From: bossu@sbcglobal.net
Sent: Tuesday, September 27, 2016 5:34 PM
To: Ramona Hedges
Subject: Vineyard

The vineyard was agreed upon by trilogy members. No reason it should stop because an outsider does not want it U have heard this individual has caused many issues with neighbors. He does not live in Trilogy.
Darlene Bossu
1624 Northwood rd
Nipomo

Sent from my LG G5, an AT&T 4G LTE smartphone

September 28, 2016

Hon. Don Campbell, Chair
Attention: Ramona Hedges
SLO County Planning Commission
976 Osos Street, 3rd Floor
San Luis Obispo, CA 93406

RE: Trilogy Monarch Dunes, Phase 2A
Hearing Date: October 13, 2016

Dear Chair Campbell:

I am writing in support of Planning Director James Bergman's determination that the development and operation of a vineyard in Monarch Dunes Phase 2A would be an equivalent use and be in substantial conformance to the development and operation of a golf course in Phase 2A. I ask that the Planning Commission uphold his original decision and reject any appeal.

Director Bergman is correct in determining that there would not be any increase in the impacts addressed in the environmental documents and the previously certified 1998 Specific Plan Final Environmental Impact Report and 2001 Specific Plan Supplemental Environmental Impact Report. Specifically:

- Irrigation for the vineyard will use less water than the golf course and be required to use the same water sources as the golf course would,
- The vineyard will generate less traffic than the golf course,
- The vineyard will require less grading than the golf course, and the vineyard is proposed to be SIP (Sustainability In Practice) Certified, which together would help the vineyard meet the same air quality standards the golf would have to meet,
- Vineyards do not require as much maintenance with noise-generating mechanical equipment as do golf courses, and
- The Vineyard Plan would not affect any of the conditions of approval from the January 2016 CUP approved by the Planning Commission.

Based on these findings, Director Bergman correctly determined that the proposed change to the Vineyard Plan (crop production) instead of a golf course substantially conforms to the approved plan for Monarch Dunes Phase 2A. I therefore ask the Planning Commission to uphold this finding.

Claudia Horton

Claudia Horton
1275 Trail View Place
Nipomo, CA 93444

September 27, 2016

Hon. Don Campbell, Chair
Attention: Ramona Hedges
SLO County Planning Commission
976 Osos Street, 3rd Floor
San Luis Obispo, CA 93406

RE: Trilogy Monarch Dunes, Phase 2A
Hearing Date: October 13, 2016

Dear Chair Campbell:

I am writing AGAINST the Planning Director James Bergman's determination that the development and operation of a vineyard in Monarch Dunes Phase 2A would be an equivalent use and be in substantial conformance to the development and operation of a golf course in Phase 2A. I ask that the Planning Commission uphold the original plan and not authorize any adjustment.

Director Bergman is INCORRECT in determining that there would not be any increase in the impacts addressed in the environmental documents and the previously certified 1998 Specific Plan Final Environmental Impact Report and 2001 Specific Plan Supplemental Environmental Impact Report. Specifically:

- He says Irrigation for the vineyard will use less water than the golf course and be required to use the same water sources as the golf course would, **FALSE**
- He says the vineyard will generate less traffic than the golf course, **WHAT IS THE POINT?**
- The vineyard will require less grading than the golf course, and the vineyard is proposed to be SIP (Sustainability In Practice) Certified, which together would help the vineyard meet the same air quality standards the golf would have to meet, **GOLF COURSE ALREADY APPROVED AND THE RESIDENTS WHO HAVE PURCHASED HOMES AGREED WITH THE GOLF COURSE OR THEY WOULDN'T HAVE PURCHASED!**
- Vineyards do not require as much maintenance with noise-generating mechanical equipment as do golf courses, **NO ONE COMPLAINS ABOUT THE GROOMING OF THE CURRENT GOLF COURSE.**
- The Vineyard Plan would not affect any of the conditions of approval from the January 2016 CUP approved by the Planning Commission. **????? EXPLAIN YOUR CUP**

