumping for golf course irrigation in equal measure by providing 100% of the domestic water to the ponds for irrigation purposes, resulting in zero net use.

The net water consumed for domestic purposes is shown in Table 3 below. The total net domestic water demand of the project – indoor and outdoor - is 1.04 AFY.

TABLE 3: Cypress Estates Estimated Domestic Outdoor Water Demand

	LS Per Residential Lot*	No. lots	Total Area	Area in Acres	Water Demand Factor**	AFY Water Used
Drip Irrigated Shrubs & Ground Cover	1,200 sf	21	25,200 sf	0.58 ac.	1.0 AFY	0.58 AFY
Turf area per lot (in SF)	300 sf	21	6,300 sf	0.145 ac.	2.5 AFY	0.36 AFY
Common Area (Drip Irrigated shrubs & ground cover)			4,500 sf	0.103 ac.	1.0 AFY	0.1 AFY
Total Irrigation Consumption						1.04 AFY

* Based on Nipomo Water Conservation Landscape Restrictions, South County Area Plan

** Cypress Ridge 1996 EIR Table V-5, and Water Resources discussion on Pages V-45 to V-47

TABLE 4: Residential Indoor Water Demand

	Rate	Amount	Total	Recharge	Net Consumption
Residential lots Interior use	0.22 afy	21 lots	4.62 AFY	100%	0.0 AFY
Total Residential Consumption					0.0 AFY



Total Domestic Water Used by Project (1.04 + 0.0 AFY):	1.0 AFY
Water Saved by Removing of 0.5 Acre Irrigated Turf (2.5 AFY/ac):	- 1.25 AFY
<hr/>	
Project Water Balance:	+0.25 AFY

To offset the project's water demand, one half-acre of irrigated turf grass will be removed from the Cypress Ridge Golf Course and replaced with non-irrigated native grasses. Per the Turfgrass Water Demand factor from the 1996 EIR and subsequent Cypress Ridge Resort Negative Declaration (ED03-186), one acre of turf grass uses 2.5 AFY of irrigation water. Removal of one-half acre of existing irrigated turf therefore reduces the water demand on the wells by 1.25 AFY, more than offsetting the amount of water used by this subdivision as designed.

Water Conservation Measures

The project will incorporate requirements for water conservation measures into the Design Guidelines to ensure that future lot development is consistent with the Nipomo Mesa Water Conservation Area Standards of Title 22112.020.F. Standard requirements will include:

- Low water-use toilets, showerheads, faucets
- Low water-use clothes washers
- Automatic shut-off devices for bathroom and kitchen faucets
- Point-of-use supplemental water heater systems or tankless water heaters
- Water-conserving landscape with strict limits on irrigated area
- Strictly limited turf area
- Separate meter for outdoor water
- Drip irrigation and soil moisture sensors

In addition, LID features will be required on every lot. Features such as rain barrels or cisterns to capture roof runoff, rain gardens or pervious pavement to percolate surface runoff, and vegetated swales to clean surface flows will be incorporated into custom home designs. These options are listed in the attached Design Guideline Elements.

Project Design Features and Special Amenities

Transfer of Development Credit

The County's Residential Cluster Land Use Ordinance (section 22.22.140) allows for reduced lot size in Residential Suburban zoning to a minimum of 20,000 square feet if the subdivision is clustered to preserve open space. The Residential Suburban (RS) zoning standard for the 60-acre site would allow for 12 residential lots; this project proposes to transfer an additional 9 units of density for a total of 21 residential lots.



The applicant has applied for a Transfer of Development Credit (TDC) through the County and the Land Conservancy to transfer nine (9) residential credits to the subject property from the Land Conservancy's property located at 960 Zenon Way (Choine parcel). The sending site is approximately 900 feet from the receiving site, consistent with the TDC requirements for close proximity between sending and receiving sites. The Choine property will become permanent Open Space with the transfer of the development credits.

As designed, the transferred density does not create any new adverse impacts to the receiving site. The proposed residential lots are proposed to be reduced from the 5-acre minimum to an average size of 1.07 acres.

As part of the TDC purchase, the applicant is transferring ownership of 13 acres of property located between the Cypress Ridge development and Black Lake Canyon to the Land Conservancy. The 13-acre parcel, known as the Hero property, has been an acquisition priority of the Land Conservancy for many years due to its location and value in preserving Black Lake Canyon Slough. The Conservancy's acquisition of the property will allow public trail development along the northern edge of Black Lake Slough from Zenon Way all the way to the Pacific Ocean. This additional public trail connectivity, made possible by the TDC for this development project, helps the project meet the "special amenities" requirement for bonus density, as described below.

Cluster Design Features

Under the County's TCD rules, a density bonus of 75% over allowed maximum density may be approved where the Receiving Site offers, "...special permanent amenities in excess of the basic requirements as determined by the review authority...". The project's Residential Cluster site design incorporates additional features to support approval of the bonus density:

- 60% (36 acres) of the site is preserved in a single contiguous open space easement parcel with soils suitable for agriculture
- 13 acres offsite will be deeded to the Land Conservancy as permanent open space, while nine residential development credits will be transferred and retired from a Sensitive Resource Area parcel in Black Lake Canyon
- Agricultural potential of the open space is facilitated by the proposed grading plan through the drainage design and LID features
- LID features employed in site design of common areas increase infiltration and improve water quality while protecting the Black Lake Canyon slough
- Land buffers are incorporated into the cluster design to reduce conflict between the residential use and the adjacent agricultural uses offsite
- Native, low water-use vegetation and private looped trail around perimeter of open space parcel provide pedestrian links to existing public trail systems offsite
- Project approval results in furthering Land Conservancy goals and forms an important link in the area's public trail system offsite
- The redesigned project will sewer to Cypress Ridge Wastewater Treatment Plant, helping the underutilized treatment plant to be more efficient



Strategic Growth Principals

Of the first four characteristics listed in the Strategic Growth Principals handout as requirements to qualify for priority processing:

- The property is immediately adjacent to the Palo Mesa Village Reserve line and will be served by community water and sewer
- The site provides for logical attractive and safe pedestrian circulation within the site with a trail network around the proposed open space
- Provides for logical attractive and safe pedestrian and bicycle connections from the site to adjacent facilities at Cypress Ridge Golf Course and Resort.
- The proposed cluster development preserves 36 acres of open space which serve as a buffer between the proposed residential development and agricultural uses to the south and east.

Priority Processing Criteria (second group of Strategic Growth criteria):

1. Lots will be developed individually with custom solutions. Each lot will back up to a common open space lot, allowing excellent opportunity for private outdoor design on each lot to take advantage of views and natural space. Design Guidelines will address locations of privacy fencing and offsetting outdoor area to protect the views and privacy of neighboring lots.
2. The trail system links every lot to the open space. The common park area is located within easy walking distance of all of the lots.
3. The proposed site layout and improvements minimize grading and enhance the natural drainage pattern of the site. All developed drainage will be treated in vegetated swales located along the roadway and in the open space that direct flows to an existing sump area in the open space. Each lot offers sufficient land area to allow building designs that incorporate solar access and allow use of natural lighting. The proposed Design Guidelines will stipulate that LID features must be incorporated into each lot's building plan.
4. The lots will be developed with custom structures that will be consistent with the architectural style and quality of the adjacent Cypress Ridge Resort development through the use of Design Guidelines. A copy of the Design Guidelines used for the Cypress Ridge project is provided with this application for reference purposes; these will either be adapted or referenced for this project. A summary of additional project-specific guideline elements is attached to this project description.
5. Local historic building design is encouraged through the use of Design Guidelines. California Bungalow, Ranch and Craftsman architecture are three of the four styles permitted by the Design Guidelines for Cypress Ridge I; this project will stipulate consistency in architecture.



6. Articulated façade: The Cypress Estates Design Guidelines call for simple forms, visually restrained, in scale with surroundings and featuring details consistent with the architectural style used for the building. Pedestrian circulation is defined by the trail and landscaping along the street edge and front yards.

7. Scale and massing of buildings will be consistent with that of the adjacent Cypress Ridge development. The Cypress Estates Design Guidelines will ensure that individual lot treatment and building design are compatible with the surrounding development on and off-site. The Design Guidelines will incorporate requirements to ensure compliance with Strategic Growth principals, as noted in the attached summary of design guideline elements.

