



Monarch Dunes Specific Plan

June 2023



COUNTY OF SAN LUIS OBISPO

MONARCH DUNES SPECIFIC PLAN



Adopted by:

San Luis Obispo County Board of Supervisors

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**MONARCH DUNES
SPECIFIC PLAN**

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MONARCH DUNES SPECIFIC PLAN

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1.0 INTRODUCTION

This Specific Plan sets forth the land use policies and development standards for development within Monarch Dunes planning area. The Specific Plan follows those requirements and policies identified in the South County Area Plan of the San Luis Obispo County General Plan and the State of California requirements for specific plans. It describes the types of uses desired in Monarch Dunes planning area and the necessary infrastructure, public and private facilities and services and development standards needed to accommodate the development and provide for an environmentally sound, visually pleasing project. The project site plan layout was based upon the Constraints Analysis performed as a part of the project's environmental review and the Specific Plan was prepared to reflect the Environmental Impact Report mitigation measures. (Refer to Monarch Dunes Specific Plan EIR for a detailed description of existing conditions, constraints, alternatives, and project mitigation measures.) Mitigation measures are also included in the Appendix E of this Specific Plan.

1.1 Purpose

The purpose of this Specific Plan is to establish a bridge between the County General Plan and the development of Monarch Dunes property in the Nipomo Mesa. The overall intent is to provide for the orderly development of Monarch Dunes property in a method that is consistent with the County of San Luis Obispo General Plan. This Specific Plan establishes land use and development standards that will govern development within the planning area.

This Specific Plan is a valuable tool because it explains and illustrates the development form that may be expected in the future. It sets forth the framework that will guide development of the project intended to benefit the economic, environmental, and social needs of Nipomo Mesa residents and citizens countywide. The Specific Plan and its supporting Environmental Impact Report are the framework for subsequent development applications within the plan area.

1.2 Organization of the Specific Plan

The Specific Plan implements the County General Plan for a large area of the Nipomo Mesa. However, in using the Specific Plan on a daily basis, it is not necessary to refer to both the County General Plan and the Specific Plan to determine what policies and regulations guide development for specific parcels of land. The Specific Plan will provide the user with information needed to guide development for the site in question. Future development proposals must be found consistent with this Specific Plan. Where the Specific Plan refines the requirements of the County Land Use Element of the General Plan, the Specific Plan provisions will take precedence. This Specific Plan is divided into five sections. The five sections are the Introduction, Land Use, Circulation, Public Services and Facilities, and Implementation. These sections are briefly described as follows:



I. Introduction

The Introduction to the Specific Plan addresses the overall intent of the plan, summarizes the plan's primary components, describes the relationship of the Specific Plan to other County policy documents, and identifies the overriding goals that guide the Specific Plan.

II. Land Use Section

The Land Use section locates and describes the different types of uses proposed in the planning area. Monarch Dunes planning area is divided into six land use types that correspond to different clustered neighborhoods and reflect various development phases of the project. The land use designations and policies of this Specific Plan apply to all of these subareas and may not be exclusive to any one area. Planned land uses are divided into the following six categories:

- Residential: Ranging from multifamily to 1-acre single family lots
- Commercial Retail: Village center
- Commercial Service: Business Parks and village center
- Recreation and Open Space: Including a resort hotel, golf courses, neighborhood pocket parks, landscape buffers, passive park and natural areas
- Public Facilities: Wastewater treatment plant
- Flex Zone: Designation may change from Single Family Residential to Business Park

III. Circulation Section

This section describes the planned street network hierarchy and their functions. It includes automobile, alternative transportation, and pedestrian circulation patterns. The Circulation section discusses all forms of transportation needed for development of Monarch Dunes including the following:

Onsite

- Entries to the Planning Area
- Primary & Secondary Streets
- Village Center & Business Park Streets
- Pedestrian / Bicycle Circulation
- Equestrian Trails
- Public Transit
- Offsite
- Public Streets

IV. Public Services and Facilities Section

The Public Services and Facilities section describes project sewer, water and drainage infrastructure demand, supply and service, as well as the public services that will be affected by Monarch Dunes development (such as solid waste and recycling, fire and police protection, and public utilities).



V. 5.0 Implementation Section

The Implementation section sets forth the directions for development of Monarch Dunes, infrastructure and site improvements phasing schedule, planned financing and maintenance, and future processing requirements for public and private areas in the Specific Plan area.

1.3 Plan Setting and Overview

Monarch Dunes Specific Plan project area is located on the southwestern edge of the Nipomo Mesa in south San Luis Obispo County, California. The 957-acre project area is part of the Los Berros and Eucalyptus Tract of the Nipomo Mesa. The Mesa is known for its rural atmosphere with village enclaves clustered along the main routes that crisscross the Mesa.

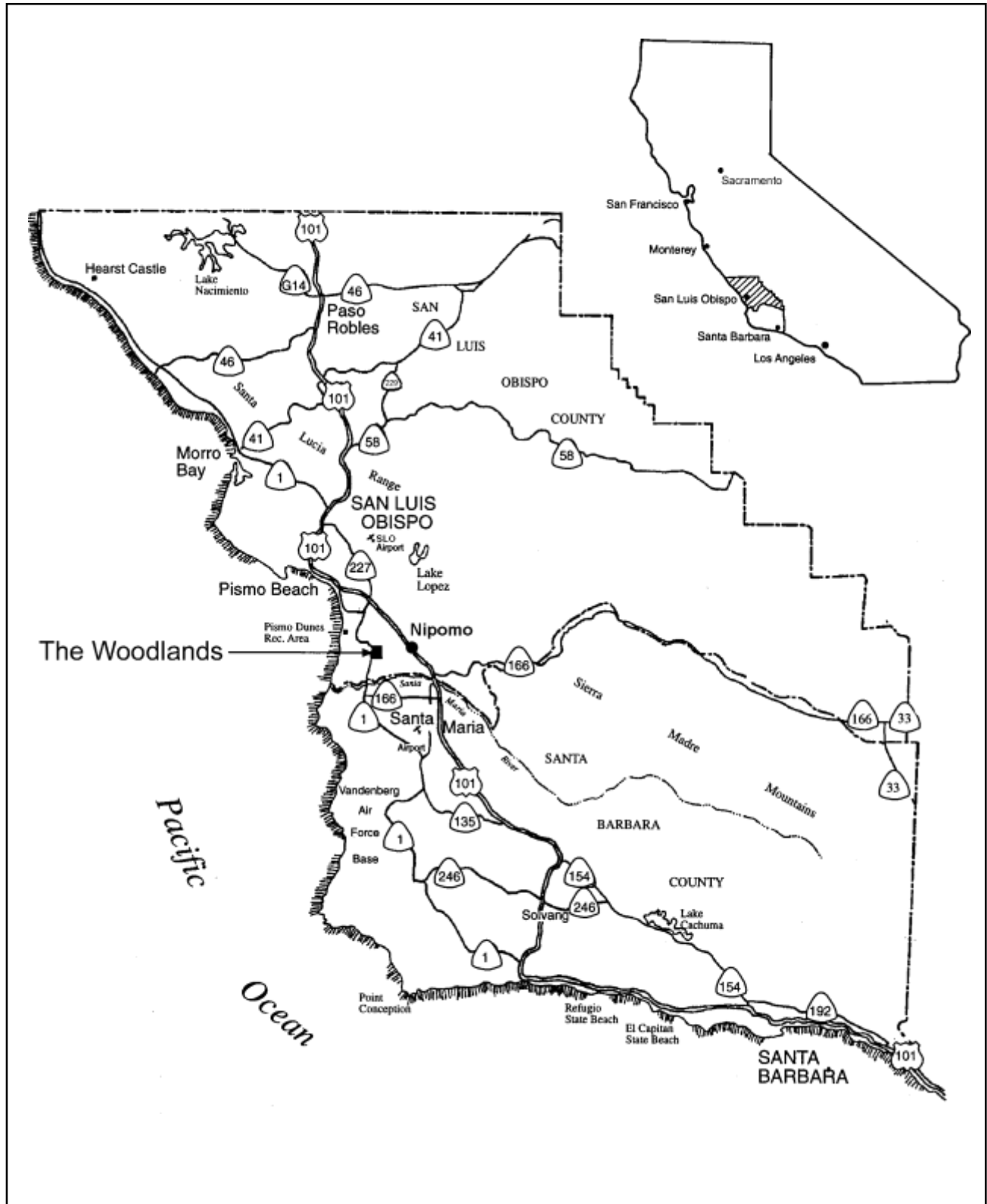
The Setting

Monarch Dunes site is situated on the central coast of California 250 miles from San Francisco and 170 miles from Los Angeles.

Popular attractions to the Central Coast include the wine country areas of Paso Robles, Edna Valley, and northern Santa Barbara County. Hearst Castle in northern San Luis Obispo County and the towns of San Luis Obispo and Santa Barbara are destinations in themselves, and the climate of these popular areas is attractive to residents and visitors. (See Regional Context Map, Exhibit 1).

Monarch Dunes site is approximately 4 miles east of the Pacific Ocean and 5 miles west of US Highway 101. The City of San Luis Obispo is 25 miles to the north, the City Santa Maria lies 10 miles south of the property and the City of Arroyo Grande is located 5 miles to the north. These urban areas presently serve as the primary commerce areas for the Nipomo Mesa residents. The unincorporated town of Nipomo is 2 miles directly east. Vandenberg Air Force Base is 15 miles south of the project. This Specific Plan area is under the single ownership of PH Property Development Company.

Monarch Dunes property is characterized by gentle rolling hills covered with Eucalyptus trees. It was planted the late 1800's as a Eucalyptus plantation. A prominent ridge runs east / west through the central portion of the property. The highest elevation along this ridge is 325', and the lowest elevation of 125' is located at the southwestern corner of the site. There are three open meadow areas, one of which overlooks the Santa Maria Valley to the south.

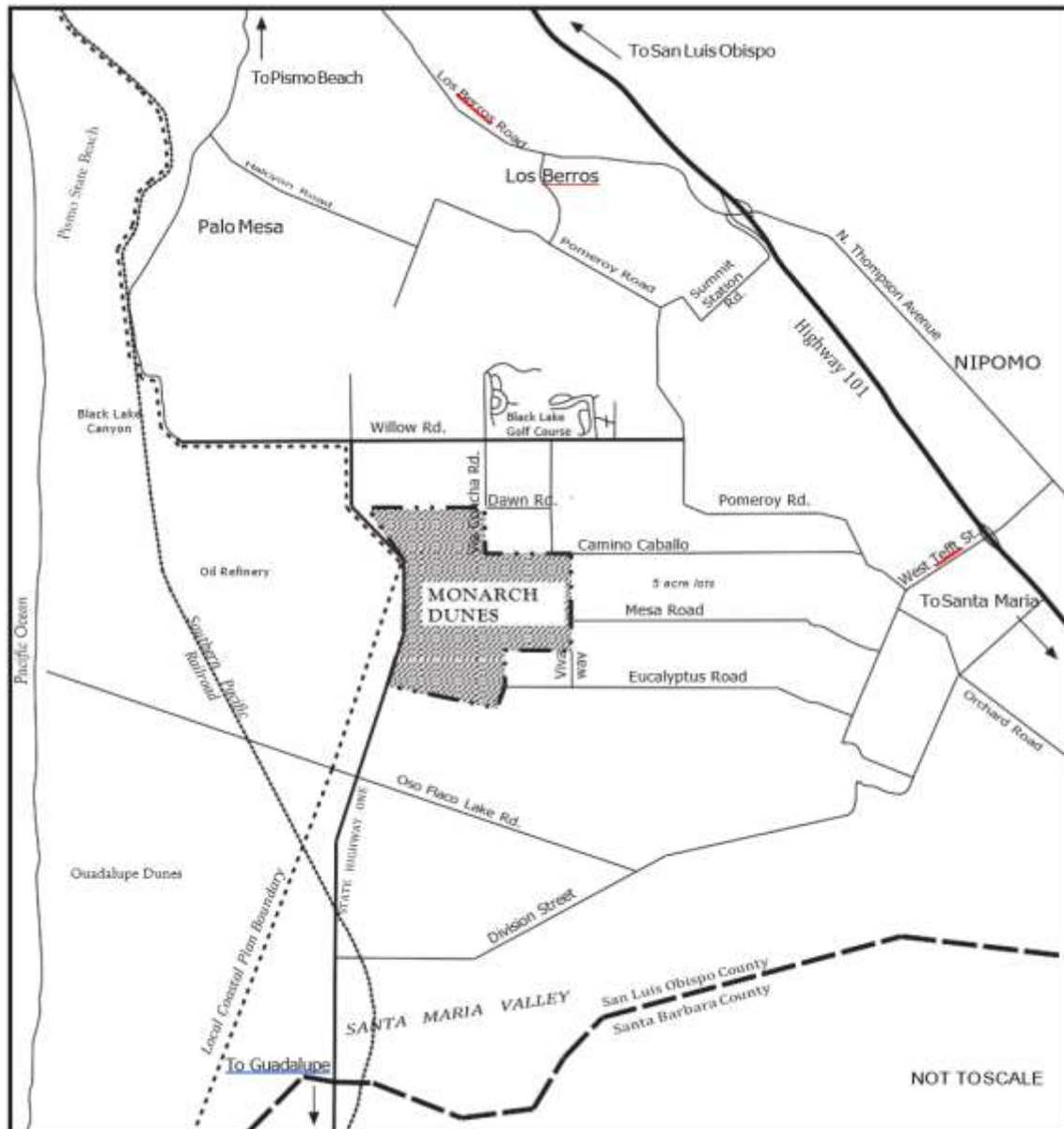


Regional Context Map

Exhibit 1



Land uses to the northeast and southeast of the site are primarily rural residential. To the north and east are 5-acre to 40-acre lots which include homes and ranchettes, horse ranches, small scale agriculture, and greenhouse operations. The neighboring property directly to the south of the site is on the bluff edge and is presently undeveloped but zoned for 5-acre density. The property is outside of the Coastal Zone that borders Highway One, and only affects the lands to the west of the highway which are zoned for industrial use, though they are currently in agricultural and open space use.



Vicinity Map

Exhibit 2



The Plan Overview

Residential clustered neighborhoods are situated to maximize open space access and to encourage pedestrian and bicycle linkages to the village center through natural areas. A commercial-retail village center will provide neighborhood-type needs to both visitors and residents alike by providing personal, civic, and recreational services. The open space land throughout the Plan area promotes recreation through a provision for golf courses and a mix of equestrian, pedestrian, and biking trails. Three locations for business park uses have been planned in Monarch Dunes, providing the opportunity for additional employment. Further, a mix of housing types and lot sizes should allow for varied lifestyles in the residential neighborhoods. These housing opportunities are designed for new families to pre-retirement and retirement lifestyles. Monarch Dunes Specific Plan calls for a master planned community that will implement the long-standing goals of Nipomo Mesa residents by establishing a "rural village" in this area of the Mesa.

1.4 Relationship to Other County Documents

County General Plan / South County Area Plan

The San Luis Obispo County General Plan is divided into 13 planning areas, each with respective area plan policy documents. The area plan that guides Monarch Dunes is the South County Area Plan, which was updated and adopted in 1994. It sets forth specific types of uses, objectives, policies, and programs for Monarch Dunes.

The range of uses designated for the Specific Plan, include recreational and rural resort, business park, retail commercial, and a mix of residential densities. Chapter 7, pages 28-31, of the South County Area Plan, prescribes the land use standards that guide the development of Monarch Dunes Specific Plan (Chapter 7, pages 28-31, can be referenced in Appendix A). Other county documents which affect the planned uses in Monarch Dunes are summarized below.

The County Land Use Ordinance (Title 22)

The County Land Use Ordinance is the prevailing document that establishes development standards for all land uses prescribed in the Land Use Element. Unlike most local governments, San Luis Obispo County has a single-map regulatory process, whereby the Land Use Ordinance addresses both land use and zoning standards through a single policy document. While the site plan, design guidelines, and development standards of this Specific Plan will serve as the pre-eminent standards for development at Monarch Dunes, development issues that are not addressed in this Specific Plan will be governed by the County Land Use Ordinance standards.

The County Real Property Division Ordinance (Title 21)

The RPDO regulates division of land in the county to promote the orderly development of real property. Application requirements pursuant to the Subdivision Map Act are enacted in this title. Subdivision activity within Monarch Dunes must be consistent with the RPDO.

The County Trails Plan

The San Luis Obispo County Trails Plan, approved in 1991, was adopted to plan for the long-range development of a coordinated system of multiple use trails throughout San Luis Obispo



County. Specifically, the Plan delineates a network of trails for the greater Nipomo Mesa, some of which are planned for routing adjacent to Monarch Dunes. The County Trails Plan calls for a trail system to be located within County right of way along some Nipomo roads, connecting the Nipomo Regional Park, Brushpoppers Equestrian Arena, three equestrian centers, the Nipomo Recreational Center, and other proposed trails. Referenced as the Nipomo Community Trail System in the County Trails Plan, designated trails are shown around the circumference of the property.

Monarch Dunes Specific Plan is consistent with the County Trails Plan since equestrian, bicycle, and pedestrian trails are designated around the periphery of the property. In addition to the perimeter trails, the Specific Plan calls for a circulation network of internal trails connecting the various uses planned within the project.

1.5 Monarch Dunes Specific Plan Objectives

Monarch Dunes Specific Plan objectives reflect the goals and policies of the San Luis Obispo County Land Use Element for Monarch Dunes, and are as follows:

- SPO-1** Develop a Specific Plan that will provide for the long-term implementation of an economically viable mixed-use project that includes the following components: recreational and rural resort uses, business parks, commercial retail and residential uses, employment opportunities, permanent open space, and a multiuse circulation system.
- 1.a Accommodate a variety of housing types and densities to serve a range of housing needs.
 - 1.b Provide a land use and circulation system that promotes pedestrian and bicycle, and alternative methods of transportation, including future public transit use.
 - 1.c Provide adequate retail and service commercial uses to serve neighborhood needs.
 - 1.d Provide a strong sense of community for Monarch Dunes residents through the establishment of a village center.
- SPO-2** Implement a project consistent with the specific plan and the San Luis Obispo County general plan, including any amendments to the South County area plan adopted concurrently with the specific plan.
- SPO-3** Minimize short-term construction and long-term development impacts to natural resources with project features and design that: encourage improving air quality; provide for good water quality and sustainable quantities; protect important biological resources; minimize off-site drainage, sedimentation or erosion impacts; minimize the potential for unacceptable noise levels; avoid damage to cultural resources; and preserve and enhance public views to and from the site. Development shall be sensitive to existing landforms and natural features.



- 3.a Conserve energy, air and water quality and quantity through design techniques applied to site planning, landscape, and building design.
 - 3.b Establish a Sensitive Resource Area to protect sensitive biological resources in which active development shall not be permitted.
 - 3.c The circulation system shall be based on a system of streets to maximize circulation efficiency, and thereby improve air quality.

- SPO-4** Develop a project involving public input that is compatible with the surrounding community by minimizing vehicular traffic through residential neighborhoods, implementing area wide circulation, providing public services and facilities necessary to support the project, and designing the project to be inviting to the community.
 - 4.a Development areas shall be buffered from adjacent off-site uses.
 - 4.b Locate uses on-site along the periphery of the planning area which are compatible with uses off site.

- SPO-5** Develop an infrastructure improvement program that directly supports the needs of the project, makes the project fit within the community, and provides for a fair share contribution to off-site public improvements.
 - 5.a Provide a circulation system that connects to the existing road system at several locations and reflects the rural atmosphere by primarily using narrow street widths and minimum improvement standards.

- SPO-6** Provide for flexibility in project implementation that will allow for changes in market demand and community-wide needs.

- SPO-7** Facilitate timely and efficient project implementation by and establishing an efficient permit process for project buildout.

- SPO-8** Develop a plan which preserves and enhances views to and from the Specific Plan area, from major road corridors and neighborhoods.



2.0 LAND USE SECTION

2.1 Introduction

The Land Use Section is divided into six land use area types, including Residential, Commercial Retail, Commercial Service-Business Park, Recreation and Open Space, Public Facilities, and Flex Zone.

The Residential designation is divided into two subcategories of single family and multi-family residential. The single-family residential land use areas make up approximately 265 acres and are dispersed throughout the site, and the multi-family residential land use is located in the village center, comprising about 4 acres. The residential subcategories are clustered into individual enclaves, with lot sizes ranging from large 1-acre lots to high density housing up to 20 units per acre. The total residential building cap is 1,482 units.

The Commercial land use area consists of three subcategories: Commercial Retail located in the village center, Commercial Service encompassing a 19-acre Business Park to the southwest of the planning area near Highway One, and Office and Professional on a 3-acre area in the village center.

The Public Facility land use designation includes 10 acres in the southwest corner of the property that is intended for the waste water treatment facility.

The Recreation and Open Space land use area consists of 517 acres of the site. This designation includes golf courses, vineyards, and resort areas near the village center. A Sensitive Habitat Area (SHA) designation is planned to preserve the Monarch butterfly overwintering habitat area identified in the central portion of the site which is at the highest point of the property. A 7-acre passive park is situated on the east side of the SHA. The remaining open space area is in buffer areas, trails, undeveloped steeper slope areas, and Eucalyptus woodlands. (For detailed land use delineations, refer to the Land Use Plan on page 10).

The Flex zone covers a 2-acre area within the 19-acre business Park and a 13-acre residential area at the eastern side of the plan area. Its purpose is to provide additional business park land in the event that the business parks and village center already provided are successful, and demand dictates a need for additional business park land.

This plan strives to meet its fair share affordable housing contribution and provide housing opportunities to a wide range of County residents.

In order to further the County's desire to meet its housing goals, Monarch Dunes was required to provide up to 3% of the original total number of housing units (1,320 dwelling units) to affordable housing (or a maximum of 40 units). This requirement was fulfilled by the construction of 20 affordable dwelling units on site and payment of \$825,500 in in-lieu fees to the County's affordable housing fund.

Phase 3 will add 162 residential dwelling units to the Specific Plan area, bringing the total

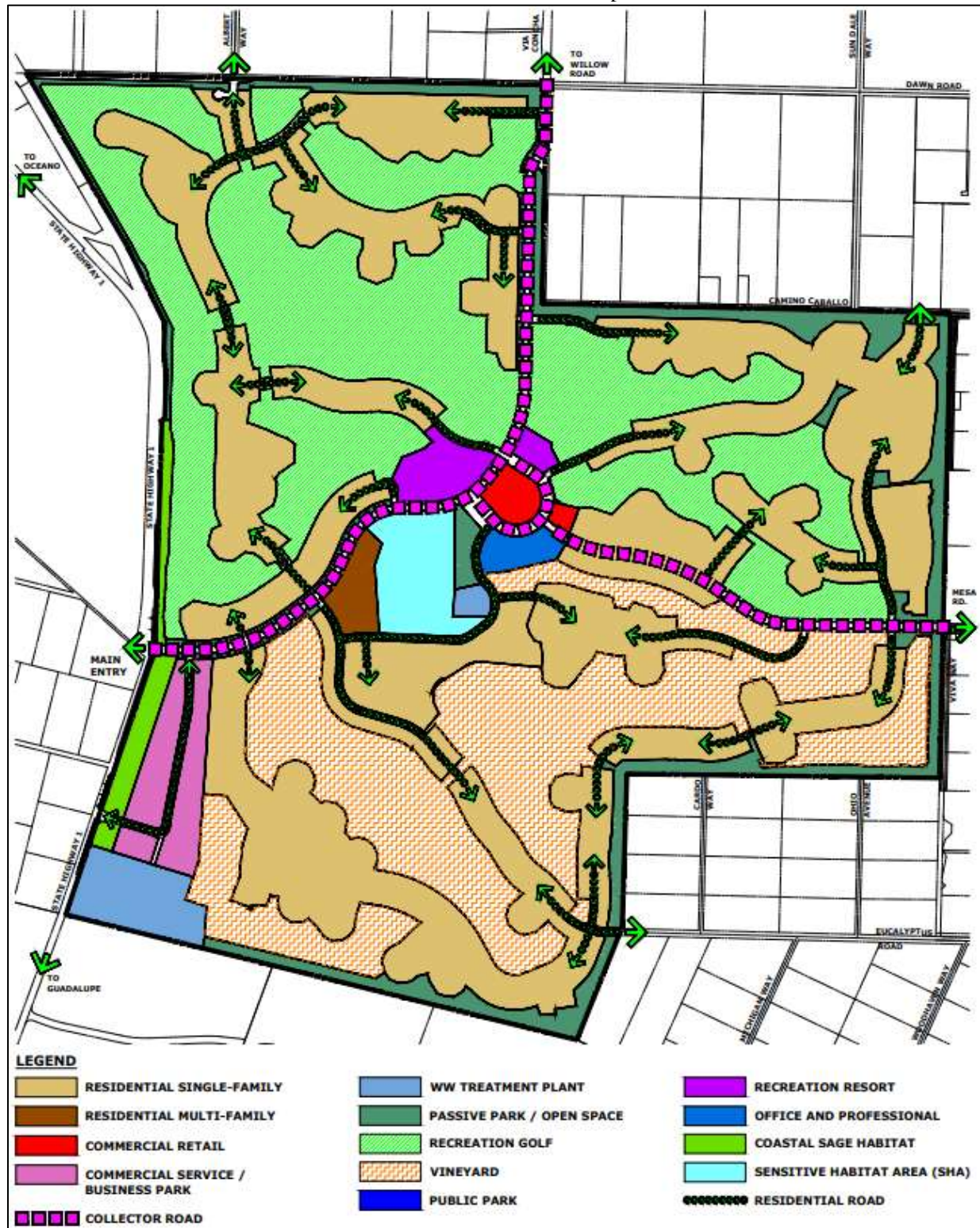


number of dwelling units in the Specific Plan area from 1,320 dwelling units to 1,482 dwelling units. The residential dwelling units in Phase 3 will be designed with affordability in mind and will provide housing options that currently do not exist in the Specific Plan area.

- Phase 3 will include 40 second floor residential condominium units in the Village Center. These 40 residential condominium units will be market rate units; however, it is anticipated that some of the units may enter the market at a price point within the County's Workforce housing sales price range. The condominiums range between approximately 690 square feet to 1,500 square feet in floor area.
- Phase 3 will include 122 "twin homes" (common wall development residences). These twin homes range between 1,300 square feet and 2,000 square feet in floor area (not including garage space or accessory dwelling floor area). A minimum of 25% of the twin homes will include built-in, attached accessory dwellings. The accessory dwellings will further the County's goals to provide a wide range of housing options.



Exhibit 3: Land Use Map





PROJECT LAND USE ACREAGE (APPROXIMATE)

Table 1

<u>Land Use Type</u>	<u>Acres</u>	<u>Land Use Type</u>	<u>Acres</u>
Residential:		Open Space/Recreation:	
14,500 SF - 1 AC	10	Golf Course	220
10-14,499 S.F.	49	Recreation-Resort	7.5
8-9,999 S.F.	100	OS-SHA	18
6-7,999 S.F.	75	OS Buffers, Natural Areas & Vineyard	267
4-5,999 S.F.	25	Park	8
<u>20 DU/AC</u>	<u>8</u>	<u>*Within Residential</u>	<u>8</u>
Subtotal	267	Subtotal	529
<u>Public Facilities:</u>		<u>Commercial:</u>	
WWT Facility	9	Commercial Retail-Village	5
Water Facilities	2	Commercial Service- Business Park	19
Subtotal	11	Office and Professional	5
		Golf Facilities	15
		Streets	113
		Subtotal	157

* Acreage includes neighborhood play areas and open space between residential lots.

Land use goals and policies are discussed within each land use type in the following subsections. Each land use subsection identifies densities, allowable uses, lot patterns, parking, development standards, and design and landscape guidelines.



2.2 The Plan

The property is designated Recreation in the County General Plan, and while recreation is an important component in Monarch Dunes development, it is the overall intent of the General Plan to create a new village. This new village, as illustrated in the Land Use Concept Plan, is intended to provide a place to live in a rural resort type setting, as well as a place to work, that could include head of household job opportunities. This Specific Plan strives to help create a balance between recreational, housing, and employment needs for the planning area and contribute to jobs in the Nipomo Mesa community.

The residential component of the plan envisions residential neighborhoods with a mix of housing types and densities. These residential neighborhoods will be integrated among golf courses, natural woodlands and open space areas.

A 19-acre business park is located along Highway One at the southwestern portion of the site (including a 2-acre expansion area). These areas will provide opportunities for clean industry to locate at Monarch Dunes. Ideal businesses might include research and development industries such as medical or computer research companies and office parks. With the goal to locate jobs close to various housing types, it is hoped that Monarch Dunes will offer these companies and their employees a place to live and work in a village atmosphere and a serene woodland setting.

A focus of Monarch Dunes community will be the "village center" located at the base of the property's prevailing ridgeline. This village may offer a mix of neighborhood service uses including retail shops, a post office or service center, cafes, daily convenience uses (market, dry cleaning, etc.), offices, and business-related services (real estate, insurance, etc.). Multi-family residential housing may be combined with the commercial uses as either second story or as integrated attached residential units. The village is easily accessible by surrounding residential neighborhoods. There are six roads providing vehicular and pedestrian connection to the village center. Single family residential small lots will be close to the village center.

A Sensitive Habitat Area (SHA) has been established south of the village to protect the overwintering of the Monarch butterfly. This habitat preserve will remain in its natural state with limited and carefully planned access for pedestrians and equestrians. A 7-acre passive park is provided adjacent to the east side of the habitat area. This park will include parking, trails, and informational kiosks for the visitors to the Monarch habitat. The existing Coastal Sage habitat in the south is being relocated to the 200' buffer on the western perimeter of the property.

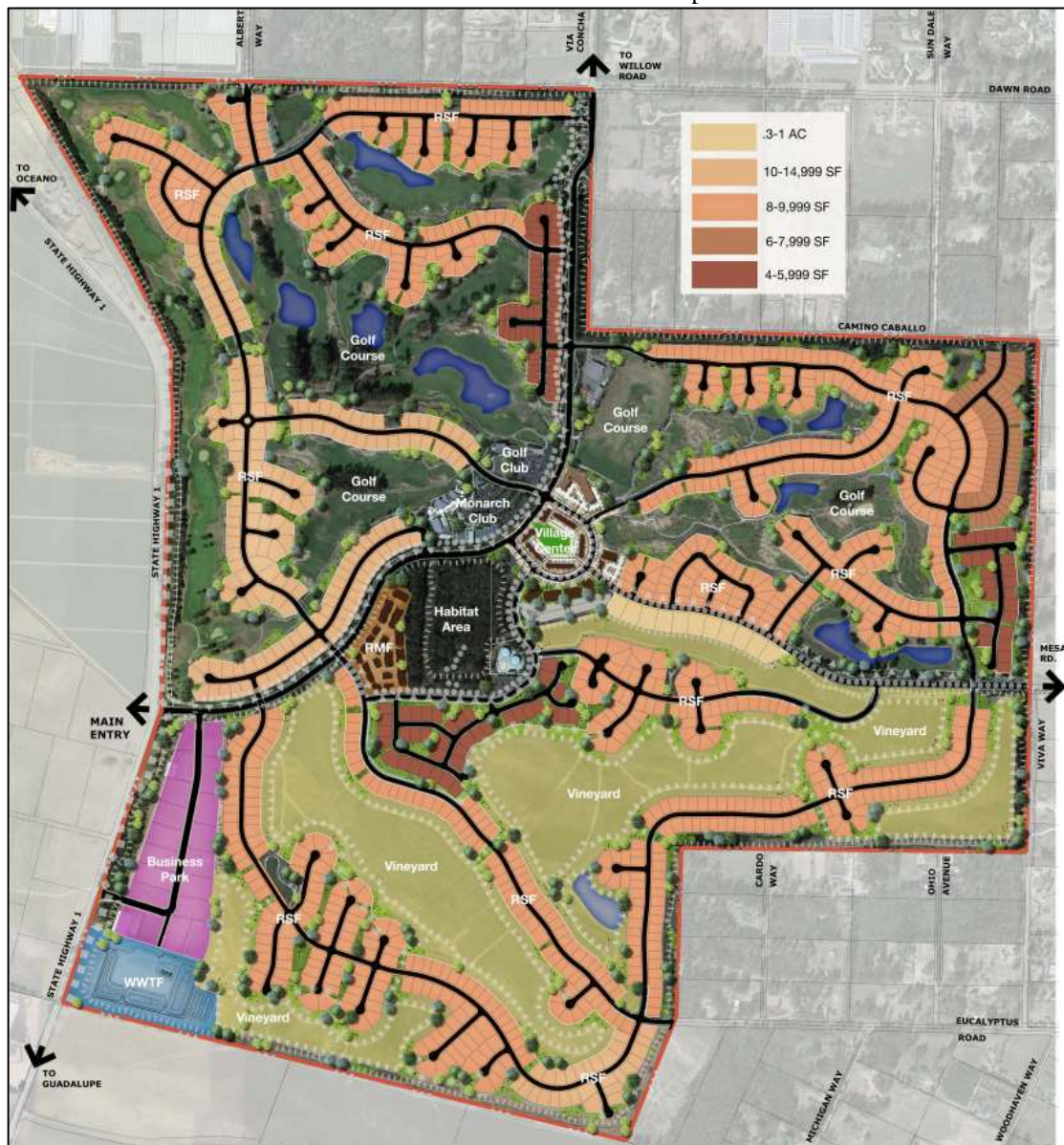
Monarch Dunes Resort sites will be centrally located adjacent to the village with convenient access from State Highway One. The Resort sites could include such uses as a hotel, restaurant, conference rooms, meeting facilities and health club, including tennis courts, a swimming pool and golf. It may also include a golf clubhouse to serve the golf course. The resort uses will be integrated into the village center emphasizing pedestrian activity and complementary uses between visitor-serving retail and neighborhood services.



The golf courses have been designed to appeal to the recreational golfer offering golf opportunities to people of all ages and skill levels. These courses are designed around the natural land features by preserving Eucalyptus groves and minimizing grading. Some of the courses will be irrigated with reclaimed water once the planning area has sufficient development to support a reclamation system and will be designed according to state-of-the-art water conservation methods. The main golf course clubhouse will be located in close proximity to the village with easy access to both the golf course and the village services.

Five project entries with gateway features are proposed to provide access to the site. The main entrances are from Highway One to the west and from Mesa Road to the east. The secondary entrances are at Via Concha and Albert Way to the North, and at Eucalyptus Road to the southeast.

Exhibit 4: Land Use Concept Plan





2.3 Residential Land Use

The residential land uses in Monarch Dunes planning area consist of several density types ranging from Residential Single Family at 1 unit per acre to Multi-Family Residential at 20 units per acre. Generally, residential neighborhoods are clustered throughout the plan area surrounded by open space and golf. The highest density residential neighborhoods should be situated close to and within the central village.

The lowest density residential land uses range from 14,500 to 1 acre lots and 10,000 to 14,500 square foot lots and are located throughout the plan area. The higher residential densities of 5 to 6 units per acre and 6 to 8 units per acre are integrated with lower densities in some neighborhoods to provide a mix of housing types. The highest density of 20 units per acre (multi-family) will be located within the village center. Some of these units may be combined with retail commercial uses as second story units. Each of the residential land use types are further described in sections 2.3.2 through 2.3.6 addressing specific issues of land use, allowable uses, parking, building envelopes, design guidelines, and landscape guidelines.

Table 2 below lists the planned range of residential units for Monarch Dunes. While there is a residential unit cap of 1,482, the lot sizes and densities may vary within each residential area to allow flexibility and accommodate market demands and detailed site design. For further description of these density ranges please refer to Table 5, in the Phasing Section 5.3.

RESIDENTIAL DWELLING UNITS

Table 2

<u>Residential</u>	<u>Acres</u>	<u>Units*</u>
14,500 SF – 1 AC	10	24
10-14,499 SF	49	191
8-9,999 SF	100	480
6-7,999 SF	75	459
4-5,999 SF	25	223
<u>20 du/ac</u>	<u>8</u>	<u>105</u>
Total	267	1,482

* Distribution of units may vary



2.3.1 Residential Land Use Goals and Policies

The South County Area Plan of the County General Plan identifies goals and policies to guide development of Monarch Dunes planning area. They are reflected included in the following residential goals and policies:

- RG-1** Provide a variety of housing types and densities to serve a range of housing needs.
- RG-2** Create neighborhoods of varying character.
- RG-3** Provide safe neighborhoods in which to live and play.
- RG-4** Reduce residential resource waste.
- RG-5** The residential areas will reflect the lay of the land, minimizing grading for roads and building areas.
- R Policy-1a** Provide residential densities ranging from Single Family 1-3 units per acre to Multi-family (20 units per acre) to meet variable market demands.
- R Policy-2a** Use, whenever possible, varying architectural elements and public landscape treatments in each residential area.
- R Policy-3a** Provide continuous pathways for safe walking.
- R Policy-3b** Create safe pedestrian and bike linkages from the neighborhoods to the village center.
- R Policy-3c** Provide a system of multi-use pathways that is separate from the roadways within the planning area.
- R Policy-3d** Provide each residential area with open spaces and pocket parks for informal gathering.
- R Policy-4a** Use water conserving techniques for residential houses. Require drought tolerant landscaping, as well as efficient irrigation methods, to reduce water consumption.
- R Policy-4b** Use energy efficient construction techniques.
- R Policy-4c** Provide for recycling collection.

2.3.2 Residential Single-Family Standards (0.3 - 1 acre)

This large lot, Residential Single Family land use designation is the lowest density residential category in the planning area, at 1 unit per 0.3 acre to 1-acre lots (1 to 3 units/acre). These lots may be accessible from private roads. These lots are clustered in small neighborhoods surrounded by open space or golf, as shown in the Land Use Concept Plan.



A. Land Use Designation

The areas of the plan within the Residential Single-Family category are referenced as RSF (0.3-1).

B. Allowable Uses

The allowable used for the RSF (0.3-1) designation are as follows (refer to Table 5.1).

- One single family detached dwelling
- Residential Accessory Uses
- One accessory dwelling unit or guesthouse
- Large family day care
- Playgrounds

C. Parking

The required vehicular parking for the RSF (0.3-1) land use designation is as follows:

- Two enclosed off-street parking spaces per single family unit
- Day care: Per the L.U.O.

D. Lot Types and Building Envelope

The minimum lot size in the RSF (0.3-1) category will be 14,500 S.F. to one acre or more. The maximum building coverage shall be 40% of the total lot area. Setbacks are as follows:

Front yard 25'-50', side yard 10-15', backyard 30' from Eucalyptus tree buffers (fire safe), or 15' from property line where no trees occur.

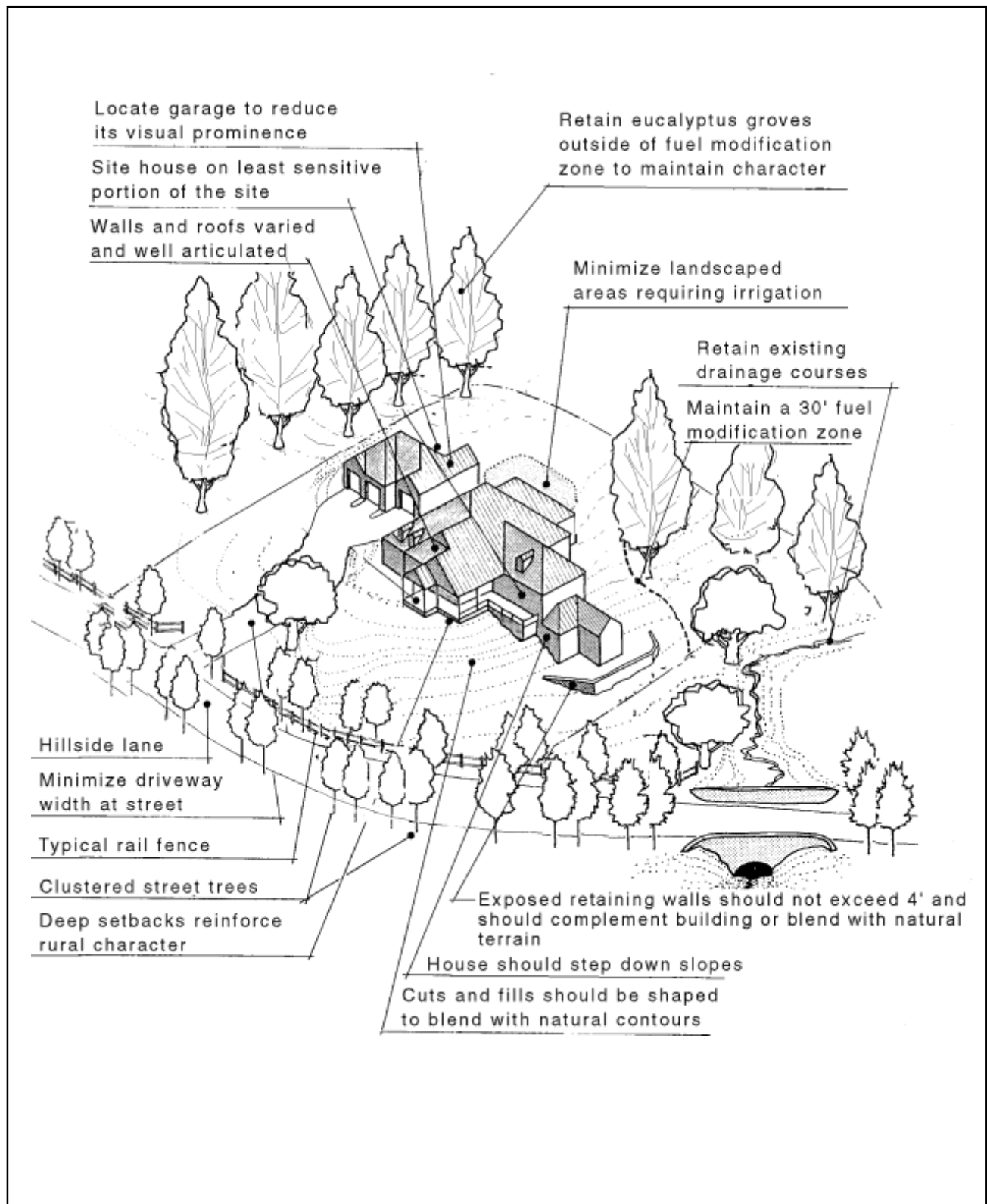
E. Design Guidelines

1. Location

These guidelines apply to large lot housing types with lot sizes ranging from 0.3 acre to 1 acre.