Based on these findings, Director Bergman **HAS INCORRECTLY** determined that the proposed change to the Vineyard Plan (crop production) instead of a golf course substantially conforms to the approved plan for Monarch Dunes finding. Phase 2A. I therefore ask the Planning Commission to uphold the **ORIGINAL PLAN FOR PHASE 2a AT TRILOGY, NIPOMO, CALIFORNIA.**

Patricia T. DeMartini
1769 Trilogy Parkway
Nipomo CA 93444

[illegible] 2010

[illegible]
[illegible] Planning Commission
[illegible]
[illegible]

[illegible] Hedgepeth Farms 2A
[illegible]

[illegible]

[illegible] the [illegible] James Hedgepeth's determination that the [illegible]
[illegible]

[illegible]

[illegible] believe [illegible] that there would not be any increase in the impacts [illegible] the conditional document and the previously certified 1993 [illegible] Environmental Impact Report and that [illegible] Supplemental Environmental Impact Report [illegible]

- [illegible] proposed will [illegible] than the gold course and be [illegible] [illegible] [illegible] would [illegible]
- [illegible] also [illegible] the golf course, [illegible]
- The proposed will [illegible] that the golf course and the clubhouse is proposed to be [illegible] [illegible] which together would help the proposed meet the same [illegible] [illegible] would have to meet [illegible]
- [illegible] with [illegible]
- [illegible] of the conditions of approval from the [illegible]

[illegible] the Winegard Plan (conditional [illegible] of a golf course) substantially conforms to the approved plan for Morro Bay Dunes Holding. Please [illegible] the Planning Commission to uphold the [illegible]

[illegible]
[illegible]
[illegible]

September 28, 2016

Hon. Chair Don Campbell
c/o Ramona Hedges
SLO County Planning Commission
976 Osos Street, 3rd Floor
San Luis Obispo, CA 93406

RE: Trilogy Monarch Dunes, Phase 2A
Hearing Date: October 13, 2016

Dear Chair Campbell:

As the Planning Commission considers an appeal of the Planning Director's correct and well substantiated finding that the Monarch Dunes Phase 2A Vineyard Plan is a conforming use that substantially conforms to the project approved by the Planning Commission (DRC2014-00130), I think it's important that the Commission understand how overwhelmingly the Members of Monarch Dunes support the Vineyard Plan.

At a Town Hall meetings held on June 17th, 20th and 21st, 2016, the approximately 350 Monarch Dunes Members present filled out a survey form asking which they preferred, the Vineyard Plan or the Golf Course Plan, and **94 percent voted for the Vineyard Plan**. When all the Members in the community were asked to take an online poll with the same question, **83 percent voted for the Vineyard Plan.**

This appeal goes against the wishes of the vast majority of the Members of the Monarch Dunes Community. We want a more sustainable, more diverse Monarch Dunes! Please uphold the Planning Director's determination and allow the Vineyard Plan to move forward.

Jean Hawkins

Jean Hawkins
1083 Ford Drive
Nipomo, CA 93444

Hon. Chair Don Campbell
c/o Ramona Hedges
S.D. County Planning Commission
[illegible]

Tarabini
1422 Vista Tesoro Place
Nipomo, CA 93444

September 28, 2016

Hon. Don Campbell, Chair
c/o Ramona Hedges
SLO County Planning Commission
976 Osos Street, 3rd Floor
San Luis Obispo, CA 93406

RE: Trilogy Monarch Dunes, Phase 2A
Hearing Date: October 13, 2016

Dear Chair Campbell:

We strongly oppose the appeal challenging the Planning Director's decision and findings regarding Monarch Dunes Phase 2A, and ask the Planning Commission uphold the Director's determination.

The proposed vineyard saves a tremendous amount of water as compared to building and maintaining another golf course, is more scenic, and reflects the will of the vast majority of Trilogy homeowners.

Sincerely,

John and Sharol Tarabini

Tarabini
1402 Vista Tesoro Drive
Milpitas, CA 95035

September 16, 2010

Santa Clara County Clerk
[illegible]
[illegible]

[illegible]

RE: Tilden-Coronado Project, Phase 2A
Hearing, Santa Clara County, 9/21/2010

Dear Clara Campbell:

We strongly support the appeal and urge the Planning Director's decision and the findings regarding Coronado Phase 2A, and ask the Planning Commission uphold the Director's determination.