Strategic Growth Checklist

TABLE 5: Strategic Growth Points Earned

Criteria Met	Points Earned
Common area provided (min 200 sf/unit, or 4,200 sf is required, 4,500 sf provided with tables, benches, & shade trees plus trail)	3
At least 75% of garages are behind front façade of home by 5' (Section III.C, Cypress Ridge Design Guidelines (CRDG))	2
Varied setbacks along street (per Section III.C, CRDG)	1
Visible street-facing entrances (per Section IV.B, CRDG)	1
Continues existing neighborhood patterns and street connections. (Project provides trail connection with Cypress Ridge 1; lot size is consistent with adjacent Hampton TR; proposed road provides emergency access to Zenon Way; provides trail connectivity in Black Lake Canyon via TDC)	1
Streets continue existing grid pattern. (Street connects CR Parkway to Zenon with an emergency access, runs parallel to Halcyon)	2
New street is minimum allowable width (24' is proposed paved width)	1
Solar access is considered in site design (proposed Design Guidelines)	1
Site design maximizes solar access to all buildings (proposed Design Guidelines)	1
All landscaping is drip irrigated except turf (proposed Design Guidelines)	1
Total points earned (minimum 12 required)	14

Design Exceptions – Title 21

The proposed subdivision conforms to the Design Criteria outlined in 21.03.010, with exceptions requested as follows:



21.03.010(d)(1): *Any new street shall have a minimum right-of-way of fifty feet for a full-width street.*

The site takes access via Lot 23, a 30-foot roadway parcel containing a 24-foot paved road. On either side of Lot 23, 10-foot public easements for pedestrian access and drainage provide a 50-foot road envelope. Pedestrian access is provided on one side only to retain a rural feel, and vegetated swales convey drainage to the basin in place of curb and gutters. The exception is justified because the road is privately maintained and the overall width of right-of-way plus easements is the minimum 50 feet required.

21.03.010(d)(7): *Private Easements may serve no more than five parcels.*

The project is requesting an exception to allow 21 lots to be served by a private road. In this particular case, the road is a combination of privately-owned common roadway and private easements. The subdivision is an extension of the gated community of Cypress Ridge, and lot owners will use Cypress Ridge Parkway to enter their neighborhood. Secondary access is provided at Zenon Way for ingress of emergency vehicles or egress of residents; this outlet is limited to emergency use only via a gate equipped with a Knox Box. The exception is justified because the access and circulation as proposed meets the intent of providing for adequate safety, access and circulation for the project and the surrounding area.

Agricultural Concerns

The August 10, 2009 comment letter from County Agricultural Commission staff indicated a number of concerns with the initial project. The applicant has responded by redesigning the utility service and site layout to resolve these issues as follows:

Item 1: Soils of significance:

Soil types 184 & 185 on this site are considered to be of "Statewide Significance", particularly the 184 soil where the slope is less than 10%. By revising the lot layout to shift the residential lots into the northeast corner, the majority of type 184 soil on the site was preserved in one large contiguous open space parcel. In order to achieve this, the site is now designed to gravity-sewer to the Cypress Ridge Wastewater Treatment Plant, allowing for smaller residential lots to be proposed in this cluster.

Item 2: Loss of ag use on non-ag land:

Although the application was already designed as a residential cluster, reconfiguring the subdivision into a tighter cluster helped to reduce the amount of land area to be converted and preserved 36 acres in a single contiguous parcel of which the majority would be available and suitable for agriculture. The site is currently zoned for residential use at a five-acre minimum and therefore some loss of "land available for agriculture" was anticipated when the site was designated for residential use; the redesigned cluster configuration minimizes this loss to the maximum extent feasible.



Item 3: Loss of large lots “available for ag”

The existing site is currently made up of two legal lots: a 20-acre and a 40-acre parcel, both zoned residential on which agriculture is a permitted use. With a land use designation allowing 5-acre minimum residential lots under the Residential Rural zoning and land use, the site could potentially be divided into 12, 5-acre lots, diminishing the ag viability over all of the property. This cluster application proposes to leave 60% of the land, or 36 acres, located in the best soils area as permanent contiguous open space on which agriculture is a permitted use.

Item 4: Physical separation from adjacent ag use

Initially, the plan featured 200-foot setbacks between the nearest residential cluster parcel setback lines and the agricultural greenhouse operations to the south. A 100-foot buffer was provided along Zenon Way to the east, beyond which lies another agricultural greenhouse operation.

The redesigned site plan provides building envelope setbacks of 400 feet or more from the south property line and adjacent agricultural operations, with the exception of four parcels. Lot 21 provides a building envelope that maintains approximately 200 feet of distance between habitable building face and the nearest adjacent agricultural use, although the envelope is large enough to allow greater separation. Lot 20 offers a 300-foot setback from the nearest corner of the building envelope to the nearest corner of the ag property to the south.

On the east side, proposed Lots 14 and 15 at the terminus of the cul-de-sac each include a building setback of 100 feet to the property line. Zenon Way adds another 50 feet of distance to the agricultural operation, providing a 150-foot horizontal separation. There is also a vertical separation: proposed lot pads are lower than Zenon Way by roughly 5-8 feet, as are the agricultural greenhouses on the other side of the road, such that Zenon serves as a vertical buffer to further separate the uses.

The redesigned project has successfully addressed or minimized each of the four main concerns for potential conflict with agriculture. The revised tentative map is consistent with the adjacent residential cluster design project to the north.

Property Ownership

This application includes a new private road extension over open space easements in Tract 1933 (Cypress Ridge) and TR 1939 (Hampton). Both easements allow for roads, but because the maps did not originally show a road in this particular location, amendment of the Development Plans for TRs 1933 and 1939 to include this road within the Open Space easements is a part of this application request.

APN 075-353-028: The Hampton property Open Space Easement will be amended via this request to amend the Development Plan for TR 1939 to allow a road over a limited portion of APN 075-353-028. This open space parcel is owned by Cypress



Ridge LP, while the easement agreement is also signed by Mr. Hampton. Owner authorization from Hampton for this change has been provided to Staff and is on file.

APN 075-400-015: The Cypress Ridge Open Space Easement overlying the WWTP will be amended by this application via request to amend the Development Plan for TR 1933 to allow a road over a portion of Lot 400 of TR 1933. A letter of authorization from Cypress Ridge LP was provided to planning staff with the application and is on file.

A new Preliminary Title Report for all Assessor's parcels involved in this application is provided (a total of six reports covering seven APNs).

Proposed Development Project:

075-351-022 (20 acres)
075-351-028 (40 acres)
075-353-028 (TR 1939 Open Space)
075-400-015 (TR 1933 CRWWTP)

TDC/Conservation Parcels:

075-291-005 (Hero) – to Land Conservancy
091-173-001 (Hero) – to Land Conservancy
075-351-018 (Coiner) – TDC Sending Site

The TDC application has been filed with County Planning and the Land Conservancy. The Land Conservancy has preliminarily approved the application, and is ready to execute the transfer pending County approval of this development plan and tentative map application.

Submittal Package

The revised project application package includes the following materials:

A) VTTM Plan set:

- Tract Layout and Site Plan
- Landscape and Trail Plan
- Preliminary Grading Plan
- Utilities and Sections

B) Color Illustrative Plan Set:

- Conceptual Landscape Plan
- Gatehouse Design
- Fencing Design
- Plant Palette

C) Project Description (with Proposed Design Guidelines and Preliminary Landscape Plant List attached)

D) Preliminary Drainage Report

E) Preliminary Title Reports (6 in total) covering all Assessors' Parcels, with attached Map of Affected Parcels



F) Will-Serve Letter from Rural Water Company for Water/Wastewater service

Attachments

1. Cypress Ridge Estates Design Guidelines
2. Cypress Ridge Estates Representative Plant Palette

Attachment 1

Cypress Ridge Estates Design Guidelines

Strategic Growth Design Principles:

- At least 75% of garages are behind front façade of home by 5'
- Varied setbacks along street
- Visible street-facing entrances
- Solar access is considered in site design
- Site design maximizes solar access to all buildings
- All landscaping is drip irrigated except turf
- Access to Zenon Way is emergency-only

Water conservation measures, consistent with the Nipomo Mesa Water Conservation Area Standards of Title 22.112.020.F, will include:

Interior Conservation

- Low water-use toilets, showerheads, faucets
- Low water-use clothes washers
- Automatic shut-off devices for bathroom and kitchen faucets
- Point-of-use supplemental water heater systems or tankless water heaters

Exterior Conservation

- Water-conserving landscape
- Limited turf area (20% of total irrigated landscape area, or 300 sf)
- Limited irrigated ornamental landscape area (1,500 sf per lot maximum)
- Separate meter for outdoor water
- Drip irrigation and soil moisture sensors required
- Increased landscape area proposed must demonstrate water supply through gray-water system or rainwater cisterns

In addition, LID features will be required with development on every lot.