2. Character

These residential areas will have a low density character. Custom homes will incorporate architectural features and forms found in the surrounding countryside, but with a rural character that is consistent with Monarch Dunes. Whenever possible, these distinctive homes will be framed by the existing Eucalyptus groves and natural terrain of the Mesa. These parcels will be set back well away from streets with access to natural open space and trails.



Residential Large Lot Example (0.3-1 acre)

Exhibit 5



3. *Site Planning*

- Deep building setbacks of 25' to 50 feet from the street are intended to ensure the rural character of the area is maintained by providing ample space between homes and the street.
- Grading and site disturbance should be minimized. While the topography is predominantly less than 15% on the Mesa, cut and fill slopes should not exceed 3:1 or 5 feet in height and should be engineered to blend with the site's natural contours. Retaining walls should not exceed 4' in exposed height. They should be finished to complement the design of the house or the surrounding terrain and should be planted with vines whenever possible.
- Landscaped areas requiring irrigation should be limited. The majority of each building site should be landscaped with native, drought-tolerant plants as specified in Appendix C of the Specific Plan.
- A fuel modification zone of 30 feet must be maintained around all habitable structures to protect against possible wildland fires.
- Revegetate cut or fill slopes.
- The residential development needs to demonstrate through its design, that it exceeds minimum energy conservation requirements of the UBC by 10%.



Large Lot - Single Family Residential Example

- Lot configuration should allow building footprints to maximize passive solar design.

4. *Massing and Design*

- Houses should fit the site and its surroundings. Foundations should step down slopes and conform to the terrain. Exposed pilings and cantilevers over slopes are strongly discouraged, especially where exposed to view by adjacent residents or passersby.
- To reduce the apparent bulk and size of a home, wall and roof frames should be varied and articulated into smaller modules and features.
- The visibility of trash cans, satellite dishes, and mechanical equipment should be minimized. Roof-mounted air conditioners, coolers, or antennas are permitted, if screened from view.



- Architectural features such as porches, balconies, chimneys, door placement, window proportion, dormers, cupolas, wood detailing, fencing, siding, and color scheme should all be carefully considered to complement the overall building design, site, and neighborhood context.
- Garages should incorporate architectural features that complement the residential structure and be less dominant from the street than the main house.
- Reduce the visual impact of garage doors by locating garage behind home, recessing garage from main structure, or orienting the garage at an angle to the home. (See Exhibit 5)
- Driveway apron widths should be minimized at the street to retain the rural character of the street.

F. Landscape Guidelines

1. *Character*

These guidelines apply to those areas of the lot visible to the public. The residential landscapes in these areas should embody a sense of creativity compatible with the rural character of the planning area. This can be accomplished by featuring drought-tolerant plants within informal groupings and drifts. The plantings should provide a sense of continuity and complement the architecture and landscape throughout Monarch Dunes. Open, natural areas are encouraged; however, they should be maintained by controlling tall grasses and weeds.

2. *Planting*

To achieve the desired landscape character and continuity, trees such as White Ash (*Fraxinus americana*), and Brisbane Box (*Tristania conferta*) are recommended for these lots. Ornamental or accent trees and shrubs can be used to highlight certain areas but should not dominate the landscape. Building footings and retaining walls visible from the roadway will be screened by landscaping to help them blend with the landscape. Pathway treatments can include crushed granite, and open areas may be left natural as long as they are maintained. Natural mulches and rocks may be used as alternative surfacing materials to ground cover.

Turf areas for these lots should not exceed a maximum of 20% of the total lot area and should primarily be used for active use or recreational areas. Turf use shall be consistent with the County Water Conserving Landscape Ordinance and planted with a width no less than 8'.

Orchard and windrow plantings are also encouraged as they can provide effective screening while maintaining a rural character. Please refer to Appendix C for a list of recommended plants.



3. *Lighting*

Outdoor lighting should be directed to minimize glare off-site including traffic, pedestrians, and adjacent residences. The level of light should be satisfactory for security, visibility, and accent purposes without producing glare. (See Mitigation Measure 4.6- 2a., Appendix E)

4. *Fencing*

Fencing types will provide a continuity throughout the different neighborhoods and should be compatible with the rural character of these larger lots and the overall planning area. Some appropriate wood fence types include split rail, peeler post, and the type specified in the exhibits below. Landscape features such as rambling vines are encouraged on any of these fences. Fencing along property lines adjacent to the golf course and open space shall be of the type specified in the images below. Security fencing should be constructed of open materials not solid walls. The use of chain-link fencing is discouraged except when screened with vegetation or out of view from roadways or the golf course. Front-lot fencing should be no taller than 3'-0", side yard fencing should be no taller than 6', and rear-lot fencing should be 3- 4' high when the rear yard fronts onto the golf course.



Fencing Examples

2.3.3 Residential Single-Family Standards (10,000 S.F. to 14,499 S.F.)

Lot sizes in the Residential Single Family (RSF) land use category range from 10,000 to 14,499 S.F. with a density of 3 to 4 units per acre. These lots may be accessible by private streets and many will have golf course or open space frontage as shown in the Land Use Concept Plan.

**A. Land Use Designation**

Lots within this Residential Single-Family category at this density will be referenced as RSF-(10-14).

B. Allowable Uses

The allowable uses for the RSF (10-14) category are as follows (refer to Table 6):

- One single family unit
- Residential Accessory Uses
- One accessory dwelling unit or guesthouse
- Residential accessory uses
- Playgrounds

C. Parking

The required vehicular parking for the RSF-(10-14) land use category is as follows:

- Two enclosed off-street parking spaces per house

D. Lot Types and Building Envelopes

The maximum building coverage area shall be 45% of the lot area. Setbacks are allowable as follows:

- Front yard 20' for non-garage portions of the residence with garages setback further, side yard 10', back yard 10'

E. Design Guidelines

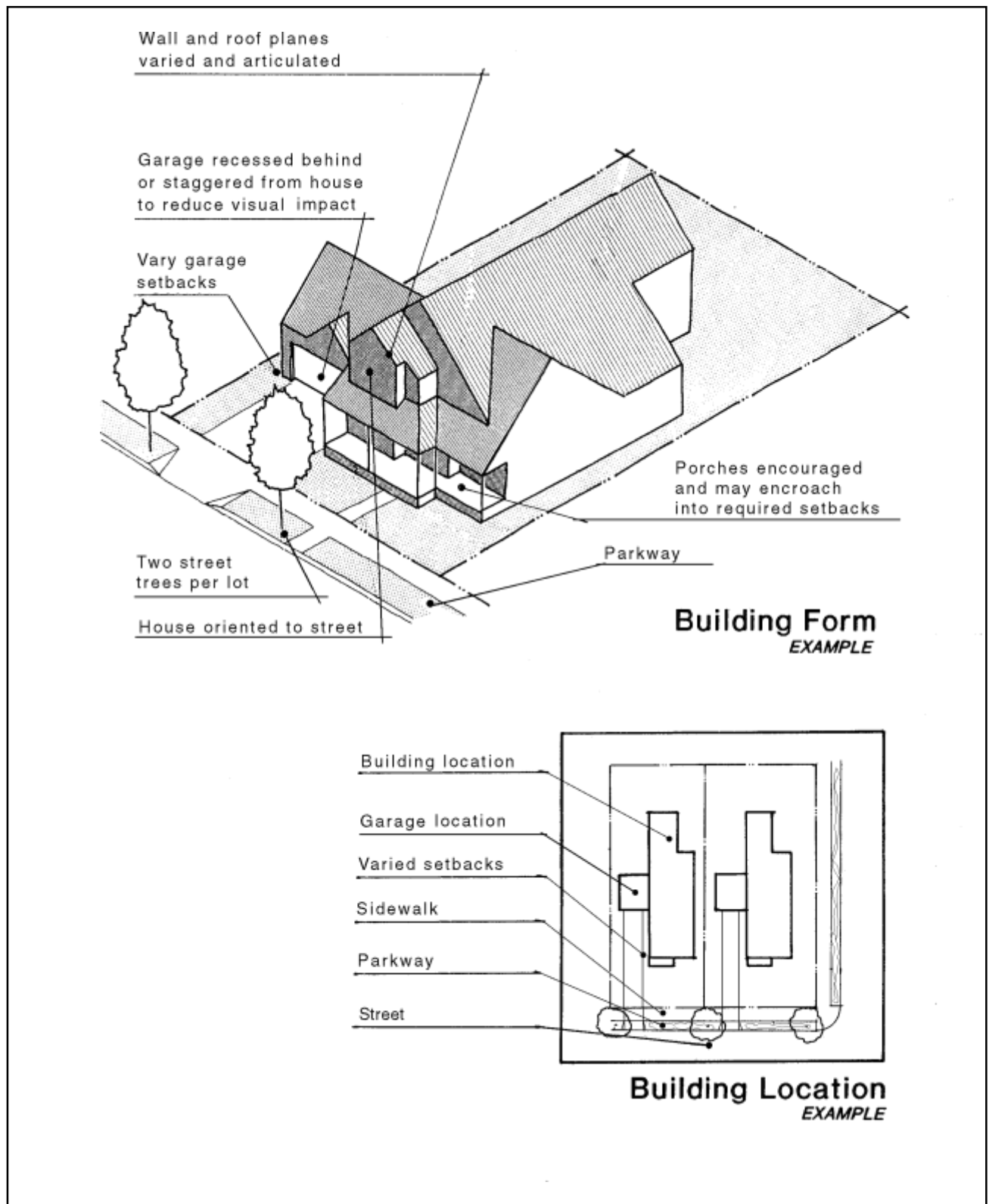
Please see section 2.3.2E - Residential Single Family (.3-1 acre).

F. Landscape Guidelines

The Landscape Guidelines for the RSF-(10-14) should be consistent with Section 2.3.2 F (in the previous section) for character, planting, lighting, and fencing specifications.

2.3.4 Residential Single-Family Standards (8,000 S.F. to 9,999 S.F.)

These Single-Family Residential areas are characterized by lots that range from 8,000 to 9,999 S.F., with a density of 4 to 6 units per acre. Many of these lots have open space or golf course frontage as shown in the Land Use Concept Plan.



**A. Land Use Designation**

Lots in this Residential Single Family land use category will be referenced as RSF-(8-10)

B. Allowable Uses

The allowable uses for the RSF (8-10) category are as follows (refer to Table 6)

- Single family detached houses
- Residential Accessory Uses
- One accessory dwelling unit or guesthouse

C. Parking

The required vehicular parking in the RSF-(8-10) land use category is as follows:

- Two off-street parking spaces per house (enclosed)

D. Lot Types and Building Envelopes

The maximum building coverage will be 45% of the lot area. Minimum setbacks are required as follows:

- Front yard 15' to 20' for non-garage portions of the residence with garages setback further (with no more than 50% of a single block having less than a 20' setback), side yard 5-10', backyard 10'.

Note: Side yards may vary with one side having a minimum of 5', provided the combined side yard setbacks equal at least 15 feet.

E. Design Guidelines**1. Location**

These design guidelines apply to the single family detached homes within the 8,000 to 9,999 S.F. range.

2. Character

These medium density residential neighborhoods are envisioned to have a strong emphasis on over- all neighborhood quality by offering various housing types and styles. The design concepts found in older, traditional neighborhoods throughout San Luis Obispo County should be incorporated into these neighborhoods in order to create a strong sense of community and reinforce country-style living. Living spaces and porches should be oriented toward inviting tree-lined streets and back yards, or towards public open spaces and golf course views. Neighborhoods will have a sense of community by emphasizing play areas, access to the village center, pedestrian and bicycle circulation, and trails to the Sensitive Resource Area. These neighborhoods should share a common residential character, encouraging detached houses with inviting porches along shady streets.



3. *Site Planning*

- Porches and eaves may encroach into front yard setbacks.
- Garages should be set back behind the leading edge of the house.
- Specific fence design standards should be developed during the tentative map and development plan processing so that the character to these individual neighborhoods is reinforced.
- Residential development needs to demonstrate through its design, that it exceeds the minimum energy conservation requirements of the UBC by 10%.
- The lot layout should allow building footprints to maximize passive solar design.

4. *Massing and Design*

- Houses should be oriented toward the street. Front porches are encouraged.
- Wall and roof planes should be varied and articulated.
- The visual impact of garages and driveway aprons should be minimized.
- No roof-mounted air conditioners, coolers, or antennas are permitted.
- All mechanical equipment should be screened from view.
- Architectural features such as balconies, porches, chimneys, door placement, window proportions, building detailing, fencing, siding, and color scheme should all be carefully considered to complement the overall building design.



Single Family Residential Ranch Style

F. **Landscape Guidelines**

1. *Character*

These medium-sized lots should also strive to reflect the rural character of the planning area. Landscaping should complement the architecture and landscapes of adjacent areas by using informal plant massing and tree clustering.

2. *Planting*

Ornamental or accent trees can be used to enhance or call attention to certain areas of the landscape such as entries and pathways. To achieve the desired landscape character and continuity within Monarch Dunes, drought-tolerant plants in informal groupings and smaller drifts of ornamental shrubs and groundcover can help to promote a rural atmosphere. Turf use should not exceed 20% of the total lot area.

Please refer to section 2.3.2 F for lighting and fencing specifications.



2.3.5 Residential Single-Family Standards (6,000 S.F. to 7,999 S.F.)

The lot sizes in this Residential Single Family land use category range from 6,000 to 7,999 S.F. with a density of 6 to 8 units per acre. These lots will have some open space and golf course frontage. Neighborhood character may be emphasized through the use of cul-de-sacs as well as a distinct architectural building style.

A. Land Use Designation

The land use designation for this Residential Single-Family category is RSF- (6-8).

B. Allowable Uses

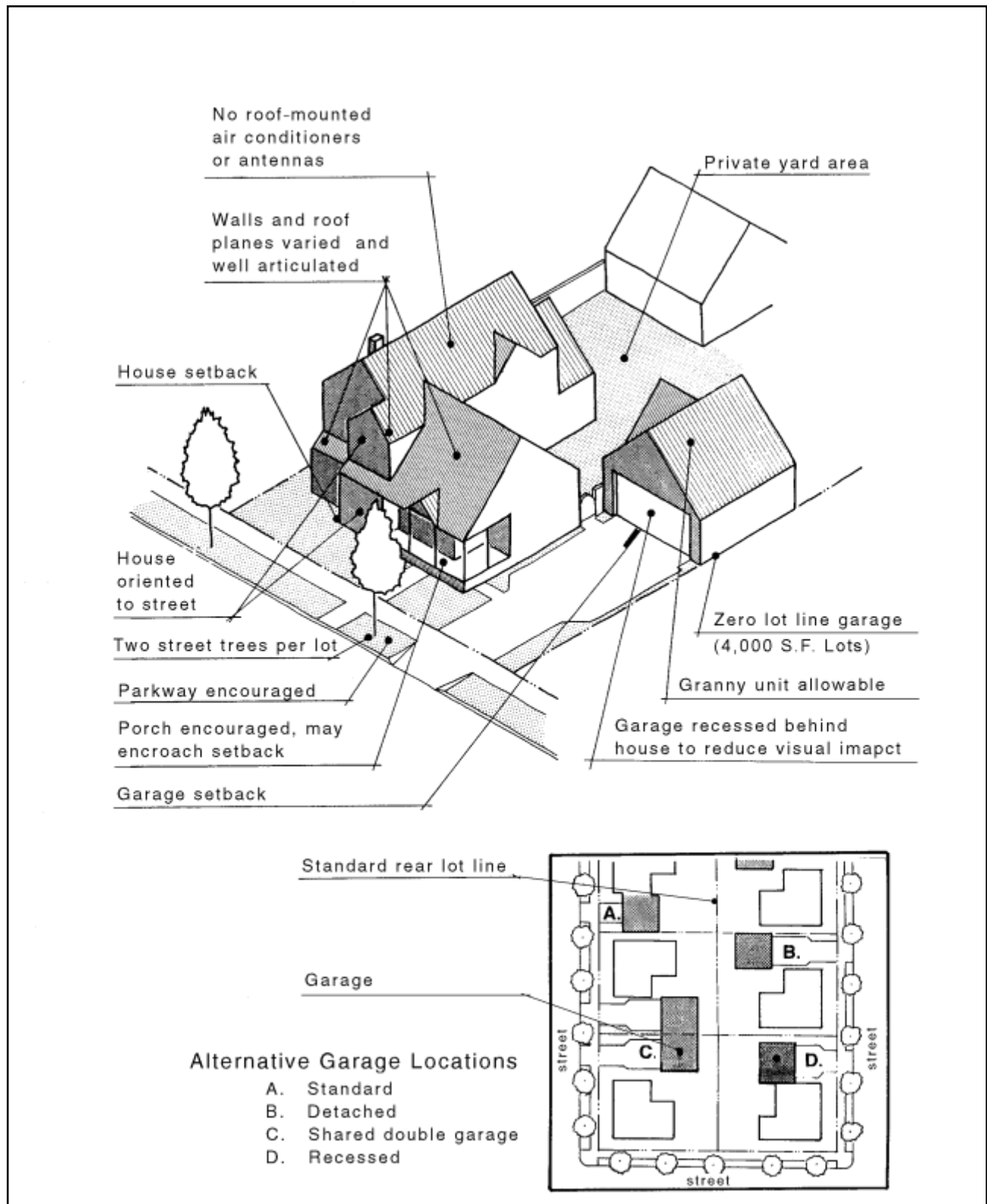
The allowable uses for the RSF (6-8) category are as follows (refer to Table 6):

- One single family detached or attached house
- Residential Accessory Uses
- One accessory dwelling unit or guesthouse
- One duplex (zero lot line)

C. Parking

The required vehicular parking for the RSF-(6-8) land use category is as follows:

- Two off-street enclosed parking spaces per residence.



6,000-7,999 SF Residential Example

Exhibit 7

**D. Lot Types and Building Envelopes**

The maximum building coverage, including accessory structures, will be 54% of the total lot area. The building setbacks will be as follows:

- Front yard 15' to 20', side yard 5' to 10', rear yard 10'.

Note: No more than 50% of the block/pod can have the front yard 15' minimum setback. Cul de Sac lots can have a min. of 3' side yard setback at the front corner of building.

E. Design Guidelines

Please see section 2.3.4 - Residential Single Family (8,000 to 9,999 S.F. lots)

F. Landscape Guidelines

Please refer to section 2.3.2 F for character and planting specifications and for lighting and fencing specifications.

2.3.6 Residential Single-Family Standards (4,000 S.F. to 5,999 S.F.)

Lot sizes in this residential land use category range from 4,000 to 5,999 S.F. at a density of 8 to 10 units per acre. These small lot residential clusters will typically be located within or in close proximity to the village center.

A. Land Use Designation

The land use designation for this area will be RSF-(4-6).

B. Allowable Uses

The allowable uses for the RSF (4-6) category are as follows (refer to Table 6):

- Single Family detached dwelling units.
- Single Family attached dwelling units (duplex or more zero lot line units)
- Residential accessory uses
- Playgrounds.

C. Parking

The required vehicular parking for the RSF-(4-6) land use category is as follows:

- Two off-street parking spaces per residence (covered)
- One on-street guest parking space.

D. Lot Types and Building Envelopes

The total area of the lot covered by structures shall be 54% with a 3,300 square foot maximum.



Building setbacks shall be as follows: Front yard 10'-15', side yard 5', rear yard 5'-10', garage setback 20' from street. Zero lot line is allowable in this category.

Note: Only 50% of the block may have the 10' min. setback at front yard.

E. Design Guidelines

1. Location

This Residential land use designation is intended to accommodate both small lot, single family detached and attached housing products. Densities range from 8 to 10 units per acre.



Single Family Residential Example

2. Character

Two housing types are envisioned for this density range. The first is a detached or attached narrow or shallow lot bungalow house. The second approach is a semi-attached courtyard house where multiple units are clustered around a common parking courtyard. In most cases these higher density designations are located adjacent to the village.

3. Site Planning

- Porches and eaves are encouraged to encroach into the front yard setbacks.
- The garage should be set back from the front of the house.
- Street trees are to be planted along streets and sidewalks, 30 feet on center.
- Specific fence design standards must be developed prior to project implementation, with Tentative Map or Development Plan approval.
- Setbacks should assure units have a street presence and create an environment conducive to pedestrian circulation.
- Residential development needs to demonstrate through design that it exceeds minimum energy conservation requirements of the UBC by 10%.
- The lot layout should allow the building footprint to maximize passive solar exposure.



Single Family Residential Example



4. *Massing and Design*

- Units should be oriented toward the street and may include stoops and porches.
- Exterior lighting should be consistent with the overall project design and streetscape.
- Mechanical equipment should be screened from view and incorporated into the building design. No roof-mounted air conditioners, coolers, or antennas are permitted on one-story units.
- Architectural features such as porches, balconies, chimneys, door placement, window proportions, attention to detailing, fencing, siding, and color scheme should all be carefully considered to complement the overall building design.
- The visual impact of parking areas must be minimized by locating lots behind buildings and away from the street, and screen them with landscaping.
- Parking areas must be landscaped and lighted (see mitigation measure 4.6-2a, Appendix E). Parking courts must be landscaped to enhance the appearance of paved area.

F. Landscape Guidelines

Please refer to section 2.3.8 F for general landscape character and fencing guidelines.

2.3.7 Residential Single-Family Standards (4,000 S.F. to 5,500 S.F.)

Lot sizes in this residential land use category range from 4,000 to 5,500 S.F. at a density of 8 to 10 units per acre. These small lot residential clusters will typically be located at project entrances or near open space.

A. Land Use Designation

The land use designation for this area will be RSF-(4-5).

B. Allowable Uses

The allowable uses for the RSF (4-5) category are as follows (refer to Table 6):

- Single-Family attached dwellings units (“twin home”, Common wall development where two residences on adjoining lots are constructed so that they are abut each other at their common property line). Each twin home unit shall not exceed 2,000 square feet of floor area (not including garage area or ADU square footage).
- Residential accessory uses.
- A minimum of 25% of the twin homes will include built-in, attached accessory dwellings. No guesthouses are allowed on lots with an accessory dwelling.
- Playgrounds.

C. Parking

The required vehicular parking for the RSF-(4-5) land use category is as follows:

- Two off-street parking spaces per residence (covered)

**D. Lot Types and Building Envelopes**

The total area of the lot covered by structures shall be up to 54% or 2,970 square feet, whichever is less. Building envelopes shall be included on the Phase III subdivision maps.

Building setbacks shall be as follows:

Front yard 10'-15'

Side yard 5' (Zero lot line is required on one side for twin homes in this category.)

Rear yard 5'-25'

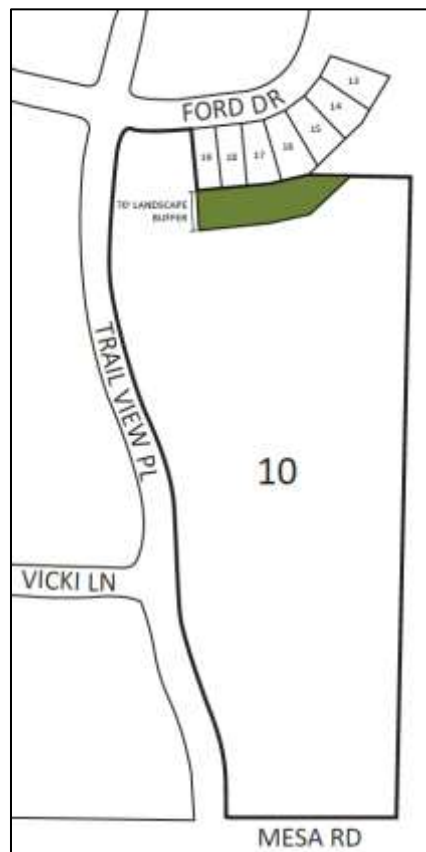
Garage setback 20' from street

Note: Only 50% of the block may have the 10' min. setback at front yard.

Special Setbacks from Existing Residential Parcels on Ford Drive:

A minimum 70-foot setback shall be provided in the area shown in the exhibit below. The setback shall be measured from the rear property lines of the new residential parcels to the rear property lines of the existing single-family residential lots located along Ford Drive. The setback buffer shall be landscaped and incorporated into the HOA common areas.

Special Setbacks from Existing Residential Parcels on Ford Drive





E. Design Guidelines

1. Location

- a. This Residential land use designation is intended to accommodate both small lot, single family detached and attached housing products.

2. Character

- a. One housing type is envisioned for this residential category:

3. Twin home, which is comprised of two single-family units on individually owned lots joined vertically by a common wall on the common property line. Select twin home floor plans will include a design option for an accessory dwelling unit located within the structure. A minimum of twenty five percent of twin homes will be designed to accommodate an accessory dwelling unit.

4. Site and Construction Planning

- Porches and eaves are encouraged to encroach into the front yard setbacks.
- The garage should be set back from the front of the house.
- Street trees are to be planted along streets and sidewalks, 30 feet on center.
- Specific fence design standards must be developed prior to project implementation, with Tentative Map or Development Plan approval.
- Setbacks should assure units have a street presence and create an environment conducive to pedestrian circulation.

5. Massing and Design

- Units should be oriented toward the street and may include stoops and porches.
- Exterior lighting should be consistent with the overall project design and streetscape.
- Mechanical equipment should be screened from view and incorporated into the building design. No roof-mounted air conditioners, coolers, or antennas are permitted on one-story units.
- Architectural features such as porches, balconies, chimneys, door placement, window proportions, attention to detailing, fencing, siding, and color scheme should all be carefully considered to complement the overall building design.
- The visual impact of parking areas must be minimized by locating lots behind buildings and away from the street, and screen them with landscaping.
- Parking areas must be landscaped and lighted (see mitigation measure 4.6-2a, Appendix E). Parking courts must be landscaped to enhance the appearance of paved area.

F. Landscape Guidelines

Refer to section 2.3.8 F for general landscape character and fencing guidelines. Landscape plans for Phase III shall incorporate the use of drought tolerant, low water use species consistent with the surrounding natural vegetation.

**G. Greenhouse Gas Reduction Strategies**

1. Residential development needs to demonstrate through design that it exceeds minimum energy conservation requirements of the UBC by 10%.
2. The lot layout should allow the building footprint to maximize passive solar exposure.
3. The residential development will incorporate low-flow plumbing fixtures (faucets, toilets, showers, etc.) as well as use water-efficient irrigation systems.

2.3.8 Residential Multi-Family Standards (20 du/ac)

This higher density residential designation accommodates a multi-family density typically associated with the village center, with a maximum density of 20 units per acre. These attached units may be combined with commercial uses in the village center as second story apartments and/or condominiums situated over retail shops. The buildings shall be oriented toward the street with parking courts located behind the building and in the interior of the lot, where practical.

A. Land Use Designation and Density

The land use designation for this portion of the village is Residential Multi-Family (RMF). The maximum density for residential units in the village is 20 units per acre with a maximum of 105 units (may include second story units in the village retail buildings).

B. Allowable Uses

The allowable uses for the RMF category are as follows (refer to Table 6):

- Attached townhouses, condominiums, apartments
- Residential accessory uses
- Playgrounds
- Assisted living units
- Single Family detached dwellings are prohibited

C. Parking

The required vehicular parking for the RMF designation is as follows:

- One off-street parking space per studio or one bedroom unit (enclosed)
- Two off-street spaces for each two bedroom unit (one covered)
- One guest space per five units

D. Lot Types and Building Envelopes

The maximum area of a lot covered by structures shall be 60% of the total area. Lot coverage does not include patios/decks, porches, balconies, or overhangs. Building setbacks shall be as follows:

- Front yard varies from 15'-20'
- Side yard 6'-10'
- Rear yard 10'-20'



Principal buildings should be a minimum of 10' apart or half the height of the tallest building.

Multi-family dwelling units in the Village Center shall comply with commercial lot type and building envelope standards.



Multi-Family residential Example

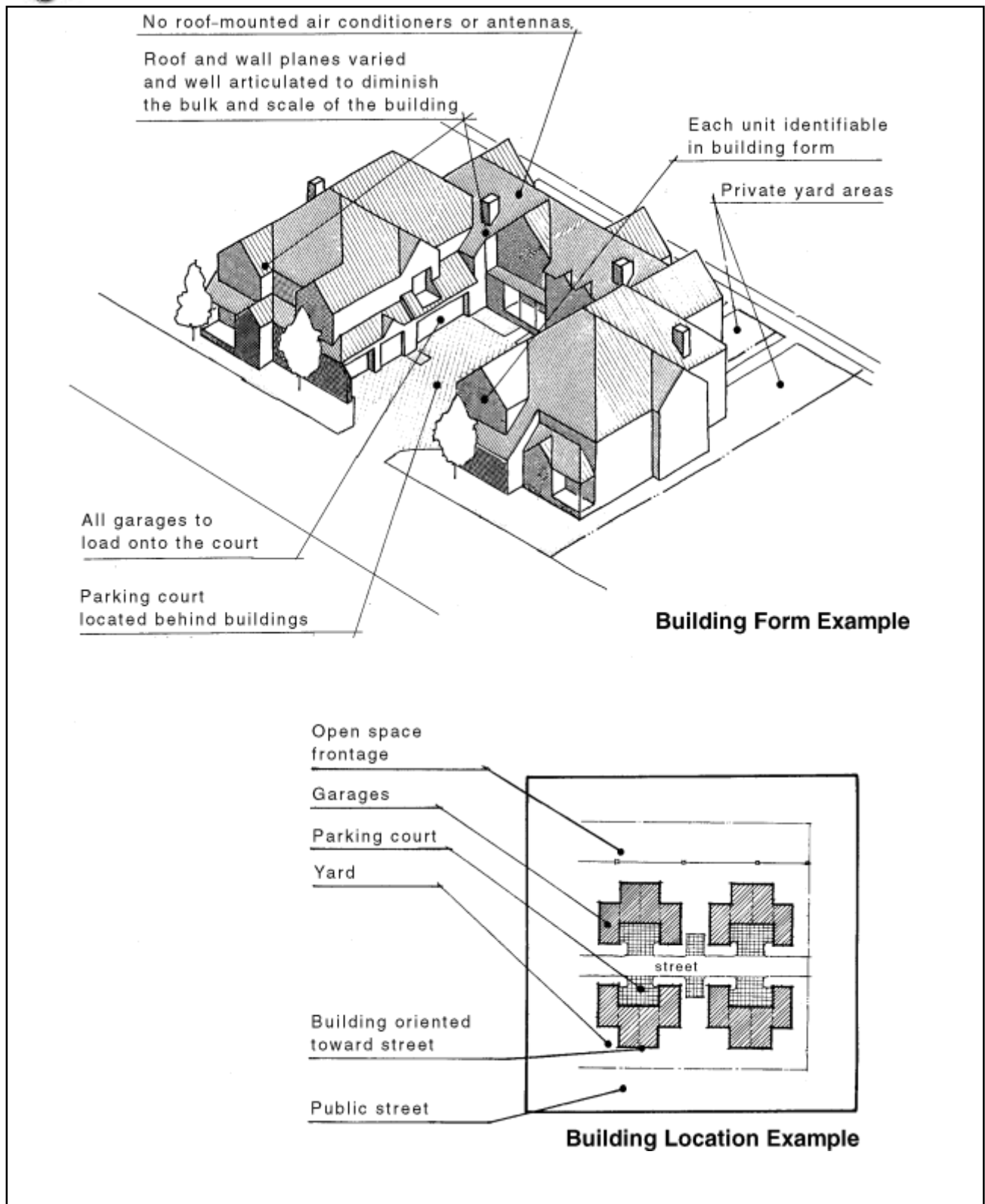
E. Design Guidelines

1. Location

The Residential Multi-Family land use designation is intended to accommodate attached housing and attached apartment, condominiums, and townhomes. This attached product will be located close to the village, supporting the retail and pedestrian activity.

2. Character

These higher density land uses can accommodate many different housing components within walking distance of job opportunities in the village center, resort, and business park areas as well. The general character of these neighborhoods should be that of a compact urban form, focused on common open spaces to create the sense of living in a rural village environment.





3. *Site Planning*

- Porches and eaves are encouraged to encroach into the front yard setbacks.
- When possible, garage doors should be secondary to the primary entrance.
- Garages should not dominate the building mass.
- Street trees are to be planted 30 feet on center along streets and sidewalks.
- Specific fence design standards must be developed prior to project implementation or Development Plan approval.
- Setbacks should be varied and integrated with the street to create an environment conducive to pedestrian circulation.

4. *Massing and Design*

- Two-story structures are encouraged.
- Units should be oriented toward the street and may include stoops, porches, balconies, and multi-pane windows.
- Exterior staircases, breezeways, landings, and project lighting must be carefully designed to maximize security by eliminating “indefensible spaces”, hiding spots, dark passages, and areas which collect trash (see mitigation measure 4.6-2a., Appendix E).
- Exterior lighting should be consistent with the overall project design and streetscape.
- Mechanical equipment should be screened from view and incorporated into the building design. No roof-mounted air conditioners, coolers, or antennas are permitted on one-story units.
- Individual units should be recognizable from the overall building mass. Both wall and roof planes should be varied and articulated to smaller vertical modules which emphasize each individual unit.
- Encourage the use of consistent window styles and sizes, along with the application of consistent exterior trims and finishes, to simplify and improve building elevations.
- Architectural features such as porches, balconies, chimneys, door placement, window proportions, attention to detailing, fencing, siding, and color scheme should all be carefully considered to complement the overall building design.
- The visual impact of parking areas should be minimized by screening them with landscaping from the street.
- Parking areas should be landscaped and lighted. Parking courts should be landscaped to enhance the appearance of paved area.
- Structures with covered parking spaces (i.e. carports) must be consistent with building design and complement the overall project character.

F. *Landscape Guidelines*

1. *Character*

These higher density units should incorporate planting treatments that are commonly associated with single-family homes. These may include flowering plants, fencing similar to that described in Section 2.3.2 F, planters, stepping stones, etc. The landscape should reflect the overall rural quality of Monarch Dunes and be integrated with the village center as much as possible.



2. *Planting*

Drought-tolerant plantings including flowering shrubs and ground covers may be supplemented with ornamental grasses and shrubs to highlight entries and other points of interest. Within the community spaces, trees of various sizes may be used as they relate to the surrounding architecture. Landscaped areas will include the spaces between walkways and buildings, buildings and parking courts/carports, and areas adjacent to public streets.

3. *Fencing*

Fencing types will provide a continuity throughout the different neighborhoods and should be compatible with the overall planning area. Where rear lot property lines are adjacent to the golf course and open space, some appropriate fence types include split rail, peeler post, and the types specified in section 2.3.2 F, and should be carefully appointed to complement the dominant architectural style of the buildings. The fence type in these higher density areas should be no taller than 6 feet for security and screening purposes.

- 4.** Please refer to Lighting Section 2.3.2 for lighting specifications. (See mitigation measure 4.6-2a., Appendix E)

2.4 Commercial Land Use

Monarch Dunes Specific Plan not only strives to create a balance between recreation, housing, and employment uses, but also seeks to establish a sense of community and place by establishing a mixed-use village center. The essential ingredient to creating a sense of place for the village core is to provide a mix of land uses. The term “village” alludes to a place that is small and compact in scale consisting of just a few blocks and providing goods and services within easy walking distance.

Three commercial land use designations are planned for Monarch Dunes: Commercial Retail and Office and Professional in the village center and Commercial Service for the business park. The village center is focused upon supporting small scale retail shops, personal services, professional offices, and second floor residential uses in a park-like setting. It is intended that as the village “matures” over time, sufficient retail capacity will be absorbed to serve new development and the surrounding community outside of Monarch Dunes. The business parks will provide opportunity for clean industry to locate on the Nipomo Mesa and provide employment to the residents of Monarch Dunes and the mesa alike.

2.4.1 Commercial Retail - Village

The village center is approximately 12 acres in size, centrally located, and within an easy 1/4 to 1/2-mile walking distance of most of the residential areas (see exhibit 9). The village center commercial includes both Commercial Retail and Office and Professional land use designations. It will provide a mix of retail, office, and residential uses. Retail shops, personal services, and eating and drinking establishments which benefit from a pedestrian-oriented environment will



occupy the street level spaces. Residential condominiums and offices will be encouraged on the upper stories. A central village green / square will serve as the central public space. Sidewalks will be wide to promote walking and strolling. Some on-street angled parking will be provided, as well as parking courts located behind the buildings. Golf cart and bicycle parking should be accommodated in the village center. Mini plazas and alleys will promote pedestrian access to and from well screened and landscaped parking areas, as well as offer important linkages to the golf courses, clubhouses, and the resort uses. Multi-Family housing may be located in the village as a second story unit above commercial offices uses.

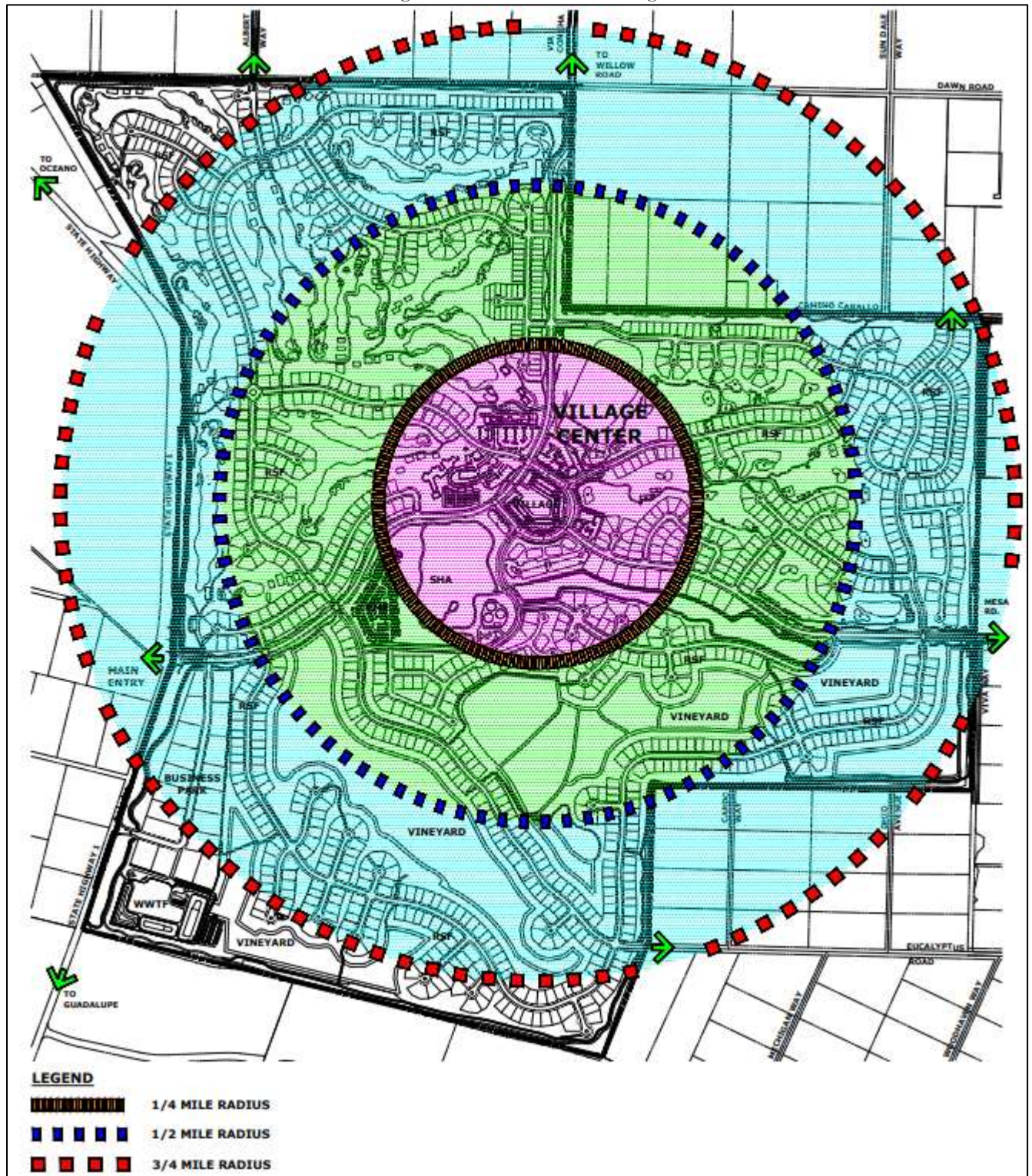
A. Commercial Retail Goals and Policies

The following goals and policies will guide development in the Commercial Retail village of Monarch Dunes.