The proposed vineyard uses a tremendous amount of water as compared to building and maintaining another residence, is more scenic, and reflects the will of the vast majority of Tilden's human users.

Sincerely,

Leonard Sherol Tarabini

9/29/16

Hon. Don Campbell, Chair
Attention: Ramona Hedges
SLO County Planning Commission
976 Osos Street, 3rd Floor
San Luis Obispo, CA 93406

RE: Trilogy Monarch Dunes, Phase 2A
Hearing Date: October 13, 2016

Dear Chair Campbell:

I am writing in support of Planning Director James Bergman's determination that the development and operation of a vineyard in Monarch Dunes Phase 2A would be an equivalent use and be in substantial conformance to the development and operation of a golf course in Phase 2A. I ask that the Planning Commission uphold his original decision and reject any appeal.

Director Bergman is correct in determining that there would not be any increase in the impacts addressed in the environmental documents and the previously certified 1998 Specific Plan Final Environmental Impact Report and 2001 Specific Plan Supplemental Environmental Impact Report. Specifically:

- Irrigation for the vineyard will use less water than the golf course and be required to use the same water sources as the golf course would,
- The vineyard will generate less traffic than the golf course,
- The vineyard will require less grading than the golf course, and the vineyard is proposed to be SIP (Sustainability In Practice) Certified, which together would help the vineyard meet the same air quality standards the golf would have to meet,
- Vineyards do not require as much maintenance with noise-generating mechanical equipment as do golf courses, and
- The Vineyard Plan would not affect any of the conditions of approval from the January 2016 CUP approved by the Planning Commission.

Based on these findings, Director Bergman correctly determined that the proposed change to the Vineyard Plan (crop production) instead of a golf course substantially conforms to the approved plan for Monarch Dunes Phase 2A. I therefore ask the Planning Commission to uphold this finding.

Respectfully,
Billy Cornett, II

1094 Danni Court
Nipomo, CA 93444

9/29/16

Chair Don Campbell
c/o Ramona Hedges
SLO County Planning Commission
976 Osos Street, 3rd Floor
San Luis Obispo, CA 93406

RE: Trilogy Monarch Dunes, Phase 2A
Hearing Date: October 13, 2016

Dear Honorable Chair Campbell:

I strongly encourage you and your fellow Planning Commissioners to uphold the Planning Director's finding that the Monarch Dunes Phase 2A Vineyard Plan is an equivalent use and substantially conforms with the approved plan, the Conditional Use Permit and DRC2014-00130.

The Vineyard Plan makes sense because it will substantially reduce water use in this era of drought. Additionally, it will reduce traffic and amount of grading, and would meet the same air quality standards the golf course would have to meet. For these reasons, the Planning Director's finding of Substantial Conformance is correct and any appeal should be denied.

As a Member of Monarch Dunes Community, I share the view of so many of my neighbors: This is a beautiful community with so much to commend it – walking, hiking and equestrian trails, the butterfly sanctuary and habitat, the top-notch Monarch Club and, of course, two outstanding golf courses. But we also think that two golf courses are enough and a third golf course could jeopardize the finances of the existing golf courses. We strongly support the idea of bringing a vineyard to Monarch Dunes because it will be more sustainable than a third golf course, will diversify our open space views and improve our quality of life.

Please allow the Vineyard Plan to move forward expeditiously by denying any groundless appeal filed against it.

