SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

Promoting the Wise Use of Land – Helping to Build Great Communities

Date: January 26, 2016

To: Planning Commission

From: Jay Johnson, Project Manager

Subject: DRC2014-00130 – Monarch Dunes, LLC – Additional Correspondence Received

Attached are copies of emails and letters received after the date the staff report was completed.

Perimeter Trail

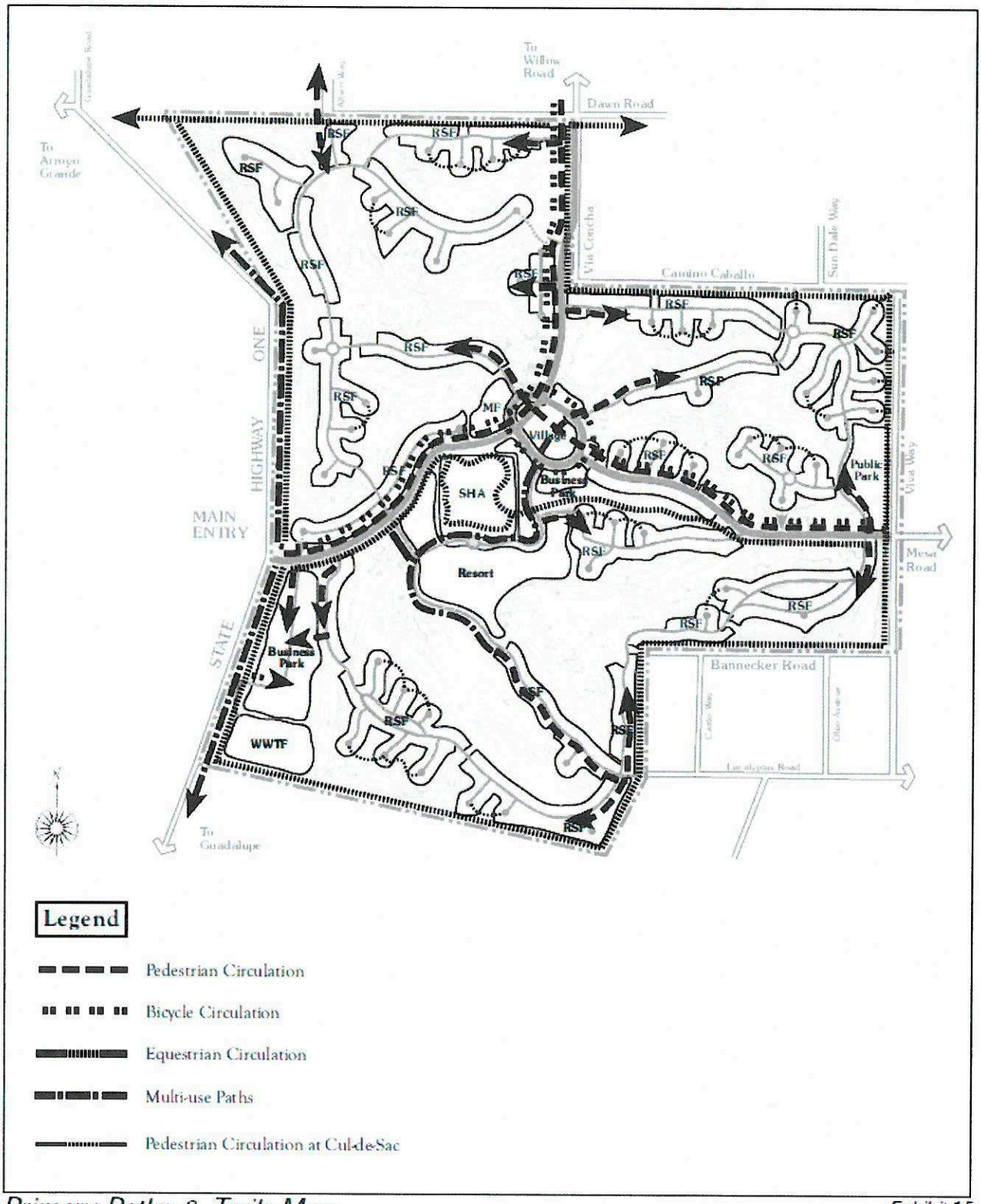
We received close to 70 emails requesting an all-weather trail to be constructed within the village's perimeter buffer (adjacent to or parallel to the equestrian trail). Some of the emails requested trails for walking, bicycling, running, or multi-use; most specified that the trail should be paved or constructed out of a surface other than sand. The existing sand surface (for the equestrian trail) was stated to be problematic for walking and dogs. Some of the messages stated the trail was promised to them by the developers. One message also requested a dog park.

Staff Response: The Woodlands Specific Plan provides the framework for trails within Woodlands Village. Within the buffer that runs around the perimeter of the village, the Specific Plan identifies an equestrian trail throughout the entire perimeter. The buffer is 100 feet wide, except where adjacent to Highway One, where the buffer is 200 feet wide. The Specific Plan, in Exhibit 15 (see next page), identifies a multi-use path within the 200-foot buffer along Highway One but not within the remainder of the buffers around the village. With the approval of each Conditional Use Permit (CUP), the Planning Commission (or Board of Supervisors) must make a consistency determination whether the proposed project, including trails, substantially conforms to Specific Plan. The image on page 3 of this memo reflects the trails plan from the Master CUP (S990187U) that was approved by the Board in 2002. As with Exhibit 15 of the Specific Plan, the approved trails plan for the Master CUP shows a multi-use trail along Highway One only.

As part of the approval of this CUP your Commission must find the trails plan, shown in Exhibit G – Trails of the staff report and repeated on page 4 of this memo, to be consistent with those previous plans. The applicant's proposed trail plan (with an equestrian trail only) is consistent with both the Specific Plan and S990187U. However, your Commission may require additional trails or revisions to the trails plan, if you find, based on the evidence in the record, that there is a relationship between the project and the need for the trails based on the findings required for a CUP. Please refer to Attachment – Findings of the staff report.

Regarding a dog park: the Specific Plan does not require a dedicated dog park.

The applicant has the option to provide additional trails or a dog park for the community. If so, it should be reflected in their project description. Additional conditions of approval may be required.



Primary Paths & Trails Map

Exhibit 15

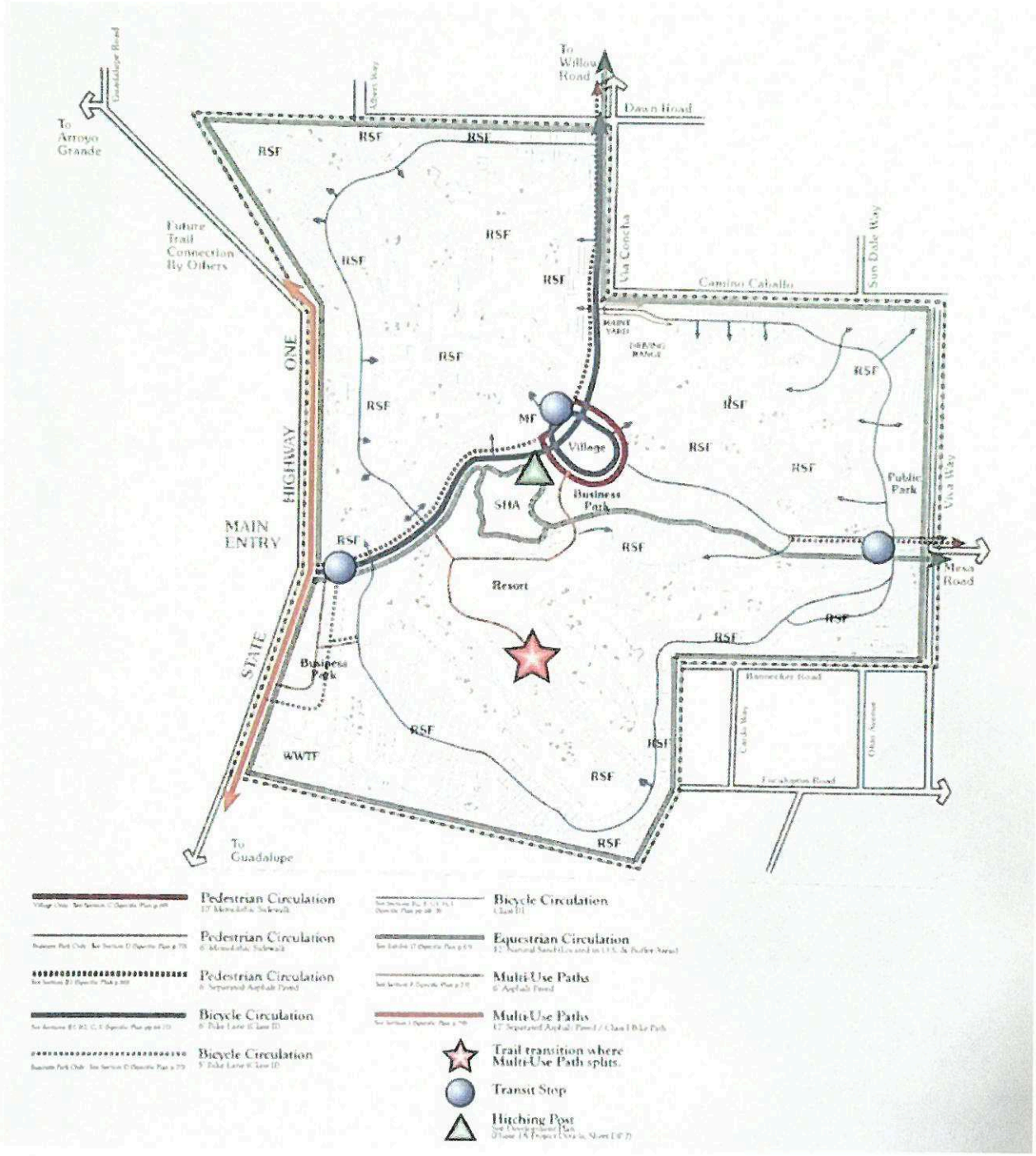
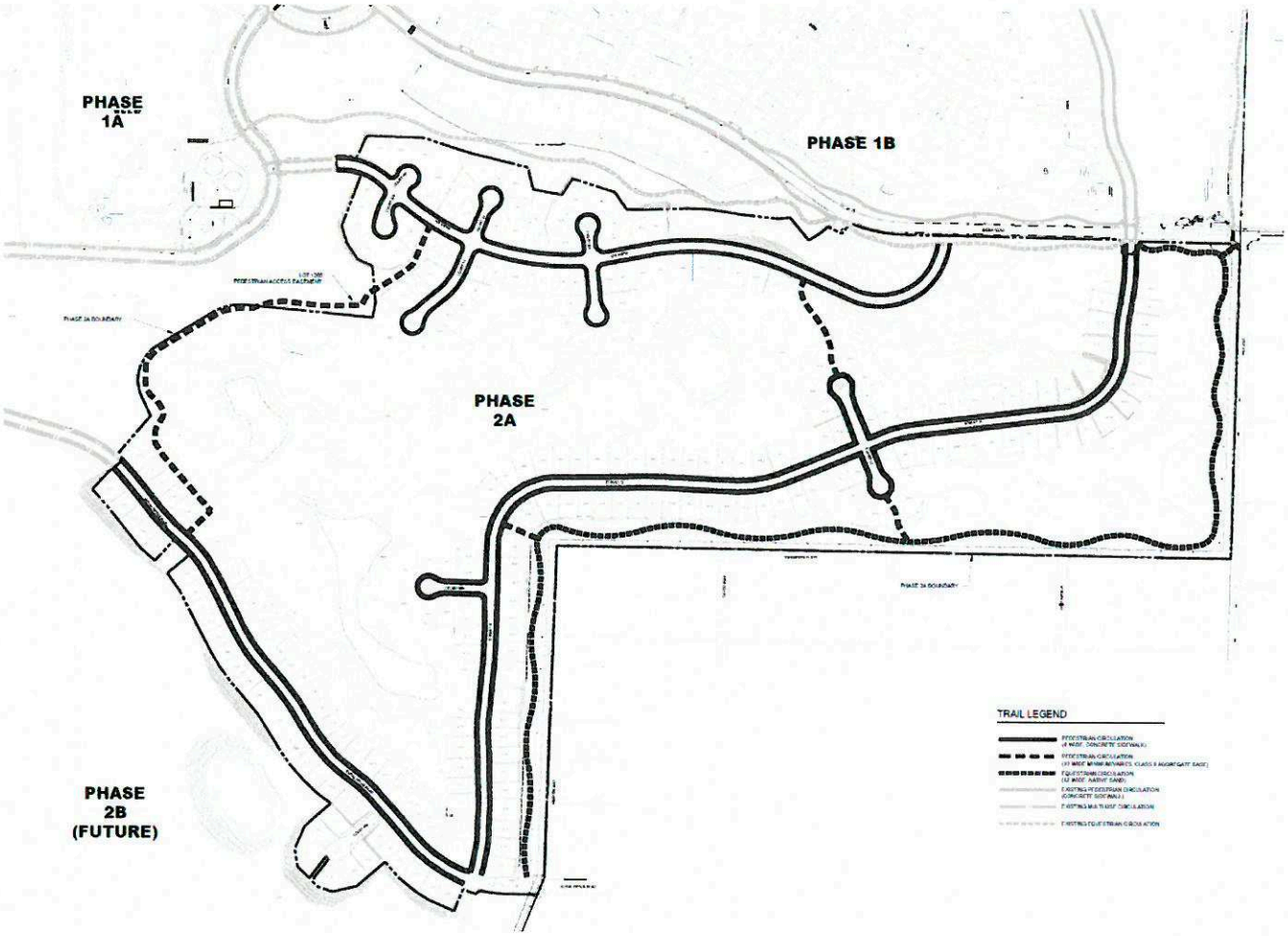