- | | |
|--------------|--|
| VCC-1 | Establish a village center as the focus of Monarch Dunes community. |
| VCC-2 | The village form will reflect the lay of the land, minimizing grading for roads and building areas. |
| VCC-3 | The use of alternative transportation will be supported. |
| VCC-4 | Ample pedestrian and bikeways, golf cart parking areas and the potential for a future transit stop are to be provided. |



Exhibit 9: Walking Distances to/from Village Center





- VCC-5 Encourage outdoor activities.
- VCC-6 Provide a mix of neighborhood-serving commercial, office, community, and residential uses.
- VCC Policy-1 A subdivision map shall be required prior to development that shall define the location of streets, blocks, parking areas, and building lots.
- VCC Policy-2 Retail parking needs will be met with parking courts located to the side or behind buildings and on-street parking.
- VCC Policy-3 Provide a focus for the village in the form of a village square or green.
- VCC Policy-4 Allow and provide plazas, sidewalk cafes and seating areas.

B. Land Use Designation and Density

The land use designations for the village center are Commercial Retail (CR) and Office and Professional (OP). The maximum density for commercial development in the village core is based upon square footage. The maximum square footage in the CR designation is set at 38,500 (which includes commercial retail and office uses, but not second floor residential floor area). The floor area for an Assisted Living Facility in OP category shall be established with Conditional Use Permit approval. The maximum density for residential units in the village center is 20 units per acre with a maximum of 40 units (including the second story units in the village retail buildings).

C. Allowable Uses

Allowable uses in the village center are shown in Table 6.

D. Parking

The parking requirements for the mixed-use village center have been designed to create a pedestrian-oriented and compact environment. The following table applies to the village center only.

VILLAGE CENTER COMMERCIAL PARKING

Table 3

<i>Commercial</i>	
Restaurant	One space per each 75 S.F. of dining area
Office	One space per 400 S.F.
All other non-residential uses	Per the Land Use Ordinance (Title 22)
<i>Residential</i>	
	One space per bedroom or studio, one space for guest per unit

Bicycle Parking

Convenient bicycle parking shall be provided at a ratio of one bicycle space per 10 auto spaces. Placement of bike racks must not obstruct pedestrian circulation along sidewalks or



alleys. Bicycle locker facilities will be considered in the village.

E. Lot Types and Building Envelopes

Individual lots within the village may have 100% building coverage, provided parking can be satisfied either off site, in shared parking lots, or through other demonstrated parking alternatives. The following setback table applies to the village center.

Table 4: VILLAGE CENTER COMMERCIAL SETBACKS

Public street frontage	0 feet
Public street – side of building	0 feet
Private street frontage	0 feet
Side and rear setbacks	0 feet
Side setback adjacent to a residential land use category	10 feet*
Rear setback adjacent to a residential land use category	15 feet*
*The minimum setback shall be increased one foot for each three feet of building height above 12 feet, with the height in this case measured along a line projected from the building face at the subject setback line.	

F. Special Non-Potable Water and California Green Building Code Requirements

- The existing shallow well located near the Village Center shall be utilized as a source of non-potable water uses in the Village Center.
- Exceed the number of Electric Vehicle (EV) charging spaces required by CGBSC Table 5.106.5.3 (non-residential) and CGBSC 4.406.4.2 (new multi-family dwellings) by ten (10) percent)

G. Design Guidelines

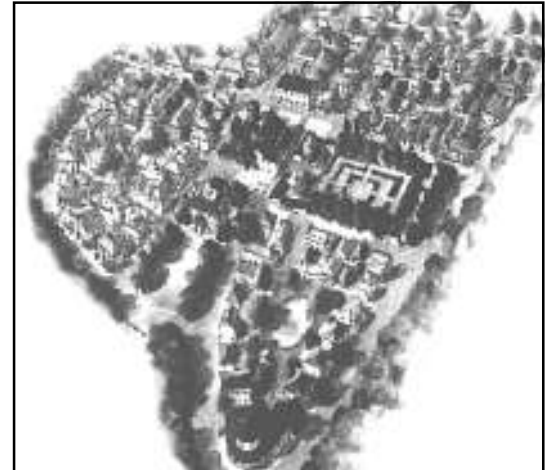
1. Character

The village center design guidelines are based upon the design principles of a small, downtown main street. The intent is to create a lively pedestrian environment along the street where people will naturally choose to walk and stroll instead of drive. Sidewalks will be wide and shady with special attention given to paving, street furniture, lighting, and street trees. The first story will consist mainly of office and professional and commercial retail store fronts with awnings, pedestrian scale signs, and interesting window displays that face the sidewalk. Second or third stories will be occupied by residential uses. The shops will be integrated with the village green via pedestrian paths and small plazas that lead to the green. Angled parking will provide easy access adjacent to stores without creating large, expansive paving areas that may deter pedestrians from the village. Additional parking, service, and secondary access, other than the angled parking, will be from behind the buildings and screened from view at the village green.



2. *Site Planning*

- Setbacks are allowed only to create pedestrian plazas, patios, and articulate building mass, as long as the overall effect of storefronts along the sidewalk is not diminished.
- Buildings must be located around the perimeter of the block adjacent to the sidewalk, with parking to side or the rear.
- Service and loading functions should be located in rear loading areas, and signage for service vehicles is essential. Parking areas behind buildings must be landscaped and lighted.
- Pedestrian connections are required between the village green, street corners, and plaza element to ensure safe crossings are available for pedestrians. These pedestrian connections are to be surfaced with special paving, well lit, and should be no less than 10' in width.
- The village green should include a landmark feature such as a gazebo, clock tower, or fountain.
- Street trees are to be planted adjacent to the curb and within the sidewalks (in tree wells).
- Transit accessibility is to be considered in the village center design.



Village and Central Green Example

3. *Massing and Design*

- Buildings should feature a traditional base, body, and cap design which follows a two-part commercial form.
- Buildings may be two to three stories in height. Building appurtenances such as cornices, parapets, and towers can extend up to 40 feet.
- Variable roof forms with vertical elements and articulated massing should be utilized.
- Buildings must be designed for viewing from all sides, not just the front.
- Corners of buildings should be emphasized with vertical architectural features (e.g. clock towers, angled building facade, etc.) and enlarged pedestrian areas.
- Upper-level windows should have vertical proportions and be balanced with the facade.
- Storefronts should be separated with building pilasters, columns, or detailing at intervals which creates a connection between the upper and lower facades and a street level rhythm in building massing.
- The street should emphasize storefronts and entries with transparent windows. Tinted, mirrored or smoked glass, as well as lengthy blank walls, should be discouraged adjacent to the sidewalk. Transom windows are appropriate.
- Storefronts should include display windows, bulk heads, awnings, and pedestrian scale signage.



- All mechanical systems (roof top or behind buildings) must be screened from public view.
- Buildings should have subdued light colors with bright colors reserved for accents and special features.
- To create a less massive building, horizontal building mass should vary in modules of 40 feet or less. Buildings with frontage of longer than 40 feet should have vertical architectural features such as columns or pilasters every 20 to 40 feet.
- Special architectural features such as towers, turrets, and loggias should be used to accent buildings at street corners, at walk-through arcades, or pedestrian connections, and at other highly visible locations.



Downtown Village Streetscape Example



Village Center Concept Plan

Exhibit 10



4. *Signage*

- Individual tenant signs should follow a consistent design standard and be integrated into the building architecture and design.
- Each tenant may have two signs: One auto-oriented sign may be located as a wall-mounted sign between the transom windows and the string course. A smaller pedestrian scale sign projecting from the building at awning level, awning signs and small suspended signs are also permitted.
- Window signs should be understated and tasteful, and not inhibit views into the store.



Downtown Village Streetscape Example

H. **Landscape Guidelines**

1. *Character*

The village center should encourage a pedestrian scale environment through the use of small-sized trees while still retaining a rural character. The use of ornamental and accent plantings should complement the various architectural elements, amenities, and style in the village area.

2. *Planting*

To achieve the desired landscape character in the village center, trees should be small, no taller than 25' at maturity, and canopy shaped to provide adequate shade. Seasonal planting treatments, walkway planters, and colorful hanging planters along the pedestrian walks can help contribute to a friendly and festive atmosphere. Plantings should not obscure any storefront signage.

Slightly larger trees, such as the London Plane Tree (*Platanus acerifolia*), the Ginko (*Ginkgo biloba* 'fairmont') and the Chinese Pistache (*Pistacia chinensis*) can be used in the Village Green for greater shade and to aid in the visual separation of these spaces. The landscape in the green should consist primarily of turf with accent plantings at the walkway entrances. Please refer to the plant list in Appendix C.

3. *Lighting*

Lighting along this right of way will consist of lamp posts 12 to 16 feet tall with a more historic or nostalgic character. Generally, they should be placed 30 to 40 feet apart and must provide a level of light satisfactory for security and visibility purposes without being overly distracting. The lamps should be color corrected for compatibility with people and the



Village Lighting Example



natural colors in the environment. Please refer to mitigation measure 4.6-2a., (Appendix E).

I. Phase III Greenhouse Gas Reduction Strategies

- The project is designed with increased densities as allowed by the General Plan. Increased density reduces GHG emissions associated with traffic in several ways. Increased densities affect the distance people travel and provide greater options for the mode of travel they choose.
- The project use mix should strive for different types of land uses near one another to decrease VMT since trips between land use types are shorter and may be accommodated by non-auto modes of transport. For example, when residential areas are in the same neighborhood as retail and office buildings, residents do not need to travel outside of the neighborhood to meet their trip needs.
- The project design should incorporate design elements to enhance walkability and connectivity. Improved street network characteristics within a neighborhood include street accessibility, usually measured in terms of average block size, proportion of four-way intersections, or number of intersections per square mile. Design is also measured in terms of sidewalk coverage, building setbacks, street widths, pedestrian crossings, presence of street trees, and a host of other physical variables that differentiate pedestrian-oriented environments from auto-oriented environments.
- The project design should provide a pedestrian access network to link areas of the Project site encourages people to walk instead of drive. This mode shift results in people driving less and thus a reduction in VMT. The project will provide a pedestrian access network that internally links all uses and connects to all existing or planned external streets and pedestrian facilities contiguous with the project site. The project will minimize barriers to pedestrian access and interconnectivity. Physical barriers such as walls, landscaping, and slopes that impede pedestrian circulation will be eliminated.
- Traffic calming measures should be provided in order to encourage people to walk or bike instead of using a vehicle. This mode shift will result in a decrease in VMT. Project design will include pedestrian/bicycle safety and traffic calming measures in excess of jurisdiction requirements. Roadways will be designed to reduce motor vehicle speeds and encourage pedestrian and bicycle trips with traffic calming features. Traffic calming features may include marked crosswalks, count-down signal timers, curb extensions, speed tables, raised crosswalks, raised intersections, median islands, tight corner radii, roundabouts or mini-circles, on-street parking, planter strips with street trees, chicanes/chokers, and others.
- The project will incorporate low-flow plumbing fixtures (faucets, toilets, showers, etc.) as well as use water-efficient irrigation systems.



2.4.2 Commercial Service - Business Park

This land use designation offers the flexibility of accommodating companies involved in clean industries, such as software business, research and development, and various commercial and professional offices. The focus is to create employment opportunities by attracting and accommodating employers that will result in a broader employment base for Monarch Dunes area and the Nipomo Mesa residents.

Monarch Dunes development will provide the land use area, infrastructure, and amenities to encourage and attract prospective employers. The Developer, the County and nonprofit interest groups such as the Economic Vitality Corporation will work together to attract and direct new business to Monarch Dunes Business Park consistent with the County-wide goals.

The Business Park designation is planned for a nineteen 19-acre location in the southwestern portion of the site, including a 2-acre business park expansion area.

The 19-acre site to the south is an appropriate location for these uses because of its proximity to Highway One for transportation purposes. It is located within 1/4 mile of the Resort and 1/2 mile of the village. It is accessible to and from the village by pedestrian, golf cart, and bike paths. This site is surrounded by buffers to the adjacent land uses. Including a 200' buffer setback from Highway One, and 50' buffers on the northern and eastern edges. These buffers are to retain the existing eucalyptus trees (subject to thinning and pruning) with naturalized landscape and planted coastal sage scrub.

Should the business park land inventory not be absorbed by the market, then a Specific Plan amendment may be initiated to change the land use designation for the remaining undeveloped land from Business Park to another land use designation. If that change should include single family residential then the total units are not to exceed the 1,482 dwelling units for maximum buildout. On the other hand, should the 19 acres of business park land be built-out then the additional business park may be developed in two other areas. Additional area is available in the 2-acre expansion area south of the 19-acre site at Highway One and at the Flex zone established on the east side of the plan area, near the public park. Please refer to the Implementation Section for a description of when and how this is accomplished.



A. Commercial Service Goals

The following goals and policies will guide the business park and office uses in Monarch Dunes Specific Plan Area.

- BPG-1** Contribute to the jobs/housing balance for Monarch Dunes residents and the Nipomo Mesa.
- BPG-2** Provide for Business Park employment opportunities.
- BPG-3** Business Parks to be designed and developed to encourage walking or bicycling to work.

B. Land Use Designation

The land use designation for the Business Parks is Commercial Service (CS).

C. Allowable Uses:

Allowable uses for the Business Park designations are as follows (refer to Table 6):

- Research & development
- Software development
- Telecommunications
- Information Services
- Broadcasting studios
- Apparel products manufacturing
- Electronic and scientific instruments
- Printing and publishing
- Small scale manufacturing
- Public storage units (limited area)
- Mail order and vending
- Business support services
- Consumer repair services
- Wholesaling and distribution
- Offices
- Accessory offices
- RV storage (limited area)
- Large day care
- Health and fitness facility
- Eating and drinking establishments

D. Parking

For parking requirements for Business Park uses in the Specific Plan area refer to the County Land Use Ordinance.



E. Lot Types and Building Envelope

The minimum parcel size will be determined through Development Plan approval. The maximum total square footage will be based on a FAR of .35 or 335,000 S.F.

An industrial condominium and/or planned development with individual unit ownership may use smaller parcels through development review as set forth in Section 22.04.034 of the County Land Use Ordinance.



F. Design Guidelines

1. *Introduction*

These broader guidelines discuss design principles aimed at developing architectural and site character in the Business Park. The Business Park is envisioned as a place that blends with the natural setting and the Mesa's rural character by providing a parklike environment.

2. *Design Principles*

More detailed standards and guidelines will be developed in conjunction with development plan and tentative map processing for the business park area.

- Frontage along the business park collector must present a consistent, quality image compatible with the overall Monarch Dunes village and resort character.
- The road sections for this part of Monarch Dunes Specific Plan provide for a wider turn radius for large trucks and require landscaped setbacks which must be constructed and maintained by future building owners.
- The architectural character of the buildings should complement the surrounding village when appropriate.
- Articulation of building mass and variation of group form should be employed to reduce the apparent bulk and scale of large buildings.
- Parking areas should be well landscaped and divided into smaller lots. Pedestrian circulation should be considered in parking lot design.
- Mechanical system service areas, loading docks, and storage facilities must be screened and hidden from view.
- The design of the Business Park area should not conflict with the adjacent residential area design.



- Bicycle lockers and shower facilities should be considered in design of commercial development to encourage employees to bike or walk to work. (Mitigation measure 4.3-2c., Appendix E)
- Accessibility to future transit stops should be considered in project design.
- Commercial development should consider providing onsite food service facilities to reduce employee/visitor lunchtime trips. (Mitigation measure 4.3-2d., Appendix E)
- The commercial development needs to demonstrate through its design that it exceeds minimum energy conservation requirements of the UBC by 10%. (Mitigation measure 4.3-2e., Appendix E)
- The buildings site plan should utilize and maximize passive solar exposure.
- When siting buildings noise impacts should be considered per the chart in Appendix D. (Mitigation measure 4.3-3a., Appendix E)
- Maximize the distance between noise generating equipment and noise sensitive activities and uses.
- Any directional noise generating sources should direct the noise away from noise sensitive uses, or
- Noise sources shall be muffled or installed within acoustically treated enclosures or buildings, or
- Noise barriers shall be constructed where other noise reducing strategies do not prove feasible.
- Informative yet aesthetically-pleasing signage.

G. Landscape Guidelines

1. *Character*

The landscape throughout the business park should emulate traditional campus design. Undulating expanses of ground cover, medium to large trees, informative yet aesthetically-pleasing signage and meandering walks can all help to accomplish this goal. Plantings must not obscure signage.

2. *Planting*

Limited turf and ground cover areas will provide a clean, open, and expansive feeling proportionate to the larger buildings. Tree clustering is encouraged in both turf and planting areas and should include medium to large trees that reflect the scale of these larger buildings. Drifts of ornamental grasses, shrubs, and ground cover used throughout the business park will help contribute to an informal, yet lush-looking landscape. Drought-tolerant and native plants are encouraged where appropriate. Shrub plantings along the bermed areas are intended to provide a screen up to 3' tall. View corridors into parking areas are allowed for visibility to customers. Parking areas should be visually separated from perimeter sidewalks by using berms, vegetated screens or low walls.

Please refer to Appendix C for the suggested plant palette.



3. *Lighting*

Light size and character should complement the more building scale. All lighting must provide a level of light satisfactory for security and visibility purposes without being overly distracting. Road, driveway, and parking lot lighting should be directed downward to minimize undue glare, and its impact upon adjacent buildings and properties should be avoided. (Refer to mitigation measure 4.6.2-a., Appendix E)



2.5 Recreation and Open Space

Rural character and country charm are essential elements of quality living in the Nipomo Mesa. It is a guiding premise in Monarch Dunes Specific Plan to preserve and enhance this image through protecting and integrating open space and recreation opportunities. Recreational opportunities will be provided by the golf courses, the resort complex (including tennis courts and pool) and potential fitness center, the clubhouse, the passive park at the Monarch habitat, and by the equestrian/pedestrian trail system throughout the site. The variety of open spaces will include large landscaped buffer “woodlands” around the perimeter, landscaped medians and setbacks along major roadways, the natural areas amongst the residential areas, the Monarch Butterfly Habitat area, and the neighborhood pocket parks.

The residential neighborhoods are surrounded and separated by either meadow, golf course, or woodland open spaces. The aim is to provide a variety of passive and active recreational open space amenities within easy walking distance of the homes, while respecting the natural features of Monarch Dunes planning area. A trail system separate from the street system will allow residents to get to the village from their homes without using a car. Many of the Eucalyptus stands which dominate Monarch Dunes site will be retained as groves in the golf course and between residential neighborhoods, as well as in the buffer areas that surround the site. The total open space and recreation land being provided by Monarch Dunes to the planning area and surrounding community is approximately 529 acres.

The County Real Property Division Ordinance, Section 21.09.010, requires Monarch Dunes dedicate land and/or pay fees for the purpose of developing new or rehabilitating existing neighborhood or community park or recreational facilities. These requirements are consistent with provisions of the Quimby Act, requiring 3 to 5 acres per thousand new residents.

The public offer of dedication of the 11-acre ‘Park’ parcel was intended to meet the Quimby land fees requirements for the original 1,320 residential units. The County never accepted the Park Land dedication. Phase III will redesignate the ‘Park’ parcel to residential uses and allow the construction of up to 46 residential units on the 11-acre site.

In-lieu of the land dedication for the ‘Park’ parcel, as part of Phase III, the Developer will meet the prior Quimby fee obligation by making the following community wide recreational improvements:

The completion of 2.2 miles of the six-mile perimeter walking trail system. The trail segments are as follows:

- Sunrise Trail (0.5 miles)
- Fairways Trail (0.55 miles)
- Caballo Trail (0.65 miles)
- Dawn East Trail (0.5 miles)

The trail segments will be improved to a minimum of a 5' wide hard surface to ensure public



access by a variety of users. The trail will be adjacent to, but not conflict with, the existing equestrian trail. Once the trail segments are complete, the Woodlands Master Association will be the entity charged with ongoing maintenance responsibilities in perpetuity to the satisfaction of the County Parks and Recreation Department. Maintenance responsibilities shall encompass the entire trail network as described above.

All required permits to install the trail segments will be required to be submitted prior to final inspection of the first Phase III single family residence. The trail improvements shall be completed prior to the final inspection of the 76th single family residence.

Perimeter Walking Trail System



2.5.1 Recreation and Open Space Goals and Policies

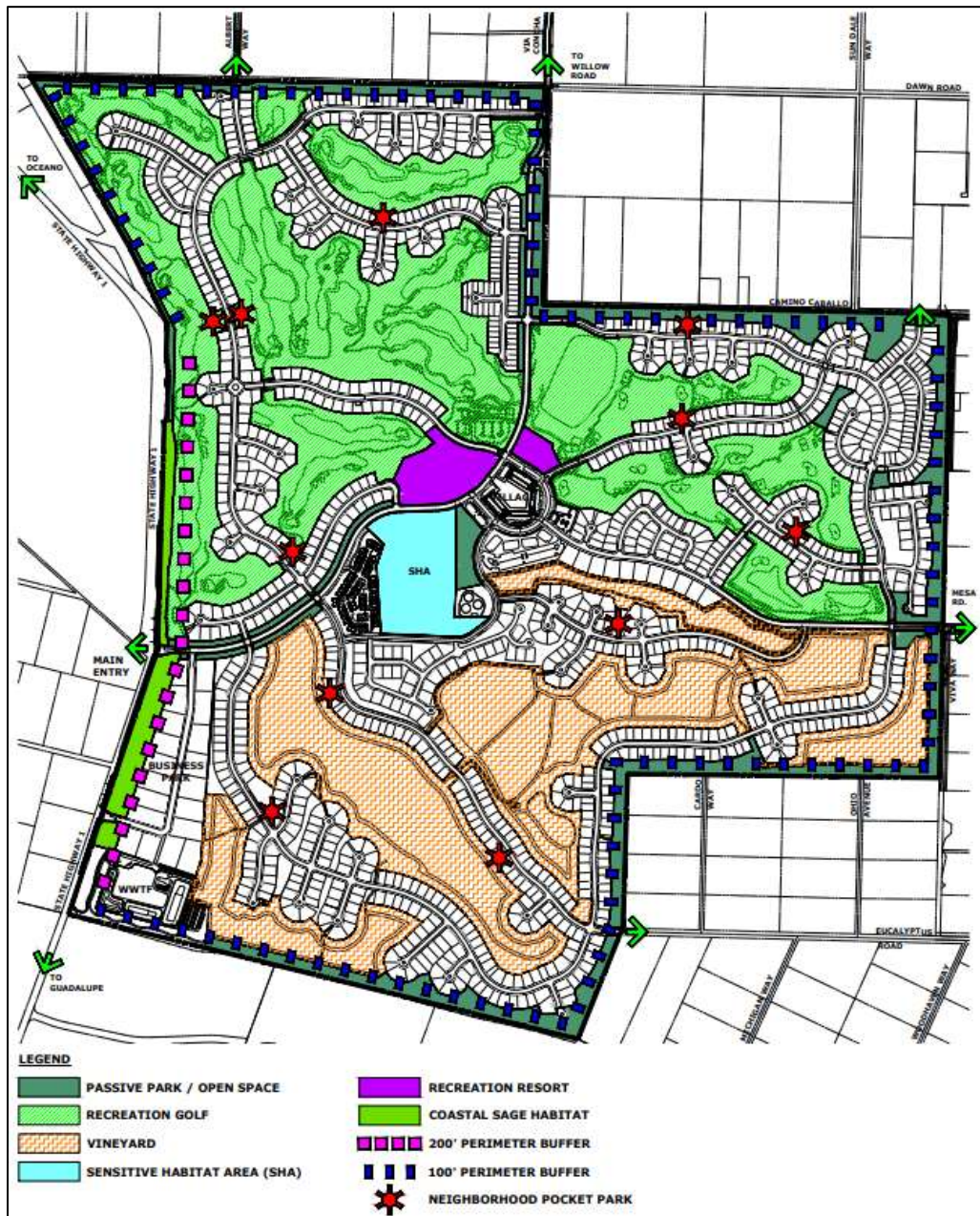
A. Goals and Policies

- ROSG-1 Designate, protect, and conserve natural resources and open space areas within Monarch Dunes.



- ROSG-2 Provide significant active and passive recreational opportunities for the planning area and the surrounding community.
- ROSG-3 Preserve and enhance views to and from the Specific Plan area, from Highway One and surrounding neighborhoods.
- ROSP-1a Development shall be sensitive to existing landforms and natural features and shall strive to preserve sensitive habitat areas and woodlands as practical.

Exhibit 11: Recreation and Open Space Plan





- ROSP-1b** Establish a sensitive habitat reserve area to protect the overwintering area favored by the Monarch butterfly. Land use designations will be compatible with this Sensitive Resource Area.
- ROSP-2a** Provide for public recreational uses such as golfing, walking, bicycling, horseback riding, and neighborhood pocket parks.
- ROSP-2b** Provide a trail system separate from the roadways to access open space areas.
- ROSP-3** Provide an open space buffer along the planning area perimeter to preserve the rural character.

2.5.2 Recreation - Resort

The resort site comprises approximately 7.5 acres in two locations centrally located to the north and west of the Village Center. The resort sites have convenient access to and from State Highway One. The approximately 2-acre Rec-R resort will include a hotel with up to 65 rooms that may include a restaurant, fitness center / spa, and conference and meeting facilities. Tennis facilities, a swimming pool, and possibly retail shops, in support of resort and golf uses, may also be incorporated into the approximately 5-acre Rec-R resort site west of the Village Center. The resort may include a golf clubhouse. The resort complex may be constructed in phases.

A. Resort Policies

- Policy-1a** All buildings should be integrated with the surrounding built and natural environment and well landscaped.
- Policy-1b** Parking facilities should be buffered from main roads by landscaping.
- Policy-1c** The resort hotel will be oriented toward the village center and club house.
- Policy-1d** The design of the resort shall consider the visual constraints of the property.
- Policy-2a** The resort shall integrate into the circulation systems.
- Policy-2b** The resort will be connected with the village by way of pedestrian and golf cart pathways.
- Policy-2c** Transit accessibility shall be considered in the resort design.

B. Land Use Designation

The resort area is designated as Recreation-Resort.

C. Allowable Uses (Please refer to Table 6, page 96)

- Hotel
- Health and fitness club
- Retail shops
- Outdoor sports facilities:
 - tennis courts, swimming pool, handball courts, racquet ball, croquet, par course.
- Athletic instruction facilities



- Personal services
- Golf club facilities
- Eating and drinking establishments
- Meeting and conference facilities
- Clubhouse and community buildings

D. Parking Standards

For parking standards for resort facilities and uses, refer to the County Land Use Ordinance.

E. Building Envelope and Height

The maximum building coverage for the resort hotel and ancillary buildings will be 50%. The maximum building height shall be 45' above finished grade and consistent with fire safety requirements.

F. Special Non-Potable Water and California Green Building Code Requirements

- The existing shallow well located near the Village Center shall be utilized as a source of non-potable water uses in the Village Center.
- Exceed the number of Electric Vehicle (EV) charging spaces required by CGBSC Table 5.106.5.3 (non-residential) and CGBSC 4.406.4.2 (new multi-family dwellings) by ten (10) percent

G. Design Guidelines

1. Introduction

The primary purpose of the resort design guidelines is to accommodate the uses of a visitor-serving hotel, conference facility, ancillary retail, a fitness center, and other supporting resort uses. These design guidelines reflect the uses requiring easy access, ample parking, and service requirements pertinent to resort needs. Specific guidelines and standards relating to architectural character, parking, and landscape can be developed in conjunction with Conditional Use Permit processing for the more precise resort design.

2. Character

The resort area should be pedestrian oriented with strong circulation and linkages to the adjacent village center main street, golf course, and village green. Integration of the resort into the west golf course will increase its visual character and reinforce the resort atmosphere. Creative architectural design blending with buildings in the Specific Plan area, landscaping, pedestrian amenities and close proximity to the village center will make this visitor-serving commercial and recreational area an exciting and interesting gathering place. The visual impact of the hotel should be minimized by an existing landscaped berm along Via Concha Road and a new landscaped buffer proposed along the eastern parcel line adjacent to the driving range and challenge course. Large parking areas can be minimized by separating them into small lots, internalizing and landscaping them.



3. *Site Planning*

- Resort buildings should be visually integrated with the golf course by use of outdoor spaces, windows, and access points that face the Village Center and golf course. The resort complex should integrate convenient pedestrian linkages with the village center and the hotel should provide a covered porte cochere at the lobby entrance as a main focal point and architectural features.



Resort and Golf Course Example

- The resort hotel should accommodate all hotel parking on site and implement design strategies that incorporate efficient use of space and promote active transportation within the Village Center.
- Entrance drives should provide efficient ingress and egress into the resort hotel site.
- Primary ingress and egress should occur from Trilogy Parkway to limit traffic into adjacent residential neighborhoods.
- The entry drives into the resort are to be planted consistent with plant palette shown in Appendix C to the Specific Plan.
- Pedestrian walks and pathways should provide logical linkages to surrounding uses and the resort.
- Parking areas shall be internalized within developed areas whenever possible.
- Parking lots should be landscaped with trees and shrubs and marked with easily definable pedestrian connections. Pedestrian scale lighting should also be employed with fixtures designed to reduce glare.



Resort Example



- Service unloading functions should be easily accessible, but completely screened with dense landscaping, articulated loading dock walls, and a combination of berms and masonry walls. Service should be separate from the front and pedestrian circulation.

4. *Massing and Design*

- Resort buildings should avoid lengthy, flat horizontal facades.
- Variable roof forms with vertical elements and articulated massing should be incorporated into the building design.
- Buildings must be designed for viewing from all sides or adequately landscaped.
- All mechanical systems must be screened from public view.
- Buildings should have subdued colors with bright colors reserved for accents and special features.
- Natural stone, wood, and masonry material are encouraged whenever possible both throughout landscaped areas and in the building form.



Spanish Style Resort Example

5. *Signage*

- Project signage should consist of low level, monument-type signs which complement the overall development.
- Signage throughout the resort should follow a consistent design standard and be integrated into the building architecture and landscape design.
- Wayfinding and directional signage shall be established to guide visitors to and from the hotel.

H. Landscape Guidelines

1. *Character*

This landscape should work in concert with the well-articulated resort buildings to promote both a pedestrian-friendly and intimate setting. The use of ornamental plantings and wooded, meandering trails will help contribute to the look of a lush, green woodland, and frame the resort setting.

2. *Planting*

Tree clustering is encouraged to convey a woodland feeling while still maintaining important views into the golf course and open space. A range of tree sizes and varieties are encouraged to help create a diverse woodland landscape. Ornamental plantings are encouraged throughout the resort area and parking lot buffers, along with accent plantings at resort entries, building entries, and where appropriate. Please refer to Appendix C, Section 1, for the suggested plant palette.

3. *Lighting*

The resort area, with its various uses, will require a diverse array of lighting types.



These types will vary in scale depending on the various uses, such as low, pathway lighting for walks, overhead lighting for building entries and parking lots, etc. The lighting style should appropriately reflect the rural character of the surrounding areas to help establish a unified theme. All lighting must provide a level of light satisfactory for security and visibility purposes without being overly distracting. Parking lot lighting should be directed downward to minimize undue glare, and its impact to adjacent buildings and properties should be minimal. Whenever possible, the lighting should blend in with the landscape and avoid producing glare.

2.5.3 Golf Courses

Approximately 200 acres golf features are planned for Monarch Dunes. The golf on the west side of the development is planned to be operational as an initial phase of the development and will act as a recreational hub for the initial residents and employees of the project, as well as the community of Nipomo. It will radiate out from the clubhouse at the village center. The mature trees and rolling topography of the landscape will define the strategy and look of these courses. A practice area is located in close proximity to the village and will encourage use by the general public.

The golf courses will be routed among the valleys of the planning area with the home sites located above the fairways and looking over the lakes. They will use turf grass species that are adapted to the local climate to help minimize irrigation requirements.

A. Land Use Designation

Monarch Dunes golf courses will be designated Recreation (REC).

B. Allowable Uses

- Golf courses
- Driving ranges
- Clubhouses / meeting rooms
- Eating and drinking establishments
- Small retail shops
- Athletic instruction facilities
- Maintenance facilities
- Storage facilities related to golf uses and maintenance

C. Parking

Golf and golf-related facilities parking will be provided per the San Luis Obispo County Land Use Ordinance.

D. Building Envelopes

Golf course development structures and facilities for maintenance and cart barn storage will be integrated into the course design.



E. Landscape Design Guidelines

The golf courses will subscribe to a Compost Management Plan that will recycle the organic waste generated from landscape maintenance. Please refer to the EIR Mitigation Measure 4.10.2a for landscape design measures.

2.5.4 Open Space

A. Buffer Areas

Highway One Buffer

Highway One is a two-lane, rural highway connecting Arroyo Grande to Guadalupe and the City of Santa Maria. This corridor has been nominated for a State Scenic Highway designation. Monarch Dunes has a large area of its western boundary that fronts this highway. Much of the Eucalyptus groves will be maintained to preserve the rural woodland character along the highway with thinning of the dead wood and saplings. Portions of the golf course fairways, a pedestrian path, an equestrian trail and the replanted Coastal Sage Scrub Habitat will be provided in this 200' buffer (exhibit 12). The County Trails Plan calls for a multiuse trail along the Highway One corridor. Please see Section 3.6 Trails, Section J for more description of the paths.

100' Perimeter Buffer

A 100' buffer will be established around the remaining Monarch Dunes perimeter (other than the Highway One buffer). The 100' buffer will maintain the Eucalyptus groves with some thinning and removal of dead wood for fire safety purposes. By providing this buffer, a rural woodland atmosphere will be maintained for the existing adjacent residential areas. The County Trails Plan calls for a trail along Viva Way, turning onto Camino Caballo, and then north on Via Concha. This trail may be included in the 100' buffer area of Monarch Dunes. This trail may be utilized by pedestrians and equestrians alike. Golf course fairways may meander in and out of this buffer as well.

B. Sensitive Habitat Areas

Monarch Butterfly Habitat

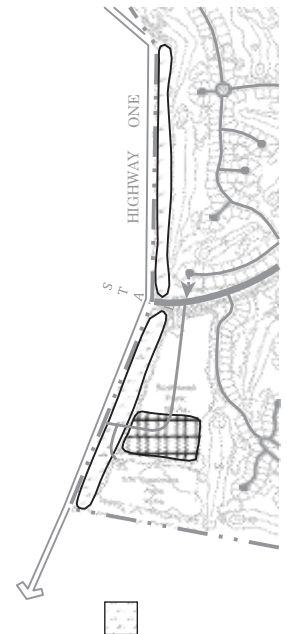
A Sensitive Habitat Area is planned to protect the overwintering habitat of the Monarch butterfly. The site encompasses approximately 11 acres. This area also happens to be the highest elevation on the property and therefore, the most visible point from distant viewpoints in the planning area. This habitat area will be protected in permanent open space, with a multi-use path provided for equestrian, pedestrian, and bicycle users. A passive park adjacent to the habitat to the east will provide parking, trail heads, and picnic areas. An informational kiosk will describe the Monarch overwintering phenomenon.

The trees in this habitat area shall be actively managed for five years to maintain conditions suitable for winter aggregations of butterflies. This includes grove enhancement activities such as planting seedlings and selective trimming and removal of trees for either wind protection or sunlight access. The movement of the butterflies should be monitored periodically to ensure adequate habitat area.



Coastal Sage Scrub Habitat

The existing coastal sage habitat area is in the vicinity of the proposed wastewater treatment plant and comprises approximately 9 acres. It may be replanted along the 200' buffer parallel to Highway One as part of the tree trimming and landscaping for this buffer (Exhibit 12). There were no endangered species found in this habitat which allows for its relocation.



*Coastal Sage Habitat
Exhibit 12*

C. Neighborhood Pocket Parks

Neighborhood play areas are intended to serve the individual residential neighborhoods. These parks, 1/2-acre maximum, in size and strategically located to provide easy walking distance from residential homes. Elements of these play areas may include a small playground, tot lots, grassy areas, a basketball half court, seating areas, and picnic areas.

D. Village Green

The village green or square is the focus of the village. The green should include landmark features such as a pond/small lake, fountain, gazebo / bandstand, clock tower or sculpture in a park like setting. Pedestrian paths will link the green to surrounding streets and shops. Landscaped areas, including trees and seating, will provide places for people to gather and linger. A street with diagonal parking will encircle the green. Parking lots should be kept to a minimum in the village green.

E. Trails

Trails are provided for pedestrians, bicycles, and equestrians. These trail descriptions can be found in Section 3.6 of the Circulation Section.

F. Passive Park

A 7-acre passive-use park will serve the Nipomo Community by enhancing access to the Monarch habitat area. This park is adjacent to the northern and eastern edge of the Sensitive Habitat Area and is easily accessible from the village center, Resort, Business Park and trail system. Amenities provided may include picnic areas, parking, trail heads and an information kiosk. Parking will be provided at the park and at the lot next to the village green.

G. Natural Areas

The natural areas will be those areas found between the residential neighborhoods and the golf courses, the open spaces separating and within neighborhoods, setbacks along the main roads, and the area in and around the Sensitive Habitat Area. The eucalyptus woodlands which characterize these natural areas will be selectively thinned and cleared of debris to improve safety, visibility and access. As seen in Table 1 these areas make up approximately 100 acres.



2.6 Public Facilities

The wastewater treatment facility located in the southwestern corner of the Specific Plan area is the only area designated as Public Facilities.

2.6.1 Wastewater Treatment Facility

The treatment facility is located at the lowest area of the site to provide for gravity flow whenever possible to the plant. Is designed to serve the residential and commercial uses of Monarch Dunes Specific Plan area. The treatment plant capacity and functions are further described in the Public Utilities & Services, Section 4.2.

A. Land Use Designation

The Wastewater Treatment Facility is approximately 10 acres in area, and is designated PF.

B. Allowable Uses

Allowable uses in the PF designation include:

- Wastewater treatment plant
- Offices
- Storage basins
- Maintenance vehicle storage
- Ancillary buildings
- Maintenance buildings
- Storage yard(s)

C. Parking

Adequate parking will be provided for employees, equipment service, and visitor parking on site.

D. Lot Type and Building Envelope

Building coverage will be limited to the minimum building area needed to accommodate the wastewater treatment facility and other maintenance facilities. The buildings will be limited to one story. Building coverage does not include wastewater storage facilities.

E. Design Guidelines

1. Location

These guidelines affect the area designated Public Facility/wastewater treatment.

2. Character

The wastewater treatment facility will be buffered to any adjacent areas for the most part by existing trees. However, the buildings should be in keeping with a rural character and utilize low scale structures and natural materials. Paved areas should be limited to access roads, parking, and ponds.



3. *Site Planning*

There will be a 200' landscaped buffer between the facility and Highway One, and a 100' buffer along the southern property boundary. Access will be from the business park and should be marked by a sign and lighting. The facility should be screened from the adjacent golf course with berming and landscaping per the Landscape Design Guidelines below.

F. Landscape Guidelines

1. *Planting*

- Existing Eucalyptus trees are to remain, with some thinning and clearing, in the 200' buffer from the western property line, and within the 100' buffer from the southern property line.
- This facility should be screened from the golf course by existing Eucalyptus trees and shrubs as suggested in the Suggested Plant Palette, Appendix C.



3.0 CIRCULATION SECTION

The circulation within the planning area is designed to provide a system of streets and alternative routes connecting one location to another, within the planning area as well as to the surrounding community. Most of the streets are curving to reflect the lay of the land and to provide changing views. These streets are categorized as Primary and Secondary streets. The primary streets are the main linkages from the extension of Via Concha to Highway One and Mesa Road to Via Concha at the village center. The secondary roads are the interior system of streets providing circulation among the land use areas. All onsite streets are to be constructed per the standards of this Specific Plan or its County equivalent. These streets are designed to maximize access by all modes of travel including bicycles, walking, and cars, from the various land use areas to the village center. A transit stop will be incorporated in the village core area to promote public transit use, and may be provided in other areas of the plan in the future. A system of equestrian, pedestrian and bicycle paths is also provided as discussed in Trails, Section 3.6.

This section begins with a description of the project entry gateways into Monarch Dunes site from existing area streets. Next is a detailed description of the internal network of streets including the improvement standards, median requirements, landscape, and lighting. There are several street section standards that will provide different travel experiences depending on the interface of the street with the land use areas. For example, those streets that travel through open space and golf areas are different than those that access residential areas, in both travel lane widths and landscape setbacks. The street circulation pattern is illustrated in the Circulation and Street Types Plan, Exhibit 14 on page 65.