Respectfully,
Mariann E. Cornett

1094 Danni Court
Nipomo, CA 93444

From: bossu@sbcglobal.net
Sent: Tuesday, September 27, 2016 5:34 PM
To: Ramona Hedges
Subject: Vineyard

The vineyard was agreed upon by trilogy members. No reason it should stop because an outsider does not want it U have heard this individual has caused many issues with neighbors. He does not live in Trilogy.
Darlene Bossu
1624 Northwood rd
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Sent from my LG G5, an AT&T 4G LTE smartphone

September 28, 2016

Hon. Don Campbell, Chair
Attention: Ramona Hedges
SLO County Planning Commission
976 Osos Street, 3rd Floor
San Luis Obispo, CA 93406

RE: Trilogy Monarch Dunes, Phase 2A
Hearing Date: October 13, 2016

Dear Chair Campbell:

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Director Bergman is correct in determining that there would not be any increase in the impacts addressed in the environmental documents and the previously certified 1998 Specific Plan Final Environmental Impact Report and 2001 Specific Plan Supplemental Environmental Impact Report. Specifically:

- Irrigation for the vineyard will use less water than the golf course and be required to use the same water sources as the golf course would,
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- Vineyards do not require as much maintenance with noise-generating mechanical equipment as do golf courses, and
- The Vineyard Plan would not affect any of the conditions of approval from the January 2016 CUP approved by the Planning Commission.

Based on these findings, Director Bergman correctly determined that the proposed change to the Vineyard Plan (crop production) instead of a golf course substantially conforms to the approved plan for Monarch Dunes Phase 2A. I therefore ask the Planning Commission to uphold this finding.

Claudia Horton

Claudia Horton
1275 Trail View Place
Nipomo, CA 93444

September 27, 2016

Hon. Don Campbell, Chair
Attention: Ramona Hedges
SLO County Planning Commission
976 Osos Street, 3rd Floor
San Luis Obispo, CA 93406

RE: Trilogy Monarch Dunes, Phase 2A
Hearing Date: October 13, 2016

Dear Chair Campbell:

I am writing AGAINST the Planning Director James Bergman's determination that the development and operation of a vineyard in Monarch Dunes Phase 2A would be an equivalent use and be in substantial conformance to the development and operation of a golf course in Phase 2A. I ask that the Planning Commission uphold the original plan and not authorize any adjustment.

Director Bergman is INCORRECT in determining that there would not be any increase in the impacts addressed in the environmental documents and the previously certified 1998 Specific Plan Final Environmental Impact Report and 2001 Specific Plan Supplemental Environmental Impact Report. Specifically:

- He says Irrigation for the vineyard will use less water than the golf course and be required to use the same water sources as the golf course would, **FALSE**
- He says the vineyard will generate less traffic than the golf course, **WHAT IS THE POINT?**
- The vineyard will require less grading than the golf course, and the vineyard is proposed to be SIP (Sustainability In Practice) Certified, which together would help the vineyard meet the same air quality standards the golf would have to meet, **GOLF COURSE ALREADY APPROVED AND THE RESIDENTS WHO HAVE PURCHASED HOMES AGREED WITH THE GOLF COURSE OR THEY WOULDN'T HAVE PURCHASED!**
- Vineyards do not require as much maintenance with noise-generating mechanical equipment as do golf courses, **NO ONE COMPLAINS ABOUT THE GROOMING OF THE CURRENT GOLF COURSE.**
- The Vineyard Plan would not affect any of the conditions of approval from the January 2016 CUP approved by the Planning Commission. **????? EXPLAIN YOUR CUP**

Based on these findings, Director Bergman **HAS INCORRECTLY** determined that the proposed change to the Vineyard Plan (crop production) instead of a golf course substantially conforms to the approved plan for Monarch Dunes finding. Phase 2A. I therefore ask the Planning Commission to uphold the **ORIGINAL PLAN FOR PHASE 2a AT TRILOGY, NIPOMO, CALIFORNIA.**

Patricia T. DeMartini
1769 Trilogy Parkway
Nipomo CA 93444

September 28, 2016

Hon. Chair Don Campbell
c/o Ramona Hedges
SLO County Planning Commission
976 Osos Street, 3rd Floor
San Luis Obispo, CA 93406

RE: Trilogy Monarch Dunes, Phase 2A
Hearing Date: October 13, 2016

Dear Chair Campbell:

As the Planning Commission considers an appeal of the Planning Director's correct and well substantiated finding that the Monarch Dunes Phase 2A Vineyard Plan is a conforming use that substantially conforms to the project approved by the Planning Commission (DRC2014-00130), I think it's important that the Commission understand how overwhelmingly the Members of Monarch Dunes support the Vineyard Plan.

