



Letter for the Planning Commission Members in support of Phase 2A
at Monarch Dunes

Ngkraus

to:

rhedges

01/21/2016 04:31 PM

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From: Ngkraus <ngkraus@aol.com>

To: rhedges@co.slo.ca.us

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

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 it, 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 Fors and Nancy Kraus

January 26, 2016

San Luis Obispo County Planning Commission
Jim Irving
Ken Topping
Eric Meyer
Jim Harrison
Don Campbell
976 Osos Street
Room 200
San Luis Obispo, CA 93408

Subject: Monarch Dunes, LLC Conditional Used Permit Phase 2A

Dear Commissioners:

I am writing you with concerns regarding Item 7 (request by Monarch Dunes, LLC for a Conditional Use Permit to develop Phase 2A of the Woodlands Village. I am currently the owner of a five acre parcel and home located at 1420 Eucalyptus Road in Nipomo.

I have read the Woodlands Specific Plan Environmental Impact Report dated September 1998. One of my concerns is that an EIR which was submitted eighteen years ago is being used to evaluate conditions that exist today.

The Project objectives include "minimize short-term construction and long-term development impacts to natural resources with project features and design that: ... provides for good water quality and sustainable quantities; protects important biological resources..." As you are aware there has been a severe water shortage in Nipomo and the District's Board of Directors declared Stage III water shortage on May 21, 2015. Phase I Supplemental Water project is recently completed after the 2008 court ruling requiring Santa Maria to provide water to the Nipomo Mesa, however there are still concerns with ground water over pumping and salt water intrusion.

It is my understanding that the Woodlands would continue to use their four wells to pump ground water to be used to irrigate the golf courses along with reclaimed waste water. The addition of a nine hole golf course and supplemental planting will continue to add demand to the already exacerbated underground water shortage encouraging overdraft to the underground water supply in which extractions exceed the perennial yield causing undesirable effects. When cities are encouraging customers to reduce water usage by removing lawns and planting drought resistant landscaping, I do not understand how one can ethically approve the construction of a golf course in a drought area. The EIR also states that landscaping surface for residents shall not exceed 50% lawn surface. In the current drought conditions this appears to be an excessive amount of lawn surface, and the EIR does not state how this will even be enforced.

During the construction stage water will be used to keep dust particles down, will this water come from groundwater further reducing supplies?

The Woodlands Mutual Water Company in a letter dated July 20, 2015, shows the golf course taking 48% of ground water usage and common areas consuming another 23%. It recommends that turf with spray irrigation be limited to 10 minutes of irrigation three times per week and avoiding daylight hours. For ornamental plants with drip systems it recommends 20 minutes of irrigation three times per week and again avoiding irrigation during daylight hours. Is this the same schedule that the golf course currently uses? I seriously doubt that they used their suggestions to others for themselves.

The Woodlands EIR also states "a portion of the water that is applied to landscape irrigation at homes or the golf course percolates through the soil and recharges the groundwater, which partially offsets the water originally pumped". Their EIR states, "About 50 different pesticides are currently in major use on golf courses. Many can affect reproduction of wildlife species by reducing egg production, lowering litter size and fledging rates (Balogh and Walker, 1992). Foraging habitat can be reduced for predators and raptors, through control of rodents for turf/grass protection. Gopher and ground squirrel poisoning can also lead to secondary toxicity for predators, when pesticides such as chlorophacinone are used." I do not think the mitigation measures stated in the report will offset the potential to adversely affect biological resources. Also the EIR states the potential project impacts to groundwater quality are primarily increases in concentrations of nitrogen and total dissolved solids. Potential increases result from the application of reclaimed water and the commercial fertilizers and other chemicals typically used on golf courses and landscaping, yet none of the off-site wells are currently being tested for the leaching of nitrogen, sulfur, chloride, boron, metals, total dissolved solids and pesticides.

The logging of the eucalyptus groves has significantly increased wind in the surrounding areas causing moisture in the soil to dry at a rate that was not seen before.

It is my hope that the Monarch Dunes Conditional Use Permit to develop Phase 2A of the Woodlands Village will not be approved as currently recommended.

I welcome any feedback, and send my apology for not being able to attend the Planning Commission meeting on Thursday, January 28th in person.

Thank you for considering my concerns with the project.

Sincerely,

Jo Robinson

P.O. Box 550908
South Lake Tahoe, CA 96155
(408) 847-2074

cc: Jay Johnson, Senior Planner
Ramona Hedges, Secretary, County Planning Commission

#7

ROGER and CHRISTINE RIDLEY
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January 22, 2016

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

Re: Conditional Use Permit for Phase 2A at Trilogy at Monarch Dunes

Dear Jim;

My wife and I are writing this letter to urge you to approve the Conditional Use Permit Application for Phase 2A at Trilogy at Monarch Dunes, a community in your District.

We have lived at Trilogy for over 6 years now and have watched our community grow. Throughout that time we have dealt with virtually all of the developers, and most of the support staff and have found them to be honorable and ethical people. I believe that if there are issues between the applicants and the county, they can be readily resolved without delaying this application any further.

We urge support for this application for the following reasons:

First, The Conditional Use Permit sought is in substantial compliance with the previous 1998 and 2002 approvals for Trilogy at Monarch Dunes.

Second, the new features include measures to decrease water usage from the original estimates in those applications. Many of the water hungry eucalyptus trees have been removed. I am not worried about whether or not the developer will replace them. I am sure that they will make this a much more beautifully landscaped community taking into consideration the privacy of those who may feel that too many trees were removed.

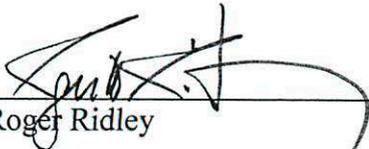
Third, the golf course proposed in the application will save on water as the developer will use drought resistant landscaping along with water from our own waste treatment plant and undrinkable water from our wells.

Fourth, the developer has been, and is, committed that our community be completed in a responsible manner, with the interests of the County, the unincorporated area of Nipomo, and the Monarch Dunes community. To that end, the developer has added solar panels on every home it is building, new types of water usage to keep lawns and landscaping

green without using spray sprinklers, and has brought the latest green technology into our homes. We in Trilogy, because of the developer's use of new green technology, use less than half the amount of water used in the rest of the County by other homeowners!

For these reasons and many others, Chris and I urge you and the rest of the Planning Commission to vote in favor of the application for Phase 2A of Trilogy at Monarch Dunes.

Sincerely yours;



Roger Ridley



Christine Ridley

Cc: Don Campbell, Planning Commission Chairperson, District 5
Eric Meyer, Planning Commission Vice Chair, District 3
Jim Irving, District 1
Ken Topping, District 2
Jay Johnson, County Senior Planner
Ramona Hedges, Planning Commission Secretary
Andrew Daymude, Shea Homes
Frances Romero

#7

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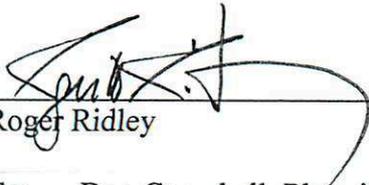
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