3.1 Circulation Goals and Policies

- | | |
|--------------|---|
| CG-1 | Provide a safe and efficient system of public streets that meets community needs and promotes sound land use. |
| CP-1a | The general location and patterns of the circulation system shall be generally consistent with the Specific Plan. Specific alignments shall be determined during tentative map and development plan approval. |
| CP-1b | Provide the necessary turning lane improvements to Highway One. |
| CP-1c | Private streets, if proposed, should be constructed per these Specific Plan standards and a means for providing for maintenance and landscaping should be established. |
| CP-1d | Avoid routing truck traffic through the Monarch Dunes Specific Plan area. |
| CG-2 | Provide a circulation system that creates linkages to the existing street network. |



- CP-2a Provide several access points to the planning area to reduce traffic in surrounding neighborhoods.
- Cp-2b The primary street system should be designed to meet the County Circulation Element requirement to provide linkages to Highway One.
- CG-3 Promote the use of alternative methods of transportation.
- CP-3a Provide a system of pedestrian, bicycle, and equestrian pathways within the planning area that connect residential areas with the village and business park.
- CP-3b Promote the use of public transit by providing future transit stop opportunities in the specific plan area.
- CP-3c Provide parking lot accommodation for a potential Park & Ride service.
- CP-3d Provide easements and improvements for the regional trail links as established in the County Trails Plan.

3.2 Project Entries

Project entries have differing treatments depending on their prominence in the street hierarchy. Highway One is a main entry and therefore has the most extensive of treatments including a wide entry median. The other plan area entries have a different entry character. Those streets entering into the on-site residential neighborhoods are also given a different treatment.

3.2.1 Highway One Main Entry

A. Location

Highway One will function as a primary access to the project site in the initial development phases. A turning lane improvement is necessary on Highway One within the existing right of way to prepare the motorist for entering Monarch Dunes and to enable continued safe movement along the State Highway. The highway entry will be marked with monument(s), (that should be visible from both directions on the highway) and distinctive landscaping to define this area as the primary entry. A landscaped median will be located in the center of the road that leads into the planning area.

B. Standards

The on-site entry at Highway One includes a 16' minimum median in the center of the street and 50' of landscaped setback on both sides. The median will extend into the site and terminate at the first intersection. Monument signage will be included at this entry as described in the following section C.



C. Landscape and Lighting

1. *Planting*

The main project entry shall include planting areas along Highway One on both sides of the entry road. The plantings will include ornamental grasses, accent trees, and shrubs to provide seasonal color and interest while allowing views into the project site. These plantings, along with theme signage, will provide a visual gateway and sense of arrival for those entering Monarch Dunes planning area.

Please refer to Appendix C for the project suggested plant palette.

2. *Median*

A 16' wide median will lead into the planning area and be planted with a mix of drought-tolerant, native, and ornamental species. The shrub plantings will be grouped in informal drifts and the trees informally clustered in twos and threes to complement the rural surroundings. (Refer to Section A on page 61)

3. *Monument Signage*



Monument Example

Appropriate signage will be placed on both sides of the entry street within the 50' setback and should be clearly visible to the north and south travelers along Highway One without blocking highway sight lines. The character of the sign should embody a rural quality and be constructed primarily of natural materials, i.e., wood, stone, and natural colors. Plantings at maturity must not obscure safe highway sight lines.

4. *Lighting*

The monument signage must be sufficiently lit to direct travelers to the project entry as they approach from Highway One. However, light levels must not create a nuisance or distract oncoming traffic. Any visible light fixtures must complement the architecture and project character.

One streetlight on each of the two corners will frame the project entry and provide clear visibility and security. The lighting should be directed downward to minimize undue glare toward oncoming traffic and adjacent uses. Please see mitigation measure 4.6-2a (Appendix E).



3.2.2 Secondary Entries

A. Location

1. *Mesa Road*

The main entry at Mesa Road should also announce the arrival to Monarch Dunes village and should be marked with signage and landscaping.

2. *Via Concha, Eucalyptus Roads, Albert Way, and Business Park*

The other secondary entries into Monarch Dunes are intended to give the traveler an impression of entering a new village. The entries should convey a sense of arrival by means of small, subtle entry monuments, and carefully appointed landscaped medians. The business park access from Highway One should be clearly identified with signage appropriate to the scale and character of the business park and be distinguishable from the main Monarch Dunes entry on Highway One. The Business Park entry at Highway One will also require turning pockets.

3. *Residential Neighborhoods and Resort*

The entries into these areas will help the traveler be aware that they are entering a new area of the Specific Plan area by the median provided at these intersections.

B. Standards

1. *Mesa Road*

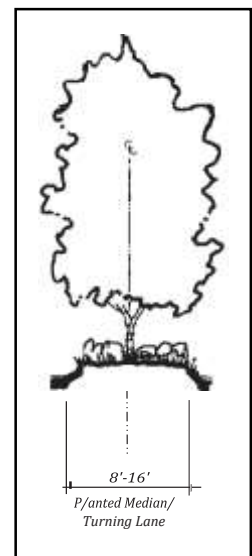
The main entry at Mesa should have a 12' median and have the character as shown in Section A. This median would be added to the Primary Street Section 'B1' and extend into the plan area and terminate at the first cross street.

2. *Via Concha, Eucalyptus Roads, Albert Way, Business Park, and Resort*

The Via Concha entries should have a 10' median (see Section A) and be added to the Primary Street Section 'B2'. Eucalyptus Road and Albert Way will have a 10' median and be added to Secondary Street Section 'E' at the entry. The Business Park entry will also have the 10' median and be added to the business park street section 'I'.

3. *Residential Neighborhoods and Resort*

These entries medians will be 8' wide (per Section A) and extend into the neighborhood by 30'. This median should be added to Secondary Street section 'E'.



Section A - Entry
Median



C. Landscape and Lighting

Secondary entries should include a planted median extending into the planning area only as far as the first intersection. Planting character and plant choice will be the same as that expressed in section 3.2.1 above, as will the signage treatment (although smaller in scale). Corner intersection treatments should be highlighted with special accent trees such as Crown of Gold (*Cassia excelsa*), Jacaranda (*mimosifolia*), and Golden Rain Tree (*Koelreuteria paniculata*) that provide color and seasonal interest.

Lighting specifications and landscape character should be consistent with section 3.2.1 and Appendix C, the project suggested plant palette.

3.3 Primary Streets

The Primary streets will function as rural main streets that serve all the land use areas of Monarch Dunes. There are two types of primary streets distinguished by their location and their respective rights of way. The main streets forming a link from Via Concha to Highway One and Mesa Road to the village center are primary. These roads will have two travel lanes, two bike lanes and a pedestrian walkway. This street has two variations, one includes a buffer on both sides.

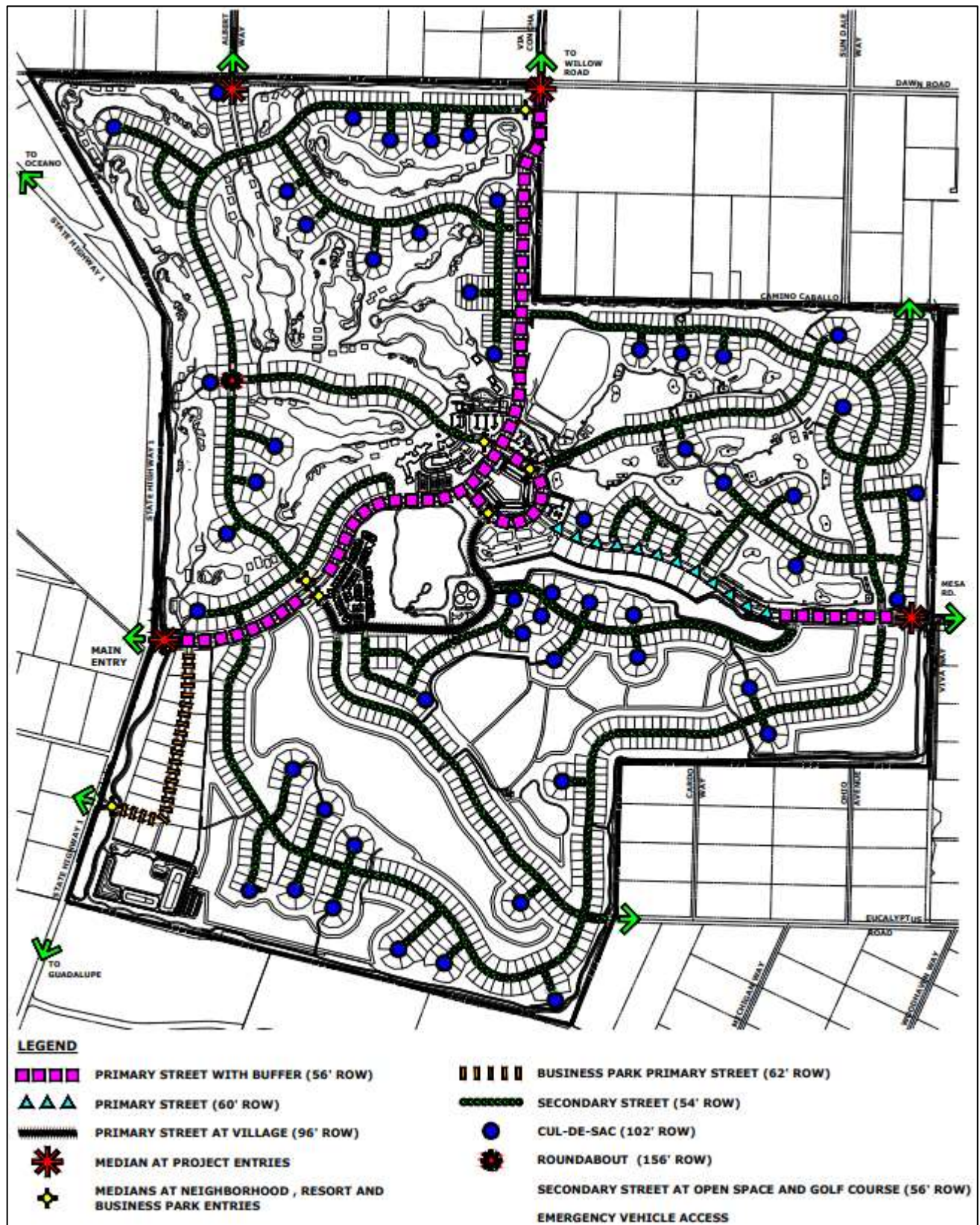
The Circulation and Road Type Plan, Exhibit 14, page 65, illustrates the location of all street types for the planning area. Corresponding cross sections illustrate the future road construction that should guide development of the individual streets.

3.3.1 Purpose

Via Concha Road is an existing county road designated to link Willow Road to the north with Highway One to the southwest. Landscaped medians at the entrance from Highway One, Mesa Road and Via Concha will visually announce arrival to Monarch Dunes. Mesa Road will provide a second link and serve as a direct access into the village center from the town of Nipomo.



Exhibit 14: Circulation and Road Type Plan





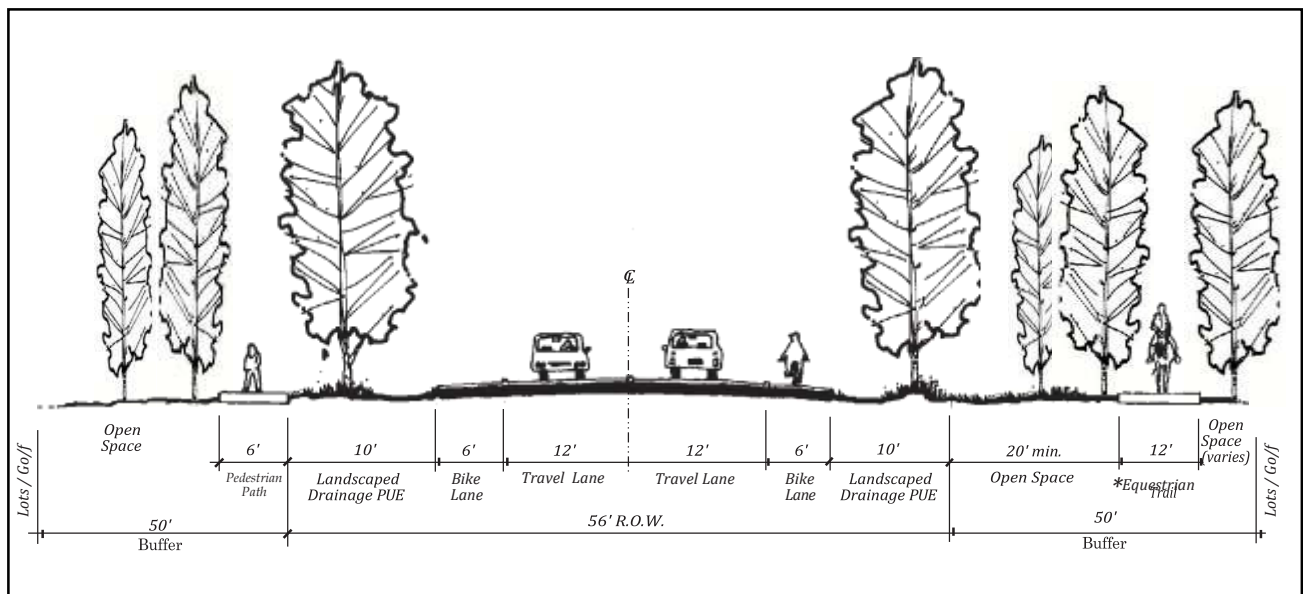
3.3.2 Primary Street with Buffer (56' ROW)

A. Location

This main street, with a 56' right of way, will occur at the entry point at Highway One to the village center, then from the village center to the northern boundary of the plan area. It will also apply to Mesa Road from the entry to the first residential lot (thereafter it becomes a 60' primary local street, Section B2). The 50' buffer on each side of this road provides a spacious rural feeling through those areas where no residential lots front the street.

B. Standards

Section B1 shows the cross section for this primary street, with two 12' wide travel lanes and a 6' wide bike lane on both sides of the street. A 10' wide public utility easement (P.U.E.) will be planted to achieve a natural appearance, preserving existing trees where practical, and allowing for a drainage course closest to the street. A 50' buffer will be provided on both sides of the R.O.W. and contains a 6' meandering pedestrian path on one side and a meandering equestrian trail on the other side. The center median will be added at the entries per the standards in the previous section 3.2. The landscaping adjacent to the road and in the buffer area should maintain existing Eucalyptus trees as practical and/or replace trees with a species compatible to the area. The equivalent County road standard to the standard shown below is A-4 Rural.



Section B1 - Primary Street with Buffer



C. Landscape and Lighting

1. *Planting*

The landscaped area within the drainage P.U.E. may retain the existing Eucalyptus trees or be planted with a mixture of compatible large tree species providing seasonal advantages such as summer shading and increased access to sunlight in winter. Large, informal trees clustered along the road will also contribute to the rural character of the project and reduce the vehicular focus of these streets. Streetscape landscaping should emphasize drought-tolerant and local plant materials.

Existing Eucalyptus trees should be retained wherever possible within the landscaped drainage P.U.E., when this area lies adjacent to open space. Any existing Eucalyptus in open space areas adjacent to pedestrian pathways should also remain, unless otherwise specified by plan or text. These trees should be pruned by thinning and the removal of dead wood. Areas where existing Eucalyptus are removed should be revegetated with plants suggested in Appendix C.

2. *Lighting*

The intersections should include one streetlight on each of the corners to frame the intersection, identify the entry, and increase security. The lighting fixture and pole style should appropriately reflect the rural character of the site and be no taller than 30'. The fixture should complement the fixtures shown in Section 3.4.2 (page 72). The lighting should minimize undue glare toward oncoming traffic. (See Mitigation Measure 4.6-2, Appendix E)



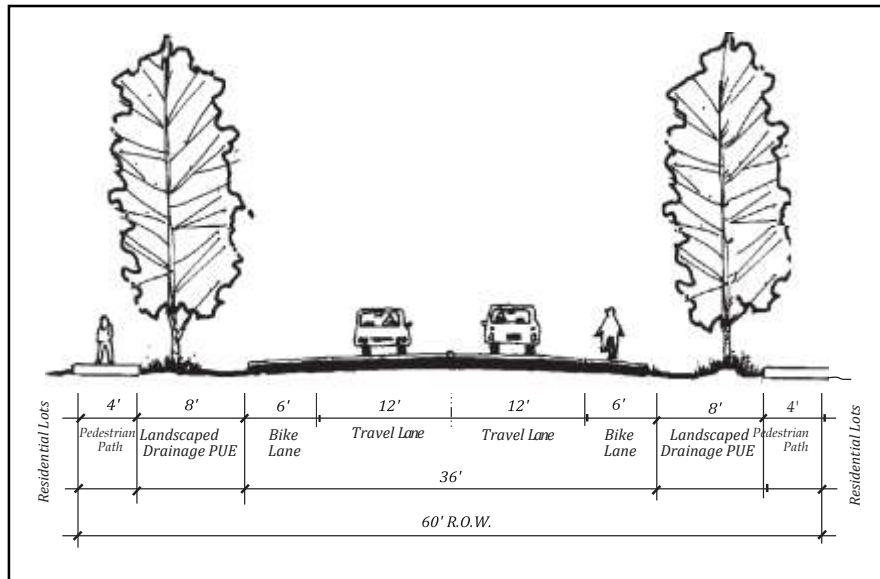
3.3.3 Primary Street (60' ROW)

A. Location

This standard applies to that portion of Mesa Road that has residential lots on both sides before it reaches the village center.

B. Standards

Section B2 illustrates this primary street. There are two 12' travel lanes. Two 6' bike lanes, with a 8' utility and drainage easement on each street. A 4' sidewalk will encourage pedestrian strolling through a continuous connection on both sides of the street. The equivalent County road standard to the standard shown below is A-4 Rural.



Section B2 - Primary Street

C. Landscape and Lighting

1. Planting

Planting specifications within the landscaped drainage P.U.E., should be consistent with those described in section 3.3.2.

Please refer to section 3.3.2 above for lighting specifications and to Appendix C for the project's suggested plant palette.



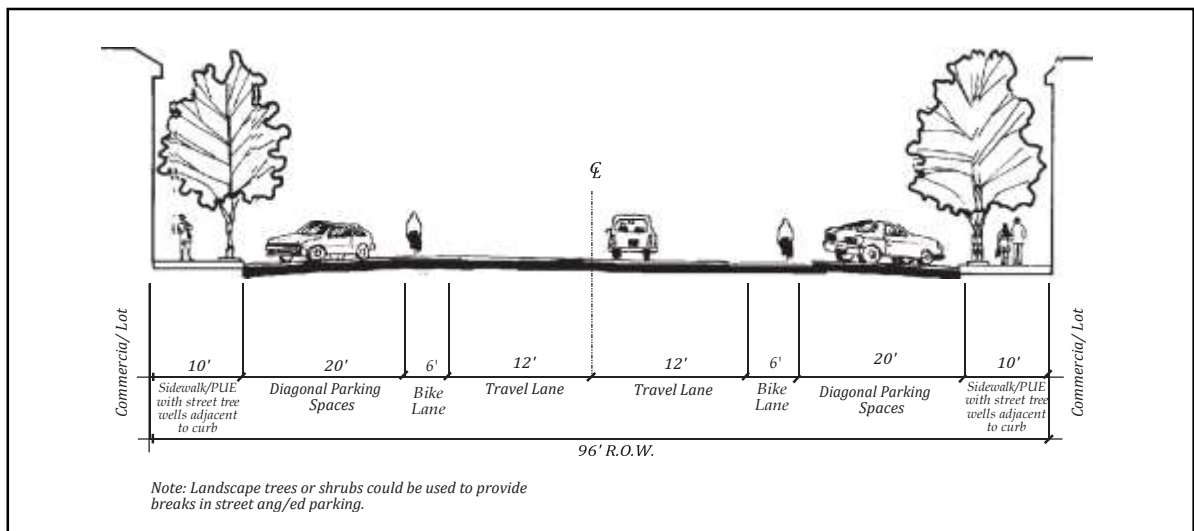
3.3.4 Primary Street at Village Center (96' ROW)

A. Location

This standard applies to that section of Primary street that encircles the village center except that portion of Via Concha which goes through the village which will have 8' parallel parking lanes on both sides of the street.

B. Standards

Section C shows two 12' wide travel lanes, two 6' bike lanes, and 20' diagonal parking spaces on both sides of the street. Ten-foot wide sidewalks are located on either side of the street to serve pedestrians using the commercial area of the village. The commercial lots will begin at the edge of the right-of-way. The sidewalk may be reduced to 6' wide with a 4' wide



Section C - Primary Street at Village Center

landscaped strip in that area where the street serves a multi-family use, or where it passes into and through the village green. This standard is equal to County road standard A-2 with additional parking lane width and bike lanes.

C. Landscape and Lighting

Please refer to section 2.4.1 Landscape Guidelines G.2, for planting and lighting specifications.



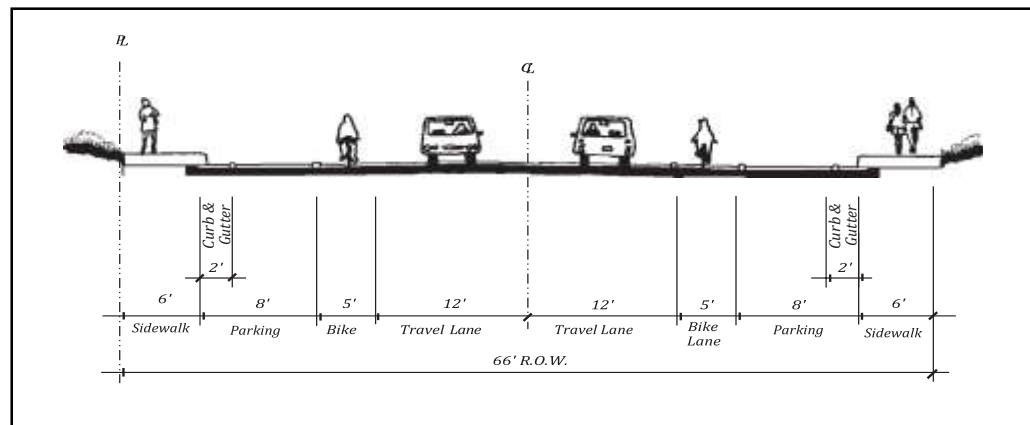
3.3.5 Primary Streets in the Business Park (66' ROW)

A. Location

This street section applies to the primary streets within the Business Park designations.

B. Standards

The street section for these streets is designed to allow for large vehicle and truck access and turning movements with the Business Park areas. Section D illustrates this street cross section and includes two, 12' wide travel lanes with an 8' parking lane on both sides of the street. A Class II-B bike lane will be 5' wide, adjacent to the parking lane. A 2' wide curb and gutter and a 6' wide sidewalk will be located on both sides of the street. This standard is equal to the County road standard A-2 Urban with the addition of a bike lane.



Section D - Business Park Primary Street

C. Landscape and Lighting

The landscape and lighting character of the Business Park streets should be consistent with the design guidelines, to provide continuity in the environment. Please refer to section 2.4.2, section G, page 45 (Business Park Landscape Guidelines), for planting and lighting specifications.



3.4 Secondary Streets

3.4.1 Purpose

There are two secondary street types that serve the residential neighborhoods of the planning area, the resort, and those areas where the road interfaces with open space or golf. These streets maintain a rural feel by using narrower street width and a generous landscape easement. If these streets are slated for public ownership, County Improvement Standards A-1 or A-5 may be used to replace the proposed standards.

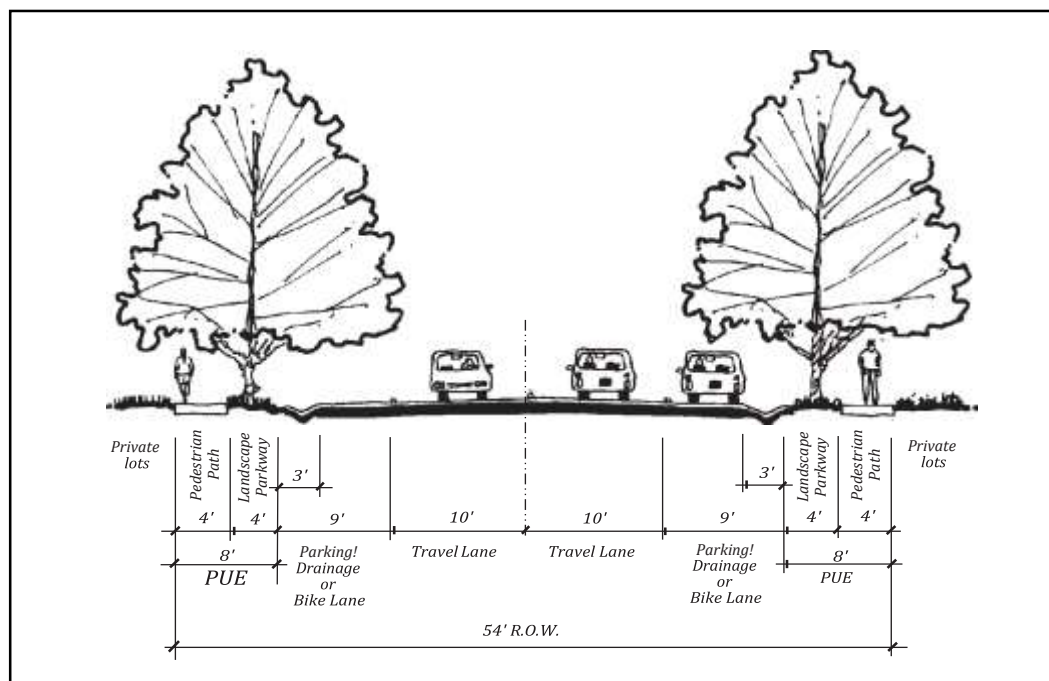
3.4.2 Secondary Street (54' ROW)

A. Location

This street standard applies to all the residential land use areas. These areas can be found on the Circulation Plan, Exhibit 14 (page 65).

B. Standards

Section E illustrates the roadway cross section including two 10' travel lanes and an additional 9' parking or bike lane with drainage dike on both sides. A 4' landscaped parkway separates a 4' pedestrian path on either side of the street. A landscaped median will be included at neighborhood entries as described in Section 3.2.2. The equivalent County road standard to the standard shown below is A-1 Rural.



Section E - Secondary Street



C. Landscape and Lighting

1. *Planting*

This streetscape will include sidewalks separated from the street by a minimum 4' wide planted parkway, within the drainage P.U.E., that will accommodate street trees. This parkway strip should include compatible medium to large tree species such as Ginko (Biloba 'fairmont'), (Maytenus boaria), and Brisbane Box Mayten (Tristania conferta) with variable linear spacing to encourage an informal, rural quality.

2. *Median*

The median will be 8' wide and extend 50' from a primary street intersection. Planting character should convey a formal and attractive ambiance that signifies this section as a resort entry.

3. *Lighting*

The street light type should appropriately reflect the rural character of the site. The theme light fixture should be slightly smaller in scale than those used in the pedestrian-oriented village center and no taller than 20'. The impact of this lighting upon adjacent buildings and properties should be minimal, and the lighting should be directed downward to minimize undue glare toward oncoming traffic and adjacent residences. The fixtures should be consistent within each neighborhood and along a primary street. See Mitigation Measure 4.6-2a (Appendix E).



Lighting Examples

4. *Plant Palette*

Please refer to Appendix C for the project's suggested plant palette.



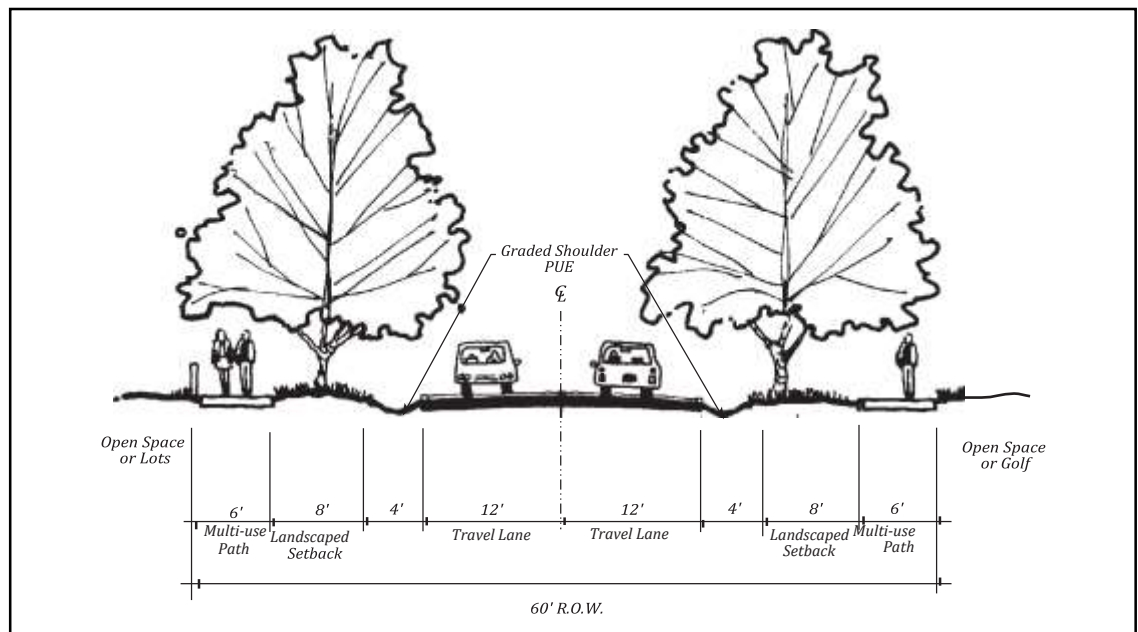
3.4.3 Secondary Street at Golf Course or Open Space (56' ROW)

A. Location

This standard applies where a secondary street traverses open space or golf course and as the Resort access road. The travel lanes widen to 12' with no parking on either side. (Please refer to Exhibit 16, page 78 for the transition area illustration)

B. Standards

This local street will have a rural character with two 12' wide travel lanes and a 4' graded shoulder on each side (section F). Pedestrians and bikes may share the 6' multi-use path on both sides of the street. An 8' wide planted parkway will separate the path from the street. The equivalent County road standard to the standard shown below is A-1.



Section F-Secondary Street at Open Space or Golf Courses

C. Landscape and Lighting

1. Planting

Street trees are not required, but if introduced, they should be clustered as much as possible to blend in with the adjacent open space. Existing Eucalyptus trees in open space areas adjacent to the roadway or pedestrian path should be retained where practical. See section 3.3.2 for further standards.

Please refer to Appendix C for the project's suggested plant palette.

2. Lighting

Lighting will not be provided along this right of way.



3.4.4 Cul-de-Sac with Planted Island (Optional)

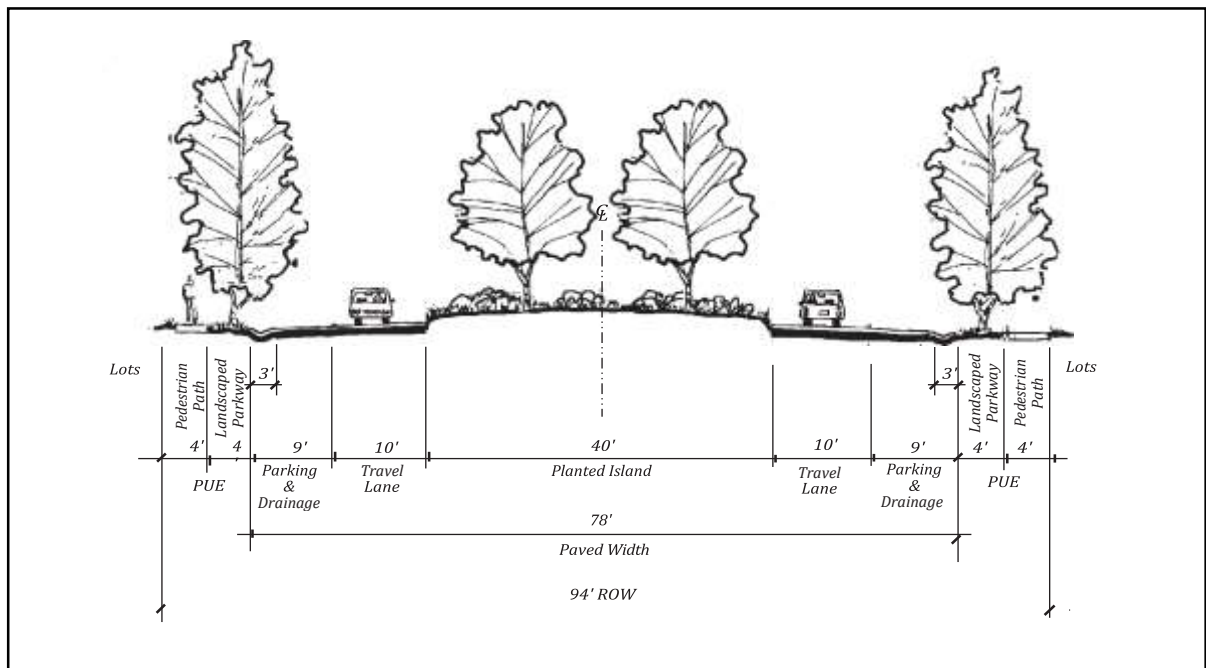
The planted island is not required as a cul-de-sac treatment. If it is applied, it should follow the following standards. If no island is provided the minimum paved width should be 80'.

A. Location

Those residential streets that end in a cul-de-sac may incorporate the following cul-de-sac standards.

B. Standards

The cul-de-sac center planted island will have a 40' diameter, surrounded by a single 10' wide travel lane, as shown in Section G1 below. The 9' parking and drainage lane, landscape setback, and pedestrian path standards are the same as the 54' ROW street (Section E). The island may include a parking bay for guest parking. The plan view of the cul-de-sac (exhibit G2) includes the County standards for radii at the street entrance. The equivalent County road standard to the standard shown below is A-5 Suburban or Urban.



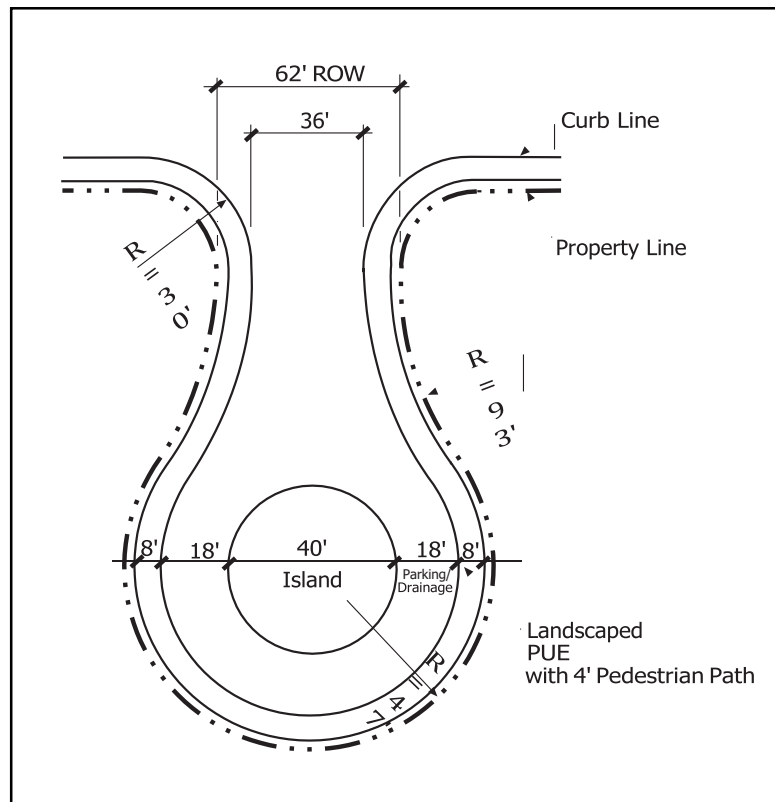
Section G1 - Cul-de-Sac



C. Landscape and Lighting

1. *Planting*

The sidewalk for cul-de-sac areas will be separated from the street by a 8' wide planted parkway and will accommodate street trees and ground cover. This parkway strip should include compatible tree species of medium size such as Black Sage (*Salvia*



Plan G-2 - Cul-de-Sac Plan

mellifera), Silk Tasse (*Garrya elliptica*), and California Lilac (*Ceanothus*). The planted median should include drifts of ornamental grasses, shrubs, and ground cover. Please refer to Appendix C for the project's suggested plant palette.

2. *Lighting*

Lighting in these areas will only be provided in the planted medians that accommodate parking. Light levels should provide a level of light satisfactory for security and visibility purposes without producing glare into adjacent residences. Please refer to section 3.4.2 for additional street light specifications.



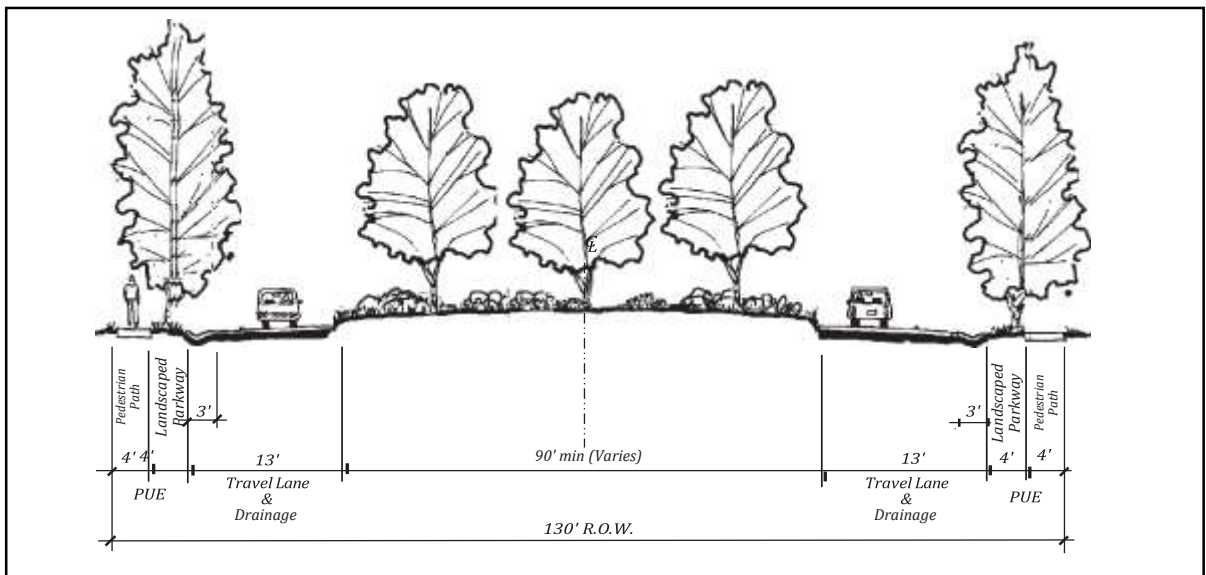
3.4.5 Secondary Street with Roundabout (130' ROW)

A. Location

The roundabout is used at some intersections that occur within residential areas. It is implemented to help slow traffic and accentuate a change in neighborhoods. It is also used at the entrance to the Resort.

B. Standards

Section H shows the one-way travel lanes at 12' wide with an 8' wide PUE. Within the PUE is a 4' landscaped parkway and 4' wide pedestrian path, provided to link with the pedestrian paths of the connecting street. The center island is a minimum of 90' wide.



Section H - Roundabout

C. Landscape and Lighting

1. Lighting

In this roadway cross section, light standards will be provided at intersections. Light styles should be consistent with those suggested in Section 3.4.2.

Please refer to section 3.4.2 for planting specifications and to Appendix C for the project's suggested plant palette.



3.4.6 Emergency Vehicle Access Routes

A. Location

There are four emergency vehicle access (EVA) routes provided in those residential areas where the cul-de-sac exceeds 1,000 feet. The EVA links the cul-de-sac to a Primary street. Please refer to the Circulation and Road Plan (Exhibit 14).

B. Standards

The EVA will be 20' wide and may be constructed of turf block or other all-weather paving.

3.5 Off-site Public Streets

3.5.1 Highway One Arterial Modifications

A. Location

State Highway One is adjacent to the planning area's western boundary. The main entrance and Highway One intersection will be improved to include a southbound left turn lane and a northbound right-turn lane to provide safe access to the site from Highway One.

B. Standards

Please refer to the County street standards for median left-turn and right-turn pocket channelization, and general improvement standards. Coordination with Caltrans will be necessary to ensure these improvements meet their specifications for the state highway.