At a Town Hall meetings held on June 17th, 20th and 21st, 2016, the approximately 350 Monarch Dunes Members present filled out a survey form asking which they preferred, the Vineyard Plan or the Golf Course Plan, and **94 percent voted for the Vineyard Plan**. When all the Members in the community were asked to take an online poll with the same question, **83 percent voted for the Vineyard Plan.**

This appeal goes against the wishes of the vast majority of the Members of the Monarch Dunes Community. We want a more sustainable, more diverse Monarch Dunes! Please uphold the Planning Director's determination and allow the Vineyard Plan to move forward.

Jean Hawkins

Jean Hawkins
1083 Ford Drive
Nipomo, CA 93444

Hon. Chair Don Campbell
c/o Ramona Hedges
S.D. County Planning Commission
[illegible]

Tarabini
1422 Vista Tesoro Place
Nipomo, CA 93444

September 28, 2016

Hon. Don Campbell, Chair
c/o Ramona Hedges
SLO County Planning Commission
976 Osos Street, 3rd Floor
San Luis Obispo, CA 93406

RE: Trilogy Monarch Dunes, Phase 2A
Hearing Date: October 13, 2016

Dear Chair Campbell:

We strongly oppose the appeal challenging the Planning Director's decision and findings regarding Monarch Dunes Phase 2A, and ask the Planning Commission uphold the Director's determination.

The proposed vineyard saves a tremendous amount of water as compared to building and maintaining another golf course, is more scenic, and reflects the will of the vast majority of Trilogy homeowners.

Sincerely,

John and Sharol Tarabini

Tarabini
1402 Vista Tesoro Drive
Milpitas, CA 95035

September 16, 2010

Santa Clara County Clerk
[illegible]
[illegible]

[illegible]

RE: Tilden-Coronado Project, Phase 2A
Hearing, Santa Clara County, 9/21/2010

Dear Clara Campbell:

We strongly support the appeal and urge the Planning Director's decision and the findings regarding Coronado Phase 2A, and ask the Planning Commission uphold the Director's determination.

The proposed vineyard uses a tremendous amount of water as compared to building and maintaining another residence, is more scenic, and reflects the will of the vast majority of Tilden's human users.

Sincerely,

Leonard Sherol Tarabini

From: Paul L DiModica <pldimodica@yahoo.com>
Sent: Tuesday, September 27, 2016 6:08 PM
To: Ramona Hedges
Cc: ellen.juarez@sheahomes.com
Subject: Monarch Dunes Vineyard Plan Support

Hon. Chair Don Campbell
c/o Ramona Hedges
SLO County Planning Commission
976 Osos Street, 3rd Floor
San Luis Obispo, CA 93406

RE: Trilogy Monarch Dunes, Phase 2A
Hearing Date: October 13, 2016

Dear Chair Campbell:

As the Planning Commission considers an appeal of the Planning Director's correct and well substantiated finding that the Monarch Dunes Phase 2A Vineyard Plan is a conforming use that substantially conforms to the project approved by the Planning Commission (DRC2014-00130), I think it's important that the Commission understand how overwhelmingly the Members of Monarch Dunes support the Vineyard Plan.

At a Town Hall meetings held on June 17th, 20th and 21st, 2016, the approximately 350 Monarch Dunes Members present filled out a survey form asking which they preferred, the Vineyard Plan or the Golf Course Plan, and **94 percent voted for the Vineyard Plan**. When all the Members in the community were asked to take an online poll with the same question, **83 percent voted for the Vineyard Plan.**

This appeal goes against the wishes of the vast majority of the Members of the Monarch DunesCommunity. We want a more sustainable, more diverse Monarch Dunes! Please uphold the Planning Director's determination and allow the Vineyard Plan to move forward.