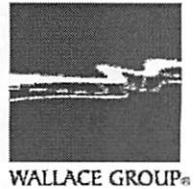
- Gutters with downspouts directing water to rain barrels or water gardens
- Pervious pavement or pavers to be used on driveways and patios
- On-site detention or vegetated swales as appropriate

Other items:

- CC&Rs will protect and require maintenance of trails and vegetated swales where located in private yard easements

- Basin to be vegetated in non-irrigated native grasses and forbs (temporary irrigation to establish)
- Residents will be prohibited from using access at Zenon except in emergency
- Street Trees as required by Title 21 (one per 25 feet of lot frontage) will be required with lot development





Attachment 2

Cypress Ridge Estates Representative Plant Palette

Trees

Arbutus unedo 'Marina' Strawberry Tree
Quercus agrifolia Coast Live Oak
Lophostemon conferta Brisbane Box
Lyonothamnus floribundus Catalina Ironwood

Basin Plants

Bidens nudata Baja Tickseed
Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Blue Grama
Calamagrostis a 'Karl Foerster' Feather Reed Grass
Carex flacca Blue Sedge
Carex o. 'Evergold' Japanese Sedge
Festuca californica 'Scott Mountain' California Fescue
Festuca californica California Fescue
Genista Lydia Lydia Broom
Mimulus spp. Sticky Monkey Flower

Shrubs

Arctostaphylos e. 'Carmel Sur' Carmel Sur Manzanita
Buddleja 'Buzz pink Purple' Butterfly Bush
Carpenteria californica Bush Anemone
Ceanothus 'Concha' CA Mountain Lilac
Cistus x bornetianus 'Jester' Pink Rockrose
Lavandula stoechas 'Marshwood' Spanish Lavender
Muhlenbergia pubescens Soft Muhly Grass
Rhamnus californica Coffeberry
Yucca whipplei Chaparral Yucca

Groundcovers

Achillea tomentosa 'Maynard's Gold' 'Maynard's Gold' Yarrow
Convolvulus cneorum 'Snow Angel' Bush Morning Glory
Convolvulus mauritanicus Ground Morning Glory
Dorycnium hirsutum Hairy Canary Clover
Erigeron karvinskianus Santa Barbara Daisy
Juniperus horizontalis 'Bar Harbor' Bar Harbor Juniper

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:

Answer **ALL** of the questions as accurately and completely as possible.

Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.

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.

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:
Level to gently rolling, 0-10% slopes: 52 acres
Moderate slopes of 10-30%: 6.4 acres
Steep slopes over 30%: 1.3 acres
2. Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: Black Lake Slough is approx. 1/4 mile from project's *
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: periodic discing for weed control; prior field crops
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: Zenon Way

8

* closest corner. But the project parcels do not drain to the slough, nor does the project impact the slough.

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? 400 gpd/residence
4. How many service connections will be required? 21
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: 2 operable wells on site
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? (Supplied by Rural Water Co.)
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 _____ GPM
 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:

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: (NA)

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

* _____
_____ with _____
standards. _____ 9 _____ .75

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: South County Sanitation
3. Where is the waste disposal storage in relation to buildings? Undetermined at this time.
4. Does your project design include an area for collecting recyclable materials and/or composting materials? Yes No Undetermined at this time.

Community Service Information

1. Name of School District: Lucia Mar School District
2. Location of nearest police station: South Station (County Sheriff)
3. Location of nearest fire station: approx. 5 miles to Station 22, Mesa Fire Station
4. Location of nearest public transit stop: Arroyo Grande Hospital
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: Vacant; Periodic field crops in the past; currently vacant.
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.

Commercial/Industrial Project Information (NA)

Only complete this section if you are proposing a commercial or industrial project or zoning change.

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, customer 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: 1) within the Agricultural land use category or 2) your site is currently in agricultural production.

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 *NA*
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): The 60% on-site open space created through Cluster design will remain private.
2. Will the development occur in phases? Yes No
If yes describe: Individual lot purchasers will build on their schedule.
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: _____
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*: Unknown at this time.

* 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: This project design incorporates LID design principles for on-site drainage detention and infiltration; and TDC land preservation are included.
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): _____

Other Related Permits

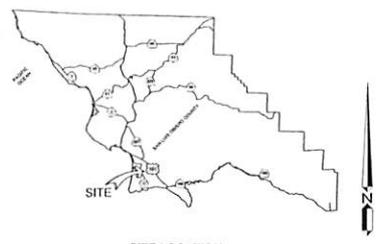
1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): ITM, CUP and TDC exchange approval.
(If you are unsure if additional permits are required from other agencies, please ask a member of department staff currently assigned in either current planning or the environmental division)

VESTING TENTATIVE TRACT MAP FOR TRACT 2993, CYPRESS RIDGE II

852 Zenon Way
Arroyo Grande
CA, 93420

A PORTION OF PARCELS 1 OF PARCELS MAP CO. 80-208 AND PARCELS 1 OF PARCELS MAP CO. 80-208 IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA ACCORDING TO THE MAP THEREOF ACCORDING TO BOOK 4 PAGE 111 OF PARCELS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY BEING 20 FT AL.

Sheet Number	Sheet Title
1	Final Site and Layout Plan
2	Landscape & Traffic Plan
3	Final Engineering Plan
4	Utilities and Sections

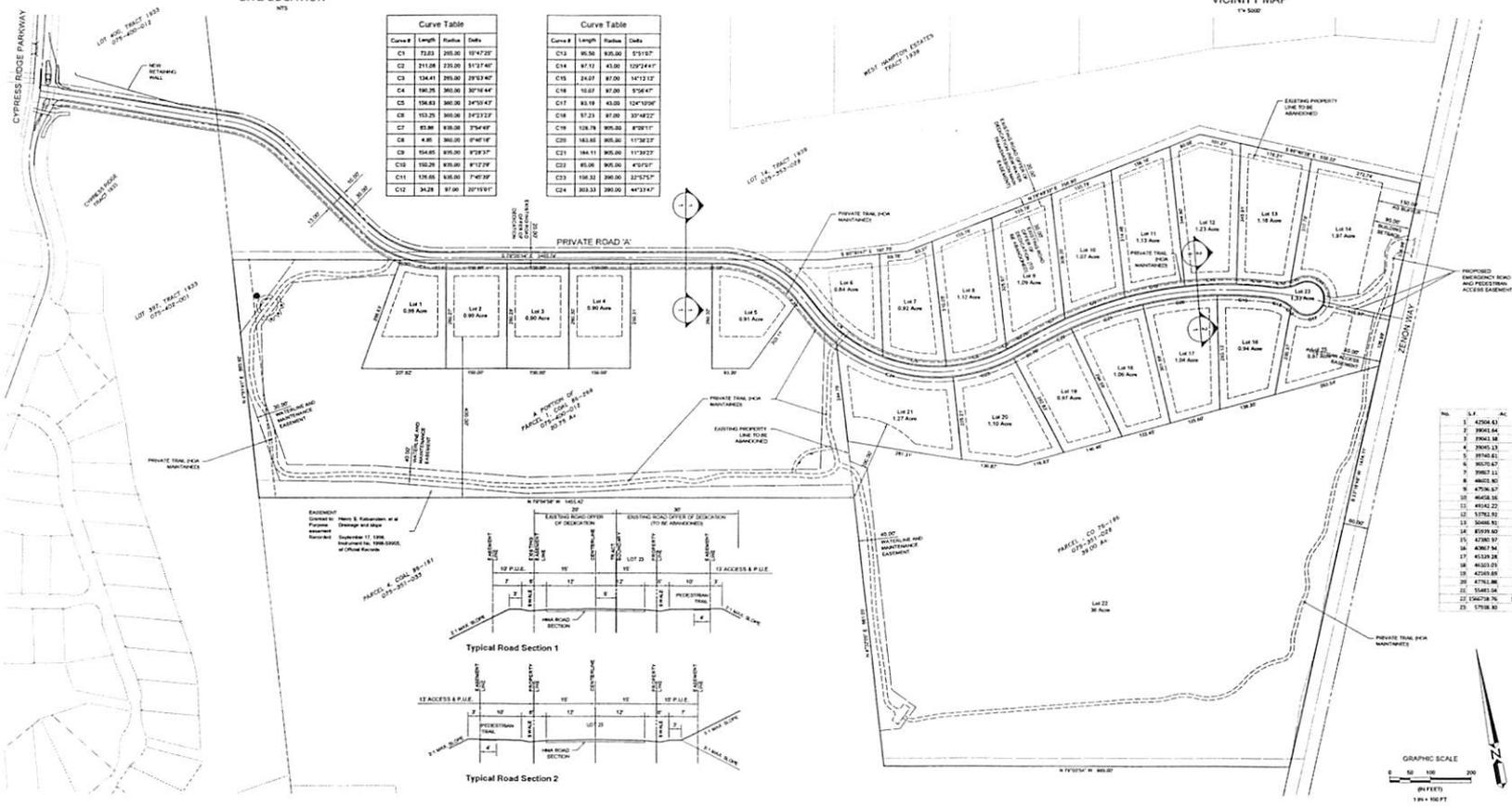


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1114 ELATION COURT
SAN LUIS OBISPO, CA 93401
TEL: 805-544-4511 FAX: 805-544-4510
www.wallacegroup.com