To Willow Road
Dawn Road
To Arroyo Grande
Future Trail Connection By Others
RSF
Via Concha
Camino Caballo
Sun Dale Way
MAINT YARD
DRIVING RANGE
MF
Village
Business Park
SHA
Public Park
Viva Way
Mesa Road
MAIN ENTRY
STATE HIGHWAY ONE
Resort
Business Park
WWTF
To Guadalupe
Pedestrian Circulation
Pedestrian Circulation
Pedestrian Circulation
Bicycle Circulation
Bicycle Circulation
Bicycle Circulation
Equestrian Circulation
Multi-Use Paths
Multi-Use Paths
Trail transition where Multi-Use Path splits.
Transit Stop
Hitching Post

Exhibit G - Trails



TRAIL LEGEND

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

Letters in Support of the Project
Attached are three letters in support of the project.

No staff response necessary.

Email from C. Merrill (1/25/16)
The email raises concerns about the timing of paving Viva Way and requests that Woodlands Mutual Water Company (WMWC) take delivery of supplemental water into its delivery system (rather than NCSD reducing pumping from nearby wells).

Staff Response: Viva Way is conditioned to be improved prior to the recording of the first map in Phase 2A. The Real Property Division Ordinance, Section 21.05.040 of the County Code gives the applicant the option of constructing the improvements prior to filing the final map or bonding for the construction of the improvements at a later date. Unless bonded for, Viva Way would be constructed early in the development of Phase 2A. Please refer to condition number 30.

As stated in staff report, there are two options for utilizing the supplemental water. The water volume may be delivered to the WMWC system or extractions from nearby NCSD wells will be reduced by the same amount to achieve the same goal. Delivery of supplemental water from NCSD to WMWC would likely require approval from the Local Agency Formation Commission. In addition, the Specific Plan requires that the WMWC be the sole water supply for all parcels and development. It is specifically limited to storing, treating and delivering the water of individual overlying parcel owner. Therefore, staff recommends that Phase 2A development be off-set by NCSD reducing pumping from one of their nearby wells rather than WMWC accepting the water delivery from NCSD into their system. Please refer to condition numbers 22 and 23.

Email from J. Killackey (1/26/16)
The commenter is in support of the project but would like the multi-use trail in Phase 1A to be extended to Dawn Road at Albert Way.

Staff Response: Improvements to Phase 1A cannot be addressed with this CUP. However, the applicant may elect to provide a trail improvement in Phase 1A, subject to Specific Plan and Land Use Ordinance requirements.

Correspondence

The correspondence received are attached as follows:

1) J. Killackey (1/26/16)
2) C. Merrill (1/25/16)
3) Letters in support of the project
4) Emails in support of a perimeter trail

Shea Homes and the CUP for Phase 2A

Jim & Cindy Killackey to: jgjohnson
Please respond to "Jim & Cindy Killackey"

01/26/2016 03:15 PM

In my email to you last week I asked you to urge Shea Homes to include walking paths as part of the new Phase 2A application. Shea presented their new plan to the Trilogy residents last Friday, January 22nd. I was pleasantly surprised to see that the plan included a paved walking path in addition to the horse trail. The walking path shown in the presentation was only 5 foot wide and this width doesn't allow for bikes and walkers to safely pass. I would hope that the path would be similar to the existing trail that is next to Route 1 and where it is about 10 feet wide and paved with asphalt.

To expedite the approval Shea Homes dropped the vineyard concept and went back to the original golf course plan. Shea made a big deal about the new vineyard concept in a presentation to Trilogy residents in December 2014 claiming that it would save water, have less impact on the environment, and would account for the fact that golf activity was falling off. They sold me. I believed that it was a good plan.

But something changed their mind and they told us that the vineyard concept was too new an approach and that the county planners would need a lot more time to approve such a radical concept. Shea is most anxious to continue on with building new homes and retaining their current work force and they made a business decision to go back to the original golf course plan. I'm not a golfer so the new plan doesn't affect me although the fact that the vineyard plan would save water makes it a good way to go. Shea told me that they would go back to the vineyard concept in a heartbeat if the county planners would reach a speedy decision.

In any event I would urge you to approve the CUP for Phase 2A. We have lived here in Trilogy for the past 8 years and have always found Shea Homes to be a responsible builder. I am particularly impressed with their push to include roof top solar panels on all new homes to save on electricity use. They have started to employ new irrigation methods and are now adopting artificial turf to save on water.

Getting back to walking paths, I would like to see the extension of the existing path on the western boundary paralleling Route 1 to proceed all the way up to Dawn Road and then around to Albert. Hopefully, this extension could be made as part of the Phase 2A approval.

Thanks for your help,

Jim Killackey
1985 Northwood Road, Nipomo
805-343-9525

Re: County Planning Commission hearing for Monarch Dunes

Craig Merrill, MD to: Jay Johnson 01/25/2016 03:56 PM

Please respond to PacEyeMD

History: This message has been replied to.

Dear Jay

I would appreciate the following letter I sent to the developers of Monarch Dunes (Andrew Dalrymple, Dan Garson, etc...) being forwarded to the Planning Commision, specifically to Jim Harrison, our representative in District 4. I dont know how else to get a hold of him. He needs to know about this issue before Thursday. I am working to make the meeting but am not sure of my surgery schedule on that day yet and when the actual hearing will take place during the time of the meeting.

I would also appreciate your comments on this.

Thank you again

Craig Merrill

Dear Andrew

I want to thank you for getting back to me before the meeting next week with the Planning Commission.

May I ask for you to just get back to me on a few points of your discussion before next weeks meeting?

VIVA WAY

I am well aware that we would never expect you to pave Viva Way before receiving the approval of the project. Rather, my concern and question is that you are only required to pave Viva AFTER recording the lots and AFTER all the grading.

That is not acceptable to the residents, and you should know your trucks going back and forth to the end of Eucalyptus are going well above

the speed limit on our dirt road we co-own with you, and tearing it up and kicking up dust. Two days ago, one refused to slow down even when I stood in the middle of the road and asked him to slow....he ran me off the road. Could you please address this with and assure me you will do this paving after approval but BEFORE all the work necessary to get to lot recording. What can be your objection to this?

WATER

This is the biggest issue of all. And the updated EIR was just shown to us, we were shocked that we have been deceived and we have reported this to Jay Johnson. In your meeting with the South County Advisory Council, you led the audience to believe the wet connection with NCSD was established and water would be flowing. Now we see you never intended to fill your storage tanks with Santa Maria water but instead reduce pumping at other wells on the mesa near homes THAT ARE CONNECTED BY PIPES TO NCSD. This is the important point. You intend, therefore, to over pump below our nearby properties with your wells and not shift even one drop of water into our area as you build more homes.

I hope the issue is clear...we who surround your property, are entirely dependent on our wells and nobody in our area is or can be without astronomical expense, connected to the NCSD water when the wells run dry. Whereas, if your wells start to run dry, you will then undoubtedly ask for Local Agency Formation Commission approval to turn on the interconnect, to which we your neighbors, are not connected.

Are you willing to bond us that you will pay for our properties to be connected to NCSD or WMWC should our wells run dry because of your overpumping in our area?

Please don't tell us that all the water in the basin depletes equally. You should know by now that this is not true and the overpumping maps show our areas on the test wells to be severely overpumped and very different than the proposed wells of the NCSD that will be pumped less to make up for your overpumping that should instead come from physical water from the Santa Maria system of state water.

I would be very grateful if you could address these two issues before next Thursday, Andrew. I hope you can see why these are valid concerns . We want to support your project, but alas, especially with the new info on the shell game that is being played with water, we will have to appeal the the County Board of Supervisors or take other legal action if we cannot assure ourselves of being protected from the consequences of your additional development. Lets please work together and come to some understanding before next week, if possible.

Thank you again, Andrew

Craig Merrill

Marlin S. Fors and Nancy G. Kraus
1796 Louise Lane
Nipomo, CA. 93444

RECEIVED
JAN 25
SLO COUNTY PLANNING

January 21, 2016

Hon. Don Campbell, Chair
Planning Commission
San Luis Obispo County
976 Osos Street, Room 200
San Luis Obispo, CA. 93408

Dear Chairman Campbell,

As residents of Trilogy at Monarch Dunes, we would like to ask you to please vote to approve the Phase 2A CUP as proposed. The CUP application for Phase 2A conforms to the original approvals, which were given in 1998 and 2002, with some important new features, such as drought tolerant landscape options, water saving plumbing fixtures and irrigation systems, solar panels standard on every home, Energy Star appliances, double paned windows and state of the art HVAC systems.