We have seriously considered the original plan and find the new plan far superior for us as residents, Shea Homes, as well as the San Luis County community at large. The new plan substantially reduces water consumption, decreases traffic and helps the current 3 golf courses on the Nipomo/Arroyo Grande Mesa. Forcing through the original plan through will hinder the viability of the current 3 courses, as well as the new planned course, and actually harms all three gold communities.

Thank you for your thoughtful consideration of this matter.

Paul & Lisa DiModica
1745 Trilogy Parkway
Nipomo, CA 93444
(805) 354-4444
Pldimodica@yahoo.com

September 28, 2016

Hon. Don Campbell, Chair
c/o Ramona Hedges
SLO County Planning Commission
976 Osos Street, 3rd Floor
San Luis Obispo, CA 93406

RE: Trilogy Monarch Dunes, Phase 2A
Hearing Date: October 13, 2016

Dear Chair Campbell:

I strongly oppose the appeal challenging the Planning Director's decision and findings regarding Monarch Dunes Phase 2A, and ask the Planning Commission uphold the Director's determination.

The proposed change from a golf course to crop production (the Vineyard Plan) in the approved Monarch Dunes Phase 2A plan is an equivalent use that is in substantial conformance with the approved Conditional Use Permit. The Vineyard Plan does not increase any environmental impacts or affect any of the conditions of approval considered by the Planning Commission, so the appeal has no merit.

I live on one of Monarch Dune's golf courses and personally am pleased with the Vineyard Plan as it will limit the number of homes with golf course frontage in the Community, helping to protect property values. In addition, being able to have both golf-view and vineyard-view homes will be extremely beneficial to current and future Monarch Dunes homeowners alike. But there is much more at stake here than view preferences and property values. We are all suffering through a long drought and can expect recurring droughts in the future, so the Vineyard Plan makes more sense. We understand it would save up to almost 33 million gallons of water a year, compared to a standard golf course, so it represents an important step in our necessary move toward greater water conservation.

On behalf of many like-minded members of the Monarch Dunes Community, I ask that you affirm the finding of Equivalent Use and Substantial Conformance by the County and reject any appeal so our community may continue to a great choice for homebuyers here on the Central Coast.

Sincerely,

Gary Frank
1307 Trail View Pl.
Nipomo, CA. 93444

September 28, 2016

Chair Don Campbell
c/o Ramona Hedges
SLO County Planning Commission
976 Osos Street, 3rd Floor
San Luis Obispo, CA 93406

RE: Trilogy Monarch Dunes, Phase 2A
Hearing Date: October 13, 2016

Dear Honorable Chair Campbell:

We strongly encourage you and your fellow Planning Commissioners to uphold the Planning Director's finding that the Monarch Dunes Phase 2A Vineyard Plan is an equivalent use and substantially conforms with the approved plan, the Conditional Use Permit and DRC2014-00130.

We support the Vineyard Plan as it will substantially reduce water use in this era of drought. The Plan would meet the same air quality standards as the golf course and would reduce traffic. For these reasons, the Planning Director's finding of Substantial Conformance is correct and any appeal should be denied.

As Members of Monarch Dunes Community, we share the view of many of our neighbors: This is a beautiful community with much to offer – walking, hiking and equestrian trails, a butterfly sanctuary and habitat, the top-notch Monarch Club and two outstanding golf courses. We think two golf courses are enough and a third golf course could jeopardize the finances of the existing golf courses. We strongly support bringing a vineyard to Monarch Dunes as it will be more sustainable than a third golf course, it will diversify our open space views and improve our quality of life.

Please allow the Vineyard Plan to move forward.

Sincerely,

Terry Nystrom
1771 Northwood Road, Nipomo

Patricia Nystrom

September 29, 2016

Hon. Don Campbell, Chair
Attention: Ramona Hedges
SLO County Planning Commission
976 Osos Street, 3rd Floor
San Luis Obispo, CA 93406

RE: Trilogy Monarch Dunes, Phase 2A
Hearing Date: October 13, 2016

Dear Chair Campbell:

I am writing in support of Planning Director James Bergman's determination that the development and operation of a vineyard in Monarch Dunes Phase 2A would be an equivalent use and be in substantial conformance to the development and operation of a golf course in Phase 2A. I ask that the Planning Commission uphold his original decision and reject any appeal.