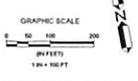
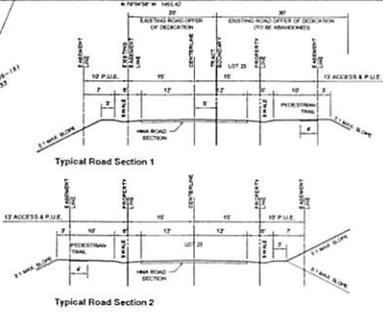


Curve #	Length	Radius	Delta
C1	72.25	300.00	10°47'25"
C2	211.08	233.00	15°12'46"
C3	134.41	293.00	20°53'40"
C4	140.28	300.00	30°16'44"
C5	156.43	300.00	34°50'47"
C6	153.25	300.00	34°23'23"
C7	83.90	300.00	7°54'40"
C8	4.95	300.00	0°04'16"
C9	154.65	300.00	17°39'37"
C10	182.28	300.00	19°12'29"
C11	126.65	300.00	7°40'39"
C12	34.28	37.00	20°10'19"

Curve #	Length	Radius	Delta
C13	86.30	300.00	8°51'07"
C14	87.13	43.00	10°23'44"
C15	24.07	87.00	14°13'12"
C16	10.67	87.00	8°58'47"
C17	83.19	43.00	12°10'06"
C18	17.23	87.00	30°48'22"
C19	128.79	300.00	8°20'17"
C20	143.68	300.00	11°28'22"
C21	184.11	300.00	11°39'22"
C22	85.06	300.00	4°52'52"
C23	156.32	300.00	22°52'54"
C24	303.33	300.00	14°23'47"



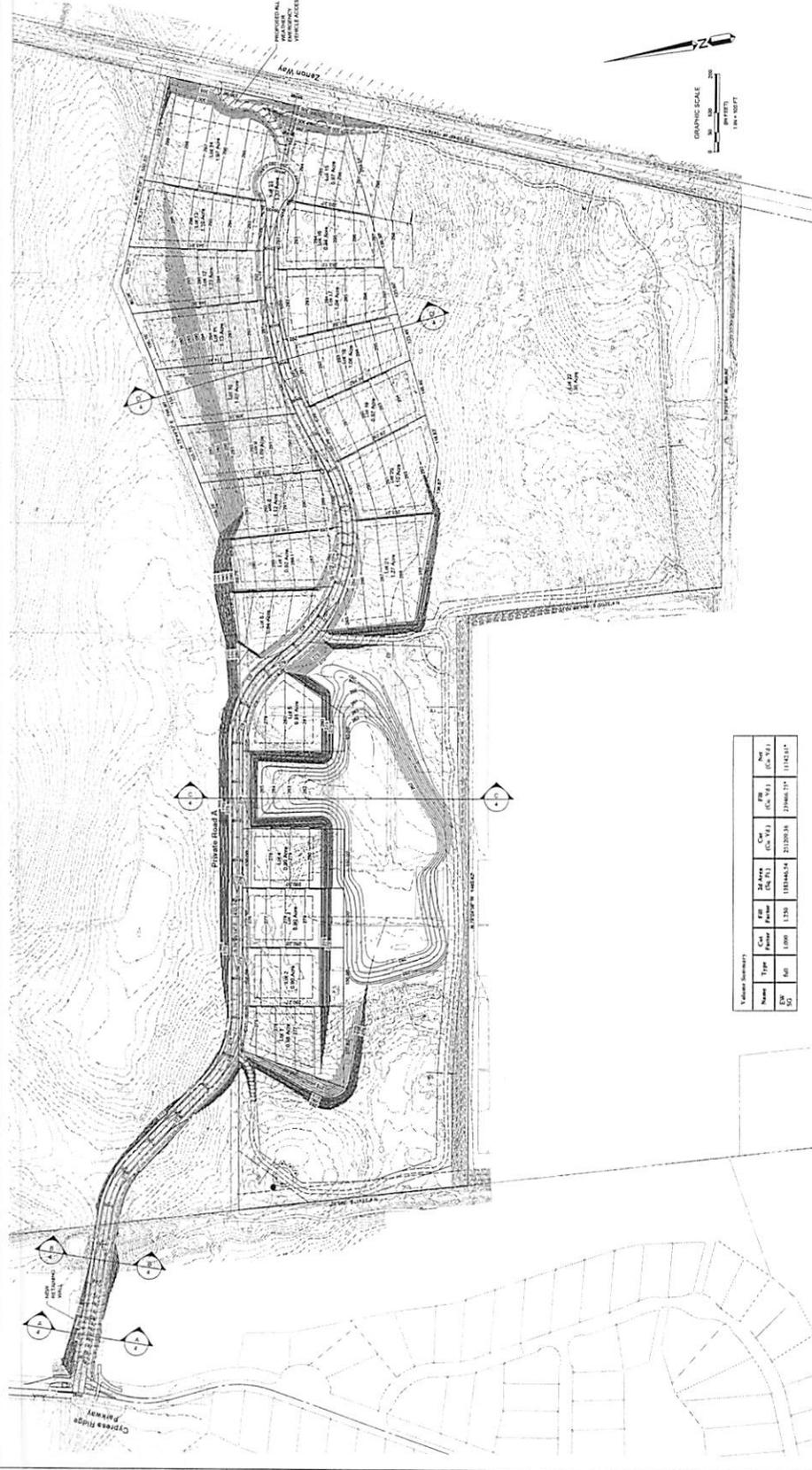
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TRACT 2993, CYPRESS RIDGE II
Tract Site and Layout Plan
VESTING TENTATIVE TRACT MAP

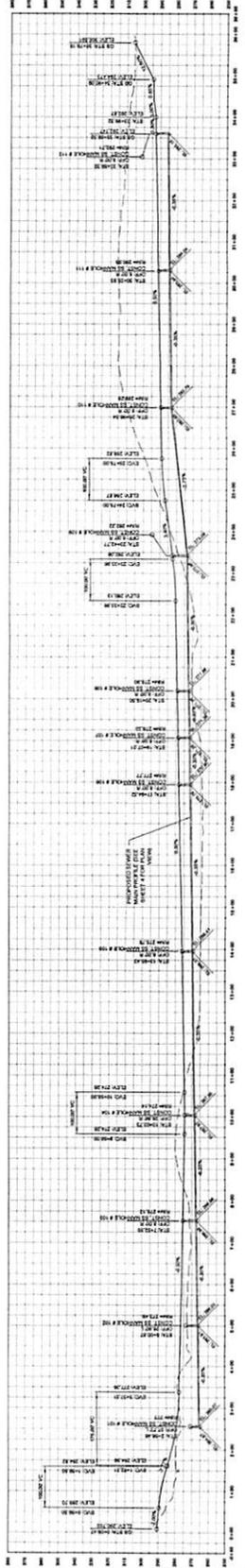
JOB # 2019010
DESIGNED BY
DRAWN BY
DATE 10/23/19
DRAWING NO.
1
OF 4 SHEETS

FOR RESTRICTED PLANS
GRAPHIC SCALE TO 8" FEET



Volume Summary

Name	Type	Cut Area (sq. ft.)	Fill Area (sq. ft.)	Net Area (sq. ft.)
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102	Sub	1000	1200	200
103	Sub	1000	1200	200
104	Sub	1000	1200	200
105	Sub	1000	1200	200
106	Sub	1000	1200	200
107	Sub	1000	1200	200
108	Sub	1000	1200	200
109	Sub	1000	1200	200
110	Sub	1000	1200	200
111	Sub	1000	1200	200
112	Sub	1000	1200	200
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197	Sub	1000	1200	200
198	Sub	1000	1200	200
199	Sub	1000	1200	200
200	Sub	1000	1200	200