As homeowners, we feel that the developer, in partnership with Shea Homes, is committed to completing our community in a responsible manner , keeping the interests of the County, the Nipomo Mesa area and our Monarch Dunes community in mind. As newcomers to the area, we are very impressed with the way that Shea has complied with all of the issues that the County has asked of them, especially related to slow growth and water issues. We so appreciate how the Woodlands Mutual Water Company recycles all of our "gray water" and uses it to water the greens and fairways of the golf courses. We are also aware of the plan they have for the Phase 2A golf course, which will reduce the water usage by 55%. They keep us informed on our water usage issues as well as giving us guidelines as to how to limit our usage.

With approval of the Phase 2A CUP, Shea can move forward and keep all of the skilled workers that they employ to sell and build the homes in our community, which can be upwards of 1,000 people per day. As new buyers move in, they then spend money locally at businesses, restaurants etc., as well as bringing new Property Tax dollars into the county. We have also seen firsthand the philanthropic generosity of the members of Monarch Dunes in their support of many charitable organizations in the surrounding communities.

We know that change is hard and that not everyone wants to see if, but we see all of these changes as progress and as win-win situations for those of us who live here as well as the best interests for the future of the County of San Luis Obispo. And with that in mind, we again ask that you vote to approve the Phase 2A CUP as proposed at Trilogy Monarch Dunes.

Thank you for considering our request.

Sincerely,

Marlin S. Fors/NK and Nancy G. Kraus

Jim Harrison, District 4
SLO Planning Commission
976 Osos Street, Room 200
San Luis Obispo, CA 93408

RECEIVED
JAN 25
CLERK OF THE BOARD

January 20, 2016

This letter in sent to you in support of a decision on January 28th to approve the Conditional Use Permit (CUP) application for Phase 2A at Trilogy Monarch Dunes.

Shea Homes has done an outstanding job of protecting and advancing the original vision of Monarch Dunes. The Conditional Use Permit (CUP) application for Phase 2A is in substantial conformance with the original 1998 & 2002 approvals.

The CUP incorporates important new features like:

- Drought tolerant landscaping options
- Water saving plumbing fixtures and irrigation systems
- Improved technology to conserve energy with solar panels standard in every home
- Energy Star appliances and double paned windows
- State of the art HVAC systems including programmable thermostats

The Phase 2A nine hole golf course reduces water use from the estimates in the original environmental document by 55% (from 190 acre-feet per year to 104.3 acre-feet).

After nearly a decade of monitoring the actual data collection by the Woodlands Mutual Water District has shown that home sites at Monarch Dunes use less than ¼ acre feet each year in contrast to the County averages of ½ acre foot per year.

The golf course will be designed and irrigated with a combination of recycled water produced at the water treatment facility and the ground water that isn't drinking water quality.

Golf course will be carefully designed to minimize water use and limiting overhead irrigation, incorporate sophisticated irrigation controllers and moisture monitors and landscaping the out-of-play areas with drought-tolerant plantings

We have lived at Monarch Dunes since our home purchase closed in February 2008. The developer in partnership with Shea Homes has consistently delivered on their promises since we first became acquainted with Monarch Dunes in 2006. The developer is very focused on ensuring that the completion of our community is done in a responsible manner, with the interests of the County, the greater Nipomo Mesa area, and the Monarch Dunes community in mind.

Please vote to approve the phase 2A CUP as proposed.

Thank you

Jan Tabarez
1019 Jacqueline Place
Nipomo, CA 93444
tabarezroy@gmail.com

RECEIVED
JAN 25
SLO COUNTY PLANNING

Hon. Don Campbell, Chair
Planning Commission
San Luis Obispo County
976 Osos Street, Room 200
San Luis Obispo, CA 93408

January 20, 2016

This letter in sent to you in support of a decision on January 28th to approve the Conditional Use Permit (CUP) application for Phase 2A at Trilogy Monarch Dunes.

Shea Homes has done an outstanding job of protecting and advancing the original vision of Monarch Dunes.

The applicant has demonstrated their commitment to good land planning, sensitive ecological development and their commitment to green building principals.

The community's landscape design and irrigation systems are examples of smart approaches to water conservation others should emulate. This community is how communities of the future should be built; with an eye toward the environment.

Shea Homes has made Monarch Dunes a community "Village" that San Luis Obispo County can highlight as an example of the right way to plan and develop a community.

We have lived at Monarch Dunes since our home purchase closed in February 2008. The developer in partnership with Shea Homes has consistently delivered on their promises since we first became acquainted with Monarch Dunes in 2006. The developer is very focused on ensuring that the completion of our community be completed in a responsible manner, with the interests of the County, the greater Nipomo Mesa area, and the Monarch Dunes community in mind.

Please vote to approve the phase 2A CUP as proposed.

Thank you

Roy Tabarez

Roy Tabarez
1019 Jacqueline Place
Nipomo, CA 93444
tabarezroy@gmail.com

Emails in Support of a Perimeter Trail

Path

Rand Becker to: jgjohnson 01/03/2016 09:28 AM

I am writing you to urge you to get the proposed path approved at the upcoming meeting. The horse path cannot be used for biking or walking, and the residents at Trilogy were promised by Shea to have a bicycle path surrounding our community.
Thank you for your anticipated assistance in this matter.
Rand Becker 1904 Northwood Rd. In Trilogy.

Sent from my iPad

Woodland/Shea Home Development Review

Darby Cassell to: jgjohnson@co.slo.ca.us 01/03/2016 10:05 AM

Mr. Johnson,

I am writing in response to the review of the phase 2 project for the Woodland/Shea Home development scheduled for January 28th. My husband and I have been full time residents of Trilogy for 2 years now. We are avid runners and bicyclist. We were told when we purchased our lot that there would be a 5 mile walking/jogging/bicycle path around our development as well as a dog park. None of that happened nor, according to Shea is it in the plan. It is very difficult as well as unsafe to have to share the road with the traffic flow that comes through our development. We have been told we can use the horse trail that circles our development, obviously by someone who is a non jogger or bicyclist. The horse trail is made up of several inches of sand which is not easy to run in and clearly not bicycle accessible.

We are asking that you take in consideration the needs of the several hundred residents of Trilogy along with the future residents, and approve of a walking/jogging/bicycle path around the new phase 2 plan.

Sincerely,
Darby Cassell
Louise Lane
Nipomo
Sent from my iPad

Trilogy Walking Path
Ronda McKible to: jgjohnson 01/03/2016 10:47 AM

Mr. Johnson,

I am a resident of the Trilogy development in Nipomo. My husband and I moved here two years ago from New Hampshire. We were so happy to leave the frigid winter weather behind us and embrace the lovely, moderate temperatures of the central coast. We love this area! Hiking, biking, jogging...we do something outdoors every day. It doesn't get much better than this!

We were somewhat surprised to discover that our development did not support our efforts to enjoy our own back yard. What a disappointment it was when we attempted to walk around the perimeter of Trilogy on the existing paved path and it ended after a very short distance. While there was a horse path we could have followed it was too difficult to walk through the deep sand and scrub (and avoid the horse waste). What would have been a lovely stroll through our eucalyptus groves, with spectacular views of our coastline, ended abruptly. We returned home wondering why this was not included in our community plan. We feel that was a big mistake!

We live in a lovely area. Our neighbors are diverse and interesting. We hope to meet many of them in the future. One of the best ways we find to do that is through walking together. It provides a healthy way to socialize while we develop a relationship with our environment. Yes, we have sidewalks but an extended walk would involve crossing the street multiple times (with traffic) and we miss the opportunity to see the family of acorn woodpeckers or clustering monarch butterflies that live in the surrounding woods.

We strongly support the effort to build a walking path around the entire Trilogy development. Life is about developing connections...to each other, to our environment and to our community. Building this walking path paves the way for these connections. Thank you for your consideration,

Ronda McKible
1007 Maggie Lane
Nipomo, CA
805-219-0509

Walking Trail in Monarch

sandra tiffany to: jgjohnson 01/03/2016 11:50 AM

As a 2 year resident of Monarch, I need a longer walking trail! My husband and I utilize the one along Hiway 1 2-4 times a week. I attempted the "horse trail" and it is NOT suitable for walking by humans. The sand is deep and the horse residue is substantial!
Please make sure that the residences are given what they were promised - a walking trail surrounding our community! Thank you!
Sandra Tiffany

Sent from my iPad
Sandi Tiffany

Path for Trilogy

Bowen, Jeffrey to: jgjohnson@co.slo.ca.us 01/03/2016 01:23 PM

Mr. Johnson,

I live in trilogy at 995 Jacqueline PL. and I fully support the walking / bike path proposal. The horse path is not a viable option for walking, running or bicycling. If there is anything further required to show our support please let me know.

Regards,

Jeff J Bowen

Jeffrey_Bowen@fmi.com

Walking path around Trilogy Monarch Dunes
jeanne little to: jgjohnson 01/03/2016 01:32 PM

Mr. Johnson:

Please include an all weather walking, bike path around the Trilogy 1 & 2 developments. I walked on the sandy horse path yesterday and practically ruined a pair of shoes with wet sand and horse manure! A smooth surface would be perfect for the many seniors who walk daily. With more and more traffic on the streets due to build-out, it is much safer to have a dedicated trail.

thank you.

Jeanne Little
1299 Trail View Place
Nipomo 93444

Nipomo Ride notice
Stanley Fisher to: Jay Johnson 01/03/2016 02:18 PM
Cc: Yvonne Williams, Brooke Bennett

Mr. Johnson

A group of Nipomo Horse Riders ask me today if I would tell you that they completely support the development of a contingent community all weather path paralleling their horse pass at the Woodlands Trilogy development. Please make this request a part of your package to the County planning commission when presentations are made on January 28. Thank you for your support.

Stan Fisher,1948 Eucalyptus Road, Nipomo CA 93444.

Nipomo - The Woodlands Trail - Woodland Trails extend from the end of Eucalyptus to Hwy 1, and follow the perimeter of the Woodlands Trilogy Golf Course, around to Dawn, Camino Caballo, Viva and Mesa Roads. Exercise caution as trees are coming down in preparation for a planned vineyard and more homes at Monarch Dunes. No map available and extensive work on the next phase has rendered woods unsafe! Riding with those who know the area well currently recommended.

Parking is available at the south west cornerThe entrance thru the fenced area has been designed especially for horses and NOT quads, etc - and had become quite difficult, but recently a wonderful helper with a tractor scoop, has come and filled it in and made it safe again - THANKS !!! This is a beautiful trail, overlooking the ocean, and golf course; with inner trails through the butterfly preserve, where there's even a picnic table and tie-up for horses at the top of the hill!
A portion of this trail is still unfinished at Camino Caballo and Viva down to Mesa, but there is a safe area along Viva to ride. We have been notified that more trees (over 300 ac) will soon be removed - this constitutes the remainder of our beloved woodlands! so soon, the last of the trees will be coming down, and a safe perimeter trail will be established.