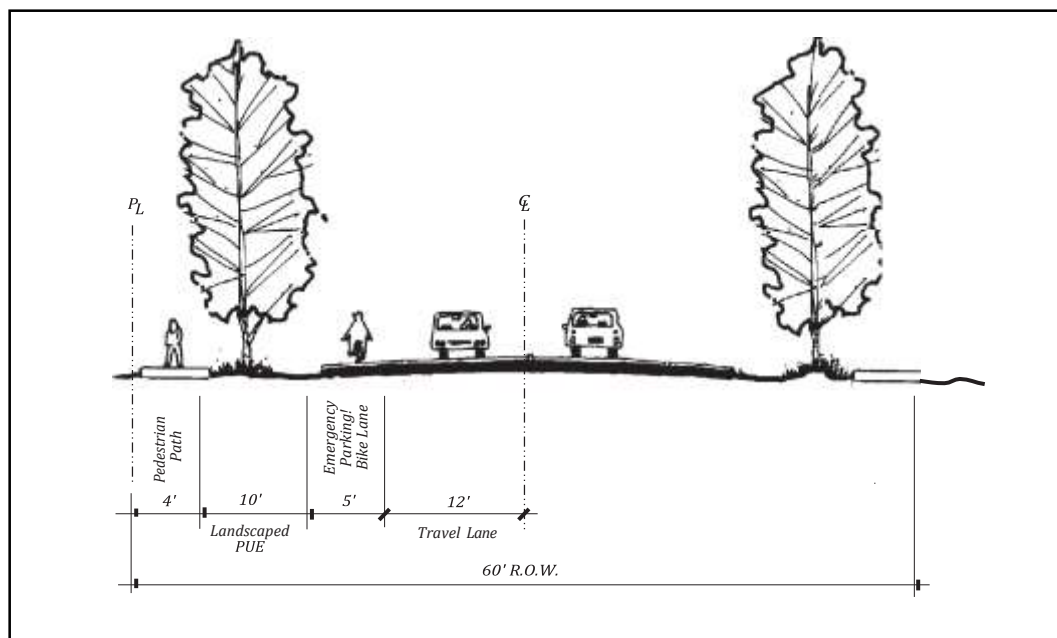
3.5.2 Off-site Public Streets (60' ROW)

A. Location

Off-site streets that will be improved by Monarch Dunes include Via Concha, Albert Way and either Mesa Road or Camino Caballo. This applies to those portions of Via Concha and Albert Way from Monarch Dunes to Willow Road, and Mesa Road or Camino Caballo from Monarch Dunes to Osage or Pomeroy. Monarch Dunes will be contributing its far-share toward the improvement of various other public roads in the area.

B. Standards

Section I illustrates the standards that will apply to Via Concha and Mesa Roads. Two, 12' wide travel lanes and two, 5' wide emergency parking/ bike lanes are planned. The 10' wide drainage and utility easement will remain in a natural condition with a grassy slope and a 2' wide gravel lining in the drainage course. The developer will provide one travel lane, a 5' wide emergency parking, and 10' graded landscape easement. Albert Way will have the same right of way width, however, will not include the emergency parking lane.



Section I - Off-site Public Street

C. Landscape and Lighting

1. *Planting*

Existing Eucalyptus trees should remain where practical.

2. *Lighting*

Lighting will not be provided along this right of way.



3.6 Trails

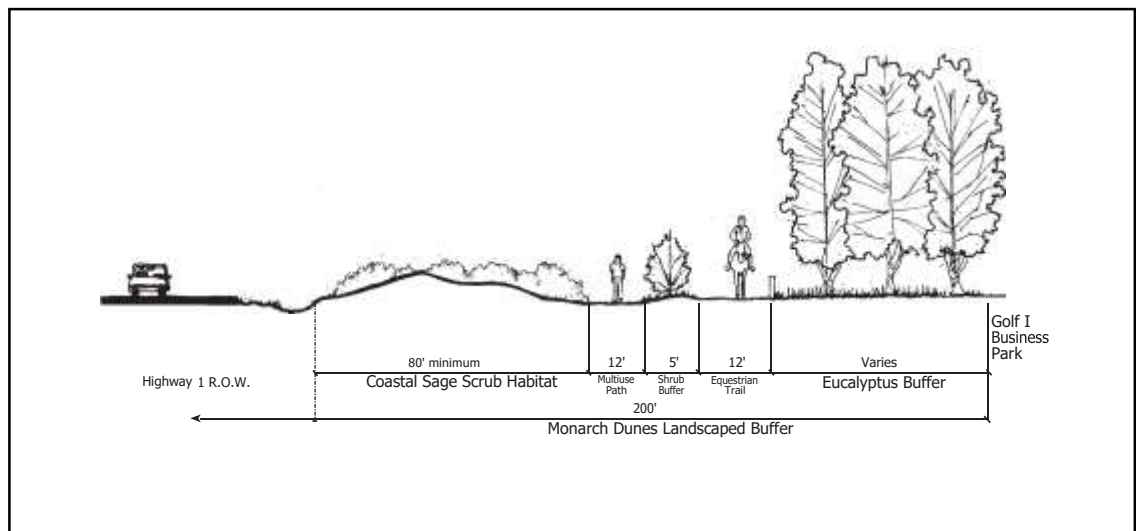
3.6.1 Pedestrian Pathways

A. Locations

Most pedestrian pathways in the planning area are within the street right of ways, provided as a separate paved path of varying widths. A multi-use path for pedestrians and bikes will be provided within the 200' buffer adjacent to Highway One (see Section J), and as part of the Secondary Street at Open Space (Section F), and within the Monarch habitat area. A separate pedestrian path will be provided in those residential neighborhoods with cul-de-sac streets. This path will allow residents to walk from one cul-de-sac to another through the open space areas. Refer to the Primary Paths/Trails Map, Exhibit 15 (next page) for the location of the trails and paths.

B. Standards

The pedestrian path varies from 4' to 6' when a landscaped easement is provided between the path and the street. It will be of asphalt surfacing. In those areas where the path is

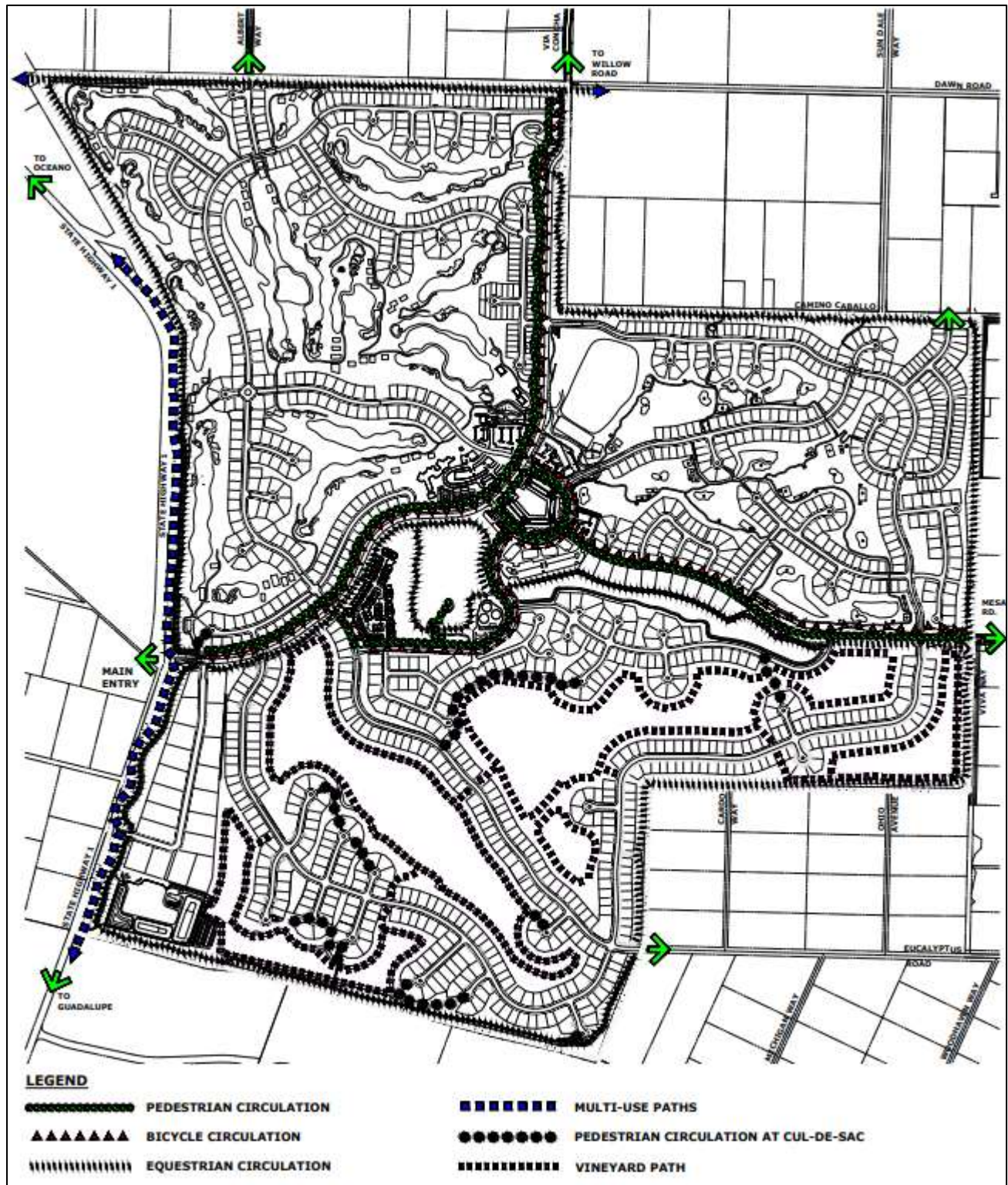


Section J - Buffer at Highway One

attached to a curb, in the village center or business park, it varies from 6' to 10' as a concrete path. The 12' Multi-use path within the 200' buffer and Monarch habitat area will be constructed of crushed granite or compacted sand. The pedestrian path of the Secondary street will need to merge with the multi-use path where the two roads change from a residential street to the open space street (see Exhibit 16, page 78). The separate paths that link cul-de-sacs will be 4' wide and utilize the existing compacted sand.



Exhibit 15: Primary Paths and Trails Plan





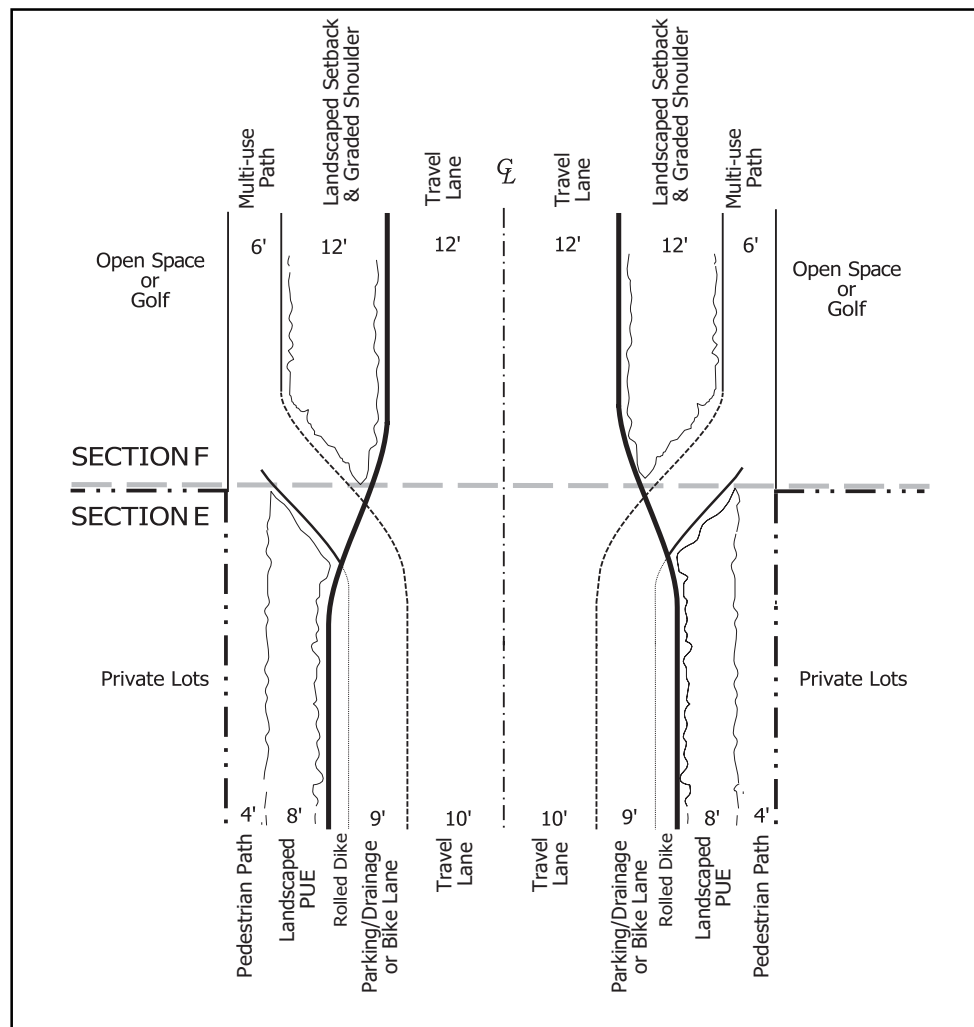
C. Landscape and Lighting

The pedestrian paths within the street rights-of-way will be landscaped and lighted according to the street section standards. The trails within the 200' highway buffer and open spaces will be landscaped by the existing Eucalyptus tree woodlands. No lighting will be provided.

3.6.2 Bicycle Pathways

A. Location

Most bike paths are within the street right of way, either as a Class I or III. There are two multi-use paths provided, one in the 200' buffer and one in the secondary street at open space (Section F). The bikes will share this path with pedestrians. The multi-use path will have to merge with the street for bike users, and the pedestrian path of the Secondary street (Section E) where this street joins an open space street section (Section F).



Sections E/F Transition

Exhibit 16

**B. Standards**

Section J above shows the multi-use path standard in the 200' buffer. Please refer to the street sections for further descriptions of the bike path widths and surfacing.

3.6.3 Golf Cart Pathways**A. Location**

Meandering golf cart paths will be provided within the golf courses as designated by the golf course architect. Most golf cart paths will be tunneled underground where the golf cart path "crosses" a street.

B. Standards

The cart paths may be 6' wide and surfaced in concrete only in the areas of the greens and tees. The cart paths along fairways may utilize the existing compacted sand that occurs in Monarch Dunes. Where the golf cart path intersects with a pedestrian / bike path, signs should be provided to make the pedestrian aware of the golf cart crossing.

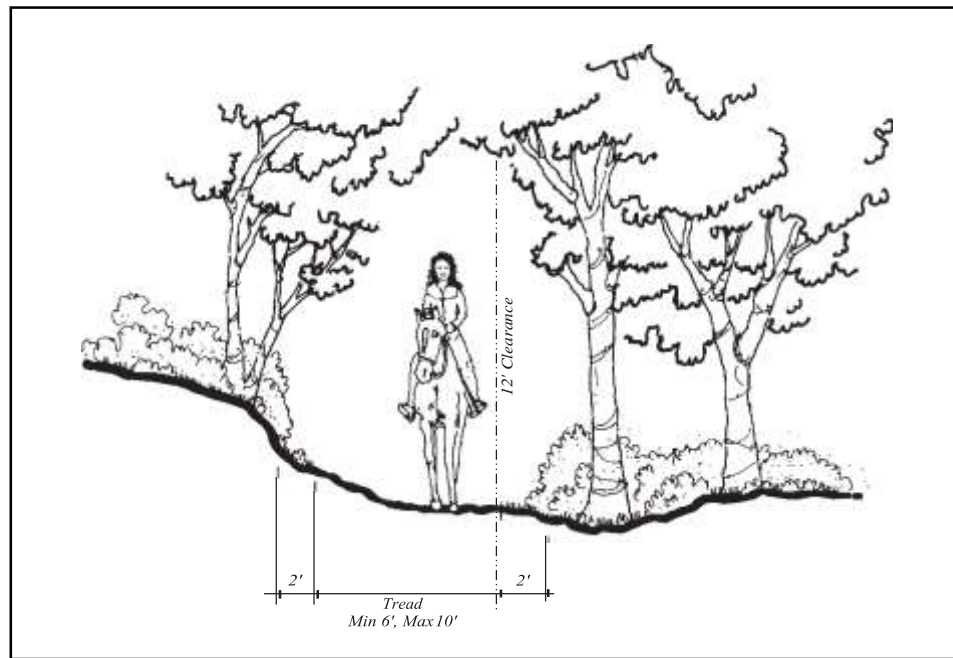
The golf cart tunnels will be constructed to support the street overhead and of a width sufficient to allow two golf carts to pass, and mowers to pass through.

3.6.4 Equestrian Trails**A. Location**

Monarch Dunes will provide equestrian access within the property's perimeter buffer areas as well as through the project area from Mesa Road to Highway One. Refer to the Primary Paths and Trails Map (Exhibit 15). The interior trail leads from Mesa Road through the wooded slope area south of the Mesa Road extension to the Sensitive Habitat Area and out to Highway One. At the highway the trail links with the 200' buffer trail (as shown in Section J).

B. Standards

The exhibit below illustrates the dimensions for the equestrian trail. The easement is 12' wide while the actual constructed trail surface will be 6' to 10' wide. The surface of the trail may be either compacted sand or recycled Eucalyptus chips from on-site clearing. This surface will help delineate the path and provide weed control.



Equestrian Trail

Exhibit 17

3.7 Public Transit

South County Area Transit, Central Coast Area Transit, and Dial-a-Ride both serve the Arroyo Grande community north of the Nipomo Mesa. Future coordination with these agencies may result in expansion of their route system to serve Monarch Dunes.

A bus stop turn out may be provided along Via Concha within the village center (see Village Center Plan, Exhibit 10). When service is provided to Monarch Dunes, this bus stop could include signage, a painted curb, and either a shelter or seating to denote the stop area. The actual location of the shelter will be determined if transit service is provided by the transit authority in the future. Other stops may be designated in the planning area as the need warrants.

A Park & Ride parking lot may be provided within the passive public park and across the street from the village green.



4.0 PUBLIC UTILITIES AND SERVICES

The public utilities and services section of this Specific Plan discusses infrastructure requirements for water, sewer, and drainage. Public services for the project including police, fire, and utilities are also discussed. The EIR contains a detailed description of existing services in the area.

PUS Goal-1 Provide state of the art utilities and services to serve Monarch Dunes.

PUS Policy-1 Phase utilities accordingly to allow for ready extension of services to subsequent phases and accommodate tenant improvements.

4.1 Water Service

4.1.1 Water Supply and Distribution

The water supply is to be provided primarily by four existing wells on Monarch Dunes site. Data on these wells is described in section 4.1.1.4 of the EIR.

The potable water system routing will cover the entire development with one connected pipe network. The wells and the above-ground storage tanks shall connect to this network so that they may be utilized as needed.

4.1.2 Irrigation and Storage

Water for the golf course irrigation and landscaped areas shall come from two sources: one of the existing onsite wells and the onsite reclaimed treated sewage. The use of reclaimed water for irrigation shall be phased. As a usable amount of effluent becomes available, this availability will be determined by the amount of discharge generated by occupied uses in the project. The irrigation system for the site shall have its own pipe network independent of the potable water lines.

Water storage facilities will be provided to ensure that a constant supply of water is available for both ordinary use, as well as for fire protection capabilities. Three, 500,000 gallon tanks will be required to meet the project's water needs located as shown in Exhibit 18. The calculated capacity is broken down as follows: 1.1 million gallons for normal daily use, which is based on one average day's demand; plus 45,000 gallons for the business park and the commercial sites; and, finally, fire storage for the business park at an average demand of 1,500 gpm based on a need of three hours, which calculates out to be 270,000 gallons. The actual total water storage required is 1,583,000 gallons (4.9 AF). Please refer to Table 5 below for the project water use by land use.



Exhibit 18: Water Service Map

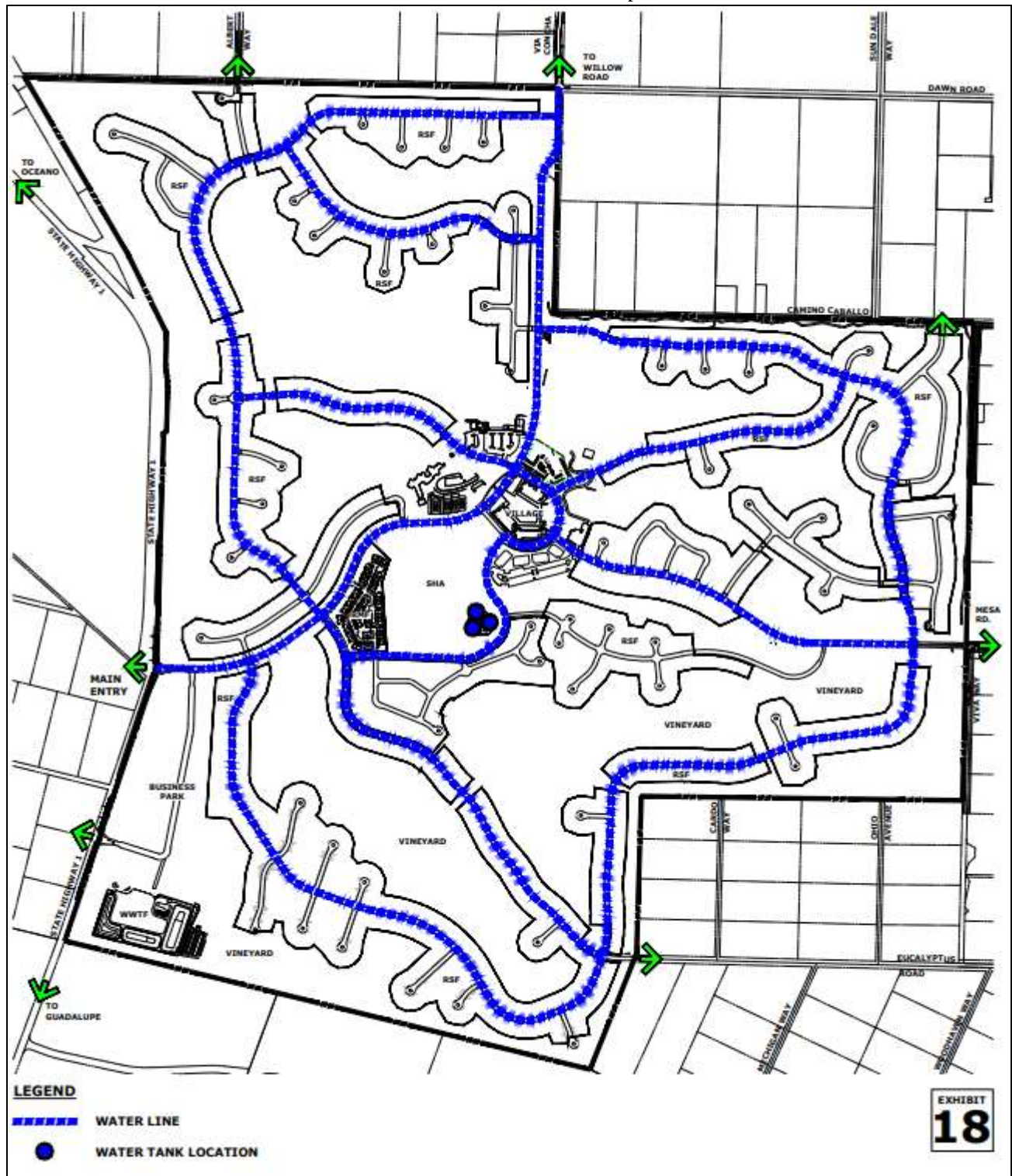




Table 5: Project Water Demand

Land Use	Unit Type	Number of Units	Water Demand Total AFY
Residential 4K-7,999 sf	Dwellings (DU)	682	272.8
Residential 8,000 sf	DU	480	201.6
Residential 10K-14K sf	DU	191	80.2
Residential 0.3-1 acre	DU	24	10.1
Multi-family	DU	105	11.6
Village: Mixed Use	Acre	3	6.3
Village: OP	Acre	3	19.8
Village: Landscape	Acre	5	7.5
Resort: Hotel	Room	65	14.6
Resort: Mixed-use	Acre	2	4.2
Business Park	Acre	19	30.4
Golf	Acre	275	593.0
Ponds (lined)	Acre	20	45.0
Golf Clubhouse	Facility	2	12.8
Maintenance / WWTP	Lump	1	7.3
Parks: Neighborhood	Acre	30	51.0
Subtotal			1368.2
Imported supplemental water at buildout (2025)	-417.0		
Additional recycled water from added Phase 3 uses	-25.0		
Net groundwater production at buildout	912.6		
Water contingency available at buildout when compared to 2019 SPA (1260.4 AFY)	348		



4.2 Sanitary Sewer Service

The sanitary sewer system design is intended to provide efficient and effective collection and treatment for residential, commercial, and public needs within Monarch Dunes. Collected sewage will be treated on site at a treatment plant located in the southwestern corner of the site and its re-claimed water will be used for irrigation of the golf courses or other common areas.

4.2.1 Sewer Distribution

The anticipated pipe sizes are as follows:

- (1) 4" laterals to each home
- (2) 8" lines for the collector lines
- (3) 10" to 12" pipes for the trunk lines.

The northerly trunk line, which will collect sewage discharge from the northerly and northeasterly sections of the site, will run near the westerly boundary, along Highway One, and discharge into the treatment plant. The southerly trunk line, which collects the remainder of the site's sewage, is to be placed near the southerly boundary and will discharge at the treatment plant as well. The site's topography should provide the sewer lines with a steep enough slope so that the velocities in the pipes should be adequate.

During Phase I of the project, a temporary septic system may be used to collect wastewater from the main clubhouse.

A pump station will be provided to convey the collected sewage from the northerly trunk line to the treatment plant. The force main may have an approximate elevation differential of 40 feet from the Highway One entrance to the sewage treatment plant located approximately 1,800 feet to the southwest.

4.2.2 Sewer Capacity

The treatment plant will be designed to meet the demands of Monarch Dunes project including the residential, resort, and commercial uses. The capacity should be able to process at least 362.5 AFY.



Exhibit 19: Sanitary Sewer Service Map





4.3 Stormwater Drainage

4.3.1 Improvements

The proposed stormwater drainage design is based on maintaining a "closed" system. Storm run-off will drain into infiltration basins throughout the site with no run-off discharging off site. The infiltration basins will be incorporated within the golf courses, the open areas, and the landscaped areas.

The infiltration basins will be designed utilizing the San Luis Obispo County Engineering Department Standard Specifications and Drawings, which require them to be sized based on a 50-year storm, 10-hour intensity, and 10-hour duration. The basins will be designed so that they will be natural appearing and not require fencing. Preliminary soils analysis determined that percolation rates are adequate to drain the infiltration basins.

The drainage network design calls for the use of open, unlined drainage courses along the sides of the primary roadways and in areas where the streets traverse open space. In these cases, the proposed street slopes may be steep enough, at times, to warrant erosion protection of the unlined drainage course, such as the use of turf lining or other methods for decreasing the velocity of the run-off. In some areas, rolled dikes and gutters will convey the storm run-off to drainage facilities such as catch basins, drop inlets, oversized drains, etc. In cases where the drainage systems need to cross under the roadway, culverts will be used. If all streets become publicly owned and maintained, County Improvement Standards for curb and gutters, as seen in standards A-1 through A-6, may be used.

Due to the topography of the site, the ends of cul-de-sacs will be where the low points generally occur. In those cases, the collected run-off will be conveyed through a culvert constructed within an easement along the property lines of the lots at the end of said cul-de-sacs. The ultimate discharge point for these lines will be to the infiltration basins located throughout the site.

Additionally, since the design of the site calls for providing some permanent lakes, some of which are located within the infiltration basins, the storm run-off discharging into the basins will increase the water surface elevation temporarily. The lakes will be lined with an impermeable material to avoid the stored water from infiltrating into the ground, while the captured run-off around the lakes will percolate unhindered. The location of the lakes and basins within Monarch Dunes prohibits any runoff from moving offsite.



Exhibit 20: Stormwater Drainage Map





4.4 Public Services

This section discusses the services provided for fire and police protection, ambulance service, and libraries.

4.4.1 Fire Protection

Fire protection and emergency services for the area of the project site are provided by the California Department of Forestry (CDF) / San Luis Obispo County Fire Department. The project will be served by the Mesa CDF Station (Station 22), located at 2391 Willow Road, west of the intersection of Highway One and Willow Road. Station 22 is currently staffed with one full-time person on a year-round basis. The response time is approximately 5 minutes. The station is supplemented with 15 County/CDF Fire Department volunteer fire fighters and is considered a “Minimum Staff Station”. Nipomo Station 20, located at 450 Pioneer Street in Nipomo, will also service the site and has a response time of 5 times.

According to CDF, Monarch Dunes site is located within an area designated as having a “high” fire hazard severity rating due to the existing tree cover. The approximate response time for urban type development located within a “high” fire hazard severity is a minimum of 3 to 5 minutes.

4.4.2 Police Protection

The proposed project would be served by the County of San Luis Obispo Sheriff’s Department, “South Station” located in Arroyo Grande. The Arroyo Grande South Station serves an area from the Santa Barbara/San Luis Obispo County Line, north to Avila Road, and all portions of the County east of this area (excluding incorporated areas such as the Cities of Pismo Beach, Grover Beach, and Arroyo Grande). The population of this area is estimated by the Sheriff’s Department to be approximately 35,000 to 40,000 people. Total staff at the South Station is 21 patrol deputies and 1 sergeant. The typical shift at this sub-station includes a maximum of two cars and four deputies during the noon and evening shifts, and one car and two deputies on patrol during the swing shift. The number of cars and officers on patrol varies from day-to-day depending on employee absences, jail check-ins, and other administrative duties.

Emergency response times for the Arroyo Grande South Station, 810 West Branch Street, depend on where the patrol vehicles are in relation to a call and whether a call is an emergency. For Monarch Dunes project site, the Department’s objective is to have a patrol car in the vicinity most of the time. The Department states that the average response time to the project site is approximately 15 minutes. The project may need to augment the Sheriff Department to assure appropriate security as necessary.



4.4.3 Medical Assistance

The closest hospital to Monarch Dunes is the Arroyo Grande Community Hospital at 345 Halcyon Road. Marian Medical Center in Santa Maria is also in close proximity. Ambulance service is provided by Five Cities Ambulance Service in Nipomo. The Nipomo Community Medical Center is located at 150 Tejas Place. There are three full-time doctors available, and it is currently open 8:30 AM to 6:00 PM, Monday through Saturday.

4.4.4 Library

The Nipomo Community Library serves the Nipomo Mesa and is located at 918 West Tefft Street. It is 6,000 s.f. with a capacity for 20,000 books. Other materials include videos, magazines, audio tapes, and a computerized reference and index system.

4.5 Public Utilities

Monarch Dunes will strive to provide the opportunity for state-of-the-art telecommunication technologies to locate here. This will allow for the flexibility of at-home employment.

4.5.1 Gas and Electric

Southern California Gas Company is the supplier of natural gas to the Nipomo area. Pacific Gas & Electric supplies electricity to the area.

4.5.2 Telephone

GTE supplies telephone service.

4.5.3 Cable

Cable TV service will be provided by Falcon Cable Systems Company of Atascadero.



4.6 Solid Waste and Recycling

SW Policy-1 All land use areas within Monarch Dunes will participate in the recycling program and service provided by the San Luis Garbage Company.

Solid waste generated by Monarch Dunes development will be collected by the San Luis Garbage Company and disposed of at the Cold Canyon Landfill. The Cold Canyon Landfill is privately owned and is located approximately six miles south of the City of San Luis Obispo. Cold Canyon Landfill serves the cities of San Luis Obispo, Morro Bay, Grover Beach, Pismo Beach, Arroyo Grande, and the unincorporated areas of the north coast and south county (area of the project site).

All the land uses are encouraged to participate in the recycling program for Monarch Dunes. This includes recycling of household, biomass, and commercial wastes. This will work toward implementation of policies and goals of the County's Source Reduction and Recycling Elements, Household Hazardous Waste Element, Non-Disposal Facility Element, and Siting Element. Implementation of these plans will result in reduction of waste sent to landfills by 50 percent by the year 2,000 (in compliance with California Assembly Bill 939).



5.0 PLAN IMPLEMENTATION

5.1 Implementation and Administration

The implementation section specifies how Monarch Dunes project will be developed and maintained in conformance with the policies and standards set forth in the Specific Plan. This section provides the instructions for the design and review of all development and subdivision projects within the Specific Plan area. The county shall administer the specific plan and review projects based on these instructions. The project proponent and their successors-in-interest shall design projects accordingly. This section also discusses project and infrastructure phasing, the financing of infrastructure, and maintenance of constructed improvements. Private and public improvements are discussed with respect to capital costs and long-term maintenance.

5.1.1 Instructions for Design and Review of Development and Subdivision Projects within Monarch Dunes Specific Plan Area

The following provisions apply to development and subdivision projects in Monarch Dunes specific plan area, in addition to applicable provisions of the Land Use Ordinance, Real Property Division Ordinance, other titles of the county code, and applicable state or federal laws. The standards of the specific plan supersede the Planning Area standards found in the South County Area Plan. Where conflicts occur between the Land Use Ordinance or the Real Property Division Ordinance and the specific plan, the specific plan shall prevail.

A. Design & Review Instructions

1. Allowable Uses.

Determine if the proposed project is an allowed use in the land use category the site is located or if the project involves a special development activity such as grading, tree removal, road improvements, or major utility installation. Some development activities may require a land use permit and there may be special development standards applicable. Please refer to Table 6 for a list of allowable uses. Where a proposed use is not specifically listed the procedures in Section 22.01.041d of the Land Use Ordinance shall be followed. Table 7 identifies special development activities that require a land use permit.

2. Existing permits.

Determine from the county if there is an approved and valid land use permit, or an approved subdivision map (tentative or final) existing on the subject property. Read



Table 6 – Allowable Uses								
Non-Residential Uses	Land Use Category							
	CR	CS	REC-R	REC-GC	PF-W	PF-P	OS	OP
Retail Uses: food and beverage sales; furniture and home furnishings; and general merchandising	✓		✓ ³	✓ ³				✓ ⁶
Health Care Services	✓							✓
Hardware (inside a building)	✓							
Financial Services	✓							✓
Laundry and Dry Cleaning Pick-Up	✓							
Post Office	✓							
Community Buildings	✓		✓ ⁵					
Public Safety Facilities	✓							
Outdoor Retail Sales ⁴	✓							✓
Research and Development	✓ ¹	✓						
Software Development	✓ ¹	✓						
Information Services	✓ ¹	✓						
Telecommunications		✓						✓
Day Care Facility		✓						✓
Broadcast Studios		✓						✓
Apparel Products Manufacturing		✓						
Electronic and Scientific Instruments		✓						
Printing and Publishing		✓						
Small Scale Manufacturing		✓						
Public Storage Units ²		✓						
Mail Order and Vending	✓ ⁴	✓						

1. On ground floor with Minor Use Permit approval, where the hearing officer finds the use will not significantly reduce the potential for retail uses on the ground floor within the village.
2. Not allowed in the 3-acre business park, limited to a total of 80,000 sf for the plan area.
3. Accessory to the primary use. The Development Plan for the primary use shall specify the scale of the accessory use.
4. Minor Use Permit required.
5. Hotels are allowable at the approximately 2-acre REC-R resort site only, with Conditional Use Permit approval required. The remainder of these uses are allowable as primary uses at the REC-R site west of the village center, with Minor Use permit approval required, and as accessory uses to a hotel at the REC-R resort site. Projects located at the REC-R site near the village center shall include provisions for facilities to be made available to the community outside of Monarch Dunes Village.
6. Limited to food and beverage sales.



Table 6 – Allowable Uses								
	Land Use Category							
	CR	CS	REC-R	REC-GC	PF-W	PF-P	OS	OP
Non-Residential Uses								
Business Support Services	✓ ¹	✓						
Consumer Repair Services	✓ ¹	✓						
Wholesale and Distribution		✓						
Offices	✓	✓						✓
Accessory Offices	✓	✓	✓	✓	✓			
RV Storage ²		✓			✓			
Hotel			✓ ⁵					
Hotel, Condominium			✓ ⁵					
Health and Fitness Facility	✓	✓	✓ ⁵					
Outdoor Sport Facility			✓ ⁵	✓				
Athletic Instruction Facilities			✓ ⁵	✓				
Personal Services	✓		✓ ⁵	✓				✓
Golf Club Facilities			✓	✓				
Golf Course				✓				
Driving Range				✓				
Eating and Drinking Establishments	✓	✓ ³	✓ ⁵	✓ ³				✓
Assisted Living Facility								✓
Wastewater Treatment Plant					✓			
Corporate Yard					✓			
Storage Yard					✓			
Playgrounds						✓		
Multi-use Playfields						✓		
Habitat Areas							✓	

1. On ground floor with Minor Use Permit approval, where the hearing officer finds the use will not significantly reduce the potential for retail uses on the ground floor within the village.
2. Not allowed in the 3-acre business park, limited to a total of 80,000 sf for the plan area.
3. Accessory to the primary use. The Development Plan for the primary use shall specify the scale of the accessory use.
4. Minor Use Permit required.
5. Hotels are allowable at the approximately 2-acre REC-R resort site only, with Conditional Use Permit approval required. The remainder of these uses are allowable as primary uses at the REC-R site west of the village center, with Minor Use permit approval required, and as accessory uses to a hotel at the REC-R resort site. Projects located at the REC-R site near the village center shall include provisions for facilities to be made available to the community outside of Monarch Dunes Village.



Table 6 – Allowable Uses							
Residential Uses	Land Use Category						
	RSF (0.3 to 1.0 acre)	RSF (10 to 14,999 sf.)	RSF (8 to 9,999 sf.)	RSF (6 to 7,999 sf.)	RSF (4 to 5,999 sf.)	RMF	CR
Single family dwelling (detached)	✓	✓	✓	✓	✓		
Duplex				✓	✓	✓	
Attached dwellings (three or more)					✓	✓	
Accessory dwellings	✓	✓	✓	✓	✓		
Guest house	✓	✓	✓	✓			
Residential accessory uses	✓	✓	✓	✓	✓	✓	✓
Large family day care	✓						
Multi-family dwellings						✓	
Second story residence over commercial uses							✓
Assisted living apartments						✓	✓ ¹
Playgrounds	✓	✓	✓	✓	✓	✓	

1. Second story only or on ground floor with Minor Use Permit approval, where the hearing officer finds the use will not significantly reduce the potential for retail uses on the ground floor within the village.
2. Not allowed in the 3-acre business park, limited to a total of 80,000 sf. For the plan area.
3. Accessory to the primary use. The Development Plan for the primary use shall specify the scale of the accessory use.



The conditions of approval carefully because the conditions may apply to the proposed project or may have already fulfilled requirements listed below for the subject property or proposed project.

3. Required Permit.

Determine the required level of permit necessary to establish the use or conduct the development activity by consulting Table 7. If level of processing is not specified, then the level of permit shall be determined by the Land Use Ordinance. Two or more development projects may be combined into one land use permit or subdivision application with the higher level of permit required.

4. Required Design and Development Standards.

Determine the specific plan design and development policies and standards that apply to the project as identified below in Section A (Areawide Standards), Section B (Subdivision Standards), and Table 7.

Consult the Land Use Ordinance and Real Property Division Ordinance (for subdivisions) for additional requirements that apply to the project. For certain projects it may also be necessary to consult the county's Noise Element, Energy Element or Framework for Planning.

IMPORTANT: The standards of the specific plan supersede the Planning Area standards found in the South County Area Plan. Where conflicts occur between the Land Use Ordinance or the Real Property Division Ordinance and the specific plan, the specific plan shall prevail.

5.1.2 Design and Development Standards

A. Areawide Standards:

The following standards apply in all land use categories and for all projects, except where noted.

- 1. Specific Plan Layout.** All projects must substantially conform to the land use plan map and the circulation plan map.
- 2. Public Right-of-way Dedications.** Applications for land divisions or development plans shall provide an offer of dedication for streets, bikeways, and pathways where necessary to implement the Circulation Element of the South County Area Plan, the County Trails Plan and the Circulation Section of the specific plan.
- 3. Traffic Noise.** Noise-sensitive land uses that are proposed near Highway One or on-site primary streets shall be reviewed for consistency with the county Noise Element.
- 4. Transit-Oriented Standards.** To implement the county Circulation Element, the



Regional Transportation Plan, the Circulation section of the specific plan and mitigation measure 4.3-2a (refer to Appendix E), Development Plan and subdivision applications shall address the following:

- a. **Residential development.** Provide for pedestrian access from all residential development pods to a bus stop location along the closest primary street. If possible, the bus stop locations shall be within 1/4 mile of all residences. Transit stop locations may be modified based on the recommendation of the transit authority.
- b. **Commercial development.** For the business parks, village center and resort provide for one shelter and bus stop pull-out within 1/4 mile walk of each these facilities and assure pedestrian access to the transit stop. Transit stop locations may be modified based on the recommendation of the transit authority.
- c. **Timing of improvements.** Prior to the establishment of local transit service to the area project plans shall identify the location of future transit stops within the right-of-way. Until the transit stops are required the area shall be landscaped with consideration given for its ultimate removal. If transit service is available or planned for the area, then the developer shall install bus stops and shelters.
- d. **Employee parking.** Whenever employment densities are expected to exceed 50 jobs per acre, up to a 20% reduction in the number of required parking spaces may be allowed for a project that includes provisions for transit or implements a trip reduction plan approved by the Air Pollution Control District.
- e. **Ride-sharing.** The developer shall make provisions for future ride-share parking. The parking may be located in an area where commuters would use off-peak time parking spaces.

5. Circulation and Utilities.

All land division, Development Plan, and Minor Use Permit applications are to be integrated into areawide (Monarch Dunes) circulation and utility systems, providing for future extensions into adjacent undeveloped portions of the site. Streets and infrastructure shall be installed in stages consistent with Sections 5.3.1 and 5.3.2. Street and circulation improvements including detached paths and trails shall be consistent with the applicable sections 3.2 through 3.6.