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 WALLACE GROUP, INC.
 1000 WALLACE DRIVE
 SUITE 100
 WALLACE, CA 95994
 WALLACE GROUP, INC.
 1000 WALLACE DRIVE
 SUITE 100
 WALLACE, CA 95994
 WALLACE GROUP, INC.
 1000 WALLACE DRIVE
 SUITE 100
 WALLACE, CA 95994



TRACT 2993, CYPRESS RIDGE II
VESTING TENTATIVE TRACT MAP
 Preliminary Grading Plan
 DRAWING NO. 3
 OF 4 SHEETS

DATE: 10/15/11
 DRAWN BY: J. WALLACE
 CHECKED BY: J. WALLACE
 APPROVED BY: J. WALLACE



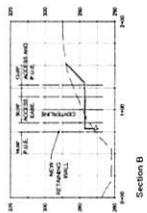
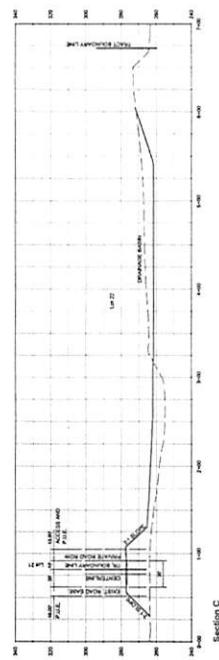
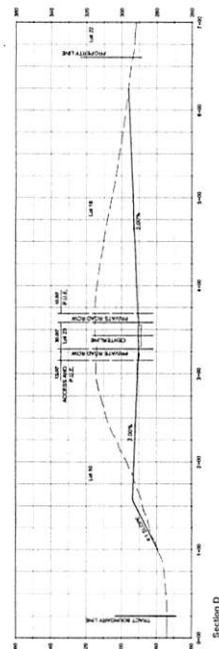
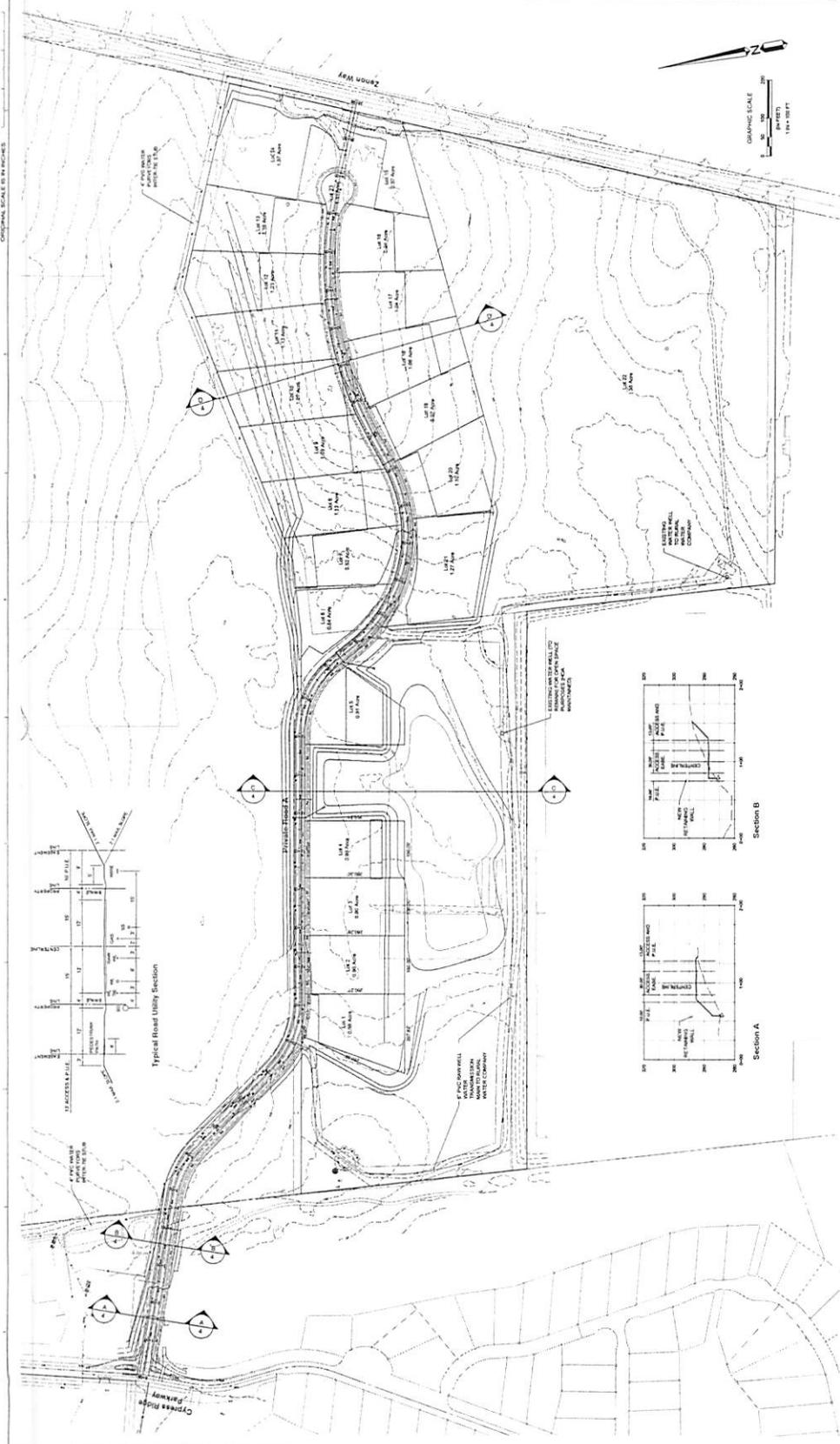
WALLACE GROUP
 1000 W. 10th Street, Suite 100
 Anchorage, Alaska 99501
 Phone: (907) 562-1000
 Fax: (907) 562-1001
 www.wallacegroup.com



PROJECT: CYPRESS RIDGE II UTILITIES AND SECTIONS
DATE: 08/14/2018
DESIGNER: WALLACE GROUP
CHECKER: WALLACE GROUP
SCALE: AS SHOWN