The Woodlands Trilogy Golf Course has put in a staging area for riders just off Hwy 1, at Via Entrada. It links to the perimeter trail of the golf course and bluff trails which are currently open. Several riders have left manure behind when parking here - and in order to keep Woodlands happy and be able to continue to ride here - we ask that you Please pick up your horse's manure!

Trilogy Bike Path (Proposed)

Wendy Thomas to: jgjohnson 01/03/2016 02:22 PM

We have lived in Trilogy for 2 1/2 years, and this is a wonderful community to be in. The proposed bike path would provide a safer alternative than walking the streets around Trilogy, with the construction and community traffic, and provide for a more quiet and relaxed environment to walk and exercise in.
Thank you for considering this addition to an already safe minded community.

Wendy Thomas Lannon & Rue Lannon

Walk, jogging and bike path next to the horse trail around the entire perimeter of Trilogy

Betsy Steen to: Jay Johnson 01/03/2016 02:47 PM

Please respond to "Betsy Steen"

January 3, 2016

Dear Mr. Jay Johnson,

We have been informed that there is no mention of a pedestrian /bike path in the 100 foot public easement around the development in Trilogy's Phase 2 A and B plan to be reviewed by the San Luis Obispo County Planning Commission on Thursday, January 28, 2016. We find this information difficult to believe!

My husband and I moved to Trilogy two years ago. We enjoy walking several miles at least five days a week. We were attracted to this community in great part because of its amenities.

When we are out we meet many other residents who are walking, jogging or exercising their dogs on a daily basis. We were told by the developer that there would be hiking and biking trails for healthy exercise and our enjoyment. When our grandchildren and friends visit they also walk with us. There needs to be a safe, paved path, which will parallel the approved and installed horse trail around the entire perimeter of the Trilogy community. The developer needs to step up and pay for this pedestrian /bike trail. It would be utilized by hundreds of residents and enhance their health and well being. Isn't that what living at Trilogy is about? It certainly is what they advertise.

We urge you to approve and insist the developer pay for what was promised, a new paved pedestrian and bike path in the 100 foot public easement surrounding our community. We want the developer to maintain the quality of life we bought into when we purchased our home here.

Sincerely, two very concerned Trilogy residents,

Betsy Bixby Steen

J. Dennis Steen, M.D.

Walk/Ride All Weather Path

rick grenz to: jgjohnson@co.slo.ca.us 01/03/2016 03:56 PM
Cc: Jim Murray

Mr Johnson. I am a member in good standing at Trilogy, Monarch Dunes in Nipomo. In the original development plans we were promised a walk/ride path surrounding our community. We would like to see that promise followed through on by the developers.

Rick Grenz
1838 Nathan Way
Nipomo CA 93444

Other promises have yet to materialize as well but this is a good start. We also were promised a shopping center like area, a hotel and another golf course. None of which have been followed through on.

Sent from AT&T Mail on Android

Trilogy Walking and Bicycle path

Brian Kaub to: jgjohnson 01/03/2016 04:00 PM
Cc: "Brian Kaub ", "Kaub, Debbie"

Jay Johnson,
The San Luis Obispo County Planning Commission meets Thursday, January 28 at 9 AM to hear staff and public statements of the Shea Triology/Woodlands Phase 2 A development plan.
We will be traveling on that date, unable to attend, and desire to give you our opinions before the meeting.
We understand that the 100 foot public easement around the development in the Phase 2 A and B plan includes NO mention of a walking or bicycle path.
The Developer must feel the resident walkers and bicyclists can use the Nipomo Ride horse trail that surrounds Trilogy.
However, this would mean the residents like walking or riding their bikes in 6" of sand and horse manure, which isn't true.

The current horse trails do not help us, and likely are not used by Trilogy residents.
We want a SLO County Planning Commission REQUIRED all-weather(6' wide asphalt x ~3.5 miles long) walking and bicycle path provided by Shea Trilogy / Woodlands within the exterior 100 foot public easement of Phase 2 A and B.
This would be similar to the current 0.8 mile asphalt path next to holes 2 and 3 of the Old Golf Course, next to Highway 1, across from our house.
We frequently walk and use our road bicycles in the area. We would use these Phase 2 A and B walking and bicycle paths often, and this would reduce bicycle use on the roads, and provide a safer, quieter recreational activity for 1300 Trilogy residents as well as the community.

Please consider the long-term 1300 residents of Trilogy, and the community; instead of the short-term desire to reduce costs for Shea Trilogy / Woodlands.
Thank you for your attention.

Regards
Brian and Debbie Kaub
1938 Eucalyptus Road
Nipomo, CA 93444
831-594-1405

Re: Walking path -perimeter at TRILOGY ,Nipomo,CA
Eli Lawrence to: jgjohnson 01/03/2016 04:28 PM

On Jan 3, 2016, at 4:26 PM, Eli Lawrence <elmar59@verizon.net> wrote:
Dear Mr. Johnson,As one of Trilogy's first residents I am writing to express our fervent support for a paved walking path around Trilogy's perimeter. My husband and I avail ourselves of the existing path which parallels Hwy. 1.It would be boon to everyone's health and well-being if the walking trail were extended.Sincerely,Marge and Eli Lawrence 1945 Northwood Rd. Nipomo,CA

Shea Trilogy/Woodlands Phase 2A

Linda Reynolds to: jgjohnson 01/03/2016 04:33 PM

Hello Mr. Johnson,
Please convey to the San Luis Obispo Planning Commission and Board of Supervisors to please consider the addition of a walking and bike path for the next phase of our development. This addition provides a healthy asset to our community.
Kind regards,
Linda Reynolds
resident of Trilogy
Nipomo, California

Proposed Bike Path on the perimeter of Trilogy Monarch Dunes

Rue Lannon to: jgjohnson 01/03/2016 07:37 PM

Dear Mr. Johnson,

Our active family is so happy with our move to Trilogy, Monarch Dunes. Our decision to move here 2-1/2 years ago, in part, is due to the fact there are a multitude of amenities to keep us active and involved in the community. I, myself, am an avid walker, walking 6 days a week. When designing my walking plans/goals, safety is an integral segment of my program. When walking along Pacific Coast Highway, (PCH), fronting Shea's Development, the walking path is filled with sand/dirt which is a safety concern in causing sprains/breaks to one's ankles and knees, not to mention the sand that fills a walker's shoes. What a mess!!!!

A paved walking and bicycle path is a great marketing tool for our community, demonstrating the support of health and wellness to Trilogy Members by Shea the Developer.

I support paving a walker/bicycle path, parallel to the horse trail. Active members play a positive role in influencing potential future home buyers.

Let's keep our unique community moving forward safely!! As the saying goes, 'STAY ALERT, STAY ALIVE".

Thank you for your consideration,

Rue Lannon

Woodlands/Shea Phase 2A Development Plan

Jim & Cindy Killackey to: jgjohnson@co.slo.ca.us 01/03/2016 08:05 PM

Bcc: Jay G Johnson

Please respond to "Jim & Cindy Killackey"

We would like your help in convincing the San Luis Obispo Planning Commission that completion of a paved path in the 100 foot easement surrounding the Trilogy development would be a real plus for the community. My wife and I use the existing paved path that parallels Highway 1 at least once a week for our walks. When we feel really energetic we continue on from where the paving ends and continue north up the horse trail. Very difficult trying to avoid the deep ruts left by the horses. Hey, I just turned 80 and I need all the help I can get.

The horse people have their trail around the community. Last Sunday I was on my own and decided to walk out to the southern boundary of Trilogy. I eventually got to the horse trail paralleling the sewage plant and noted that it had been recently raked, which was nice, but I still had to watch my step to avoid the deep hoof prints. Seems like the horse people get all the attention. I finally reached another portion of the paved path alongside the planned industrial development and ran into another couple that were out for a walk. They were not Trilogy residents and live off Eucalyptus and liked to come over here for walks.

I have heard that Trilogy was going to put in a walking path around the community and that a "trails committee" had been established. That was a couple of years ago, but nothing happened. Now is the time to get the attention of Shea/Woodlands. They are certainly anxious to get Planning Commission approval for Phase 2A and I believe with your help we could convince them that the inclusion of a paved walking/jogging/bicycling trail completely around Trilogy would be in everyone's interest.

By the way, one of our other favorite walks is the Bob Jones trail. I must applaud the Planning Commission and the County Board of Supervisors for providing these public facilities. It really makes for a delightful way to live.

Yours in good health in 2016,

Jim and Cindy Killackey

All weather path Trilogy Woodlands phase 2 a and b

STANLEY FISHER to: trilogytrail, Jay Johnson 01/03/2016 08:11 PM

Shea Trilogy marketed a "active adult" community, then mandate that Shea include this amenity. We have lived here six years. When we bought our property we where told that a walking path trail around the property parallel to the horse path. We support the Trilogy resident committee and request the planning commission to required the developer to make good on their promise.

A healthy and vibrant community of citizens is a benefit to all of SLO county as the path is in the public easement application. Requiring the path should be a no brainier for the commissioners and the Board of Supervisors.

Thank you

Walking Path at Trilogy

Mimi McKell to: jgjohnson@co.slo.ca.us 01/04/2016 07:53 AM

I am in support of an all weather path (preferably paved) walking path alongside the horse trails at Trilogy Monarch Dunes. While the developer feels that we can use the horse trail, that option does not work for many of us. I have had a stroke and cannot walk in the uneven surface of the sand horse trail. Walking is very important to my recovery; balance remains a big issue for me. The developer promised walking trails in their promotional material, and I believe that those trails should be provided.

Thank you for your consideration.

Marion McKell
1346 Trail View Pl, Nipomo

Sent from my iPad

Support for walking trail .
Laurance S to: jgjohnson
Cc: "fisherstanley@gmail.com"

01/04/2016 08:33 AM

Please stand up for the residents for the walking/biking trails around trilogy.
If this (Shea Trilogy) is marketed as a "active adult" community, then mandate that Shea include this amenity.

A healthy and vibrant community of citizens is a benefit to all of SLO county. This is a no brainier.

Sent with two tin cans and a string

Paved pathway

Sue Zweig to: jgjohnson 01/04/2016 08:33 AM

Please move forward with the paved path. It is impossible to use the horse path for walking or biking as it is uneven sand and could result in personal injury when used. As a walker, bike rider, and dog owner, I would love to see a paved pathway around Trilogy.
Thank you
Sue Zweig
Suezweig@yahoo.com

walking trail at Trilogy

robinschneider45@gmail.com to: jgjohnson@co.slo.ca.us 01/04/2016 09:44 AM

I am a partially sited woman that uses a guide dog or white cane. I would really appriciate a walking trail at my home in Trilogy. Please do what you can to make this a reality. I will be at the hearing on 1/28.
Robin Schneider

Trilogy Walking and Bicycle Path

miken0105 to: jgjohnson@co.slo.ca.us 01/04/2016 10:22 AM

Mr. Johnson... I am writing in support of the creation of the Walking and Bicycle Path at the Trilogy Monarch Dunes development. I am a resident of Trilogy and firmly believe that walking and bicycle trails are an important part of a community such as ours and was told when we bought here that additional trails were in the master plan.