6. Off-site Roads.

Off-site public roads shall be improved as specified in Sections 3.5.2, 5.3.2, and be



consistent with the goals and policies of Section 3.1 and mitigation measures 4.2-1a, 4.2-2a, 4.2-4a and 4.2-5a. The timing of the road improvements shall be as follows:

- a. As part of the first subdivision or development plan application, the applicant shall improve Albert Way and Via Concha between Willow Road and the project boundary to county standards.
- b. As part of the first construction phase for development, the applicant shall make one east/west connection from the Village Center to Nipomo. This may be Camino Caballo, Mesa Road, or Eucalyptus Road.
- c. Prior to the completion of 75% of the residential component of Phase 1a or the commencement of Phase 1b, whichever comes first, the applicant shall improve either Camino Caballo to Pomeroy Road or Mesa Road to Osage Road to county standards from the project boundary to Nipomo.

7. Construction Activities.

Mitigation measures: 4.5-1a; 4.7-1f, 4.7-1g, and 4.8-1b apply to all construction activities. Please refer to Appendix E.

8. Construction Activities.

The mitigation measures identified below apply to all mass grading and site disturbing activities during project construction including mass tree removal. This standard does not apply to building permits for individual residential structures, individual businesses in the Village Center or for foundation work for individual structures in the business parks. Please refer to Appendix E – Mitigation Measures.

Air Quality: 4.3-1a through 4.3-1g.

Biological Resources: 4.4-3c; 4.4-4a and 4.4-4b.

9. Energy Conservation.

Applications for discretionary permits shall demonstrate through project design consistency with the County's Energy Element and how the project will exceed the minimum energy conservation requirements set forth in the Uniform Building Code by 10 percent (Mitigation Measure 4.3-2e). The following Energy Element Policies and Guidelines shall be considered with subdivision and development projects:

Policy 18 and guidelines 18.1 and 18.2,
Policy 19 and Guideline 19.1 and
Policy 20.

10. Drainage.

All subdivisions and land use permits shall be designed to handle drainage in



accordance with county standards: Land Use Ordinance Sections 22.05.040 through 22.05.050 and Section 21.03.010 of the Real Property Division Ordinance (Mitigation Measure 4.11-2a).

11. Drainage and Erosion Control.

For projects south of Eucalyptus Road, grading on slopes steeper than 15% shall be minimized and storm water run-off shall be handled to not affect the Nipomo Mesa bluff.

12. Visual Impacts.

Any changes in land uses, densities, or design of the southern portion of Monarch Dunes property (south of the central ridge) shall remain within the footprints as shown in Figure 4.6-12 of the EIR (Mitigation Measure 4.6-1c).

13. Visual Impacts.

In the perimeter buffer areas and visually sensitive areas on the southern portion of the site, as shown in figure 4.6-12 of the EIR, tree thinning shall be limited to the removal of deadwood and clearing for proposed trails. As with the Monarch Butterfly sensitive resources area, forest density shall be maintained within the range of 300-350 trees/acre (12 to 15 feet between trees) with a basal area in the range of 65- 150 square feet/acre. Cut stumps will generally re-sprout; these trees should be trimmed to a single stem after five years. No branches of any healthy tree within the perimeter buffer shall be removed (Mitigation Measure 4.6-1a).

14. Building Construction and Fire Safety.

Project construction shall comply with Title 19 – Building and Safety Ordinance and mitigation measures 4.7-1a, c, d and i.

15. Archaeological Resources.

In the event archaeological or Native American resources are unearthed or discovered during any construction activities Section 22.05.140 shall apply. If archaeological or Native American resources encountered are found to be important, the applicant shall provide reasonable funding and adequate time for recovery of such resources, or the equivalent avoidance measures as approved by the County (Mitigation Measures 4.8-1c and 4.8-1d).

For proposed projects that involve the surveying or monitoring of Native American sacred sites, tribal consultation shall be conducted prior to developing the plans for surveys or monitoring.

16. Application Content.

Each application for a discretionary permit shall include a development statement describing at a minimum: the manner in which the applicable policies and standards of the specific plan are addressed; and, for construction activities describe how access,



traffic, noise and dust will be managed.

17. Development Plans.

The mitigation measures identified below apply to development plan application for Golf Courses, Business Parks, the Village Center and Resort. These measures do not apply to individual building permits for individual businesses or tenant improvements within the business parks or village center. Refer to Appendix E.

Air Quality: 4.3-2b;

Noise: 4.5-2a and 4.5-2b;

Public Safety: 4.7-1e, 4.7-2a and 4.7-2b; Waste

Management: 4.7-6a, 4.7-6c and 4.7-6d;

Hazardous Materials: 4-10.6a; and,

Drainage, Erosion and Sedimentation: 4.11-3.

In addition, the development plan application shall address what level of permit will be required for subsequent businesses or tenants and identify any special application content required.

18. Protection of the Sensitive Habitat Area.

The Monarch Butterfly habitat area shall be protected and not encroached upon by construction activities. Development shall comply with mitigation measures 4.4-3a and 4.6-1a (refer to Appendix E).

19. Water.

The sole water supplier for all parcels and development shall be the Woodlands Mutual Water Company. The Woodlands Mutual Water Company shall not be a water appropriator for the purpose of selling water to users outside of Monarch Dunes Specific Plan area (Village or Urban Reserve Line). The articles of incorporation and bylaws of the Woodlands Mutual Water Company shall so state that it neither owns or sells water but merely stores, treats and delivers water of individual overlying parcel owners within the specific plan area as their agent. Each parcel shall be sold with its water rights intact.

20. Road Impact Fees.

At the time construction permits are issued, the applicant shall contribute fees for South County road improvements based on the fee established by the Board of Supervisors in effect at the time.

B. Subdivision Standards:

The following standards apply only to subdivision applications in addition to the provisions of the Land Use Ordinance and Real Property Division Ordinance.



1. Development Plan Required.

All subdivision applications shall require Development Plan approval to implement long term development standards and mitigation measures.

2. Minimum Lot Sizes, Single-Family.

Minimum lot sizes for Residential Single-Family shall be consistent with the provisions of the appropriate Land Use Section based on the site's land use designation (Sections 2.3.2 through 2.3.6). Lot sizes shall be net acreage and not include right-of-ways and access easements.

3. Minimum Lot Sizes, Other Categories.

Minimum lots sizes for Residential Multi-Family and all non-residential land use designation shall be established through Development Plan approval.

4. Residential Lot Design Standards.

Residential subdivisions are subject to subsections C, D, E and F of the applicable Land Use Sections (Section 2.3.2 through 2.3.7) and shall be designed to be consistent with those standards. In addition, the subdivision application shall include a statement describing the manner in which applicable policies and standards of the Specific Plan are addressed. Architectural review standards for the subdivision may be incorporated into the project proposal.

5. Mitigation Measures for All Subdivision Applications.

The following mitigation measures apply to all subdivision applications:

Water Resources: 4.1-6b and 4.1-6c;

Air Quality: 4.3-2b and 4.3-2f;

Biological Resources: 4.4-4a, 4.4-4b, and 4.4-6a;

Public Safety: 4.7-1e, 4.7-1i and 4.7-2b;

Waste Management: 4.7-6a, 4.7-6b, 4.7-6c and 4.7-6d;

Drainage, Erosion and Sedimentation: 4.11-3; and,

Noise: 4.5-2a and 4.5-2b.

6. First Subdivision.

Unless implemented prior to the application of the first subdivision, the following mitigation measures shall be addressed in the first subdivision application: 4.1-6d, 4.4-1a, 4.4-3a, 4.7-1h, 4.4-3b and 4.7-3a.

7. Fire Safety.

All subdivision applications shall be reviewed by CDF/County Fire to establish necessary fire safety requirements, including mitigation measure 4.7-1b and 4.7-1d, or measures equivalent to mitigation measures 4.7-1b and 4.7-1d as determined appropriate by CDF.



Table 7 – Development Standards

These standards are in addition to those found in subsection A – Areawide Standards. If the project includes a subdivision of land then subsection B – Subdivision Standards also apply.

Type of Development	Permit Required	Specific Plan Policies, Standards and Guidelines	Mitigation Measures (refer to Appendix E)
Mass tree removal	Minor Use Permit	Sections: 2.5.1; 2.5.5; 2.6.1F; 3.3.2C; 3.3.3C; 3.4.3C; 3.5.2C; 3.6.1C; 5.3.1A, B, C and D.	4.4-1; 4.4-3a, 3b and 3c; 4.4-4c; 4.4-6a; 4.5-1b; 4.6-1a, 1b, and 1c; 4.7-1e and 1h; 4.7-3a; 4.7-6b; 4.8-1a; and, 4.11-3.
Mass grading	Development Plan	Sections: 2.3.2E3; 2.5.1 4.3.1; 5.3.1A,B,C,E and F.	4.1-6b and 6d; 4.4-1; 4.4-3a and 3b; 4.4-4c; 4.5-1b; 4.6-1a; 1b and 1c; 4.7-1e and 1h; 4.7-3a; 4.7-4b; 4.7-5a; 4.8-1a, 1c and 1d; and, 4.11-3.
Golf courses or Driving range	Development Plan	Sections: 2.5.1; 2.5.3; 5.3.2 A4, B4, C3 and D3.	4.1-6b, 6c and 6d; 4.4-1; 4.4-3a and 3b; 4.4-4c; 4.4-5a, 5b and 5c; 4.5-1b; 4.6-1a, 1b and 1c; 4.7-1h; 4.7-4a; 4.7-6a and 6b; 4.10-2a, 2b and 2c; 4.10-3a and 3b; and 4.11-3.
Village Center	Development Plan	Sections: 2.4.1; 5.3.2A and B; and 5.4.	4.1-6c and 6e; 4.3-2a; 4.4-6a; 4.5-3a; 4.6-2; 4.7-1b; and, 4.7-6b and 6c.
Residential neighborhoods	Development Plan and Tentative Map	Sections: 2.3.1, applicable sections of 2.3.2 through 2.3.6; 5.3.2; and 5.4.	4.1-6a and 6e; 4.3-2a; 4.4-4c; 4.5-1b; 4.6-1a, 1b, 1c and 1h.
Highway One business park	Development Plan	Sections: 2.4.2; 5.3.2A and B; and 5.4.	4.1-6d and 6e; 4.3-2a, 2c, and 2d; 4.4-1; 4.4-3a and 3b; 4.4-4c; 4.4-6a; 4.5-1b; 4.5-3a; 4.6-1a, 1b and 1c; 4.6-2; 4.7-6a and 6b; and, 4.11-1a.
Wastewater treatment facility	Minor Use Permit	Sections: 2.6.1; 4.2; and 5.3.1F.	4.3-4b; 4.4-1; 4.4-3a and 3b; 4.5-3a; 4.6-1a, 1b and 1c; 4.7-4a; 4.7-5a; 4.7-6a; and 4.11-3.
Water storage	Minor Use Permit	Sections: 4.1 and 5.3.1F	4.6-1a, 1b and 1c.
Multi-family development	Minor Use Permit	Sections: 2.3.1; 2.3.7; 5.3.2; and 5.4.	4.1-6e; 4.3-2a; 4.4-4a and 4b; 4.7-1b; 4.7-6a, 6b, 6c and 6d; and 4.11-1a.
Village Office Professional	Per the Land Use Ordinance – Title 22	Section 2.4.1 and 5.4	4.1-6e; 4.3.2c and 2d; 4.5-3a and, 4.6-2
Passive park	Plot Plan	Sections: 2.5.1A and 2.5.5B.	4.1-6c; 4.4-4c; 4.4-6a; 4.4-3a and 3b; 4.6-1a and 1d; and, 4.7-1h.
Resort Facilities	Development Plan for the approximately 2-acre REC-R resort site and Minor Use Permit for the REC-R site west of the village center	2.5.1A; 2.5.2; 5.3.2C; and 5.4.	4.1-6e; 4.3-2a; 4.4-1; 4.4-3a and 3b; 4.4-4c; 4.4-6a; 4.5-1b; 4.5-3a; 4.6-1a, 1b and 1c; 4.6-2; and 4.7-6a, 6b, 6c and 6d; and 4.11-1a and 1b.
Site construction compound	Minor Use Permit	Section 5.3.1	4.6-1a, 1b and 1c.
Temporary labor housing	Minor Use Permit		4.6.2a; 4.7-6c and 6d; and, 4.8-1b, 1c and 1d.



8. Visual Buffer.

Subdivision design shall improve the visual buffer between the perimeter roads and residential development along Dawn Road between Albert Way and Via Concha, along Camino Caballo between Via Concha and Viva Way, along Viva Way between Camino Caballo and Mesa Road. This can be achieved by increasing the eucalyptus tree buffer, deleting or relocating homes that are near the perimeter roads, placing golf features between the eucalyptus buffer and the homes or by adding landscape to supplement the eucalyptus.

9. Perimeter Roads.

The applicant shall pay for their fair share to improve the following roads or provide a functional equivalent:

- a. Viva Way between Camino Caballo and Eucalyptus Road;
- b. Dawn Road fronting the property;
- c. Camino Caballo fronting the property; and,
- d. Via Concha fronting the property.

10. Right to Farm.

Subdivision approvals shall include a requirement that the applicant disclose the county's Right to Farm Ordinance.

11. Sheriff's Facility.

To mitigate facility needs for the County Sheriff's Department, the applicant agrees to provide 3,000 to 5,000 square feet of office space and secure parking area for a minimum of five automobiles in the village area. The facility is to be provided prior to completion of Phase 1b.

12. Handicapped Accessibility.

Residential single-family subdivisions and multi-family development projects are to include, where reasonable, provisions for handicapped accessibility and "visit-ability."

5.2 Financing, and Review of Improvements

Development occurring within the Specific Plan area shall be subject to the San Luis Obispo County Framework for Planning, South County Area Plan policies and guidelines for growth and resource management. The following map, Exhibit 21, and Table 8 Phasing Summary, set forth the specific plan implementation phasing.



Table 8
Monarch Dunes Specific Plan
Land Use Phasing Chart

Phase IA- Northwest

Residential					Commercial	Public Facilities and Roads	Recreation and Open Space
Pod #	Lot Size SF (u/ac)		Lot Count				
	Low	High	Low	High			
1	5,000	8,000	70	95	Village Center-west of Via Concha 19 Acre Business Park	Wastewater Treatment Facility (WW TF) Off Site Roads: 1. Albert Way 2. Via Concha (On and Off Site) 3. Highway One – entries and Turning Lanes Water Storage facilities	Golf Feature – 120 Acres including: Driving Range Club House- 4 acre Sensitive Habitat Areas: 1. Monarch Butterfly and 2. Coastal Sage Habitat Relocation
2	5,000	8,000	90	120			
3	5,000	8,000	9	13			
4	10,000	1/2 ac	16	30			
5	7,000	10,000	16	28			
6	7,000	10,000	30	45			
7	7,000	10,000	59	84			
8	8,000	12,000	36	54			
9 (MF)	15	25 u/ac	60	100			
10	4,000	5,500	34	47			
Subtotals			420	616			

Phase IB - Northeast

1	5,000	8,000	65	104	Business Park – 3 Acre @ Village Remainder of Business Park	Expansion of WWTF Additional Water Storage Dedication of 7 ac. Public Park (passive) Off Site Roads: 1. Mesa Road (on and off site) 2. Willow/Pomeroy Signalization)	Golf Feature -60 acres
2	7,000	10,000	84	115			
3	4,000	8,000	43	100			
4	5,000	8,000	45	70			
5	10,000	1 ac	6	32			
6	4,000	6,000	36	80			
Subtotals			279	501			

Phase IIA - Southeast

1	6,000	10,000	60	86			Golf Feature – 60 acres Resort
2	8,000	1/2 ac	24	77			
3	6,000	10,000	23	36			
4	4,000	8,000	29	55			
5	6,000	10,000	36	76			
Subtotals			172	330			

Phase IIB - Southwest

1	8,000	12,000	37	74			Golf Feature – 60 acres
2	8,000	1/2 ac	32	103			
3	6,000	10,000	17	30			
Subtotals			86	207			
Grand Totals			957	1654			

Phase IIC - Southwest

1	8,000	14,499	35	35			
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Phase IIIA - Residential

1	4,400	4,400	76	76			Pocket Parks – 1.56 acres Open Space – 4.62 acres
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Phase IIIB - Residential

1	4,400	4,400	46	46			Pocket Parks – 2.8 acres Open Space – 1.47 acres
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Phase IIIC - Village Center

1 (MF)	17 u/ac	20 u/ac	40	40	Village Center Horseshoe (28,500 sq. ft. commercial retail)		Village Green – 1.55 acres
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Phase IIID - Hotel

1	0	0	0	0	Hotel – 2.07-acre north of Village Center		
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Note: This is a range of the allowable number of lots and the range of lot sizes per residential Pod. However, the maximum number of residential units at project build out is 1,462 and represents the average between the high and low figures in the lot count.



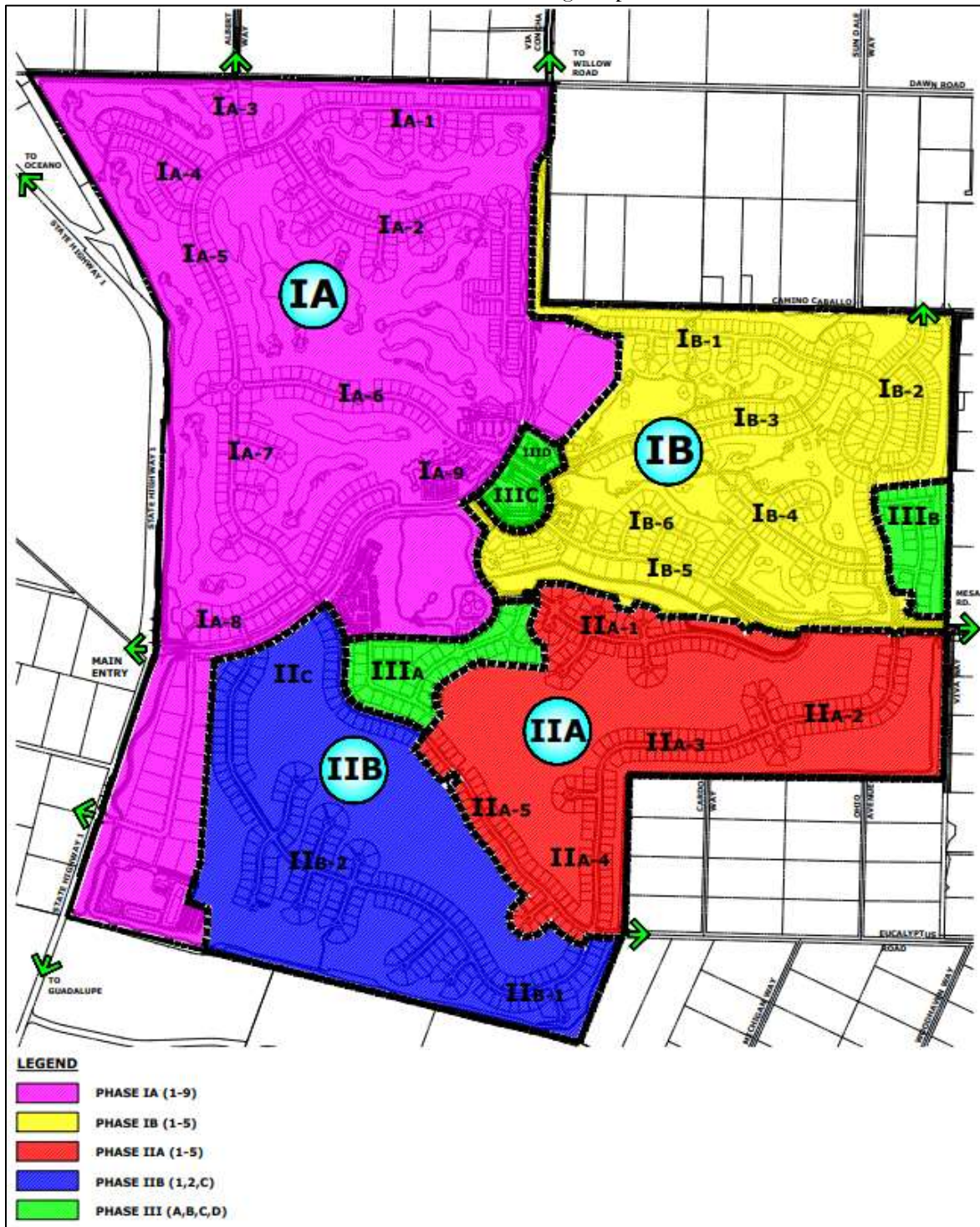
5.2.1 Public Capital Improvements

Capital improvements for public streets (on site and off site), utilities, other facilities, and long-term maintenance may be handled through a combination of the scenarios below:

- Developer construction and dedication to the public.
- Road impact fees.
- County facility fees.
- Public maintenance of accepted facilities.
- Private maintenance associations.
- Mutual water company.
- County service area zone of benefit (e.g., landscape or lighting district).
- County assessment district.



Exhibit 21: Phasing Map





5.2.2 County Fees and Off-Site Improvements

The amount of county fees shall be collected as established by county ordinances or resolutions, or as provided by state law (such as tentative maps), unless otherwise agreed to by the County in accordance with applicable state laws for developer agreements.

If established and available for Monarch Dunes specific plan project, the property owner/developer will participate in a fair-share, proportionate cost program for off-site road improvements. The amount and timing of the collection or reimbursement of fees shall be determined through additional analysis of the traffic impacts and cost estimates of the necessary road improvements.

5.3 Phasing

The phasing for Monarch Dunes will occur in four stages, beginning in the northwest quadrant of the property and moving in a clockwise direction ending in the southwest quadrant. The intention of this sequencing is to reduce construction and truck traffic impacts on the previous phases and the surrounding community. The phases are referred to as IA, IB, IIA, IIB, IIC, IIIA, IIIB, IIIC, and IIID. Please refer to the Phasing Plan, Exhibit 21 on the following page.

It is intended to develop the infrastructure and manage the construction in a manner that will cause as little impact to the neighboring property owners as is possible. Access and egress for construction traffic (i.e. tree removal, grading, road and utility infrastructure) will be channeled to Highway One, and limited use of the county roads to the east of the property is anticipated until such time as the construction of homes is underway on the easternmost residential parcels.

Dust abatement, noise control, and site traffic management measures fundamental to a project of this nature will include the following: A tree buffer will be maintained around the development in its entirety, and dust abatement will be by the construction watering program, and the naturally sandy soils which reduce dust.

The following is a summary of the main elements in each of the four phases:

Phase IA – Monarch Dunes Northwest

- the northwest golf feature and driving range
- the golf clubhouse and a portion of the village center
- the residential neighborhoods
- a 19-acre business park
- the wastewater treatment facility site
- water storage as needed
- sensitive habitat area (SHA)
- multifamily residential units
- recreation and community facilities near the village center
- off-site roads:



- Albert Way
- Via Concha (on and off site)
- Highway One entries and turning lanes

Phase IB – Monarch Dunes Northeast

- the northeast golf feature
- residential neighborhoods
- the small business / office parks -3 acres
- the remainder of the larger business park -2 acres (if demand dictates)
- the expansion of the wastewater treatment facility
- additional water storage as needed
- passive public park
- off-site roads:
 - Mesa Road
 - Willow / Pomeroy signalization

Phase IIA – Monarch Dunes Southeast

- the southeast golf feature
- residential neighborhoods

Phase IIB – Monarch Dunes Southwest

- the southwest golf feature
- residential neighborhoods

Phase IIC – Monarch Dunes Southwest

- residential neighborhoods
- village center
- village name change – Woodlands Village to the Monarch Dunes Village

Phase IIIA – Residential

- residential neighborhoods
- pocket parks

Phase IIIB – Residential

- residential neighborhoods
- pocket parks

Phase IIIC – Village Center

- commercial retail
- second story residential
- open space

**Phase IIID – Hotel**

- hotel

The phasing implementation has two major stages: Primary Infrastructure which includes tree removal, mass grading, and primary underground infrastructure preparations, and Project Construction which includes utility installations, road paving, golf course planting, and commercial and residential lot development and construction.

The Primary Infrastructure stage activities will be similar for Phases IA through IIB. The Project Construction stage activities will differ somewhat for each of the phases depending upon the elements in a particular phase.

Protecting the “Sensitive Habitat Area” (SHA) from potential encroachment by construction activity will be of paramount importance during the development of all the infrastructure for the property.

5.3.1 Primary Infrastructure Stage Activities

Please note: The narrative for the Primary Infrastructure Stage Activities is for descriptive purposes. It should be used to help guide the project review process. Provisions for the actual entitlement must be established through an approved land use permit pursuant to section 5.1. These infrastructure activities are similar for all phases, IA thru IIID.

A. Site Access and Circulation

It is intended that all construction traffic for the primary infrastructure will access the project initially from Highway One. Adequate interior site circulation for construction equipment and vehicles will be established to avoid the use of Highway One by construction and site traffic, other than for access and egress to and from the project.

B. Site Compound

All infrastructure contractors’ storage facilities, equipment fueling, equipment maintenance facilities, and construction management trailers will be established as part of a compound located adjacent to the proposed site of the wastewater treatment facility at the southwest corner of the project. This remote location will minimize effects of the activity in and around the construction compound on existing property owners. The site compound will include temporary power and sanitary facilities necessary to service the compound.

At an appropriate time, all infrastructure contractors’ storage facilities, equipment fueling, equipment maintenance facilities, and construction management trailers may be relocated to a compound conveniently situated to serve ensuing development stages. The location will be chosen to minimize effects of the activity in and around the construction compound on existing property owners, and purchasers of new homes in the development.

**C. Construction Water**

The development is ultimately to be served by four (4) well sites. These well sites will be identified and commissioned to provide water both for the site compound and for infrastructure construction. Bowser heads will be established to facilitate dust control measures necessitated by earthwork and grading operations to follow.

D. Site Layout and Tree Clearance

A final survey and layout of Phase I will be performed to establish primary and secondary road routes, golf course configuration, building pads, and all other areas to receive development. The Eucalyptus trees will be carefully selected and marked in preparation for the tree felling operations.

E. Mass Grading

It is intended to perform the mass grading of the project as the feasibility of the development permits. Parcels may include, but not be limited to, the golf courses, village center, the business parks, the resort complex, and selected residential parcels. This mass grading operation will include the construction of the roads, ponds and lakes identified for the selected sections of the project.

The economics of the development require that the mass grading be “balanced” for each major grading operation. Detailed engineering of mass grading will be performed to minimize the requirement for imported material or the hauling of surplus material off site. This should substantially limit earth-moving trucks from using the surrounding County highways.

F. Wastewater Treatment Facility and Primary Utilities Installations

As the mass grading progresses, the construction of the principal utility elements of the project will be carefully sequenced to commence as soon as practicable. This will include the primary stage of the wastewater treatment facility, the sanitary sewer pump station, the water storage tanks, the storm sewer outfall structures, the infiltration basins, and the primary transformer stations.

The main utility distribution and collection systems located in primary roads will be constructed to “stub out” to the proposed development parcels.

5.3.2 Project Construction Stage Activities

Please note: The narrative for the Primary Construction Stage Activities is for descriptive purposes. It should be used to help guide the project review process. Provisions for the actual entitlement must be established through an approved land use permit pursuant to Section 5.1

The project construction activities and sequencing are described for each phase as follows.



A. Phase IA - Northwest

1. *Secondary and Tertiary Utilities:*

The secondary utility distribution and collection systems at the primary roads will be constructed to 'stub out' to individual development parcels. This will include the storm water system, the sanitary sewer system, the water distribution system, and the joint trenches.

The tertiary utility distribution and collection systems at the secondary streets will be constructed concurrent with building construction on individual lots.

2. *Paving Primary and Secondary Streets, Main Entry:*

As the primary infrastructure progresses, the construction and paving of the streets, essentially Via Concha and Albert Way (onsite), will be synchronized to commence as soon as is feasible. Thus, providing essential connections to the main project entrance on Highway One and Willow Road.

3. *Main Project Entries, Marketing Center:*

The main project entries on Highway One will receive monument signage, entrance landscaping and lighting to define "Monarch Dunes" development. The first buildings of the village center will be constructed to serve as the marketing center for the project and the temporary golf clubhouse.

4. *Northwest Golf Feature and Clubhouse:*

The fine grading and seeding of the fairways, the irrigation system, and the construction of the tees and greens will commence immediately after the mass grading of the northwest golf course tracts. This will lead to a "grow-in" period necessary to ensure the course reaches sufficient maturity to permit play. It is expected that the golf course will play a significant part in attracting interest in the property, and therefore should be constructed expeditiously. The concurrent construction of the golf course maintenance facility will also be necessary.

A temporary clubhouse facility will be constructed to allow play to commence as soon as the golf course is ready.

5. *Building Construction:*

The construction of a part of the village center, the business park, and the residential parcels located at the northwest section of the property will commence upon completion of necessary infrastructure.

6. *Off-Site Roads:*

The off-site road improvements include Via Concha and Albert Way from Monarch Dunes to Willow Road, either Mesa Road or Camino Caballo from Monarch Dunes to Osage Road or Pomeroy Road, respectfully, and improvements to Highway One and the main entrance.

**B. Phase IB – Northeast****1. *Secondary and Tertiary Utilities:***

The secondary utility distribution and collection systems will be constructed to 'stub out' to the proposed development parcels. This will include the storm water system, the sanitary sewer system, the water distribution system, and the joint trenches.

The tertiary utility distribution and collection systems will be constructed concurrent with development of the individual lots.

2. *Paving Primary and Secondary Streets, Entry:*

The primary street, Mesa Road, will be paved to the village center. The entrance will receive monument signage and landscaping. As the utility's construction progresses, the construction and paving of secondary streets will be concurrent with the residential lot construction.

3. *Northeast Golf Feature:*

The fine grading and seeding of the fairways, the irrigation system, and the construction of the tees and greens will commence immediately after the mass grading of the west golf course tracts. This will lead to a "grow-in" period necessary to ensure the course reaches sufficient maturity to permit play. It is expected that the golf course will play a significant part in attracting interest in the property, and it is, therefore, necessary to expedite the construction accordingly.

4. *Building Construction:*

The remainder of the village center, the remainder of the business parks, and the residential parcels at the northeast section of the site will be constructed as dictated by market absorption and financial feasibility.

5. *Off-Site Roads:*

Off-site road improvements will be made to the Highway One and Willow Road intersection, and to the Willow Road and Pomeroy intersection.

C. Phase IIA – Southeast**1. *Secondary and Tertiary Utilities:***

The secondary utility distribution and collection systems will be constructed so as to 'stub out' to the proposed development parcels. This will include the storm water system, the sanitary sewer system, the water distribution system, and the joint trenches. The tertiary utility distribution and collection systems will be constructed as the development occurs on individual lots.

2. *Paving Local Streets, Entry:*

The extension of Eucalyptus into the project will be paved from the project entrance to Via Concha (on site). The project entrance will receive project identification signage and landscaping. As the utility construction progresses, the construction,



and paving of secondary roads will be coordinated with the residential construction.

3. *Southeast Golf Feature:*

The fine grading and seeding of the fairways, the irrigation system, and the construction of the tees and greens will commence immediately after the mass grading. This will lead to a “grow-in” period necessary to ensure the course reaches sufficient maturity to permit play.

4. *Building Construction:*

The construction of the Resort and the residential parcels for the southeast planning area will be linked to market demand. Precautions will be taken to minimize all construction-related impacts, e.g. noise, dust, etc., to existing neighborhoods and new homeowners.

5. *Off-Site Roads:*

Improvements will be made to the Mesa Road and Tefft Street intersection.

D. Phase IIB – Southwest

1. *Secondary and Tertiary Utilities:*

The second utility distribution and collection systems will be constructed to ‘stub out’ to the proposed development parcels. This will include the storm water system, the sanitary sewer system, the water distribution system, and the joint trenches.

The tertiary utility distribution and collection systems will be constructed concurrent with development of the individual lots.

2. *Paving Local Streets, Entry:*

The main secondary road that links from Eucalyptus (on site) to Via Concha (on site) will be concurrent with utility and residential construction. Neighborhood entry medians will be included at the entrances on this road.

3.. *Southwest Golf Feature:*

The fine grading and seeding of the fairways, the irrigation system, and the construction of the tees and greens will commence immediately after the mass grading of the east golf course tracts. This will lead to a “grow-in” period necessary to ensure the course reaches sufficient maturity to permit play.

4. *Building Construction:*

The construction of the residential parcels for the southwest planning area will be linked to market demand. Necessary precautions will be taken to minimize all construction-related impacts, e.g. noise, dust, etc., to existing neighborhoods and new homeowners.



5. *Off-Site Roads:*

No off-site road improvements are proposed during this phase.

E. Phase IIC – Southwest

1. *Secondary and Tertiary Utilities:*

The second utility distribution and collection systems will be constructed to ‘stub out’ to the proposed development parcels. This will include the storm water system, the sanitary sewer system, the water distribution system, and the joint trenches.

The tertiary utility distribution and collection systems will be constructed concurrent with development of the individual lots.

2. *Paving Local Streets, Entry:*

The extension of Eucalyptus into the project will be paved from the project entrance to Via Concha (on site). The extension of Trail View from Via Concha into the project will be paved from Via Concha to Eucalyptus, connecting to existing Trail View.

3. Southwest Vineyard Feature:

The vineyards will be installed concurrently with Phase IIA, IIB and IIC construction. vine placement and vine row establishment will commence immediately after the mass grading. This will allow the vines to mature over the course of a grow in period prior to annual harvest.

4. *Building Construction:*

The construction of the residential parcels for the southwest planning area will be linked to market demand. Necessary precautions will be taken to minimize all construction-related impacts, e.g. noise, dust, etc., to existing neighborhoods and new homeowners.

5. *Off-Site Roads:*

No off-site road improvements are proposed during this phase.

F. Phase IIIA – Residential

1. *Secondary and Tertiary Utilities:*

The second utility distribution and collection systems will be constructed so as to ‘stub out’ to the proposed development parcels. This will include the storm water system, the sanitary sewer system, the water distribution system, and the joint trenches.

The tertiary utility distribution and collection systems will be constructed concurrent with development of the individual parcels.

2. *Paving Local Streets, Entry:*

Kington Road is constructed along the frontage of the site and will be designed to provide primary access to the interior roads.



3. ***Vineyard Feature:***

The commercial vineyard is currently installed and in year 5 of production. The commercial vineyards are in active production and can be seen to the south.

4. ***Building Construction:***

The construction of the residential lots will be linked to market demand. Necessary precautions will be taken to minimize all construction-related impacts, e.g. noise, dust, etc., to existing neighborhoods and new homeowners.

5. ***Off-Site Roads:***

No off-site road improvements are proposed during this phase.

G. **Phase IIIB – Residential**

1. ***Secondary and Tertiary Utilities:***

The second utility distribution and collection systems will be constructed to ‘stub out’ to the proposed development parcels. This will include the storm water system, the sanitary sewer system, the water distribution system, and the joint trenches.

The tertiary utility distribution and collection systems will be constructed concurrent with development of the individual parcels.

2. ***Paving Local Streets, Entry:***

Mesa Road and Trail View Place are constructed along the frontage of the site and will be designed to provide primary access to the interior roads.

3. ***Vineyard Feature:***

The HOA vineyard is currently installed and in year 5 of production. The HOA Vineyards is in active production and can be seen across Mesa Road to the South.

The commercial vineyard is currently installed and in year 5 of production. The commercial vineyard is in active production and can be seen to the south, adjacent to the HOA vineyard.

4. ***Building Construction:***

The construction of the residential lots will be linked to market demand. Necessary precautions will be taken to minimize all construction-related impacts, e.g. noise, dust, etc., to existing neighborhoods and new homeowners.

5. ***Off-Site Roads:***

No off-site road improvements are proposed during this phase.

H. **Phase IIIC – Village Center**

1. ***Secondary and Tertiary Utilities:***

The second utility distribution and collection systems will be constructed to ‘stub out’



to the proposed development parcels. This will include the storm water system, the sanitary sewer system, the water distribution system, and the joint trenches.

The tertiary utility distribution and collection systems will be constructed concurrent with development of the individual parcels.

2. *Paving Local Streets, Entry:*

Via Concha, Trilogy Parkway and Mesa Road are constructed and in active use around the Village Center. Kingston Drive and Via Tesoro provide secondary access currently.

3.. *Vineyard Feature:*

The HOA vineyard is currently installed and in year 5 of production. The vineyard is in active production and can be seen to the south.

4. *Building Construction:*

The construction of the Village Center parcels will be linked to market demand. Necessary precautions will be taken to minimize all construction-related impacts, e.g. noise, dust, etc., to existing neighborhoods and new homeowners.

5. *Off-Site Roads:*

No off-site road improvements are proposed during this phase.

I. Phase IIID – Hotel

1. *Secondary and Tertiary Utilities.*

The second utility distribution and collection systems will be constructed to ‘stub out’ to the proposed development parcels. This will include the storm water system, the sanitary sewer system, the water distribution system, and the joint trenches.

The tertiary utility distribution and collection systems will be constructed concurrent with development of the individual parcels.

2. *Paving Local Streets, Entry:*

Via Concha, Trilogy Parkway and Vista Tesoro are constructed and in active use around the Hotel. Kingston Drive provides secondary access.

3. *Vineyard Feature:*

The HOA vineyard is currently installed and in year 5 of production. The vineyard is in active production and can be seen across the Village enter to the south.

4. *Building Construction:*

The construction of the Hotel parcels will be linked to market demand. Necessary precautions will be taken to minimize all construction-related impacts, e.g. noise, dust, etc., to existing neighborhoods and new homeowners.



5. Off-Site Roads:

No off-site road improvements are proposed during this phase.

5.3.3 Adjustments in Project Phasing

Project features may be advanced to an earlier phase provided all required infrastructure is in place, all necessary mitigation measures are completed or will be completed with project, and the action will not significantly defer a project feature that is anticipated in a preceding phase. Residential development shall not be advanced without an amendment to the Specific Plan (Section 5.6). The determination to advance a project feature shall be made by the Planning Director.

5.4 Individual Lot Development Review and Approval

It is the intent of the specific plan to accommodate future uses by extending infrastructure, rough grading building locations and implementing many mitigation measures prior to the application of individual permits for individual uses. To help expedite future permit processing, applications for Development Plan should address future uses to the greatest extent possible and establish the permit requirements for those projects. Where the Development Plan does not establish permit requirements, the Land Use Ordinance shall be used. Development on individual lots within the Specific Plan area shall comply with any additional requirements as may be established during the approval of the applicable development plan or tentative subdivision map.

5.5 Flex-Zone Implementation

The area on the Land Use Plan north of Mesa Road designated as a Flex-Zone shall be built with residential units and the additional two-acre flex zone adjacent to the Highway One business park shall remain undeveloped or landscaped, unless there is a request to allow one of these areas to be developed as a business park. A request may be submitted provided 75% of the existing property designated Commercial Service is built, has construction permits issued or has construction permit applications in the plan check stage. The provisions of Section 5.3.3 (Adjustments in Project Phasing) and the implementation steps for the Highway One Business Park in Section 5.1.1 shall be followed. The residential units that would otherwise be located north of Mesa Road may be transferred to a subsequent phase provided the allowable density of the residential pod is not exceeded and the total number of residential units for Monarch Dunes does not exceed 1,320.



5.6 Specific Plan Amendment

California Government Code Section 65453 et. Seq. provides that a Specific Plan “may be amended as often as deemed necessary by the legislative body”. Amendments to this plan may be initiated by the developer, any individual property owner, or by the County, in accordance with duly adopted County procedures governing the adoption and amendment of the Specific Plan. Applications for amendments shall be submitted to the County Department of Planning and Building for processing.

5.6.1 Necessary Findings

- A. Changes have occurred in the community since the approval of the Specific Plan which warrant the proposed amendment.
- B. The proposed amendment is consistent with the San Luis Obispo County General Plan.
- C. The proposed amendment may enable efficient and less costly delivery of necessary services and public facilities to the population within the area of this Specific Plan and the Nipomo Mesa.

5.7 Environmental Review

An Environmental Impact Report has been prepared for Monarch Dunes Specific Plan and approved and certified concurrent with adoption of the Specific Plan. Pursuant to Government Code 65457, residential housing construction which is consistent with and undertaken to implement the Specific Plan may be exempt from any further environmental review. If, however, after adoption of the Specific Plan an event as specified in Section 21166 of the State Public Resources Code occurs, this exemption may not apply unless and until a supplemental environmental impact report is prepared and certified.

These events include the following:

1. Substantial changes are proposed in the project or Specific Plan which will require major revisions of the Environmental Impact Report.
2. Substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions to the Environmental Impact Report.
3. New information, which was not known and could not have been known at the time the Environmental Impact Report was certified as complete, becomes available.



For the purposes of CEQA Guidelines Section 15182, “residential” does not include, among other things, the following activities: any initial tree removal; all initial mass grading; grading or installation of any public road, utility or project infrastructure improvement not for exclusive residential use; mass or final grading over identified archaeological sites; tree removal in areas where trees are to be retained for monarch butterfly, visual and rural character protection as identified in the EIR; and all non-exclusively residential component of the project, such as, all open space/common areas and parks, commercial uses, golf courses and accessory uses, resort, business parks, water storage and wastewater plant.

As the years pass, the information provided in the EIR may become dated and/or limited in effectiveness. If and when subsequent or supplemental EIRs are required, these documents should review the EIR for adequacy and update those sections determined to be outdated. Any new or revised mitigation measures should be incorporated into the Specific Plan.