CYPRESS RIDGE II UTILITIES AND SECTIONS
Vesting Tentative Tract Map

FIG. 4
DATE: 08/14/2018
DESIGNER: WALLACE GROUP
CHECKER: WALLACE GROUP
DRAWING NO.: 4
OF 4 SHEETS

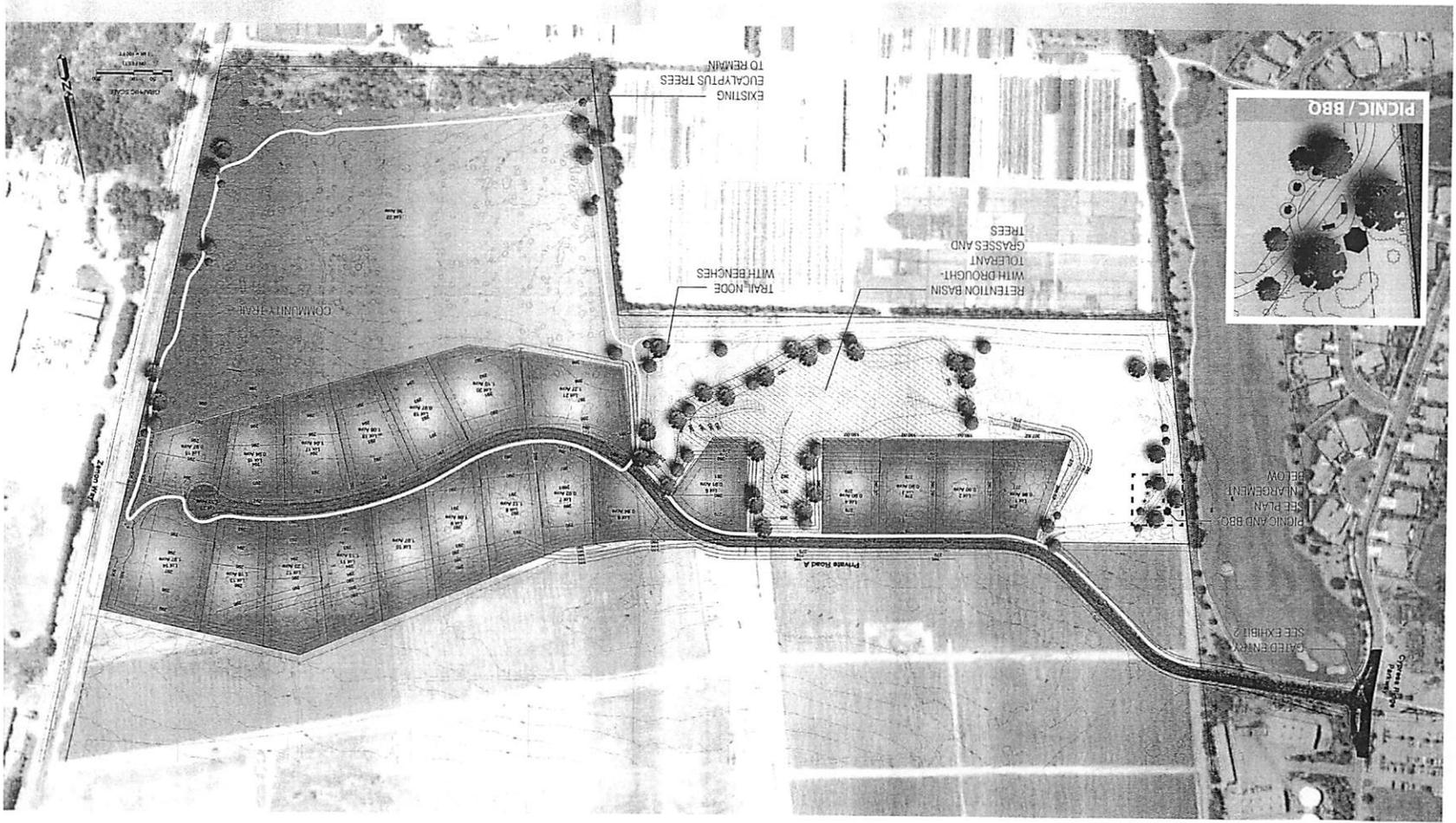




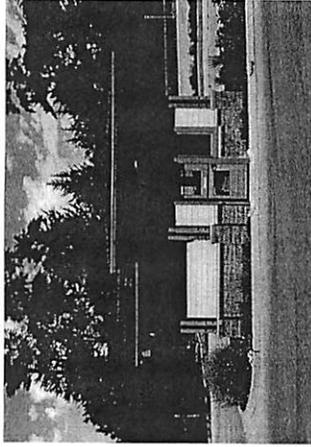
SEPTEMBER 26, 2012

ARROYO GRANDE, CA
CYPRESS RIDGE ESTATES

EXHIBIT 1: CONCEPTUAL LANDSCAPE PLAN



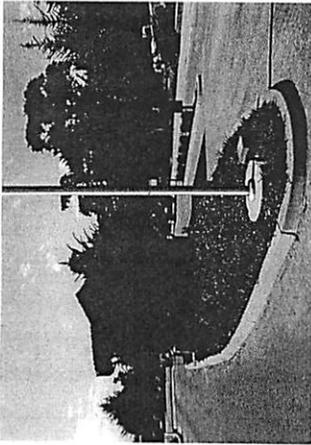
NEW



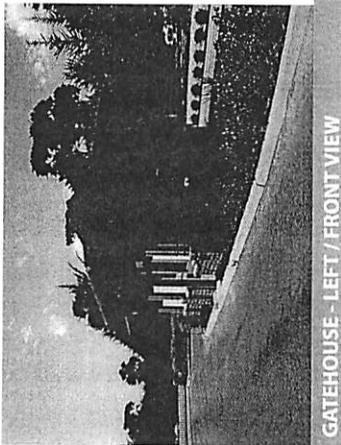
GATEHOUSE - LEFT ELEVATION



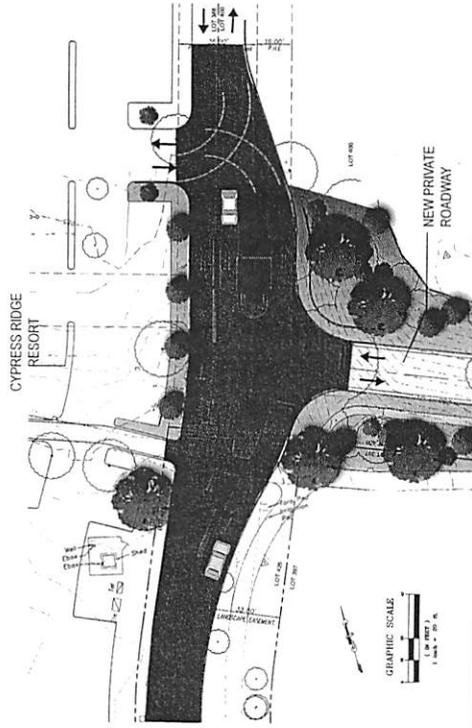
GATEHOUSE - RIGHT ELEVATION



GATEHOUSE - FRONT VIEW



GATEHOUSE - LEFT / FRONT VIEW

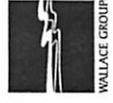


GATEHOUSE - SITE PLAN

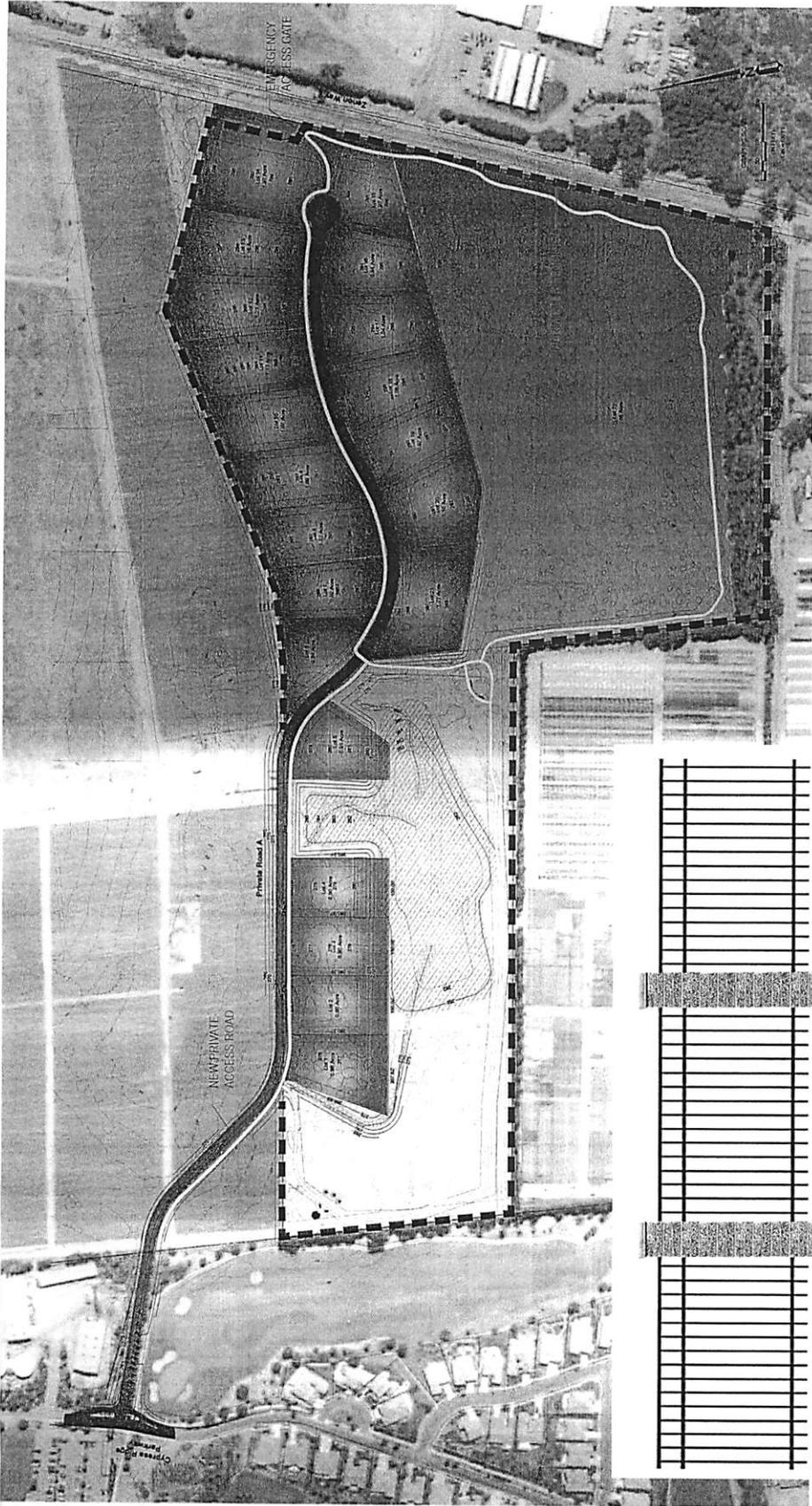
EXHIBIT 2: GATEHOUSE DESIGN

SEPTEMBER 26, 2012

CYPRESS RIDGE ESTATES
ARROYO GRANDE, CA



WALLACE GROUP



SEPTEMBER 26, 2012

EXHIBIT 3 : FENCING DESIGN

CYPRESS RIDGE ESTATES
ARROYO GRANDE, CA



TREE



Quercus agrifolia
Coast Live Oak



Arbutus unedo 'Marina'
Strawberry Tree



Lyonothamnus floribundus
Catalina Ironwood



Lophostemon conferta
Brisbane Box

GROUND COVERS



Dorycnium hirsutum
Hairy Canary Clover



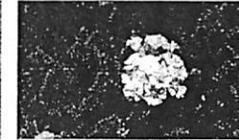
Convolvulus mauritanicus
Ground Morning Glory