I encourage the Planning Commission to act positively on this matter and support the building of these important trails.

Thank you for your consideration and support of this important issue.

Best wishes

Mike Nelson
980 Allison Ct.
Nipomo, Ca 93444

Miken0105@gmail.com
805-441-4939

Sent from Mail for Windows 10

Multi-use Trail at Trilogy
Bob Leach to: Jay Johnson 01/04/2016 10:26 AM

We are requesting that the original definition of Multi -use Trail as Shea built on the western border of Trilogy be the standard for Shea 's proposal for Phase 2A and 2B which the County Planning Commission will review on January 28th. Multi-use was an asphalt pathway adjacent to the horse trail built along the western border of Trilogy . Subsequent to that construction Shea has only built a horse trail . I believe seniors, mothers with baby carriages, and bikers would not consider a horse trail as Multi -use. The County must insist the original concept for Multi-use be returned as a condition for Shea 's Phase 2A and 2B approval.

Thank you for your consideratioin.

Robert (Bob) Leach

1718 Northwood Road
Nipomo, CA 93444

Trilogy Walking and Bike Path

Michael Stokes to: jgjohnson 01/04/2016 10:34 AM

Dear Mr. Johnson
As a resident of Trilogy, Monarch Dunes, I would very much welcome a multi-use trail surrounding the community of Trilogy. We are a very active community and anything that will further that is a good thing. I have walked on the trail before that is not paved and it is about 4-6 inches of sand, possibly a good work out but not something I wanted to repeat.
Thank you for hearing my request and I appreciate you presenting all of these emails to the County Planning Commission on our behalf.
Mary Stokes
Trilogy Member since 2012

Walking/Bike Trail

Linda Humphrey to: jgjohnson 01/04/2016 11:06 AM

Dear Mr. Johnson,
Please represent us in the passing of plans to have a walking/bike trail around the Trilogy Development in Nipomo. We feel it is greatly needed for our growing community. We will use it on a daily basis. We urge you to help us fulfill the needs of the people of our community.

Thank You,
Mike & Linda Humphrey
1437 Vista Tesoro Place
Nipomo, CA

Trilogy Phase 2 Development - Walking Path
tomking325 to: 'jgjohnson@co.slo.ca.us' 01/04/2016 11:24 AM

Good morning Jay,

My wife and I have learned that the Phase 2 development plan for the Trilogy community does not currently include a safe and proper walking path around the perimeter. We enjoy walking together, as individuals and with Others. We have tried to walk on the "multipurpose" horse path, but it is simply too soft for walking. It is not just inconvenient but also hard on knees to navigate our steps.

We appreciate you listening to the many people who have raised their concerns and request that an appropriate walking path be designated for this development project. Our statement is that walking paths are integral to the lifestyle at Trilogy. My wife and I will be regular walkers on the new paths. The continuity with current design and commitment to healthy living that walking paths support are desired. We cannot think of any reason walking paths should not be laid and ask that you designate that be done.

Thank you for the opportunity to add our voice to the process.

Tom King

Trilogy Resident

PAVED WALKING/BIKE TRAIL

Steve Dodson to: jgjohnson 01/04/2016 11:25 AM

As a resident of Trilogy/Woodlands in Nipomo, I would like to voice my support for the development of a paved walking/ biking trail around the perimeter of the development. It would parallel the existing Nipomo horse trail for much of the distance and provide an easy access for walking/biking exercise. It is not possible to comfortably walk or bike on the horse trail as it is sandy and often covered in horse poop.

Thank you for your consideration.

Steve Dodson
1345 Trail View Pl.
Nipomo, CA 93444

Glenn Eineman to: jgjohnson 01/04/2016 11:25 AM

Dear Mr. Johnson,

Please pass along to the powers that be that the addition of a walking path and bike trail in the next phase of our development would be an invaluable asset to the health and well being of our residents.

Sincerely

Glenn Eineman
1717 Waterview Pl
Nipomo, Ca. 93444

Walking path at Trilogy at Monarch Dunes

claire to: jgjohnson 01/04/2016 11:28 AM

My husband and I would like to strongly support the addition of a walking path alongside the approved horse trail. We have occasionally walked on the horse trail but find it difficult to walk, with or without our pets, in the deep sand, while dodging the horse droppings. (As a dog owner we pick up our dogs waste!!) Trilogy is a very active walking community--our use of paths would far exceed that of the horse owners.

We appreciate your support of such a walking path at Trilogy at Monarch Dunes.

Thank you.

Paul & Claire Granbery

Claire Granbery

1060 Emma Lane

Nipomo, CA 93444

cgranbery@cox.net

602-397-8416 (cell)

805-219-0098 (land)

Shea Triology/Woodlands Phase 2 A development plan
Lee Edmonson to: jgjohnson 01/04/2016 11:37 AM

As proposed, the public use easement around the Trilogy development benefits only horse riders or coyotes wanting a faster escape path, but not the humans living in the community. We need an asphalt or concrete surface to be able to walk or bike safely in the area and not endless sand.

--
Lee Edmonson
Trilogy/Woodlands resident

Trilogy Walking Path
Shirley Johnson to: jgjohnson 01/04/2016 12:41 PM

Please voice our request to the SLO County , a true walking path/ bike path/ equestrian path is what was represented to new home buyers.

Sent from my iPad

Trilogy phase II development
Ed Harris to: Jgjohnson 01/04/2016 12:51 PM

As I understand, Shea has proposed a trail made of sand for the residents to use for phase II. The trail is great if you keep horses to ride. However, I am not aware of any residents in the Monarch Dunes Trilogy community that keep horses on their property inside Monarch Dunes. I guess a sand trail can be described as a multi-use trail. However I do not believe it is fair to all concerned. I prefer to walk on an asphalt trail. How about you? Do you prefer to walk on asphalt or sand? How about riding your bike? Do you prefer sand or asphalt?

I strongly urge San Luis Obispo County commissioners to approve the inclusion of an asphalt trail in the Phase II development. I believe that would be in the best interests of all residents of the Monarch Dunes Trilogy community.

Ed Harris
1764 Louise Lane
Nipomo, CA 93444

Shea Trilogy/Woodlands Phase 2 A development plan.

Katherine Harris to: jgjohnson 01/04/2016 01:15 PM

Dear Mr. Johnson,

I am a homeowner in the Shea Trilogy/Woodlands development. As we older adults attempt to remain active, appropriate walking, biking trails are very important. It is my understanding that a multi-use path has been proposed for Phase 2 of our community, but that this path will only be sand. Sand is not appropriate for walking or biking. It is only appropriate for horses. The current 0.8 mile path consists of an all weather path alongside a sand trail. Hopefully, the Planning Commission will approve a true multi-use path in Phase 2 that consists of the same all weather path for walking and biking along with a sand trail for those non-residents who ride horses through our community.

Thank you,
Katherine Harris
1764 Louise Lane
Nipomo, CA 93444

Trilogy Walking/Bicycle Paved Pathway

Jack Moyer to: jgjohnson 01/04/2016 01:25 PM

Jay,

I am a Trilogy resident and an active walker of the neighborhood.

I am requesting the County require Shea Homes as part of Phase 2A and 2B of the Trilogy project to include a paved/gravel pathway around the exterior of our development (approximately 3.5 miles) in the 100 foot public easement for walking and/or bicycling. This path should be part of the overall plan for Shea and the cost to be included and paid for by Shea as part of their overall project spend.

Regards,

Jack Moyer
jack@jmoyer.net
+1 408.930.6724

Shea Triology/Woodlands Phase 2 A Development Plan

Joe Biniskiewicz to: jgjohnson 01/04/2016 01:50 PM

RE: San Luis Obispo County Planning Commission /

Mr. Johnson,

As a resident homeowner in the Shea Trilogy/Woodlands Community in Nipomo, I am deeply concerned that there is no mention of a pedestrian or bicycle path within the 100 foot public easement around the development in the Phase 2 A and B plan to be reviewed by the commission on January 28, 2016. I am also concerned that the developer, Shea Homes, dismisses our need for a walking trail and states that we can use the Nipomo ride trail for walking and bicycling.

As an avid bicyclist and mountain biker, I know from experience that no ordinary bicycle can be ridden in sand or even ridden safely on a hard surface coated with sand. I am also aware that there is sometimes a conflict between equestrian riders and bicycle riders when using the same trail. Further, this community lacks appropriate walking trails, even to the clubhouse. There is only one safe walking path to the clubhouse, which passes dirty sidewalk past the golf course pro shop, kitchen exhaust fans and dumpsters. That single walking path is heavily used by golf course and kitchen staff in an industrial capacity related to golf and kitchen operations, and is not community-friendly.

Since most of the residents in the community walk for exercise and enjoyment, and many of us ride bicycles, I believe that this shortfall must be addressed. Shea's failure to acknowledge and address this shortfall indicates their lack of concern for residents of the development phases that are completed and nearing completion. I appeal to you and the SLO Planning Commission to reject all proposals that fail to address the needs of this community, and specifically the lack of appropriate walking and bicycle riding trails. Thank you.

Joe Biniskiewicz
1070 Ford Drive
Nipomo, CA 93444
(650) 427-0035
joeb@joeb.com

Walking/bike path

Al Epps to: jgjohnson 01/04/2016 01:52 PM

Cc: Chris Hammer

Mr Johnson,

My wife and I would very much like to see a solid path around Trilogy. The Sand is not very stable when you are trying to walk on it. I have had one knee replaced and the other to follow at some point so I can personally vouch for the difficulty in walking in sand.

Thanks

Al Epps

Monarch Dunes Trilogy pathway

A Larson to: jgjohnson@co.slo.ca.us 01/04/2016 01:56 PM

Cc: Stacy Murphy

Hello,

I am writing you to help us make an all weather bike/walking path in the new trilogy phase 3 development. There have been promises from Shea Homes but we are afraid they will not follow through on this unless it is a government mandate.

I was told that some planners believed that the sand/dirt horse path could be used for this purpose. This would never work for safety and health reasons. Bikes and people cannot use this path.

Thank you for any assistance you may provide in this matter.

Regards,
Allen T Larson

Trilogy Walking Trail
gary findlay to: jgjohnson 01/04/2016 01:58 PM

Mr. Johnson.

Please count me as a strong supporter of a walk and biking trail for Trilogy. A horse trail for that activity is totally inadequate. In fact the notion of a horse trail for walking or biking is nonsense. I assume you are receiving many of these comments so there is no need to respond to this, just note my support.

Sincerely,

Gary W. Findlay
Trilogy Resident.