Amendments to the Specific Plan are subject to a CEQA determination.



Appendix A

County General Plan Monarch Dunes Specific Plan Standards



**County Land Use Element
South County Area Plan
PH Property Development Company**

The following standards apply to the PH Property Development Company property shown in Figure 7-17.

1. *Specific Plan Objectives:* The Specific Plan is to be prepared to achieve the following performance criteria:
 - A. *Types of Land Use:* Recreational and rural resort uses (such as golf courses and lodging), business parks, related commercial retail and residential uses are the broad categories of uses that should be considered. Uses are encouraged that will provide employment opportunities for area residents, enhance the jobs / housing balance within Nipomo, be in harmony economically with other existing or planned business areas and be a positive long-term revenue generator for public support services.
 - B. *Open Spaces and Recreation:* The Specific Plan shall provide for permanent open space areas that will retain the rural character of the site as seen from Highway 1. A landscaped open space buffer shall be provided around the perimeter of the Woodlands site. Open spaces shall be emphasized in the plan for active and passive public recreation, for informal social activity and to reinforce the identity of neighborhoods and focal points with the use of spatially defined squares and parks. Provide for public recreational uses such as golfing, walking and horse riding around and through the development areas.
 - C. *Circulation and Access:* Consider alternative access roads within the intent of minimizing vehicle traffic through residential neighborhoods within Nipomo yet utilizing alternative routes to minimize traffic increases on Highway 1 and Willow Road. Provide a system of multi-use pathways that is separate from roadways between points on the property.
 - D. *Water Conservation:* Where feasible, provide for the use of reclaimed water to satisfy much of the project non-potable water demand. Minimize water consumption by the use of drought-tolerant plants and low-consumption irrigation techniques.
 - E. *Funding for Public Facilities and Services:* Identify and implement area-wide circulation, public service and facility improvements necessary to support the project.
4. *Specific Plan – Content:* Preparation of the Specific Plan is to include all information required by Sections 65450 et. Seq. of the Government Code, and in addition, it is to include the information to achieve the objectives in standard #2 and the following information:
 - A. Resource capacities of the project site and site vicinity, including but not limited to, water supply and usage, sewage disposal suitability, schools and transportation.
 - B. Site layout and development concepts for all uses on the property, including the location of clustered residential sites and the proposed number of units within each cluster. Residential development is to utilize the applicable sections for clustering in Land Use Ordinance Chapter 22.04, within the density allowed for the Residential Rural category.
 - C. A phasing plan for implementation of the project, if multiple phases are proposed.
 - D. Circulation patterns and street alignments in the project, and consider the extension of Mesa Road and Eucalyptus Road to Highway 1 for access from eastern portions of the site to the highway, extension of Via Concha from Willow Road to Eucalyptus Road, pedestrian paths, equestrian trails and bikeways.
 - E. Architecture and landscaping that respond to the character of the area.
5. *Land Division Requirements:* A clustered land division proposed prior to submittal of a Specific Plan application shall locate the allowed residential lots in a manner that will be buffered from industrial and agricultural uses on the west side of Highway 1.
 - A. *Circulation and Access:* Extend Mesa Road to Highway 1 as the sole access point from the site to the highway. Extend and improve Via Concha from Willow Road to Eucalyptus Road directly or by intervening streets.
 - B. *Open Space Uses:* Open space uses other than agriculture and golf course fairways shall retain vegetation near Highway 1. Provide for recreational open space uses such as walking, bicycle and horse riding. Trails should be provided around and through the residential clusters.



Appendix B

Land Use Ordinance Table "O" Allowable Uses

Deleted



Appendix C

Suggested Plant Palettes

SECTION 1: SUGGESTED PLANT PALETTE

* = County Approval

** = County and Coastal Approval

Height S = Short

Height M = Medium

Height T = Tall

E = Evergreen

D = Deciduous

F = Flowering

Character: B=Tall columnar form

Character: C=Short rounded form

TREES

Botanical Name	Common Name	Approval	E/D/F	CA Native	Size	Character	Remarks
Acacia baileyana			E	no	M	C	
Acacia farinacea		**	D/F	yes	S	C	Accent
Acacia pendula		**	E	no	S	C	Village accent/weepy foliage
Angophora costata	Gum Myrtle	**	E	no	M	B	Eucalyptus character
Arbutus menziesii	Madrone	*	E	yes	M	C	Striking red bark
Brachychiton populneus	Bottle Tree	**	E	no	M	C	Poplar-like; street tree
Cassia excelsa	Crown of Gold Tree	**	E/D	no	S-M	B	
Causarina cunninghamiana	River She-Oak	**	E	no	T	B	Pine-like
Cercis occidentalis	Western Redbud		DF	yes	S	C	Pink Flowers while deciduous
Chilopsis linearis	Desert Willow	*	D	yes	S	C	
Cotinus coggygria	Smoke Tree		D	no	T	C	
Cinnamomum camphora	Camphor	**	E/D	no	M	C	
Cupressus macrocarpa	Monterey Cypress	**	E	yes	M	C	Fast-growing conifer
Fraxinus americana	White Ash	*	D	no	T	B	
Geijera parviflora	Australian Willow	**	E	no	M	C	
Ginkgo biloba 'farimont'	Ginkgo	*	D	no	T	D	Yellow fall foliage
Jacaranda mimosifolia	Jacaranda	**	E/D	no	M	C	
Koeleruteria paniculata	Golden Rain Tree	*	D	no	S-M	C	
Maytenus boaria	Mayten Tree	**	E	no	M	B	
Melaleuca quinquervia	Cajeput Tree		E	no	S-M	B	
Platanus acerifolia	London Plane Tree	*	D	no	T	B	
Pistacia chinensis	Chinese Pistache	*	D	o	M	C	Striking fall foliage color
Prosopis glandulosa	Honey Mesquite	*	D	no	S	C	Fine textured leaves
Robinia ambigua		*	D	no	M	B	Village accent for flowers
Tristania conferta	Brisbane Box		E	no	T	B	
Umbellularia californica	California Bay Laurel	*	E	yes	M	C	

SHRUBS

Botanical Name	Common Name	E/D/F	CA Native	Size	Remarks
Arctostaphylos franciscana	Manzanita	E/F	yes	M	
Artemisia californica	California Sagebrush				
Baccharis pilularis	Coyote Brush				
Cistus x hybridus	Rockrose	E/F	no	M	
Ceanothus	California Lilac	E/F	yes	M	
Dendromecon rigida	Bush Poppy	E/F	yes	S	
Encelia californica	California Encelia				
Ericameria ericoides	Mock Heather				
Dodonea viscosa 'purpurea'	Hopseed Bush	E	no	T	Hedge or windbreak
Fremontodendron californicum	Flannel Bush	E/F	yes	T	Bright yellow flower
Garrya elliptica	Coast Silktassel	E/F	yes	T	Creamy flower tassels
Lavandula sp.	Lavender	E/F	no	S	Scented
Lupinus chamissonis	Silver Bush Lupine				
Mahonia aquifolium	Oregon Grape	E/F	yes	M	Spiny leaf; yellow flower

Myrica californica	Wax Myrtle		E	yes	M-T		
Plumbago auriculata	Cape Plumbago		E	no	M-T		
Salvia leucantha	Mexican Sage		E	no	S-M		
Salvia Mellifera	Black Sage						

GROUND COVER

Botanical Name	Common Name	Approval	E/D/F	CA Native	Height	Character	Remarks
Arctostaphylos hookeri	Monterey Manzanita		E/F	yes	2'-3'h&6'w		green glossy leaves
Coprosma kirkee			E	no	2'3'h		yellow green leaves
Gaillardia grandiflora	Blanket Flower		D	yes	2'=4'h		red and yellow flowers
Helianthemum	Sunrose		E/F		6"h&2'-3'w		
Lantana montevidensis	Trailing Lantana		E/D	no	1'-2'h&3'-6'w		purple,white
Verbena	Verbena						
Mahonia							
Rosa banksiae	Laday Banks Rose						
Baccharis pilularis "Twin Peaks"							

GRASSES

Botanical Name	Common Name		E/D/F	CA Native	Height	Character	Remarks
Arundo donax	Arundo						
Bouteloua gracilio	Mosquito grass						
Elymus glaucus	Lyme Grass						
Festuca californica	Fescue						blue-green blade
Pennisetum	Purple Fountain Grass						
Miscanthus sinensis	Eulalia Grass						
Muhlenbergia	Deergrass						
Stipa pulchra	Purple Needlegrass						

DUNE SCRUB REVEGETATION

Botanical Name	Common Name		E/D/F	CA Native	Size		Remarks
Achillea millefolium	Yarrow			yes	S		
Amsinchia spectabilis	Fiddleneck			yes	S		
Artemesia californica	California Sagebrush			yes	M		
Baccharis pilularis	Coyote Bush			yes	M		
Castilleja	Indian Paintbrush			yes	S-M		
Ericameria ericoides	Mock Heather			yes	M		
Eriophyllum staechadifolium	Golden Yarrow			yes	S		
Eriogonum parvifolium	Coast Buckwheat			yes	M		
Eschscholsia californica	California Poppy			yes	S		
Lotus scoparius	Deerweed			yes	S		
Lupinus arboreus	Tree Lupine			yes	T		
Lupinus chamissonis	Silver Bush Lupine			yes	T		
Myrica californica	Wax Myrtle			yes	T		
Oenothera elata	Hooker's Evening Primrose			yes	M		
Rhamnus Californica	Coffee Berry			yes	T		
Salvia mellifera	Black Sage			yes	M		
Senecio blockmaniae	Senecio			yes	S		



Appendix D

Land Use Compatibility for New Development Near Transportation Noise Sources

		Exterior Noise Exposure L _{dn} or CNEL, dB					
		55	60	65	70	75	80
<i>Residential (except temp. dwelling and res. acc. uses), Pub Assembly and Entertainment (except meeting halls)</i>							
<i>Bed and Breakfast Facilities, Hotels and Motels</i>							
<i>Schools - Preschools to Secondary, College and University, Specialized Education and Training; Libraries and Museums, Hospitals, Nursing and Personal Care, Meeting Halls, Churches</i>							
<i>Outdoor Sports and Recreation</i>							
<i>Offices</i>							

This figure indicates whether mitigation is required. See Table 4.5-2 for noise standards.

LEGEND:



ACCEPTABLE
(No Mitigation Required)
Specified land use is satisfactory.



CONDITIONALLY ACCEPTABLE
(Mitigation required)
Use should be permitted only after careful study and measures as needed to satisfy policies of the Noise Element.



UNACCEPTABLE
(Mitigation may not be feasible)
Development is usually not feasible in accordance with the goals of the Noise Element.



Appendix E

List of Mitigation Measures

APPENDIX E

WOODLANDS SPECIFIC PLAN - LIST OF MITIGATION MEASURES

The following is a list of measures being proposed to mitigate potentially significant impacts. Some of the proposed measures have been modified from the Final EIR to work better as implementable “conditions of approval”, or to provide better consistency in terminology, or as agreed to by the decisionmakers as a part of the Specific Plan approval.

4.1 WATER RESOURCES/WASTEWATER

Mitigation Measure 4.1-6a. To reduce consumptive use or cumulative pumpage, prior to approval of discretionary development (e.g. recordation of the final map, Development Plan approval), or at such time that a comprehensive program is developed by the water supplier (a tentative map or development plan, or on an annual basis, whichever occurs first), the applicant shall participate in a toilet retrofit program on the Nipomo Mesa that would replace existing non-low-flow residential and commercial toilets at a 1:1 basis with new development. In the event equal reduction can be achieved through another means, a comparable water savings program may be substituted.

Mitigation Measure 4.1-6b. Prior to approval of the first discretionary development (e.g. recordation of the final map, Development Plan approval) of each phase, the applicant shall develop a “master” water conservation education program for that phase of Specific Plan residents and commercial operators/employees, which must receive county approval before implementation. Such a program shall be developed by appropriate experts (e.g. for landscape watering, use a landscape architect or contractor familiar with the area's vegetation, who would prepare: (1) guidelines for residents covering water conservation techniques; and (2) lists of ornamental drought-tolerant plants that would do well in sandy soils). The program shall address all consumer-controlled water uses (e.g. landscaping, washing (dishes, clothes), showers, etc.). Prior to approval of subsequent development, the applicant shall incorporate, or modify as needed, this program into the specific development. Any modifications must receive county approval prior to approving subsequent development.

Mitigation Measure 4.1-6c. Prior to approval of discretionary development (e.g. prior to recordation of the final map, Development Plan approval), the applicant shall show how the initial landscaping will have low-water requirements. As applicable, at a minimum the following shall be used: (1) all residential irrigation shall employ low water use techniques (e.g., drip irrigation); (2) residential landscaping shall not exceed 50 percent lawn surface with remaining landscaping being drought-tolerant and low water requirements; (3) golf course turf shall be of varieties that have reduced water requirements; (4) all other golf course landscaping shall be drought-tolerant, have low water requirements, utilize drip-irrigation where possible, and be composed of at least 50 percent natives.

Mitigation Measure 4.1-6d. Prior to approval of a tentative map or development plan or on an annual basis, whichever is shorter, the applicant shall conduct a complete survey of wells of overlying residential users based on Exhibit A (the Woodlands Water Well Survey Area Map [November 1998]) that could be affected by water level interference due to pumpage by Woodlands development. The applicant shall then implement means to allow for continued production of potable water from wells under drought conditions to the satisfaction of the County.

4.2 TRAFFIC AND CIRCULATION

Mitigation Measure 4.2-1a: The Stage I development traffic impacts will require the following improvements to maintain acceptable levels of service of the arterial and collector roads evaluated. These improvements shall be done as a part of Stage I development with the timing and level of these improvements to correlate with the proposed activity, as determined by County Engineering (for subdivisions, prior to final map recordation, or prior to occupancy or final inspection for other discretionary permits).

Albert Way and Via Concha: These two roadways, which would carry the bulk of the traffic generated by Stage I, shall be improved to County Collector standards between Dawn Road and Willow Road. In addition to these roadway improvements, left-turn channelization would be required on movements generated by the project. These improvements would be required prior to occupancy of the Stage I developments.

Route 1/Main Entrance: Prior to construction/logging operations, the Route 1/Main Entrance intersection shall be improved to include a southbound left-turn lane and a northbound right-turn lane. The turning-lanes shall be constructed to provide adequate truck storage and turning movements. The intersection design needs to conform to CalTrans design standards.

Route 1/Willow Road: Prior to occupancy/final inspection of the first discretionary permit of Stage Ib, this intersection shall be realigned and widened to provide turn-lanes on all of the approaches. The intersection shall be reconfigured to form a standard four-way approach configuration in order to alleviate driver confusion. This would involve realignment of the Willow Road approach. As volumes increase due to buildout of the area, the control of the intersection may need to be modified to provide signalization. The applicant shall provide for one of the following: 1) if a funding mechanism is established prior to recordation of the first subdivision, the applicant shall provide its fair share contribution of these improvements (EIR ADT shows about 25%); or 2) provide for the above-improvements that will meet minimum CalTrans safety, operational and construction requirements.

Willow/Pomeroy: Based on the limited circulation system proposed for the Stage I development, traffic signals would be required at this intersection to accommodate the volumes generated by Stage I. Intersection widening to provide appropriate left- and/or right-turn lanes would also be required. It is anticipated that this improvement would not be required until most of the Stage I development is constructed and would therefore not be required until the beginning of Stage Ib. Furthermore, if the County requires an additional east-west access connection, as recommended below, the signal would not be required at all for Stage I.

East-West Connections: It is recommended that a minimum of one direct east-west roadway connection be provided for the Stage I development. This could include the connection to and improvement of Mesa Road (as proposed in Stage II of the project), or development of Camino Caballo as analyzed for the proposed project. These improvements would be required prior to completion of Stage IA (once 75% of residential development has received permits to occupy) or the commencement of Stage Ib, whichever occurs first.

Project Frontage Improvements: In order to provide for the equitable development of the future circulation system which will be required to serve the Woodlands site as well as buildout of the Nipomo area, the project applicant would be responsible for improving the roadways fronting the property or functional equivalent. These would include Dawn Road, Camino Caballo, Route 1 and Viva Way. The roadways would be improved to County standards, as determined by the County Engineering Department. These improvements would be required prior to occupancy of the first discretionary permit of the first two phases as follows: Stage IA - Dawn Road; Stage Ib - Camino Caballo, Viva Way.

Transit Facility. It is recommended that a transit facility be incorporated into the village area to accommodate potential service to the site.

Mitigation Measure 4.2-2a: In addition to the measures specified in Mitigation Measure 4.2-1a, prior to occupancy, the applicant shall provide their fair share by paying the applicable South County Road Improvement fee (which includes Willow Road extension and interchange).

Mitigation Measure 4.2-4a: In addition to the measures outlined in Mitigation Measure 4.2-1a, the following measures are recommended to be completed either prior to final map recordation (for subdivisions) or prior to occupancy or final inspection (for other discretionary permits), to mitigate potential impacts:

Pomeroy Road/Willow Road: As a part of Phase 2a, this location would require installation of traffic signals, as well as widening to provide separate left, through, and right-turn lanes on the Willow Road approaches. These improvements would provide LOS B.

Mesa Road/Tefft Street: Based on the revised circulation system proposed for the Stage II development, traffic signals would be required at this intersection to accommodate the volumes generated by Stage II. Intersection widening to provide appropriate left-turn channelization may also be required. It is anticipated that this improvement would not be required until most of the Stage II development is constructed and occupied and therefore would not be needed until the beginning of Stage IIb. Furthermore, if the County requires an additional east-west access connection, as recommended below, the signal would not be required at all for Stage II.

East-West Connections: As previously noted, the current Stage II plan includes one direct east-west connection to the project site via Mesa Road. This would result in significant loading of Mesa Road in the residential area in the downtown Nipomo area and would require traffic signals at the Tefft Road intersection. It is therefore recommended that a minimum of one additional east-west roadway connection be provided for the Stage II development. This could include the connection to Eucalyptus Road or development of Camino Caballo as analyzed for the proposed project. These improvements would be required prior to occupancy of any of the Stage IIa developments.

Viva Way: Viva Way, or its functional equivalent shall be paved between Bannecker and Eucalyptus Road.

Mitigation Measure 4.2-5a: In addition to the measures outlined in Mitigation Measure 4.2-1a, the measures recommended to mitigate impacts associated with Woodlands buildout with the Willow Road extension and full interchange would also be required for this scenario to be completed either prior to final map recordation (for subdivisions) or prior to occupancy or final inspection (for other discretionary permits) of the first application of Stage II development.

Mitigation Measure 4.2-7a. It is recommended that the County update the South County Fee Program in conjunction with adoption of the proposed Woodlands Specific Plan. All new development shall be subject to the updated fee program which would include the additional improvements required in the South County area. It is recommended that Dawn Road (between Hwy 1 and Calle Fresa) and Camino Caballo (between Viva Way and Osage Street) be added to this program as collector roads.

4.3 AIR QUALITY

The following mitigation measures have been developed by the San Luis Obispo County APCD to mitigate combustion emissions from heavy-duty construction equipment. The following mitigation measures should be implemented to reduce emissions associated with construction activities:

Mitigation Measure 4.3-1a: Prior to any rough grading, the project applicant shall implement the following Best Available Control Technology for each piece (no less than six pieces overall) of diesel-fueled construction equipment estimated to cause the highest level of combustion emissions during construction, which must be verified by the Air Pollution Control District:

- a. Injection timing retard of 2 degrees;
- b. Installation of high pressure injectors; and
- c. Use of reformulated diesel fuel.

If the above cannot be implemented, the applicant shall implement an equivalent emission reduction methodology to achieve a 50 percent reduction in emissions to the equipment estimated to cause the highest level of combustion emissions, as approved by the Air Pollution Control District. The following measures shall be used to achieve the specified reduction and incorporated into any contractor or subcontractor's contract, as well as shown on all applicable construction plans:

- d. Caterpillar pre-chamber diesel engines (or equivalent) shall be used together with proper maintenance and operation to reduce emissions of NO_x.
- e. General contractors shall maintain equipment engines in proper tune per manufacturer's specifications and operate construction equipment so as to minimize exhaust emissions.
- f. If available within the (sub)contractor's fleet, gasoline-powered equipment shall be substituted for diesel-fueled equipment.
- g. If available within the (sub)contractor's fleet, compressed natural gas (CNG) or propane-powered portable equipment (e.g., compressors, generators, etc.) shall be used on-site instead of diesel-powered equipment.

Prior to commencement of grading and construction activities, the applicant shall notify the Department of Planning and Building and the Air Pollution Control District, by letter, of the status of the above air quality mitigation measures, and shall clearly state the following: 1) which pieces of equipment have implemented measures a, b, and c; 2) the reasons why any measures not taken are infeasible; 3) what measures have been incorporated to substitute for these measures; and 4) when tree clearance and grading will be initiated to allow for APCD inspection of the above measures.

Mitigation Measure 4.3-1b: During tree removal, grading and construction, trucks and vehicles in loading or unloading queues should be kept with their engines off, when not in use, to reduce vehicle emissions. Signs with prominent lettering at such queuing areas shall be posted to remind drivers. Large Construction activities shall be phased and scheduled to avoid emissions peaks.

Mitigation Measure 4.3-1c: During tree removal, grading and construction, general contractors shall use reasonable and typical watering techniques to reduce fugitive dust emissions. All unpaved demolition and construction areas shall be wetted at least twice a day during excavation and construction, and temporary dust covers shall be used over stockpiled areas to reduce dust emissions. To keep moist, additional watering should be done as needed in the afternoons, when it is typically much more windy, or when winds of 15 mph or greater are predicted or are occurring at any given time.

Mitigation Measure 4.3-1d: In the event of complaints over dust and/or if APCD determines that watering efforts are not adequate, to keep dust levels to a minimum, soil binders shall be spread where there will be regular construction vehicle usage such as unpaved roads and parking areas. These binders shall be applied immediately after area is ready for vehicle use.

Mitigation Measure 4.3-1e: Ground cover shall be re-established on the construction site through seeding and watering, as soon as is feasible or immediately following completion of grading, whichever occurs first. The following native seed mix is recommended for areas that are adjacent to or within existing or future native areas (namely coastal sage scrub). Barley seed shall be applied to all other areas.

"CHAPARRAL/SAGE SCRUB" SEED MIX

<u>Species</u>	<u>lbs/ac</u>		
<i>Adenostoma fasciculatum</i> (chamise)	0.50	<i>Eriophyllum confertiflorum</i> (golden yarrow)	0.20
<i>Artemisia californica</i> (California sagebrush)	0.25	<i>Eschscholzia californica</i> (California Poppy)	0.50
<i>Ceanothus cuneatus</i> (buckbrush)	1.00	<i>Heteromeles arbutifolia</i> (toyon)	0.20
<i>Dendromecon rigida</i> (bush poppy)	0.25	<i>Lotus scoparius</i> (deerweed)	1.20
<i>Eriogonum parvifolium</i> (buckwheat)	0.20	<i>Mimulus aurantiacus</i> (bush monkeyflower)	0.25

<i>Nasella (Stipa) pulchra</i> (purple needlegrass)	1.50
<i>Salvia mellifera</i> (black sage)	0.50

Mitigation Measure 4.3-1f: Trucks, prior to leaving the site, shall be washed off.

Mitigation Measure 4.3-1g: Prior to the initiation of any tree clearing activities, or approval for subdivision improvement plans or issuance of grading permits, the applicant shall submit to the county an APCD-approved Construction Activities Management Plan. This Plan should outline the following:

- Methods to minimize the amount of large construction equipment operating during any given time period; and
- Scheduling of construction truck trips during non-peak hours to reduce peak hour emissions.

Mitigation Measure 4.3-2a: Prior to approval of discretionary development (e.g. Prior to application for final map, Development Plan approval), the project applicant shall coordinate with the South County Area Transit and Dial-a-Ride, which currently serve the Arroyo Grande community north of the Nipomo Mesa area to expand their route system to serve the project site and provide public transportation to this mixed use community.

Mitigation Measure 4.3-2b: Prior to approval of discretionary permits or subdivisions involving new roads or potentially providing access between existing roads/points of interest, pedestrian/bicycle linkages shall be considered to encourage bicycle, golf cart and pedestrian travel.

Mitigation Measure 4.3-2c: Upon submittal of discretionary plans for commercial development, showers and bicycle locker facilities shall include in the design of commercial facilities to encourage employees to bike and/or walk to work. Per the APCD county guidelines, the following general rule of thumb will be used: 3 bike lockers and 1 shower for every 25 employees. Design, location and potential demand for shower facility in a proposed structure shall be evaluated on a case-by-case basis. If showers are determined appropriate, access to and use of available centralized or other off-site shower facilities within close proximity of proposed structure(s) may be an acceptable means to comply with this measure, in lieu of constructing such facilities within the proposed structure.

Mitigation Measure 4.3-2d: Upon submittal of discretionary permits, where appropriate, the applicant shall include the following as part of project design to reduce employee/visitor lunchtime trips: on-site food storage refrigeration; prepared food facilities within 5 minute walking distance; and access to comfortable, appropriately sized, and pleasant eating areas.

Mitigation Measure 4.3-2e: Upon submittal of discretionary permits, the applicant shall show, through project design, how the project will exceed, by 10 percent, the minimum energy conservation requirements set forth by the current Uniform Building Code.

Mitigation Measure 4.3-2f: Upon submittal of proposed subdivision, the applicant, where possible, shall configure lots to easily allow building footprints to maximize passive solar design.

Mitigation Measure 4.3-4a: As required by the 1989 Order for Abatement, the applicant shall record an advisory to title documents on each parcel within the project stating that "...odors may occur due to refinery emissions."

4.4 BIOLOGICAL RESOURCES

Mitigation Measure 4.4-1a: The potential loss of 9 acres of Central Coastal Scrub can be reduced to below the level of significance by one of the following:

- 1) Prior to the issuance of a tree removal or grading permit, or approval of a subdivision, the project will be reconfigured to avoid Area A, as mapped in Figure 4.4-1 and surrounded by a buffer strip of native perennial grasses averaging 25 feet wide; or
- 2) Prior to the issuance of any permit involving the removal of Central Coast scrub habitat, develop a program for the County's approval which will be prepared by a qualified biologist familiar with central coast scrub habitats and which will identify a site with the necessary characteristics to reestablish coastal scrub in an acreage equivalent to that lost as a result of the project. The program shall include, at a minimum, the following items:
 - A. Transplanting any of the existing scrub to the new site, as practicable;
 - B. A planting/propagation/seed collection program to establish key species;
 - C. A weed eradication program to successfully remove any competing, non-native plants;
 - D. A temporary irrigation system, if appropriate; and
 - E. A monitoring and maintenance program that will ensure the restored site is self-sustaining after 5 years.

Mitigation Measure 4.4-1c: Prior to issuance of a construction permit, the applicant shall retain a county-approved, qualified project biologist (wildlife biologist and/or botanist) or equivalent professional to oversee all aspects of project implementation that pertain to compliance with biologically-related mitigation measures (mainly described in this section), as applicable. The applicant shall work with the biologist so all employees, contractors, subcontractors, etc. are informed of any special biologically sensitive areas/ conditions that need to be avoided during construction.

Mitigation Measure 4.4-3a: For monarch butterfly overwintering area, implement the mitigation recommendations submitted by Dr. Kingston Leong (Leong, 1996; see EIR Technical Appendix). Long-term maintenance mitigations should be supported through an endowment fund or other suitable financial instrument. As mitigations, these recommendations are interpreted to include the following:

- (1) Prior to issuance of a construction or tree removal permit, preserve the clustering area (approximately 300 feet by 500 feet) which occupies most of the high ground at the 320 ft knoll near the center of the project site. This is the core of the overwintering habitat for the butterfly. Prior to final inspection or occupancy of the first village commercial development, the core area shall be posted "MONARCH BUTTERFLY OVERWINTERING AREA. AVOID APPROACHING WITHIN 20 FEET OF TREES WITH ROOSTING CLUSTERS. NO SMOKING WITHIN 100 FEET OF THE ROOSTING CLUSTERS". No branches of any healthy tree within the core area should be removed.
- (2) Prior to issuance of a construction or tree removal permit, preserve as a buffer (against strong winds and for sunlight filtration) trees surrounding the cluster out to a distance of 200 feet from the outside boundary of the core. This area shall be clearly staked and verified by qualified entomologist.
- (3) As part of a long-term program, maintain the structure of the habitat by planting new trees as necessary. While the grove and buffer may be thinned by 10 percent of its basal area annually, no tree in current use by monarchs shall be thinned without consulting a qualified entomologist. Based on data from Santa Barbara County, forest density should be maintained within the range of 300-350 trees/ acre with a basal area in the range of 65-150 square feet/acre. Cut stumps will generally re-sprout; these should be trimmed to a single stem after five years. No branches of any healthy tree within the core area should be removed.
- (4) On an ongoing basis and as a part of a project's CC & R's, ban the use of pesticides within 0.5 miles of the habitat between October and March. This distance shall be delineated on all applicable construction plans or additional sheets to subdivision maps.

- (5) On an ongoing basis and as a part of a project's CC & R's (as applicable), manage understory and public use of the area within 0.5 miles of the buffer to minimize fire danger, as follows: Eucalyptus groves should have fuel loading of less than 2 tons per acre of down and dead material; no open fires or smoking on pathways will be allowed, and spark arrestors will be required on all internal combustion equipment.
- (6) Minimize wood smoke pollution by allowing no barbecues and only pellet stove fireplaces within 0.25 miles of the habitat. This distance shall be delineated on all applicable construction plans or additional sheets to subdivision maps, and as applicable, include as a part of a project's CC & R's.
- (7) As a part future landscape plans for commercial development, enhance sources of plant nectar by landscaping in part with species maintaining blossoms through winter, including the following (see also Table 4.4-3):

<i>Ceanothus</i> - Deer brush	<i>Echium</i> - Pride of Madeira
<i>Leptospermum</i> - Australian tea	<i>Pittosporum</i> - Pittosporum
<i>Pyracantha</i> - Pryacantha	<i>Aster spp.</i> - Aster
<i>Calliuna vulgaris</i> - Scotch heather	<i>C. maximum</i> - Shasta daisy
<i>Cheiranthus erysimum</i> - Wallflower	<i>Cistus skanbergii</i> - Rock rose
<i>Chrysanthemum frutescens</i> - Marguerites	<i>Cosmos spp.</i> - Cosmos
<i>C. paludosum</i> - Miniature shasta daisy	<i>Salvia spp.</i> - Sages
<i>Coreopsis auriculata</i> - Coreopsis	<i>Hedera helix</i> - English ivy
<i>Ribes spp.</i> - Gooseberry, currant	<i>Sedum spp.</i> - Sedum
<i>Rosmarinus officinalis</i> - Rosemary	<i>Zinnia spp.</i> - Zinnia
<i>Iberis spp.</i> - Candytuft	

Mitigation Measure 4.4-3b: Prior to issuance of a construction or tree removal permit, to avoid impacts to the silvery legless lizard, preserve coastal sage scrub as described in 'Mitigation Measure 4.4-1a'.

Mitigation Measure 4.4-3c: Prior to issuance of any construction permit, to avoid conflicts with nesting raptors, construction activities shall not be allowed during to the nesting season (March to July), unless a county-approved, qualified biologist has surveyed the impact zone and determined that no nesting activities will be adversely impacted. At such time, if any evidence of nesting activities are found, the biologist will determine if any construction activities can occur during the nesting period and to what extent. The project biologist shall also conduct periodic (monthly) surveys for raptors which move onto the site during construction. It is assumed that species using the site under these conditions will be somewhat resistant to construction-related disturbance; however, the results of the surveys will be passed immediately to the CDFG and the County, possibly with recommendations for variable buffer zones, as needed, around individual nests.

Mitigation Measure 4.4-4a: Prior to issuance of any construction or grading permit involving the disturbance of vegetation, a county-approved qualified biologist shall be retained to: 1) conduct a contractor education program; 2) identify and stake all biologically sensitive areas; 3) monitor all construction activities in areas supporting sensitive biological resources; 4) scheduling and implement surveys for raptor nests; 5) inform the County, the project engineer and the project general contractor if there are construction activities that threaten significant biological resources for which no mitigation measures have been identified in this EIR; and 6) develop alternative and comparable mitigation measures, where possible, to significantly reduce new potential impacts not previously identified. The resident engineer and contractor shall then cease such construction activities until appropriate mitigation measures are implemented.

Mitigation Measure 4.4-4b: Prior to issuance of a construction or tree removal permit, all sensitive habitat areas to be avoided shall be clearly marked on project maps and provided to the contractor by the project biologist. These areas shall be clearly designated as "no construction" or "limited construction" zones. These areas shall be flagged by the project biologist prior to construction activities. In some cases, resources may need

to be fenced or otherwise protected from direct or indirect impacts, as determined by the project biologist.

Mitigation Measure 4.4-5a: Upon submittal of the plans for the southwestern golf course, the golf course shall be designed to intersperse areas of natural vegetation with turf areas by limiting intensive landscaping to primary play areas (greens, tees, fairways and short rough). Travel corridors of native vegetation shall be encouraged to remain or be established in strips at least 50 feet wide (e.g. between holes). Species used in landscaping shall exclude those on the following list and include, to the extent possible, those preferred species on Table 4.4-3 (see attached table at end of Appendix). Irrigation rates shall be matched to average evapotranspiration rates, to reduce groundwater infiltration by irrigation water.

Plant Species not to be used in Project Landscaping

Acacia (<i>Acacia</i> spp.)	Tree-of-Heaven (<i>Ailanthus altissima</i>)
Giant reed (<i>Arundo donax</i>)	Bamboo (<i>Bambusa</i> spp., et al)
Pampas grass (<i>Cortaderia selloana</i>)	Cotoneaster (<i>Cotoneaster pannosa</i>)
French broom (<i>Cytisus monspessulanus</i>)	Scotch broom (<i>Cystisus scoparius</i>)
Blue gum (<i>Eucalyptus globulus</i>)	English ivy (<i>Hedera helix</i>)
Ice plant (<i>Mesembryanthemum chilensis</i>)	Mattress vine (<i>Muelenbeckia complexa</i>)
Tree tobacco (<i>Nicotiana glauca</i>)	Fountain grass (<i>Pennisetum setaceum</i>)
Pyracantha (<i>Pyracantha angustifolia</i>)	Castor bean (<i>Ricinus communis</i>)
Black locust (<i>Robinia pseudoacacia</i>)	German ivy (<i>Senecio mikianoides</i>)
Spanish broom (<i>Spartium junceum</i>)	Tamarisk (<i>Tamarix</i> spp.)
Gorse (<i>Ulex europaeus</i>)	Periwinkle (<i>Vinca major</i>)

Mitigation Measure 4.4-5b: As a part of a golf course maintenance program, fertilizer will not be applied within 24 hours before a predicted rainfall to minimize leaching by rainwater, and soils will be tested and monitored for nutrient levels to insure fertilizer application rates match uptake rates by turf grasses. Such monitoring will be conducted annually by the course management and the results made available for County review. Alternatively, a simulation model may be used to estimate soil nutrient transport, such as LEACHM (Wagenet and Hutson, 1989; as cited in Balogh and Walker, 1992).

Mitigation Measure 4.4-5c: Upon submittal of plans for a golf course, the applicant shall include for County approval, an Integrated Pest Management (IPM) program with specific guidelines on the use of pesticides. The IPM guidelines should include the following:

1. Because closely-mowed turf is more susceptible to environmental stresses (and hence disease), mowing heights will be at the highest portion of the ranges of heights consistent with play.
2. Anti-backsiphoning devices will be used in application equipment to reduce the potential for pesticide contamination of groundwater or other water supplies during irrigation.
3. To act as a buffer between turf and either scrub areas or water hazards, a band of native perennial grass vegetation will be established averaging 25 feet wide adjacent to the short rough. Such buffer or filter strips are an accepted method of managing non-point source fertilizer runoff problems.
4. For vertebrate pests (e.g., pocket gopher [*Thomomys bottae*]), install nest boxes for barn owls and kestrels. Information provided by the University of California Cooperative Extension Program suggests that a family of barn owls can kill 4-5 gophers per week.
5. Slow-release, organic fertilizers will be used wherever possible, as an effective biological method to help suppress many turf pathogens, as well as reduce potential for contamination of ground and surface waters. The County shall consider the use of bacterial additives, as these become commercially available to enhance nitrogen uptake and improve turf disease resistance.

6. Any biological control methods shall be environmentally sound, where they will not result in any adverse impacts to coastal scrub wildlife or raptors. Use of non-chemical control measures shall be used before other alternatives are considered or applied, unless it is clearly shown to the County such measures would be ineffective.
7. All chemicals shall be applied by or under the supervision of a trained, licensed applicator.
8. Establish and use an employee education program to describe the pesticides and herbicides used and how to avoid potential human health risks as well as risks to sensitive habitats. As needed, non-English versions of this program shall be provided to employees/applicators.
9. Dispose of chemical rinsate in a manner that will not increase the potential for point or non-point source pollution.
10. Following all manufacturers' directions for proper chemical/fertilization application, and container disposal procedures.

Mitigation Measure 4.4-6a: Prior to final inspection of projects involving eucalyptus tree removal and throughout the life of the project, the increased effects of wind throw and blow-down of trees may require additional silvicultural effort, including trimming of limbs (except in the monarch butterfly wintering area) and replanting. Stands should be monitored yearly by a certified arborist, in winter or early spring, for signs of beetle activity with copies of the evaluation submitted to the County. If infested trees are noted, the entire tree should be removed immediately and disposed of off-site. Exposed stands may also be more vulnerable to drought, and in the event of severe drought stress, irrigation may be necessary. As warranted to maintain perimeter screening, provide monarch butterfly protection or retain visual screening of visible interior areas, replacement trees shall be planted.

4.5 NOISE

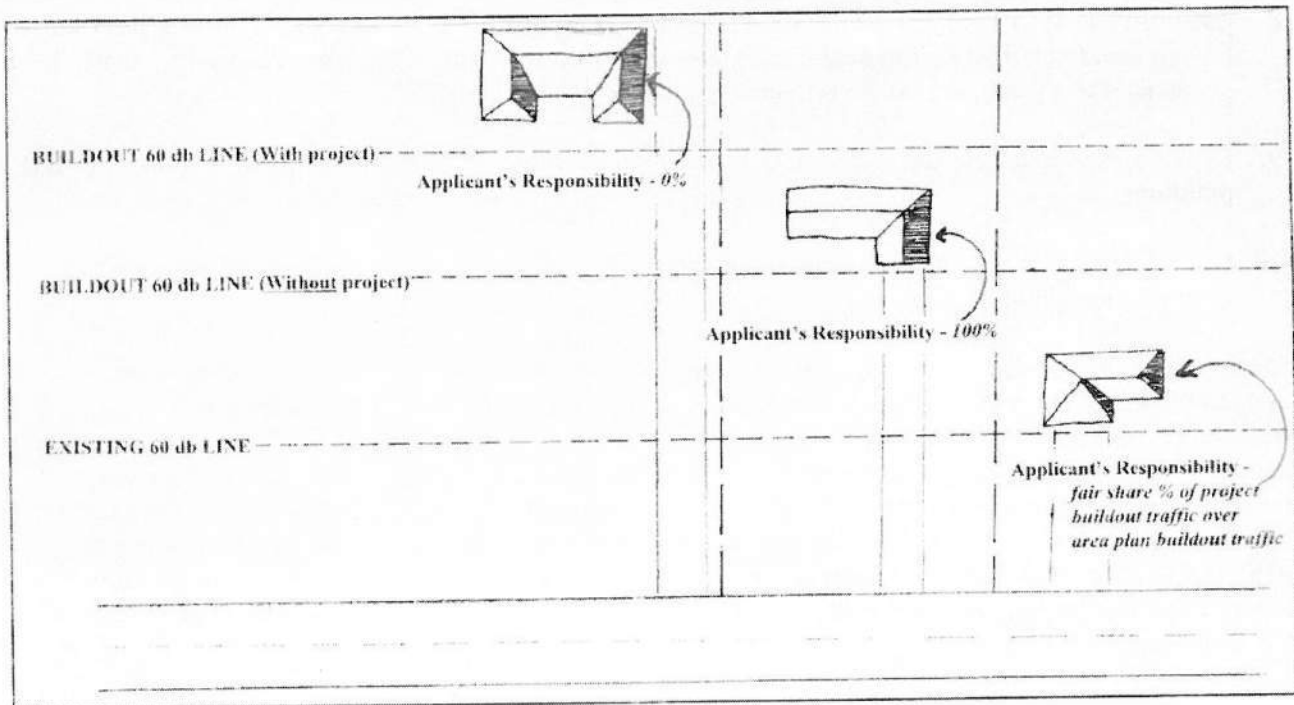
Mitigation Measure 4.5-1a: Prior to approval of construction permits, all applicable plans shall show construction work will be limited to between 7:00 a.m. and 6:00 p.m. for Monday through Friday, between 8:00 a.m. and 5:00 p.m. on Saturday, with no work allowed on Sunday. The applicant shall notify all employees, contractors and/or subcontractors of this condition prior to their initiating work at the project site.

Mitigation Measure 4.5-1b: Prior to the beginning of any tree removal, grading or construction, the project sponsor shall notify all residences within 1,000 feet of the site boundary concerning the project construction schedule, particularly with respect to tree clearing.