Convolvulus cneorum 'Snow Angel'
Bush Morning Glory



Juniperus horizontalis 'Bar Harbor'
Bar Harbor Juniper



Achillea tomentosa 'Maynard's Gold'
Maynard's Gold Yarrow



Erigeron karvinskianus
Santa Barbara Daisy

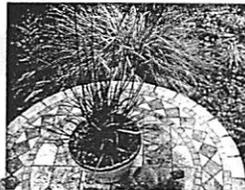
BASIC



Calamagrostis a 'Karl Foerster'
Feather Reed Grass



Bidens nudata
Baja Tickseed



Festuca californica 'Scott Mountain'
California Fescue



Carex flacca
Blue Sedge



Bouteloua gracilis 'Blonde Ambition'
Blonde Ambition Blue Grama



Genista lydia
Lydia Broom



Festuca californica
California Fescue

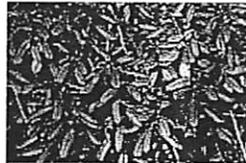


Carex o. 'Evergold'
Japanese Sedge



Mimulus spp.
Sticky Monkey Flower

SHRUBS



Rhamnus californica
Coffeeberry



Arctostaphylos e. 'Carmel Sur'
Carmel Sur Manzanita



Cistus x bornetianus 'Jester'
Pink Rockrose



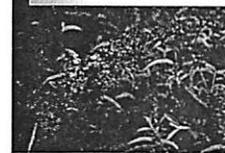
Muhlenbergia pubescens
Soft Muhly Grass



Lavandula stoechas 'Marshwood'
Spanish Lavender



Yucca whipplei
Chaparral Yucca



Buddleja 'Buzz Pink-Purple'
Butterfly Bush



Ceanothus 'Concha'
CA Mountain Lilac



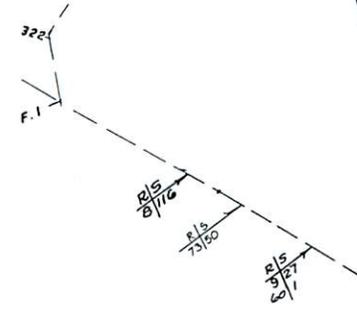
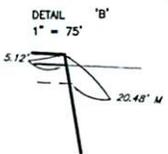
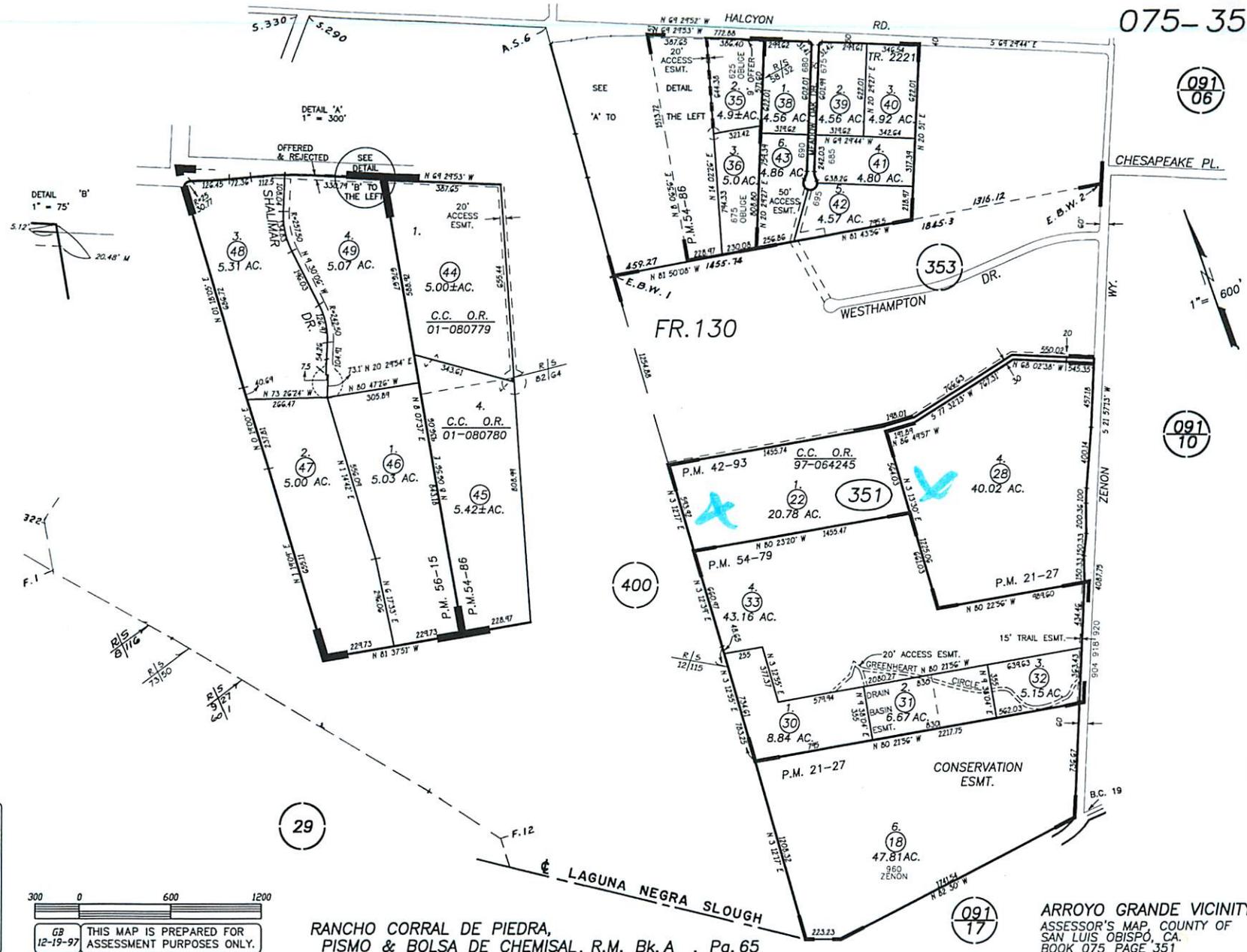
Carpenteria californica
Bush Anemone