Trilogy Community Path
Michael Tabak to: jgjohnson 01/04/2016 03:34 PM

Dear Mr. Johnson,
Both my wife, Beverly and I are enthusiastic runners and thoroughly enjoy the paved portion of the pathway along Highway 1. It would be absolutely wonderful to have the path continue around the entire community. It would really be a disservice to only have the remainder of the perimeter of the community available to horse traffic only. Please add our names to the group that fully supports (and would use) a paved path that everyone could enjoy.
Michael and Beverly Tabak
1764 Trilogy Parkway
Nipomo, CA
93444
mbtcats1@gmail.com

Shea Trilogy/Woodlands Phase 2A Development plan
Cynthia Moreno to: jgjohnson@co.slo.ca.us 01/04/2016 06:16 PM

Mr. Johnson,

I have recently been advised that there is no plan for a walking path around the perimeter of the planned Phase 2A development for the Shea Trilogy/Woodlands project that will come before the SLO Planning Commission on January 28, 2016. My information is that you, as the lead senior planner for the project, can convey the concerns of the residents in the existing Trilogy development at this meeting.

Trilogy is an active community with many residents walking their dogs for daily exercise as well as maintaining their own personal fitness through walking, running, and cycling. Currently, many residents are forced to use the existing horse trails for exercise, which is sandy, strewn with twigs & branches, and in wet weather, soggy--and, it being a horse trail, we must avoid the horse manure. Unfortunately, a few of those persons who don't like this less-than-optimum terrain chose to use the golf course paths for walking - which is against the rules in our community and dangerous. Shea has always purported to provide a healthy, balanced lifestyle in which residents have access to a spa & gym, tennis courts, golf, and bocci courts. Providing a walking trail would extend that promise of a healthy lifestyle to those who chose to exercise by walking/cycling.

In short, Phase 2A offers the perfect opportunity to provide a walking surface designed for walkers and cyclists in the community and would benefit both the Trilogy development and its residents. Please share this at the SLO Planning Commission meeting. Thank you for your consideration.

Cynthia & Louis Moreno
1782 Blue Court
Nipomo CA 93444
805 441-5803

FW: Trilogy Walking and Bicy

Trilogy Walking/Bicycle Trail
Susan Weiss to: jgjohnson 01/05/2016 06:44 AM

Dear Mr. Johnson,
Many of us here at Trilogy are 'living our dream' after a lifetime of working and raising children. Living on the Central Coast of California is a privilege few get to enjoy.

That being said, as beautiful as our community is, walking and riding our bicycles up and down residential streets is not ideal and doesn't feel like 'living the dream'! Riding the horse trail is impossible and undesirable, at best.

I would like to encourage you to do what you can to vote for a walking/bicycle trail to be installed parallel to the existing horse trail around the Trilogy Planned Unit Development. What a 'wonderful dream' that would be.

Thank you for your time and attention!
Sincerely

--
Susan Weiss
1388 Vicki Lane
Nipomo, CA 93444
SusanWeiss1388@gmail.com
805-858-8150

Woodlands/Trilogy Walking & Bike Path
Bill Schubert to: Jay Johnson 01/05/2016 10:26 AM
Please respond to billschubert

I understand you are gathering information about a walking path around the Woodlands development to augment the existing horse trail. As a resident of the Woodlands for many years, I use the existing paved walking/bike path several times a week, and had hoped the paved portion would be extended. Currently, if the horse trail is to be avoided, it is necessary to either exit onto Highway 1 or cross over the golf course onto Northwood. Riding a bike on the horse trail is almost impossible due to the sandy conditions, and walking is an option only if you want to walk through the trees to avoid the loose sand.

I would encourage you to approve the extension of the paved walking/bike path around the perimeter of the Woodlands.

Regards,
Bill Schubert
914 Anna Circle
Nipomo, CA 93444

Woodlands LLC Phase 2 A
marciajohn to: jgjohnson 01/05/2016 03:49 PM

Dear Mr. Johnson,

My wife and I have been residents of Trilogy Monarch Dunes for the past 2 1/2 years. We have heard that there will be a plan (Woodlands LLC Phase 2 A) submitted to the Planning Commission in January 2016. We understand that in the plan there will be a request for a 100 foot easement around the entire property that will be managed by the Park and Recreations Department. As residents and one of many dog owners, we would like to see included a people and dog all weather trail around the entire property within the hundred foot easement that is now in the plan. As residents, we can walk our dogs in the neighborhood or on the short section of the trail along Hwy 1. Having the trail encircle the entire community for use by other than the small horse riding community (compared to dog owners of which there are many) would be a wonderful addition for the health and welfare of Trilogy residents, neighbors and their pets. We ask that you please consider this when the Planning Commission meets to discuss this issue.

Sincerely,

John Traversaro
1655 Waterview Pl.
Nipomo, CA 93444

plan and should be dedicated when approved. He believes these letters will be well received and that we could make progress at the meeting with public comments and achieve our objectives.
The question of a dog park is going to be left between the residents and the homeowner's association for determining size and location and completion.Please send an email to jgjohnson@co.slo.ca.us stating your interest in having a trail for the health and welfare of the Trilogy residents, neighbors and their pets.
If you want this to happen you really do need to send a support letter to the Planning Commission and Jay will make sure it is in the submitted documents. Watch for a new date for the Planning Commission meeting for the Woodlands LLC Phase 2 A plan hearing.

Woodlands LLC Phase 2 A

Marcia Traversaro to: jgjohnson@co.slo.ca.us 01/05/2016 03:54 PM

Please respond to Marcia Traversaro

Dear Mr. Johnson,

My husband and I have been residents of Trilogy Monarch Dunes for the past 2 1/2 years. We have heard that there will be a plan (Woodlands LLC Phase 2 A) submitted to the Planning Commission in January 2016. We understand that in the plan there will be a request for a 100 foot easement around the entire property that will be managed by the Park and Recreations Department. As residents and one of many dog owners, we would like to see included a people and dog all weather trail around the entire property within the hundred foot easement that is now in the plan. As residents, we can walk our dogs in the neighborhood or on the short section of the trail along Hwy 1. Having the trail encircle the entire community for use by other than the small horse riding community (compared to dog owners of which there are many) would be a wonderful addition for the health and welfare of Trilogy residents, neighbors and their pets. We ask that you please consider this when the Planning Commission meets to discuss this issue.

Marcia Traversaro
805-343-1710

Shea Trilogy/Woodlands Phase 2 A
daniel weitz to: jgjohnson 01/05/2016 04:18 PM

Dear Mr. Johnson:
I am a resident of the Shea Trilogy community in Nipomo. One of the reasons I moved to this county was for its healthy lifestyle; I need a home in an area where I can walk daily. I have been told by my physicians that for me this is vital. For this reason it is important to my family that there be a walking/bicycle path in the 100 foot public easement that will surround the development. It is awkward and quite dangerous to use a horse trail that is 6 inches deep in sand and covered with horse manure.

We need an all-weather trail that walkers and bicyclists can safely use. For this reason it is imperative that Shea/Woodland provide this for the community.

Daniel Weitz
1396 Vista Tesoro
Nipomo 93444

Walking paths In Trilogy , Nipomo CA
Sandi Mitchell to: jgjohnson 01/05/2016 05:19 PM

Hi Jay, I am a resident in Trilogy Central Coast enjoy & count on walking as a big part of my recreation. When we moved in the promise was that Shea Homes would put in easy trails for us to enjoy besides the 'horse trails' that are there now. Given that our population seems to be averaging 58 years & older it becomes more critical for us to have easy walking areas. The sand/dirt horse trails are hard for some residence to manage which stops them from this pleasure. Please ensure that Shea Homes fulfills their promises to us.
Thank you for your time.
Bill & Sandi Mills, owner
1130 Vaquero Way, Nipomo

All weather walking path around Trilogy

Donald Johnson to: jgjohnson 01/06/2016 10:41 AM

As one of the first people to move into Trilogy, I have seen many things promised that have not been fulfilled over the ten years that I have Lived here. I feel that this is one more thing that is being ignored. The developers need to have there feet held to the fire on this promise so that this project is completed as promised. Thanks for your consideration on this fulfillment. Sincerely Donald Johnson

Sent from my iPad

Shea/Woodlands Trails/Path
Don to: jgjohnson 01/06/2016 12:31 PM

Dear Mr. Johnson:

When we purchased our home in Shea Trilogy in 2007, our salesperson had told us that a paved walking/bike trail was to be built around the perimeter of the property. There was also going to be a separate horseback trail.

The horseback trail has come to fruition but we are still waiting for the walking/bike trail.

Don C. Cameron
Pamela A. Cameron
1751 Northwood Road
Nipomo, CA 93444

Trilogy Walking Trail

Rosemary Nelson to: Jay G 01/06/2016 02:41 PM
Cc: Michael Young

I am writing to express my strong interest in a walking/bicycle path paralleling the Horse sand path around our Trilogy Monarch Dunes Community. It was my understanding when we bought our home here in Trilogy that such a path/trail was part of the plan.

Both my husband and myself are avid walkers. Exercise is part of our daily routine for both health and pleasure. We choose to live in Trilogy, in it's park like setting, presuming outdoor walking and biking would be one of the amenities. To date we have had to make do with a .8 mile path that parallels highway 1. Or we take our chances and walk in the street, as asphalt is a bit easier on the joints than concrete sidewalks.

A path around the periphery of the community would provide a perfect venue for outdoor activity. The existing Horse trail provides lovely scenery and changing vistas but is not appropriate for walking or biking. What is needed is an all weather surface suitable for walking, running or bicycling. Access to such a trail is a quality of life issue and should be a priority for a community that advertises itself as promoting an"Active Adult" Lifestyle.

Rosemary Nelson
1928 Eucalyptus Road
Nipomo, Ca. 93444

Trilogy walking and bike trail completion .

Michael Griffith to: jgjohnson 01/06/2016 03:52 PM

Cc: Michael Griffith, "Karla Griffith (kargriff)"

To Whom it may concern,

As a home owner, 1783 Waterview Place, Nipomo, in Trilogy I was informed we would have a walking and biking path throughout and surrounding the development when we considered the area. My wife and I have walked the paths and notice there is a section that is not completed, with use only for horses. We are requesting to the Planning Commissioners, as a residents of Trilogy Central Coast the developer to pay for and install the granite or paved Trail or Path which will parallel the approved and installed horse trail , as was told to us and an important of our buying decision and overall satisfaction with the development.

We appreciate your positive attention to this request of the community members.

Regards,
Michael and Karla Griffith
1783 Waterview Place,
Nipomo, CA
303-888-2150

Michael Griffith
Director, Mprove Sales
Mike@Mprovesales.com
(M) 303-888-2150
Building high performance sales organizations
www.mprovesales.com

Trilogy walking, biking, strollers, dogs, rollerblades, skate boards & jogging path

marsha to: jgjohnson@co.slo.ca.us 01/06/2016 04:50 PM
Cc: Jay Raymond, Rod Gibbs, Scott & JiaNa Mooney

Dear Mr. Johnson,
Thank you for taking it upon yourself to represent the residents of Trilogy regarding the creation of a walking/bike path next to/near the current horse path. Let me start by saying that at this point I am neither for or against the project.
I do have a few questions:
1. How wide would it be?
2. How close to the horse path would it be?
3. Is this for serious bikers who may travel at high speeds or just casual bikers (adults & children)?
4. Will strollers, skateboards, roller blades, electric bikes & wheelchairs all be allowed to use the path?
Of course there will be walkers & joggers with their dogs on leash, plus running children. It is beginning to remind me of the Bob Jones Trail that is frequently crowded / congested. I am guessing that those outside the Trilogy community would have access to this path.
5. How will the horses react to this?