Mitigation Measure 4.5-2a: Prior to approval of any permit of Stage II development, the project sponsor shall provide proportional funding to install noise barriers (e.g. solid block walls) for residential outdoor use areas (which are typically identified as patios and/or backyards) that would experience significant increases in future cumulative noise levels and that would experience exterior noise levels greater than 60 L_{dn} . The proportional share shall be based on the percentage of cumulative traffic that would be related to the project (e.g. if Area Plan buildout without the project would result in 500 vehicles per day in front of a house that is or will exceed the 60 L_{dn} threshold and buildout with the project would result in 1,000 vehicles per day, the applicant would be obligated to pay for 50% of the noise barrier). This shall apply to all residences that meet the above criteria that are located on the following roads: State Route 1 (between project and Willow Road), Via Concha Road (between project and Willow Road), Albert Way (between project and Willow Road), Willow Road (between Via Concha and Highway 101), Pomeroy Road (between Willow Road and Los Berros Road), Calle Fresa (between Dawn Road and Camino Caballo-this applies only if Camino Caballo required to be improved), West Tefft Street (between Eucalyptus Road and Orchard Street), Mesa Road (between project and West Tefft), and

Eucalyptus Road (between project and West Tefft Street). The applicant will be 100% responsible where the residences “outdoor use area” would not have otherwise exceeded the “no project” 60 L_{dn} buildout line, but the proposed project pushes this line into the “outdoor use area” (see following figure). These measures apply to all existing noise sensitive structures or noise sensitive projects having received or applied for a permit prior to the County Noise Element being updated to reflect the changed noise contours along the roads analyzed in the EIR.

Conceptual Noise Mitigation Diagram



Mitigation Measure 4.5-2b: Prior to approval of any permit of Stage II development, the project sponsor shall provide proportional funding to install acoustical insulation (e.g., double-paned windows, hardwood doors, etc.) To those residences whose residential interior noise levels would be significantly affected under future cumulative (with Project) conditions (i.e., significant increase and resulting interior noise level over 45 L_{dn}). The proportional share shall be based on the percentage of cumulative traffic that would be related to the project. Refer to Mitigation Measure 4.5-2a on the roadways where this measure will apply.

Mitigation Measure 4.5-3a: Upon submittal of commercial development and wastewater treatment facilities, each use shall be designed to meet or exceed the noise standards set forth in the County’s Noise Element. These performance standards can be achieved in a number of different ways, including (but not limited to) the following:

- (1) Noise generating equipment and activities shall be located on an individual parcel such that the distance between the equipment and activities and nearby noise-sensitive uses would be maximized.
- (2) Noise sources, which are directional in nature, shall be positioned in such a way as to direct the noise away from noise-sensitive uses.
- (3) Noise sources shall be muffled or installed within acoustically-treated enclosures or buildings.
- (4) Noise barriers shall be constructed where other noise-reducing strategies prove infeasible.

4.6 AESTHETICS

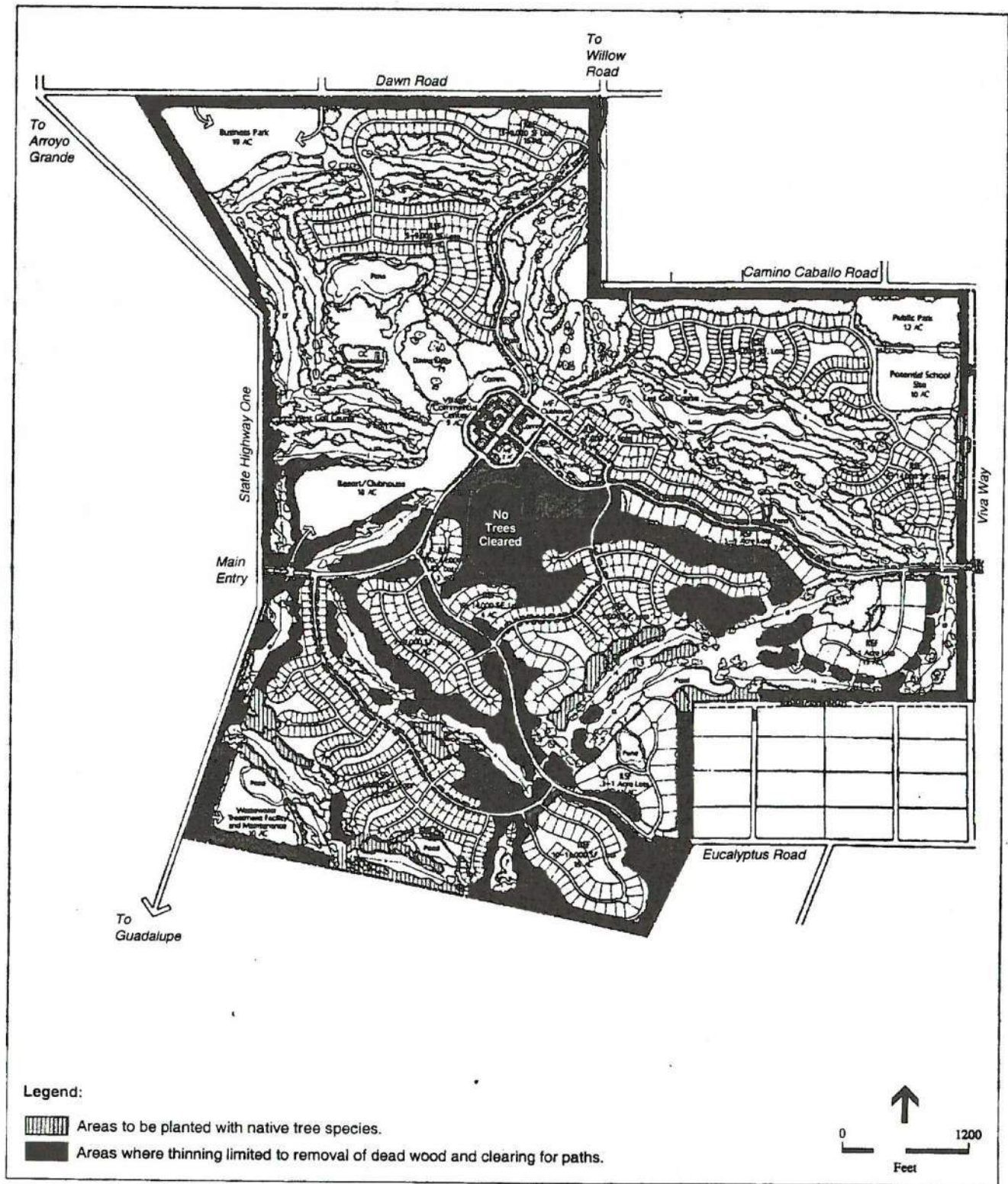
Mitigation Measure 4.6-1a: Throughout the life of the project, in the perimeter buffer areas and visually sensitive areas on the southern portion of the site, as shown in the following “Tree Removal/ Protection/ Planting” figure thinning shall be limited to the removal of deadwood and clearing for proposed trails. As with the Monarch Butterfly sensitive resource area, forest density shall be maintained within the range of 300-350 trees/acre (12 to 15 feet between trees) with a basal area in the range of 65-150 square feet/acre (see Section 4.4, Biological Resources). Cut stumps will generally re-sprout; these trees should be trimmed to a single stem after five years. No branches of any healthy tree within the perimeter buffer shall be removed. If for any reason tree density falls below this range, planting of trees to match this density range shall be completed.

Mitigation Measure 4.6-1b: Upon submittal of all plans within the southern half of the subject property, in the perimeter grassland areas, as shown in the “Tree Removal/Protection/Planting” figure, and along the golf course fairways, native species such as Coast live oaks, Cypress trees and/or Redwood trees shall be planted to provide additional screening and increase the visual buffer. For eucalyptus trees, tree density in these areas shall be maintained within the range of 300-350 trees/acre (12 to 15 feet between trees). This density may vary for other species as long as a similar visual buffer/screening is achieved.

Mitigation Measure 4.6-1c: All plans submitted that are within the southern half of the subject property or include the property perimeter, shall be reviewed for any changes in land uses, densities, tree removal or design of the southern portion of the property (south of the central ridge) or property perimeter. A Specific Plan amendment will be required to address any changes from the footprints as shown in the “Tree Removal/ Protection/Planting” figure.

Mitigation Measure 4.6-2: At the time of application for commercial development, the following measures shall incorporate the following to minimize light and glare impacts associated with the proposed project:

- a. Project exterior lighting shall be designed to direct light and glare away from neighboring properties.
- b. To minimize excessive lighting and glare, building exteriors and roofs shall utilize low reflectance materials. Mirrored glass and other highly reflective building materials shall not be utilized on the exterior of the buildings.
- c. All outdoor lighting other than identification signage shall be directed from the perimeter of the property toward building entrances and parking areas utilizing cut-off fixtures to prevent nighttime illumination to spill onto properties and residential uses on-site.
- d. Exterior building courts and corridors illumination shall be designed to minimize intrusive glare on residential buildings and on adjacent land uses. Low level security lights shall be used along driveway entrances.
- e. Plant materials, shade structures, and other architectural features shall be used, where appropriate, to decrease reflectivity of landscape and light and glare toward adjacent land uses.



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4.7 PUBLIC SERVICES AND UTILITIES

Existing Mitigation Measure 4.7-1a: The proposed project must comply with Title 19 (Building and Construction Ordinance), which includes requirements for automatic fire extinguishing devices being installed in commercial structures.

Mitigation Measure 4.7-1b: Prior to occupancy or final inspection, the applicant shall provide the county satisfactory evidence that the residential component of the proposed project has installed automatic sprinkler systems as part of a fire/safety plan in accordance with Building and Fire Department standards.

Existing Mitigation Measure 4.7-1c: Prior to the issuance of a construction permit, plans shall be submitted to the CDF/SLO County Fire Department during the plan check phase; the project shall be required to meet all the applicable codes, including street width, water supply, alarm systems and others.

Mitigation Measure 4.7-1d: Prior to issuance of grading/construction permits or approval of subdivision map improvements, the applicant shall show on construction plans a minimum distance of 30 feet between eucalyptus trees and any structure, with regular clearing of tree understory to minimize potential fire risk, in accordance with CDF/ SLO County Fire Department requirements.

Mitigation Measure 4.7-1e: During the construction phase, access to surrounding streets and highway shall be kept clear and unobstructed during tree removal and construction. Prior to issuance of tract map improvements, the applicant shall submit the construction equipment circulation plan, which identified key routes to remain clear at all times for fire equipment access. All stored and parked construction equipment and materials shall be kept on the project site in such a way to avoid obstruction of traffic circulation, especially during traffic peak hours.

Existing Mitigation Measure 4.7-1f: As required by the County of San Luis Obispo Fire Department, access for fire equipment shall be maintained during construction.

Existing Mitigation Measure 4.7-1g: During tree removal and construction, adequate water supplies for fire flow must be identified as a part of the fire safety plan and be fully available prior to the commencement of any tree removal or construction work.

Mitigation Measure 4.7-1h: Prior to the approval of any permit, in order to reduce the fire hazard conditions of the stands of eucalyptus, the applicant shall prepare a Vegetation Management Plan, found in Appendix F. in accordance with CDF wildland fire prevention criteria. Specifically, the project shall conform to the following measures which will reduce the risk of fire:

- (1) Conduct all forest management activities in accordance with Best Management Practices specified by the California Forest Practices Rules (Title 14 CCR) in order to minimize acceleration of erosion and sedimentation rates. Manage eucalyptus woodlands to maintain healthy, vigorous stands with a multiplicity of age and size classes. Remove dead and diseased trees. All such efforts shall consider the measures recommended in Section 4.6, Aesthetics (Measures 4.6-1a through c).
- (2) Stands should be maintained within the areas designated for them in the final site design (see Measure 4.6-1c figure). Eucalyptus can be controlled in the early stages of growth but are able to re-sprout from roots once established. There will be extensive root sprouting after existing stands are removed, which will compete with new woody plantings and other landscaping such as lawns. New seedlings should be removed around the perimeter of retained stands as soon as possible to control spread.
- (3) Where groves are greater than 100 feet in width, manage to maintain a range of stem diameter classes, with approximately five percent of the stand having tree diameters less than five inches (as measured

from 4.5 feet from the ground) and five percent of the stand having tree diameters greater than 35 inches (as measured from 4.5 feet from the ground).

- (4) Stands should be monitored yearly, in winter or early spring, for signs of beetle activity. If infested trees are noted, the entire tree should be removed immediately and disposed of in a manner that avoids contamination to other trees/areas. Exposed (narrow) stands may also be more vulnerable to drought, and in the event of severe drought stress, irrigation may be necessary. The increased effects of wind throw and blow down may require additional silvicultural effort, including trimming of limbs (with exception to the monarch butterfly wintering area) and replanting.
- (5) All eucalyptus groves to remain shall have fuel loading of less than 2 tons per acre of down and dead material, and shall be managed to prevent the formation of vertical fuel ladders, where bark and dead limbs form a fuel continuum from the ground to tree crowns.
- (6) The trees comprising the sensitive monarch overwintering and buffer zone areas shall be actively managed to maintain conditions suitable for winter aggregations of butterflies. After completion of the tree removal activities surrounding the sensitive monarch habitat, grove enhancement activities should be implemented for a period of five years to restore conditions favorable for winter aggregations of butterflies. Enhancement activities should include the planting of seedlings and selective trimming and removal of established trees to provide wind protection (buffer zone) and/or greater access to winter sunlight for the butterflies. To ensure maintenance of favorable conditions for the butterflies, the habitat shall be periodically evaluated via the monitoring of microclimate conditions and the location and movement of the butterfly's clusters within the grove. If necessary, grove enhancement or modifications shall be implemented to restore conditions favorable for winter aggregations. Good forest management practices of the eucalyptus groves (removal of fallen or hazardous branches, fallen trees, etc.) shall be practiced where possible and shall be in agreement with a qualified habitat restoration monarch specialist.

Existing Mitigation Measure 4.7-1i: Prior to issuance of a construction permit, hydrant flow testing of all hydrants in the project area must be done to determine if the waterlines can meet the necessary fire flow.

Existing Mitigation Measure 4.7-2a: Prior to issuance of any construction permits for commercial development or approval of tentative map(s), the applicant shall submit project site plans that will be reviewed by the County of San Luis Obispo Sheriff Office to ensure public safety and enhance site security.

Existing Mitigation Measure 4.7-2b: Prior to issuance of a construction permit or approval of a subdivision improvement plan, as applicable, the applicant shall consult with the Sheriff's Office on design and implementation of a security plan for the project. The security plan may include, but is not limited to, the following:

- (1) Entryways and parking areas shall be well-illuminated and designed with minimum dead space to eliminate areas of concealment.
- (2) Preventive measures such as easy access for patrol cars and deputies on foot, as well as well-lit sites shall be a part of all site designs.
- (3) Private security guards shall be employed to monitor access to and patrol the Specific Plan Area during construction and operation.
- (4) Doors leading to residential units shall be composed of solid core construction with deadbolt locks.

Mitigation Measure 4.7-3a: Prior to approval of the first subdivision or discretionary permit, the applicant or any successor in interest shall have reached a binding agreement with the appropriate public school district

(currently LMUSD) that will be applicable to all development within the Specific Plan for full mitigation of school facilities impacts. Such mitigation agreement may include, but not be limited to: (i) alternatives for full financial mitigation of school facilities; (ii) requiring the applicant to participate in a financing mechanism (such as a Mello Roos community facilities district) to mitigate school facilities impacts; (iii) requiring the project to be phased in a manner which allows the school districts to accommodate students as the project is built out; and /or (iv) supplemental fair-share fees above the state-mandated amount currently collected to cover actual costs.

Existing Mitigation Measure 4.7-4a: Prior to issuance of construction permits, plans for the golf course will identify that reclaimed water will be utilized as a source to irrigate large landscaped areas. Prior to issuance of construction permits, plans will show that a dual-piping system will be installed, to the satisfaction of the County, to accommodate the future use of reclaimed water. Pipelines for reclaimed water shall be clearly identified and shall meet Health and Safety Code Title 22 requirements.

Mitigation Measure 4.7-4b: Prior to approval of the first discretionary permit, the project applicant shall prepare a Water and Reclaimed Water Master Plan that will address the water and reclaimed water pumping storage conveyance system design and operation for the entire project. The system shall be in conformance with the requirements of the County Engineering and Health Departments and the Central Coast Regional Water Quality Control Board. The Master Plan shall identify a phasing program for development of the system concurrent with project site development, and shall identify a financing mechanism for installation, operation, and maintenance of the system. (See also Water Resources discussion, Section 4.1.)

Mitigation Measure 4.7-5a: Prior to approval of the first discretionary permit, the project applicant shall prepare a Wastewater Master Plan that addresses the wastewater conveyance, treatment and disposal for the entire project. The system shall be in conformance with the requirements of the County Engineering Department and the Central Coast Regional Water Quality Control Board. The Master Plan shall identify a phasing program for development of the system concurrent with project site development, and shall identify a financing mechanism for installation, operation, and maintenance of the system.

Mitigation Measure 4.7-6a: Prior to issuance of building permits, the applicant shall submit to the County Engineering Department a compost management plan for the project site which, by the year 2000, would handle 100 percent of the greenwaste generated by the entire project site. The project shall use all compost generated on-site. The plan shall address management of residential green waste as well as commercial and recreational uses. One hundred percent (100%) of the green waste generated by the golf courses and fifty percent (50%) of the balance of the green waste material generated by the project shall be composted on the project site. The compost management plan shall be submitted for approval to the County Engineer with permits contingent on that approval. Any future compost facility shall be reviewed by and receive approval from the County Environmental Health Division.

Mitigation Measure 4.7-6b: The applicant shall submit a recycling plan to the County Engineering Department and the San Luis Obispo Integrated Waste Management Authority prior to issuance of a building permit. Garbage and recycling collection fees shall be collected in the garbage bill and service shall be provided on a weekly basis. The recycling plan shall apply to all land uses and shall include, but not be limited to: 1) lists of recyclable materials, such as white paper, computer paper, newspaper, metal cans, aluminum, motor oil, chipboard and glass; 2) location of recycling and waste bins; 3) designated recycling coordinator, 4) a plan stating the nature and extent of internal and external pick-up services; pick-up schedule; and 5) a plan to inform tenants/occupants of recycling services; and (6) encourage the use of mulching mowers for public, residential and commercial properties.

The plan shall be designed to facilitate the capturing and recycling of 98% of the recyclables set out for collection. The required recycling plan shall also include a waste reduction plan that shall articulate the steps the developer must take to minimize waste generation during construction. These steps shall include, the purchasing practices that will assure that excess materials are not delivered to the site, that any materials and packaging that are delivered are recycled locally, and that proper separation of discarded materials (e.g., sheet

rock, conduit, metal flashing, corrugated cardboard, scrap dimension lumber, etc.) will assure maximum recycling.

Mitigation Measure 4.7-6c: Prior to the first final map recordation or discretionary permit approval, the applicant shall develop and submit to the County a comprehensive educational brochure that will inform the property owners within the project site about the recycling services in the area. Drop-off, buy-back centers and other possible markets from recyclables in the area shall be identified. Recycling glass, metal, paper, cardboard, and other materials to the maximum extent feasible shall be suggested to residents and business.

Mitigation Measure 4.7-6d: Prior to issuance of a construction permit, plans shall show that adequate space has been provided per current County specifications for on-site trash and recyclable collection/separation.

Mitigation Measure 4.7-6e: The applicant shall ensure, through CC&R's or other mechanisms, that proper disposal and recycling collection and green waste collection will be required for all project occupants, that mulching mowers are encouraged for on-site properties and the use of recycled building materials are encouraged. This shall include the development of a program for all project participants to share the costs to provide for the above-listed components. This program must be approved by County Engineering prior to approval of the first discretionary permit or recordation of the first map.

Mitigation Measure 4.7-6f: Prior to construction of the wastewater treatment plant, the applicant shall work with the Integrated Waste Management Association and RWQCB to develop an acceptable composting program on-site or nearby off-site area that can accept all project-generated sludge.

4.8 ARCHAEOLOGY

Mitigation Measure 4.8-1a: Subsequent to tree removal activities, and prior to the finalization of project designs (e.g., approval of subdivision or discretionary permit), subsurface testing shall be required for Prehistoric Site 1 and Prehistoric Isolate 1 to define the actual boundaries, content, antiquity and significance of the sites. A series of sixty or less shovel test pits (40 cm diameter) and four to six 1x1 meter test units shall be utilized to map Prehistoric Site. 1. A series of ten to twenty shovel test pits and one or two 1x1 meter test units shall be utilized to map Prehistoric Isolate. 1. If cultural materials are present on site, a data recovery stage shall be undertaken for areas which cannot be avoided by design or capping.

Mitigation Measure 4.8-1b: During construction/ground disturbing activities, an archaeological monitor shall be present during all earthmoving activities on the site. If human remains of native American origins are encountered during development, project construction shall be immediately suspended within 50 yards of identified site, and the County Coroners office and the Native American Heritage Commission shall be contacted to determine necessary procedures for protection and preservation of remains, including reburial at applicant's expense, as provided in the State CEQA Guidelines, Appendix J.

Existing Mitigation Measure 4.8-1c: In accordance with the County Land Use Ordinance, Section 22.05.140, in the event archaeological resources are unearthed or discovered during any construction activities, the following standards apply within 50 yards of the discovered resource:

Construction activities shall cease, and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.

In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so proper disposition may be accomplished.

Mitigation Measure 4.8-1d: If archaeological resources encountered are found to be important, the applicant shall provide reasonable funding and adequate time for recovery of such resource, or the equivalent avoidance measure as approved by the County.

4.9 AGRICULTURAL RESOURCES

Mitigation Measure 4.9-1a: Prior to tentative map development plan approval, the applicant shall receive approval by the Agricultural Commissioner's Office that all potentially sensitive development has been set back adequately from surrounding agricultural operations to the extent impacts are reduced to insignificant levels.

4.10 HAZARDOUS MATERIALS

Mitigation Measure 4.10-2a: Upon submittal of any golf course application, the applicant shall have consulted with a qualified landscape architect to ensure that the golf course is designed in accordance with standard and accepted course design, and is landscaped with species adapted to the local climate, and has incorporated other applicable mitigation measures. Plantings adapted to the local climate would be more resistant to pests and drought, and less likely to require intensive application of chemicals. Landscape design should also include:

- (1) consideration of typical plant pests in this part of the State and types of pesticides effective in this region;
- (2) nonchemical control procedures that would help reduce dependence on agricultural chemicals, such as cultivation of turf areas to maximize absorption of rainfall, provisions for hand weeding, and preventative mowing of greens to minimize dew and fungus;
- (3) irrigation rates appropriate for minimizing runoff;
- (4) an adequate buffer around any wetlands and water bodies that are constructed as part of the golf course to minimize chemical transport of fertilizers and pesticides to surface water (Balogh and Walker, 1992, p. 470, Lagin, 1993, p. 28, and Love, 1992, p.36); and
- (5) design of a drainage system to minimize chemical transport to groundwater.

Mitigation Measure 4.10-2b: As a part of the Integrated Pest Management (IPM) Program, the following is recommended: Prior to application of pesticides or fertilizers, samples and measurements shall be taken for plant and insect pests on the course, and a narrow spectrum of pesticides selected from those specified in the IPM Program to control the specific problems indicated by the test samples.

Mitigation Measure 4.10-2c: Prior to approval of a golf course permit, the applicant shall have its pest control contractor prepare an Integrated Pest Management (IPM) Program that would be submitted for approval to the County Agricultural Commissioner and the County Environmental Health Division prior to approval of any golf course. The IPM Program would be prepared prior to project approval by an experienced applicator of pesticides and fertilizers licensed by the State of California. At minimum, the following elements should be included:

- Recommendations for each herbicide, insecticide, and fungicide that could be used as part of golf course maintenance activities.
- Restrictions regarding use of each recommended pesticide and procedures for its application clearly specified. Safety data sheets for each product should be included.
- Guidelines for fertilizer application rates that would encourage absorption of chemical fertilizers through plant growth. Runoff contamination could be minimized by use of slow-release fertilizers and

an application schedule that takes seasonal runoff patterns and the course irrigation schedule into consideration.

- Identification of soluble, fast-leaching products that should be avoided.
- An agricultural chemical storage plan requiring that the golf course operator store agricultural chemicals only in properly secured structures with spill containment features that conform with hazardous materials storage requirements (this is a legal requirement under FIFRA).
- Provisions for alternative nonchemical or advanced pest control procedures under development to supplement application of agricultural chemicals (City of San Jose, 1993).

Mitigation Measure 4.10-3a: As a part of the application submitted for golf course development, the golf course shall be designed to include storage of hazardous materials only in properly secured structures, with secondary spill containment features to prevent spills from escaping, such as concrete floors and berms. The containment features shall provide the following:

- (1) 100-percent containment of all stored liquids. Minor spills should be contained by the structure.
- (2) Sprinklers for fire suppression to provide 20 minutes of fire protection sprinkler water flow.
- (3) Flammable solvents shall be stored in safety cans or cabinets and away from any source of ignitions.
- (4) incompatible materials should be kept separated.

Prior to final inspection of the golf course operation, the local Fire Department shall inspect the structure to assure that there is adequate sprinkler water containment in the event of a fire. The project sponsor will also be required to obtain a hazardous materials storage permit from San Luis Obispo County.

Mitigation Measure 4.10-3b: Prior to approval of a discretionary permit, in order to promote proper handling and storage of hazardous materials, the applicant shall implement the procedures itemized below, as applicable:

1. Fertilizers and pesticide storage shall be limited to available covered space only. Outdoor storage of excess quantities will not be allowed.
2. Only chemicals currently approved for use on the course shall be stored in the maintenance facility at any time. Leftover chemicals from any one-time application would not be stored, but would be disposed of properly in a timely manner.
3. Maintenance vehicles shall transport only sufficient quantities of fertilizers and pesticides to complete the current day's work. All leftover chemicals and application equipment would be returned to the maintenance facility when not in use at the end of every workday.
4. Herbicides or other pesticides will be applied with hand-trigger, manual equipment only. No fogger or truck-mounted hose-end applications will be acceptable.
5. Records shall be kept of all chemical applications in accordance with California Department of Agriculture requirements.
6. No applicator rinse waters or any other waters known to contain fertilizer or pesticides shall be allowed to enter surface waters, including any storm drains or other conveyances that drain to surface waters, at any time. Fertilizer rinse waters may be drained to a sewage line or retained and reapplied to turf.

7. Prior to Development Plan approval of the golf course, the golf course superintendent shall develop and implement a chemical spill response plan. The plan shall include at a minimum:
- A) posting of a requirement for immediate notification of the County Environmental Health Division;
 - B) specifications for spill cleanup equipment to be maintained, adequate to contain and clean up any solid or liquid spill; and
 - C) descriptions of procedures to be followed in the event of a solid or liquid spill, including procedures to prevent spilled material from entering a storm drain, wetland, or waterway.

Mitigation Measure 4.10-6a: As applicable, prior to approval of a construction permit for each project facility, the project sponsor shall prepare a hazardous material transportation plan as part of project design.

The hazardous material transportation plan shall identify the location of the facility and designate either (1) specific routes to be used for transport of hazardous materials and wastes to and from the facility, or (2) specific routes to be avoided during transport of hazardous materials and wastes to and from the facility. Routes would be selected to minimize proximity to sensitive receptors to the greatest practical degree. Passage through residential neighborhoods should be minimized, and parking of waste haulers on residential streets should be prohibited. All concerns expressed by local residents and other concerned persons regarding the safety of hazardous materials transport shall be addressed in the hazardous materials transportation plan. The County would review and approve the applicant's hazardous material transportation plan or, working with the applicant, modify it to the satisfaction of all parties.

4.11 DRAINAGE, EROSION, AND SEDIMENTATION

Mitigation Measure 4.11-1a: Prior to subdivision map or development plan approval, the project applicant shall provide the County with final design plans and a Hydrology Report in accordance with the County's Standard Improvement Specifications and Drawings that demonstrates adequate retention and percolation of stormwater. With the additional runoff generated from the Expanded Business Park alternative, the capacity of the infiltration basin in the business park drainage subarea would require additional capacity than other alternatives to meet the County's standards.

Mitigation Measure 4.11-1b: Prior to the first development activity (e.g., vegetation removal, grading, final map, development plan, etc.) within the southern half of the subject property, detailed drainage, sedimentation and erosion control plans shall be submitted to the county for approval along with a description of how and when these measures will be installed to insure no off-site erosion will occur during any phase of the development. All plans shall show that sedimentation and erosion control measures are installed prior to any other ground disturbing work. All subsequent permits shall be subject to these requirements.

Existing Mitigation Measure 4.11-2a: Prior to subdivision map or discretionary permit approval, the project applicant shall provide the County with final design plans and a Hydrology Report in accordance with the County's Standard Improvement Specifications and Drawings that demonstrates adequate flood protection.

Existing Mitigation Measure 4.11-3: Prior to initial tree removal, the project applicant shall employ construction stormwater quality management practices as follows:

The project applicant shall prepare a Stormwater Pollution Prevention Plan as part of the construction activities (which shall include all initial mass tree removals) NPDES stormwater permit required by the Regional Water Quality Control Board. In addition to retention basins, other stormwater Best Management Practices (BMPs) would need to be employed at the site to comply with the NPDES requirements for construction activities. These BMPs may include temporary berms, straw bales,

hydroseeding, and phased grading practices to reduce soil erosion. Permanent landscaping plans would not eliminate the need for temporary erosion control measures, especially for construction activities in the winter months. At a minimum, the Stormwater Pollution Prevention Plan shall include the following requirements:

1. Plan grading and tree removal activities for only the dry season (April 15 to October 31) to the extent possible. Extensions may be granted by the County (Environmental Division) if the applicant can clearly show, through erosion control plans prepared by a registered civil engineer, that no erosion will occur to the Nipomo bluff face. This reduces the chance of severe erosion from intense rainfall and surface runoff, as well as the potential for soil saturation in swale areas.
2. If excavation occurs during the rainy season, the plans shall address storm runoff from the construction area. Measures that should be considered for these plans are temporary on-site silt traps and/or basins with multiple discharge points to natural drainages; energy dissipaters; any stockpiling of loose material shall be covered and runoff all be diverted away from exposed soil material; if work is stopped due to rains, a positive grading away from slopes shall be provided to carry the surface runoff to areas to where flow can be controlled, such as the temporary silt basins; sediment basin/ traps located and operated to prevent offsite sediment transport. Any trapped sediment shall be removed from the basin or trap and placed at a suitable location on-site away from concentrated flows, or removed to an approved disposal site.
3. Temporary erosion control measures shall be provided until final revegetation or landscaping is established. Properly trenched and staked silt fences with any necessary supports shall be placed on steep areas along the toe of cut or fill slopes.
4. After completion of grading, erosion protection shall be provided on all cut and fill slopes. Revegetation shall be facilitated by mulching, regular watering, hydroseeding or other methods, and should be initiated as soon as possible after completion of grading, and prior to the onset of the rainy season (by November 1).
5. Permanent revegetation/landscaping shall emphasize drought-tolerant perennial ground coverings, shrubs, and trees, to improve the probability of slope and soil stabilization without adverse impacts to slope stability due to irrigation infiltration and long-term root development.
6. Best Management Practices selected and implemented for the project shall be in place and operational prior to the onset of major earthwork on the site. The construction stage facilities shall be maintained regularly and cleared of accumulated sediment as necessary to preserve the siltation basins' storage volumes and permit adequate conveyance.

TABLE 4.4-3: WOODLANDS PROPERTY NATIVE PLANT LANDSCAPING LIST

GRASSES AND FORBS (WILDFLOWERS)

<i>Achillea millefolium</i> - Yarrow	<i>Lupinus bicolor</i> - Miniature lupine
Perennial, yellow or white flowers, excellent dry borders	Annual, white and violet to purple flowers, border or accent
<i>Allium Haematostichon</i> - Wild onion	<i>Mimulus cardinalis</i> - Scarlet monkeyflower
Bulb, white to rose flowers with purple midvein, excellent dry borders	Perennial, soft green leaves, bright red flowers, underground rootstock
<i>Anisinkia intermedia</i> - Common fiddleneck	<i>Nassella lepidota</i> - Foothill needle-grass
Annual, yellow recurved flowers, dry borders	Perennial bunchgrass, fine leaves, graceful flower and seed heads
<i>Aquilegia formosa</i> - Red columbine	<i>Nassella pulchra</i> - Purple needle-grass
Perennial, good border plant, woodland effect	Perennial bunchgrass, deep green leaves, purple seed heads
<i>Clematis lasiantha</i> - Pipestem clematis	<i>Penstemon spectabilis</i> - Showy penstemon
Climbing deciduous vine, showy white flowers	Perennial, tall flower spikes or lavender-purple
<i>Coreopsis gigantea</i> - Giant coreopsis	<i>Pentagramma triangularis</i> - Goldenback fern
Perennial, fine-cut leaves, yellow daisy flower	Perennial fern with showy goldenback fronds
<i>Coreopsis maritima</i> - Sea dahlia	<i>Pteridium aquilinum</i> - Bracken fern
Perennial, narrow-lobed leaves, striking yellow bloom - fast, reseeds	Perennial fern, good woodland accent
<i>Dichelostemma capitatum</i> - Wild hyacinth	<i>Salvia sonomensis</i> - Creeping sage
Bulb, compact heads of lavender-blue flowers, good in mass	Perennial, very low mat, blue-violet spikes
<i>Eriogonum fasciculatum</i> - Buckwheat	<i>Satureja chandleri</i> - San Miguel savory
Woody perennial, tiny narrow leaves, pink-white flower heads	Perennial, pubescent leaves, small white flowers
<i>Eschscholzia californica</i> - California poppy	<i>Solanum xanthii</i> - Purple nightshade
Annual, showy yellow-orange flowers, easy, reseeds	Perennial, purple flowers, good accent
<i>Iris douglasiana</i> - Douglas iris	<i>Viola pedunculata</i> - Johnny jump-up
Perennial, white to purple flowers, border or accent	Annual purple and yellow flowers, small, compact

SHRUBS

<i>Adenostoma fasciculatum</i> - Chamise	<i>Artemisia californica</i> - California sage brush
Common shrub, dark green, narrow leaves, white flowers, attractive red bark	Aromatic shrub, gray-green, soft-texture, good erosion control
<i>Agave deserti</i> - Desert century plant	<i>Atriplex canescens</i> - Fourwing saltbush
Succulent, rosette, canary yellow bloom, blue-gray leaves	Spreading evergreen shrub, gray-green leaves, tolerates poor soil
<i>Arctostaphylos edmundsii</i> - Little Sur manzanita	<i>Baccharis pilularis</i> - Coyote brush
Petite groundcover, some shade, moisture	Common shrub, bright green leaves, very drought tolerant
<i>Arctostaphylos manzanita</i> - Common manzanita	<i>Carpenteria californica</i> - Bush anemone
Large shrub to small tree, dramatic branch structure	Evergreen shrub, narrow, dark green leaves, fragrant white flowers
<i>Arctostaphylos uva-ursi</i> - Point Reyes bearberry	<i>Ceanothus crassifolius</i> - Hoaryleaf ceanothus
Ground cover, lush green rounded leaves, slow-moderate, long-lived	Much-branched medium shrub, thick olive green leaves

TABLE 4.4-3: WOODLANDS PROPERTY NATIVE PLANT LANDSCAPING LIST (Continued)

SHRUBS (Cont.)

<i>Ceanothus griseus</i> - Ceanothus	<i>Lupinus arboreus</i> - Tree lupine
Medium shrub, large glossy leaves, light blue flowers	Large shrub with profuse yellow flowers
<i>Ceanothus maritimus</i> - Maritime ceanothus	<i>Lupinus chamoisensis</i> - Silver bush lupine
Low shrub/groundcover, light blue flowers	Large shrub, gray-green leaves with violet and white flowers
<i>Ceanothus ramulosus</i> var. <i>fascicularis</i> - Coast ceanothus	<i>Malcothamnus fasciculatus</i> - Mesa bushmallow
Medium shrub, profuse pale blue-lavendar flowers	Medium shrub, dense, upright, many pink flowers
<i>Cercis occidentalis</i> - Western red-bud	<i>Minulus aurantiacus</i> - Sticky monkey-flower
Large shrub to small tree, deciduous, showy pink flowers, resistant to root fungus	Woody subshrub, sticky light green leaves, buff to coral blooms
<i>Cercocarpus betuloides</i> - Mountain mahogany	<i>Opuntia</i> spp. - Prickly pear cactus
Evergreen large shrub to small tree, dark green leaves, unusual seed plume	Perennial cactus with showy reddish prickly pears
<i>Dendromecon rigida</i> - Bush poppy	<i>Prunus ilicifolia</i> - Holly-leaf cherry
Large evergreen shrub, narrow glaucous leaves, yellow flowers	Evergreen shrub to small tree, clean glossy leaves, white flowers
<i>Encelia californica</i> - Coast sunflower	<i>Rhamnus californica</i> - Coffeberry
Woody sub-shrub, bright green foliage, yellow flowers	Evergreen shrub, shiny leaves, creamy flowers, dark red fruit
<i>Eriogonum parvifolium</i> - Coast buckwheat	<i>Rosa californica</i> - California wild rose
Woody subshrub, leaves green above, gray beneath, white-pink flower heads	Mounding semi-decending shrub, fresh green leaves, small single pink flowers
<i>Fremontodendron californicum</i> - Flannel bush	<i>Rosa minutifolia</i> - Baja California wild rose
Tall, evergreen shrub, olive green leaves, profuse bright yellow flowers	Mounding semi-decending shrub, tiny leaves, many single pink flowers
<i>Fremontodendron mexicanum</i> - Flannel bush	<i>Salvia mellifera</i> - Black sage
Large shrub, flowers yellow fading to orange. long season	Woody subshrub, erect habit, dark green aromatic leaves, white flowers
<i>Garrya elliptica</i> - Coast tassel bush	<i>Sambucus mexicana</i> - Blue elderberry
Shrub to small tree, dark green leaves with long pendulous flowers	Deciduous shrub to small tree, creamy flowers, bluish fruit
<i>Heteromeles arbutifolia</i> - Toyon	<i>Yucca whipplei</i> - Yucca
Large evergreen shrub, dark green leaves, white flowers and showy red berries	Succulent, glaucous leaves, magnificent creamy white bloom spike
TREES	
<i>Acer macrophyllum</i> - Big-leaf maple	<i>Arbutus menziesii</i> - Madrone
Large deciduous multi-stem tree, open habit, nice fall color	Evergreen tree with branching habit and peeling red bark, large white flowers
<i>Aesculus californica</i> - California buckeye	<i>Calocedrus decurrens</i> - Incense cedar
Small deciduous tree, interesting structure, showy bloom and large seeds	Large evergreen tree, reddish trunk, bright green foliage
<i>Alnus rhombifolia</i> - White alder	<i>Cercidium floridum</i> ssp. <i>floridum</i> - Blue Palo Verde
Deciduous streamside tree, backdrop, dark green leaves	Deciduous tree, blue-green leaves, yellow flowers, tolerant of heat and draught

TABLE 4.4-3: WOODLANDS PROPERTY NATIVE PLANT LANDSCAPING LIST (Continued)

TREES (Cont.)

<i>Cornus nuttallii</i> - Dogwood	<i>Populus trichocarpa</i> - Black cottonwood
Small deciduous tree, lime green leaves, showy white flowers, good fall color	Deciduous tree, leaves shimmer in breeze
<i>Cupressus arizonica</i> ssp. <i>arizonica</i> - Cuyamaca cypress	<i>Pseudotsuga menziesii</i> - Douglas fir
Conifer, glaucous foliage, fine symmetrical form	Large evergreen tree with small dark green needles
<i>Cupressus macrocarpa</i> - Monterey cypress	<i>Quercus agrifolia</i> - Coast live oak
Conifer, glaucous foliage, very fast growing	Evergreen tree, spreading crown, cupped dark green oval, serrated leaves
<i>Juglans californica</i> - Southern California black walnut	<i>Quercus chrysolepis</i> - Canyon live oak
Deciduous tree, long-lived, tolerates heat and poor soil	Evergreen tree, spreading crown, leaves variable
<i>Lithocarpus densiflora</i> - Tanbark oak	<i>Quercus douglasii</i> - Blue oak
Evergreen tree, leathery leaves, conical crown	Small deciduous tree with blue-green leaves
<i>Pinus radiata</i> - Monterey pine	<i>Quercus kelloggii</i> - California black oak
Large symmetrical conifer, long needles, very fast growing	Deciduous tree, black bark, spring and fall color
<i>Pinus sabiniana</i> - Foothill pine	<i>Quercus lobata</i> - Valley oak
Large conifer, open airy form, long gray-green needles	Deciduous tree, rounded crown, round-lobed leaves
<i>Pinus torreyana</i> - Torrey pine	<i>Sequoia sempervirens</i> - Coast redwood
Large conifer, open picturesque form, rapid growth	Large majestic conifer, fast growth
<i>Platanus racemosa</i> - Sycamore	<i>Umbellularia californica</i> - California bay
Deciduous tree, large palmate leaves, mottled white bark	Large evergreen tree, aromatic shiny leaves
<i>Populus fremontii</i> - Fremont cottonwood	
Deciduous tree, triangular yellow-green leaves	

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