EXHIBIT 4: PLANT PALETTE

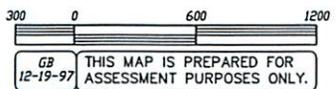
SEPTEMBER 26, 2012

CYPRESS RIDGE ESTATES
ARROYO GRANDE, CA



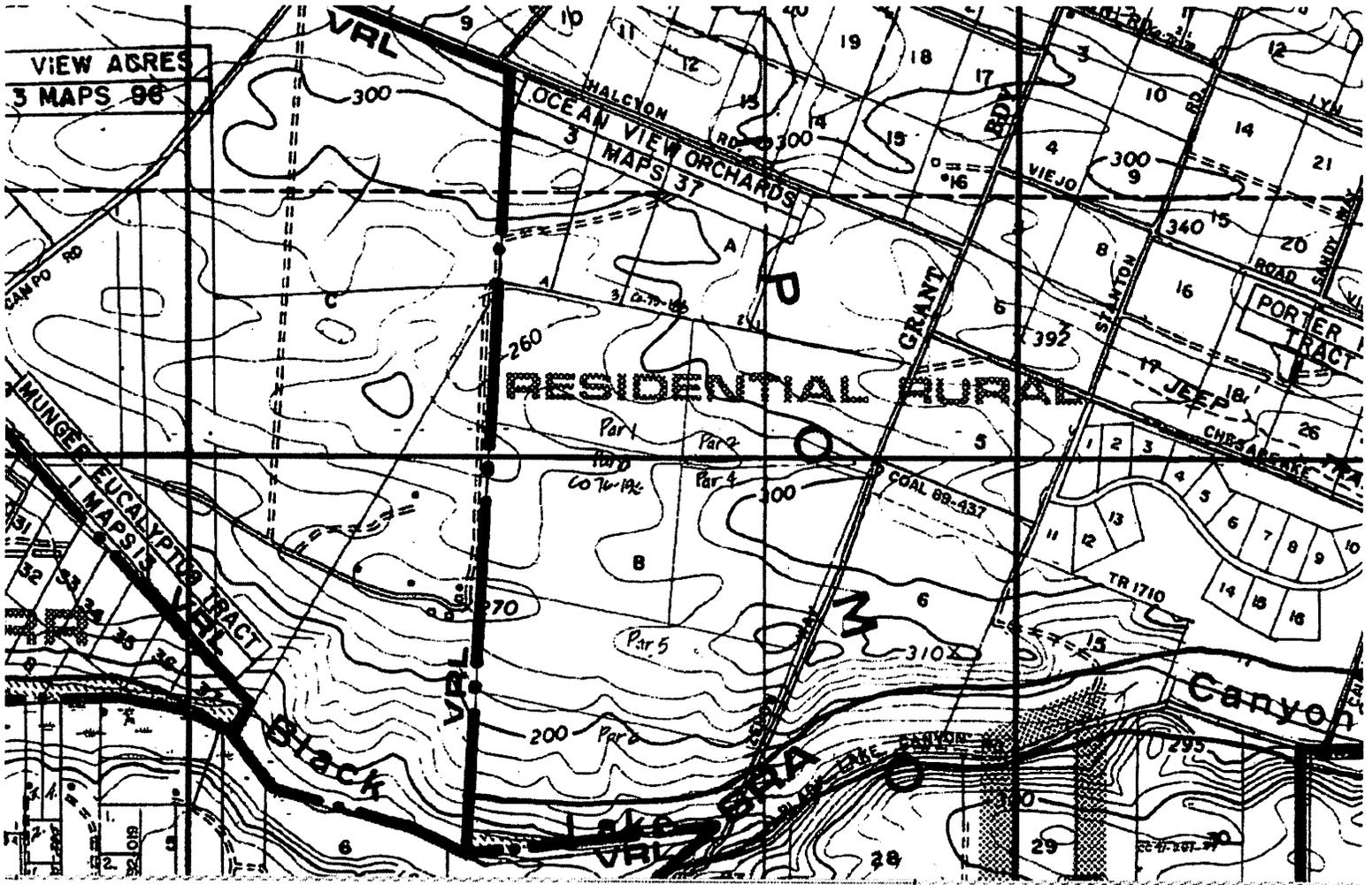


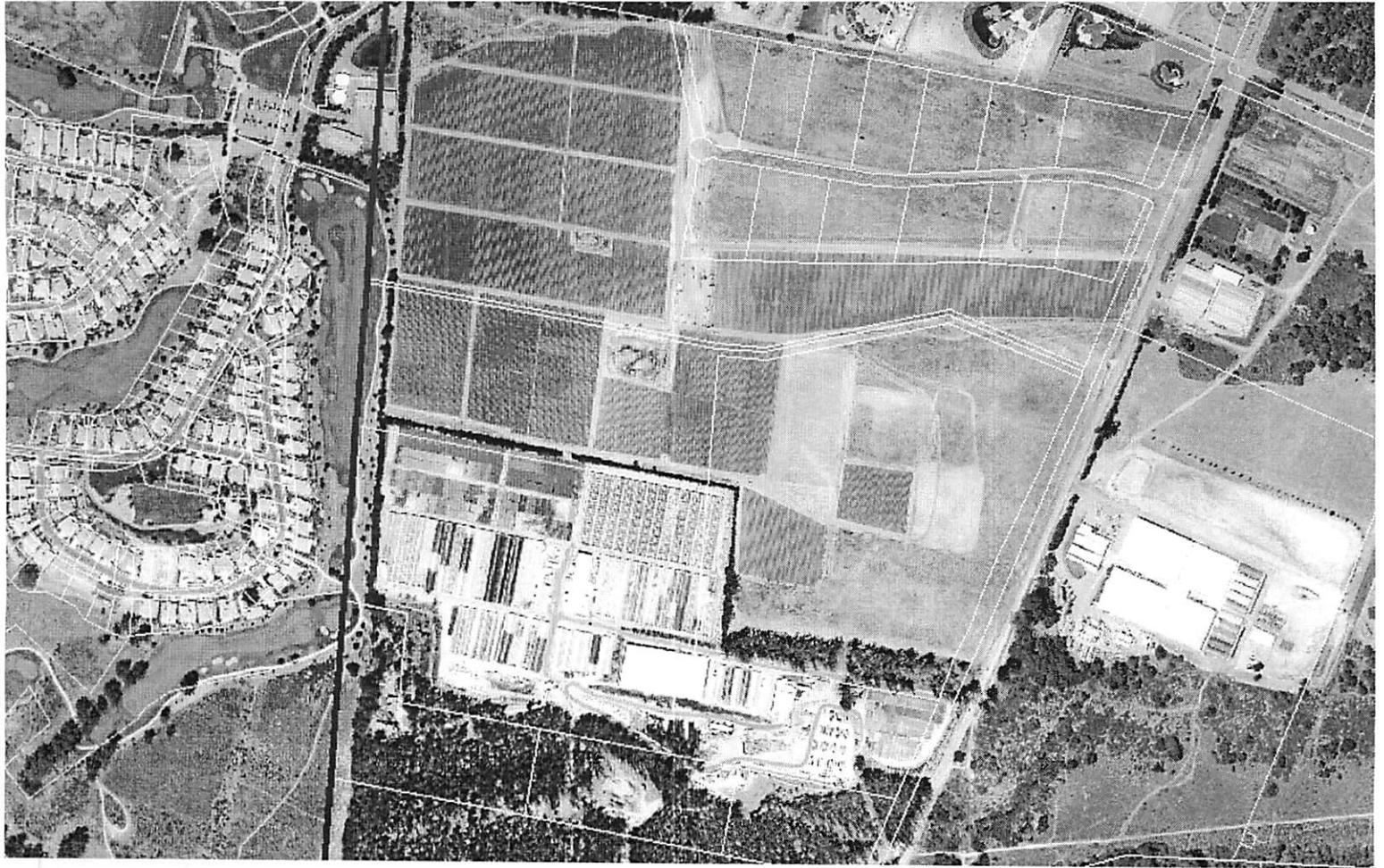
REVISIONS	
TECH	DATE
GB	12-15-00
GB	11-15-01
GB	01-15-02
ER	05-10-02
JAW	06-17-02
LZ	02-28-03



RANCHO CORRAL DE PIEDRA,
PISMO & BOLSA DE CHEMISAL, R.M. Bk. A , Pg. 65

ARROYO GRANDE VICINITY
ASSESSOR'S MAP, COUNTY OF
SAN LUIS OBISPO, CA.
BOOK 075 PAGE 351







Parcel Summary Report For Parcel # 075-351-022

10/8/2008
11:47:48AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

Address Information

<u>Status</u>	<u>Address</u>
P	00000 ZENON WY RSC

Lot Information:

Community: RSC

Planning Area: SC

<u>Lot Type</u>	<u>Tract / Twnshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Lot</u>	<u>Land Use Elements</u>	<u>Lot Flags</u>	<u>Misc</u>
T	COAL93	027	0001	Y	RR		

People Information

<u>Role</u>	<u>Name and Address</u>	<u>Phone Numbers and Contact info</u>	<u>Notes</u>
OWN	CYPRESS RIDGE LP 950 CYPRESS RIDGE PKWY ARROYO GRANDE CA 93420-		
OWN	CYPRESS RIDGE LP A LTD PTP		

Parcel Information

<u>Status</u>	<u>Description</u>	<u>Notes</u>
Active	PM 42-93 PTN PAR 1	