Thank you again and I look forward to hearing more.

Marsha Mantzoros, a Trilogy resident
570-295-4673

"There's nowt so good for the inside
of a man as the outside of a horse."

www.horsesofhope.org

www.petslo.com

Shea Trilogy/Woodlands Phase 2 A
Walls, Rita to: jgjohnson@co.slo.ca.us 01/07/2016 11:02 AM
Cc: "ritawalls@gmail.com"

Good Morning Jay,
We are part-timers living M-Th in Fresno County and Fr-SU in San Luis Obispo County. Our dream of living full time in SLO County happened two years ago when we built a home in the Trilogy development. We interviewed many communities around western US and keep coming back to SLO County; due to great the weather, being able to continue our active lifestyle while having the wonderful farm communities around us – this is where we will retire. My husband is 58, I'm 57 but knew we wanted to live at Monarch Dunes.

We were very disappointed when we were told that phase 2 will NOT have its own walking and biking trails, that we must use the Nipomo Ride horse trails. We are farmers and used to horses and the remnants they leave behind. Shea is focused on get phase 2 built, and moving to their next project - they don't care about what tomorrow will bring for the SLO County residents. Exercise is a very important part of keeping fit, if we have to walk and ride our bikes on horse trails it will restrict where we can hike/bike. My husband has asthma mainly due to Fresno air, using dusty trails will stop us from exploring more of this beautiful county. Not only do residents use these walking trails but all SLO residents have access so these trails will be an enhancement to the entire county.

We are not only residents of Monarch Dunes, this entire community gives back to the needy of SLO County, by providing meals for Seniors along with many fundraisers for different non-profits organizations. Shea is interested in cost and really don't care about SLO after this phase is completed.

Please help us get paved trails/path installed in Phase 2 at the January 28, SLO planning commission meeting.

I look forward to our paths crossing and thanking you for your help.
~Rita Walls
1093 Emma Lane
Nipomo, CA 93444

Rita Walls
Regional Sales

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Fwd: Trilogy Walking and Bicycle path
Claudia Horton to: jgjohnson@co.slo.ca.us 01/07/2016 08:02 PM

Mr. Johnson,
I am writing you in response to the attached email from Stacy Murphy, which I was very grateful to receive.
My husband and I most certainly would support a walking/bike path around Trilogy.
Neither of us play golf but love to walk and ride bikes. The proposal of this trail is very exciting to us.
We purchased our home on 1275 Trail View last April, but still live and work in San Jose and are transitioning to Nipomo this spring. Because of this we cannot attend the planning commission meeting, but very much appreciate your representation there.
Sincerely,
Jeff and Claudia Horton

Sent from my iPad

Begin forwarded message:

> From: Stacy Murphy <stacymurphy8@yahoo.com>
> Date: January 3, 2016 at 4:43:49 PM PST
> To: Claudia Horton <cahorton55@aol.com>
> Subject: Re: Trilogy Walking and Bicycle path
> Reply-To: Stacy Murphy <stacymurphy8@yahoo.com>
>
> Thank you , Claudia. Happy New Year..
>
> Stacy Murphy CalBre #01280894
> Monarch Dunes Resale Specialist
> Central Coast Realty Group
>
> CELL- # 949-300-8084

From: Claudia Horton <cahorton55@aol.com>
To: Stacy Murphy <stacymurphy8@yahoo.com>
Sent: Sunday, January 3, 2016 11:40 AM
Subject: Re: Trilogy Walking and Bicycle path

Thanks Stacy for this valuable information. While we own in Trilogy, we still live and work in San Jose so I won't be able to make the meeting, but will definitely contact Mr. Johnson.
Claudia Horton
1275 Trail View Place

Sent from my iPad

On Jan 3, 2016, at 10:58 AM, Stacy Murphy <stacymurphy8@yahoo.com> wrote:

> I am sending this email to the above key residents in
> hopes that each of you will pass it on to your large email
> lists. We were told that we are not allowed to use the
> Resident list maintained by Brooke for the HOA/CCMA as this
> is not a project that the developers, Shea or Woodland LLC,
> want to fund and support.
> An all weather path paralleling the Horse sand
> path around the development will be an outstanding added
> value benefit to all the residents who want to walk, jog, or
> bike. It will provide a healthy and
> enjoyable assist to the Trilogy community. There is no down
> side to this project. Thank you for your help in getting the
> word out to as many residents as possible in a very short
> time span.
>
> To Trilogy Walkers, Joggers and Bicycle
> fans:
> The San Luis Obispo County Planning Commission
> meets Thursday, January 28, in the Board of
> Supervisors Chambers at the corner of Santa Rosa and
> Monterey in SLO at 9 AM to hear staff and public statements
> of the Shea Triology/Woodlands Phase 2 A development plan.
> Show up if you want a Path and write an email now.
> Please show up early, 8-9 AM, to sign up if you want
> to make a statement to the commissioners.
>
> Jay Johnson, the Lead Senior Planner for the
> Woodland/Shea Home development since 1996, informed me that
> the 100 foot public easement around the development is in
> the Phase 2 A and B plan to be reviewed by the commission on
> Jan 28. There is NO mention of a people or bicycle
> path. The Developer seems to think the residents walkers
> and bicyclists can use the Nipomo Ride horse trail that
> surrounds the development. This works if you like walking or
> riding your bike in 5" or 6" of sand and horse manure.
> Mr Johnson is a planning professional, easy to contact,
> returns phone calls and is supportive of residents

> input.
> Mr. Johnson will present our emails and requests
> to the Planning Commissioners if he receives emails from the
> residents of Trilogy Central Coast requesting the developer
> to pay for and install the granite or paved Trail or Path
> which will parallel the approved and installed horse trail.
> Jay Johnson, (
> jgjohnson@co.slo.ca.us) must receive your emails next
> week so he can prepare his presentation and include our
> residents request. This will be our resident's only
> bite of the apple, if you want a path you must be heard from
> now. The SLO County Parks and Recreation Department is
> responsiable to oversee the development of the paths who
> also need to hear from the Trilogy Residents and know we are
> serious in support of the Path.
> If you plan to attend the meeting before the
> Planning Commission please be prepared to sign up for public
> comment request before the Commission members an hour before
> the meeting. We will be asking for their support to require
> Shea/Woodlands to develop Trails/Path around the exterior of
> the development in the 100 foot Public Easement. Money
> should not be a problem for the developer as millions will
> be spent on removing thousands of trees (in progress) and
> the infrastructure required before building even starts on
> the 242 homes, nursing home, retail, commerical and resort
> hotel. There will be many earth movers and lots of compacted
> Granite and pavement material available and needed for an
> all-weather walking and cycling path.
> Our objective is to get the County Planning
> Commission to approve and enforce the developer to pay for
> and install the all weather walking and cycling path before
> the project gets final approval. We know Shea and Woodland
> LLC in their new partnership will do nothing if it is not
> required in the approved County Plan for the Phase 2 A and B
> project. Many of us are hoping you will attend the
> meeting and make your voice heard. Remember the date and
time-Jan 28th, 9
> AM.
> We were promised people trails, parks and paths
> in the current development which is close to build-out. We
> all know it must be required by the County Planning
> Department for us to actually get the all weather trail/path
> built. I assume Nipomo Ride (horse people) will have
> their horse trail maintained in the 100 foot public easement
> but once again the people and residents of Trilogy will not
> have a first class all-weather trail next to the horse path
> and around the outer boundaries of the property if each of
> you don't make an effort to be heard. The existing 0.8
> mile paved path paralleling Highway one is nice but a 3 1/2
> mile paved path is needed for our current 800 + residents

> and the planned 5 or 600 when Trilogy Central Coast is
> completed.
> Thanks you for you support
>
>

Trilogy Bicycle/People Path in Monarch Dunes Trilogy - Hearing January 28, 2016

Kerstin Gutierrez to: jgjohnson@co.slo.ca.us 01/08/2016 08:46 AM

Please respond to Kerstin Gutierrez

Hello, Mr. Johnson,

It has come to my attention that the plans for the pre-agreed upon bike path/walking path in the Trilogy development is at risk of eradication if the hearing on January 28, 2016 with the Board of Supervisors rules such.

Please be aware that we, members of this community, are cognizant of our health and longevity needs, which is why we have brought our economic resources to this region.

Please allow the appropriate time and consideration to us so that we may address the planning commission on January 28, 2016 regarding our perspectives.

Thank you,

K. Kerstin Gutierrez

K. Kerstin Gutierrez, Psy.D.
Licensed Clinical Psychologist
1107 Johnson Ave. San Luis Obispo, CA 93401
(805) 744-9470
www.DrKKerstinGutierrez.com

Psychotherapy for children and families. Clinical focus includes Couples Counseling, Co-parenting Counseling, Parent Child Coaching, and Groups.

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Shea Trilogy/Woodlands Phase 2 | Walking/Cycling Path
John Serbein to: jgjohnson 01/08/2016 09:57 AM

Dear Mr. Johnson,

My wife and I strongly urge the San Luis Obispo Planning Commission to approve and enforce the installation of a walking and cycling path by Shea Homes around the perimeter of the Phase 2A and 2B development process. We were promised such in the current phase, which is now nearly completed. The existing equestrian trails are unsuitable for walking and cycling. The walking and cycling trail that now exists is confined to a stretch along Highway 1, extends only a short distance (less than a mile), and is not readily accessible for Trilogy residents who live farthest from Highway 1.

In an era when public health is of great concern, it makes sense to create as many opportunities for individuals to be physically active. And given that we live in such a beautiful part of the central coast, it makes even more sense to have as many of those opportunities be outside.

Thank you for your attention to this matter.

John and Valerie Serbein
(805) 343-0612
jserbein@gmail.com

Walking/Biking Path around Trilogy
Rod to: jgjohnson 01/08/2016 03:33 PM

RE: Trilogy/Woodlands Phase 2A/B Development Plan

Dear Mr. Johnson,

As homeowners here at Trilogy Central Coast, we are completely in favor of having Shea/Woodlands complete the (previously promised) walking trail around the perimeter of this development, similar to the horse trail, but walking, jogging and biking friendly. Please know that the walking trail was an important, key element in our decision to purchase within this development.

We appreciate your support in bringing this to fruition Thank You.

Sincerely,

Rod and Kathy Gibbs
1167 Kristen Ct
Nipomo, CA 93444

Walking Path at Trilogy Monarch Dunes
memaki3@juno.com to: jgjohnson 01/08/2016 03:40 PM

Dear Mr Johnson:
I would like to put my wife Christi and my own full support toward including a walk/run/bike path adjacent to the already
proposed horse trail to be built in Phase 2 at Trilogy.
The path would provide a wonderful resource for the many homeowners who walk, run or ride bikes in this beautiful
community.
I have been walking the perimeters of this community for over 4 years. Using the actual horse trail is not an attractive
option for most of us that want just to walk, run or ride a bike. Under dry conditions, it's loose consistency makes
walking hard. Under any wet condition, it's like walking in mud. Not an option.
Thank you for your consideration.

Mark and Christi Maki
Vicki Lane
Trilogy - Monarch Dunes

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4 Common Foods 'Destroying' Your Digestive Health ...
Hattaka K et al, "Effect of long term consumption of probiotic milk on ...
http://probioticamerica.com/inc/analytics.php?net=grav&v=8

Trilogy Walking and Bicycle Path

BRIAN POLKINGHORNE to: jgjohnson 01/09/2016 12:17 PM
Cc: Murphy Stacy

Hi Mr. Johnson. As a resident of Trilogy and an avid walker I am requesting that you approve the Phase 2A and B plan contingent on the developer, Shea Home, installing the walking/bike path which was part of the initial approved plan. At lease 80% of the permanent residents walk for exercise and the addition of the walking/bike path would not only enhance the project but ease the strain on the medical community. There is a horse path, but it is of lose dirt and horse remains not suitable as a walking path. Thanks you for your consideration. See you at the meeting on January 28th.

BRIAN POLKINGHORNE
brianpol1995@gmail.com
1995 Northwood Road.
Nipomo, CA 93444
805-219-0501

All weather walking path for Trilogy

Jack Spiegel to: jgjohnson 01/10/2016 11:32 AM

Hi Jay,

It has recently come to my attention that there is no plan for an all-weather walking path to run the perimeter of the Trilogy Project. I am a resident of Trilogy and was hoping that such a path would be part of the coming new phases which the board will be considering. My partner and I are bicyclists and avid walkers. As we get older we will rely more and more on local paths to maintain our physical strength and health. The community is made up largely of senior citizens and for us seniors, walking is the number one exercise according to medical authorities. The current .08 mile path that runs along U.S.1 does not really help us achieve the minimum 10.000 steps a day as directed by the current medical research. 10,000 steps is roughly equivalent to 5 miles.

I understand that Shea is a business and it makes good sense for them not to voluntarily do what they are not required to do by government in order to complete their project. Therefore I am asking the planning commission to require Shea to provide this most valuable amenity for the current and future residents of Trilogy.

Thank you for your consideration.

Best Regards,
Jack Spiegel
323 839-2286

walking and bicycle paths in Trilogy
Charlotte Varner to: jgjohnson 01/10/2016 11:36 AM

I would like to voice my support of an additional bike/walking path in the Trilogy Phase 2A/2B development. This is a community that advocates the active lifestyles which is why many, if not most, of us moved into the area. Walking and bicycling are key in staying healthy for us. The existing Nipomo Ride trail, while great for horses, is not conducive to walking or riding a bicycle due to the depth of the sand and horse droppings.

I urge you to request the Planning Commission to require Shea/Woodlands to develop an all weather walking and cycling path around the exterior of the development in the 100 foot Public Easement. It can be a marketing tool for Shea and benefit all in the community.

Thank you for your consideration.

Charlotte Varner
1709 Louise Lane

Trilogy Monarch Dunes walking path
Judy Stephens to: jgjohnson 01/10/2016 01:27 PM

Dear Mr. Johnson

My husband and I have lived in Trilogy since 2007 and walk frequently. When we purchased our home we were told that there would be a paved trail around the entire development and were very excited about this. I often use the short existing path parallel to Hwy I and enjoy the peaceful surroundings. But the existing one isn't long enough. When we were first here we tried walking on the equestrian trail so we could go all the way around but the sand and plant debris are too difficult to walk through. It would be wonderful to have the paved path continued around the parameter. It would be a safe and serene place for adults and children to walk or ride bikes. Having a safe 3.5 mile walking path would add a significant new outdoor fitness possibility to this community. This could be the south county equivalent to the very popular Bob Jones Trail in San Luis Obispo & Avila. We are asking you to pursue this endeavor with the Planning Commissioners by requiring Shea to follow through with this promise they made to the homeowners. Thank you so much. We are planning to attend the meeting on the 28th.

Judy & Mike Stephens
Trilogy Homeowners

Support for multi use trail at Trilolgy Monarch Dunes

Joe Cooledge to: jgjohnson 01/10/2016 04:29 PM

Dear Mr. Johnson,

We are writing to express our support for a multi use trail here at Trilogy to be included in the next phase of the project. As we understand it, the multi use trail would be located next to the horse trail. There are many people living here, and nearby, who would make use of the trail for walking, biking and running. The trail would be an attractive, useful and healthful amenity for our community.

Thank you for your support in this matter.

Sincerely,
Joe and Cynthia Cooledge
1142 Tyler Court
Nipomo CA 93444

Walking path, Trilogy neighborhood

Peter Morreale to: jgjohnson@co.slo.ca.us 01/10/2016 07:35 PM

Walking/biking path in Trilogy, Nipomo

Hello Mr. Johnson,

I've lived in the Trilogy neighborhood since 2007. I've had two homes here built and currently
live on Louise Lane. For years, Shea has promised we'd have a walking/biking path which would
go around the entire perimeter of the neighborhood. Where is it? Pls help in any way.

Thank you.

Peter Morreale

Peter Morreale | Tel 805.343.2415 | 1775 Louise Lane, Nipomo CA 93444

Request for paved Trail or Walking Path for Shea Phase 2A and B

Tom Nycz to: jgjohnson 01/10/2016 08:23 PM

Hi Jay,
As a new Trilogy resident I was surprised that a paved walking path was not considered for Phase 2A and B. I would like to add my name to the list of folks that are requesting that paved Walking and Bicycle Trails be an integral part of the new development.
Personally I would not like to use the Nipomo Ride horse trail as an alternative.

Sincerely,

Tom

Thomas Nycz
1367 Trail View Pl
Nipomo, CA 93444
Ph: 805-219-0228

Walking path at Trilogy
Nancy Walters to: jgjohnson 01/10/2016 09:12 PM

Dear Mr. Johnson,
As a new resident of the central coast and of Trilogy at Monarch Dunes I was disappointed to hear that there is no mention of a people or bicycle path for the Shea Trilogy/Woodlands phase 2 plan. When my husband and I considered purchasing at Trilogy the description that there would be miles of walking paths was part of what made moving here appealing. At present, there is only a short paved walking path by highway one. Now we are told that only the horse path is planned in phase 2. As a person with systemic arthritis and artificial hips I simply could not walk a sand path designated for horses. I would like the Commission to require the developer to pay for and install a paved or granite all weather trail or path that parallels the approved horse trail for bicycles and people. I'm sure the Commission supports those of us with physical challenges and would do all it can to make sure the developers follow through with what they implied in their sales presentations.

Thank you,

Nancy Walters
1367 Trail View Pl
Nipomo, Ca 93444
805 219-0228

Walking trail in new development in Trilogy Monarch Dunes

Dorothy Modafferi to: jgjohnson@co.slo.ca.us 01/11/2016 08:24 AM

I understand that the plans for the new development at Trilogy Monarch Dunes in Nipomo include horse paths but not walking/hiking/biking trails. It is also my understanding that Shea Developers think hikers/walkers/bicyclists should use the horse trails. Since the horse trails are sand and horse manure, it is not conducive to other uses. Please work with Shea to include future walking/hiking/bicycling trails in the proposed addition to Trilogy Monarch Dunes.

Sincerely,

Dorothy Modafferi
1418 Vicki Lane
Nipomo, CA
Sent from my iPad

Walking/ bike path
sylvia steele to: jgjohnson@co.slo.ca.us 01/11/2016 03:41 PM
Please respond to sylvia steele

Hi, There is a small bike/walking path by highway 1, but we really need it extended around the whole periphery of Trilogy. The horse trail cannot be walked or biked on. Thank you. Sylvia and Weston Williams

Walking Path Trilogy community
cindy bergen to: jgjohnson 01/12/2016 09:58 AM

Dear Jay,

We think it is so important to have an all-weather path paralleling the Horse sand path around the development it will be an outstanding added value benefit to all the residents who want to walk, jog, or bike. It will provide a healthy and enjoyable assist to the Trilogy community.

Please help us make this happen!

Cindy & Michael Bergen

TRILOGY AT MONARCH DUNES

Karen Bellandi to: jgjohnson 01/13/2016 04:37 PM

Mr. Johnson,

I am a resident of Trilogy at Monarch Dunes, a wonderful community. I am writing you to express my feelings regarding the possibility of having a safe year round walking, jogging, and cycling path within our community. My husband and I are in support of this idea and would take full advantage of a path of this nature. It would be such an enhancement to this already fantastic community.

As cyclists, we enjoy the beauty of cycling in this area, however, we fear for our safety when riding on the streets. Drivers go way too fast and are often negligent of not paying attention to walkers, joggers, and cyclists. I once tried to ride my bike on the sandy section of Dawn Rd. and actually fell due to the instability of the sand beneath my wheels. It was impossible to ride in the sand. It would be wonderful to have a path separate from the streets where we would not have the fear of getting hit. We are amazed at the great number of truly active residents within our neighborhood. Having this path would truly enhance our community for everyone who lives here. It would be one more benefit that would encourage future residents to buy here.

We encourage you to present our feelings and opinions to the Planning Commission in the next meeting on January 28, 2016 and appreciate your support of a paved path.

Thank you very much.

Sincerely,

Karen Bellandi

1701 Louise Lane
Nipomo, CA 93444

People Path Trilogy Monarch Dunes

M&N Collins to: jgjohnson 01/15/2016 10:39 AM

To: Jay Johnson

Re: People Path

Please ask the Planning Commission to require the Woodland/Shea Developers to include a people path in the new building phase at Trilogy Monarch Dunes.

My husband and I are regular walkers using both sidewalks and the pathway along Highway 1. It would be impossible for us to walk on the horse paths due to the uneven path and avoiding the horse droppings on the pathway. As we age in place it would also be impossible to use a cane, walker, or wheelchair on a horse pathway, therefore isolating us more from socialization within the community.

It would be very shortsighted on the Planning Commission and the Developer to not include a people path in developing plans. I cannot believe that an excellent people path would not enhance the value and marketing opportunities for the sales team. I would hope the home owners and prospective home owners deserve equal footing alongside horses.

Regards,

Marcia Collins
1817 Louise Lane
Nipomo, CA 93444

Fwd: Trilogy-Nipomo, Ca.
Janice Porter to: jgjohnson 01/22/2016 11:34 AM

---------- Forwarded message ----------
From: Janice Porter <porter.janice1@gmail.com>
Date: Fri, Jan 15, 2016 at 11:41 AM
Subject: Trilogy-Nipomo, Ca.
To: ejohnson@co.slo.ca.us

Hello Mr. Johnson - I understand Trilogy/Woodlands is discussing the new phase with the county. Many of the residents in and surrounding the development would like a walking/bike path around the community along with the horse path. Remember all of our paths through the previous forest of Eucalyptus trees have been eliminated due to this mass development. Please bring this up in the discussions.

Thank you,
Jan Porter
1020 Summer Lane
Nipomo, Ca. 93444