Director Bergman is correct in determining that there would not be any increase in the impacts addressed in the environmental documents and the previously certified 1998 Specific Plan Final Environmental Impact Report and 2001 Specific Plan Supplemental Environmental Impact Report. Specifically:

- Irrigation for the vineyard will use substantially less water than the golf course and be required to use the same water sources as the golf course would,
- The vineyard will generate less traffic than the golf course,
- The vineyard will require less grading than the golf course, and the vineyard is proposed to be SIP (Sustainability In Practice) Certified, which together would help the vineyard meet the same air quality standards the golf would have to meet,
- Vineyards do not require as much maintenance with noise-generating mechanical equipment as do golf courses, and
- The Vineyard Plan would not affect any of the conditions of approval from the January 2016 CUP approved by the Planning Commission.

Based on these findings, Director Bergman correctly determined that the proposed change to the Vineyard Plan (crop production) instead of a golf course substantially conforms to the approved plan for Monarch Dunes Phase 2A.

Furthermore, I note that an online poll in which all members of the community were given the opportunity to participate, 83% favored a vineyard over a golf course. A third golf course in the community together with the nearby three courses in Blacklake could jeopardize the financial viability of the existing courses.

I, therefore, ask the Planning Commission to uphold this finding.

Sharon C Rubinstein

Sharon C. Rubinstein
1330 Trail View Place
Nipomo

[Sept. 29, 2016]

Hon. Don Campbell, Chair
Attention: Ramona Hedges
SLO County Planning Commission
976 Osos Street, 3rd Floor
San Luis Obispo, CA 93406

RE: Trilogy Monarch Dunes, Phase 2A
Hearing Date: October 13, 2016

Dear Chair Campbell:

I am writing in support of Planning Director James Bergman's determination that the development and operation of a vineyard in Monarch Dunes Phase 2A would be an equivalent use and be in substantial conformance to the development and operation of a golf course in Phase 2A. I ask that the Planning Commission uphold his original decision and reject any appeal.

Director Bergman is correct in determining that there would not be any increase in the impacts addressed in the environmental documents and the previously certified 1998 Specific Plan Final Environmental Impact Report and 2001 Specific Plan Supplemental Environmental Impact Report. Specifically:

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Based on these findings, Director Bergman correctly determined that the proposed change to the Vineyard Plan (crop production) instead of a golf course substantially conforms to the approved plan for Monarch Dunes Phase 2A. I therefore ask the Planning Commission to uphold this finding.

Terra Tamai
1043 Ford Dr
Trilogy Monarch Dunes

September 28, 2016

Hon. Don Campbell, Chair
Attention: Ramona Hedges
SLO County Planning Commission
976 Osos Street, 3rd Floor
San Luis Obispo, CA 93406

RE: Trilogy Monarch Dunes, Phase 2A
Hearing Date: October 13, 2016

Dear Chair Campbell:

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Based on these findings, Director Bergman correctly determined that the proposed change to the Vineyard Plan (crop production) instead of a golf course substantially conforms to the approved plan for Monarch Dunes Phase 2A. I therefore ask the Planning Commission to uphold this finding.

Paula R. Perkins

Paula R. Perkins
1788 Louise Lane
Nipomo, CA 93444

September 28, 2016

Hon. Don Campbell, Chair
c/o Ramona Hedges
SLO County Planning Commission
976 Osos Street, 3rd Floor
San Luis Obispo, CA 93406

RE: Trilogy Monarch Dunes, Phase 2A
Hearing Date: October 13, 2016

Dear Chair Campbell:

I strongly oppose the appeal challenging the Planning Director's decision and findings regarding Monarch Dunes Phase 2A, and ask the Planning Commission uphold the Director's determination.

The proposed change from a golf course to crop production (the Vineyard Plan) in the approved Monarch Dunes Phase 2A plan is an equivalent use that is in substantial conformance with the approved Conditional Use Permit. The Vineyard Plan does not increase any environmental impacts or affect any of the conditions of approval considered by the Planning Commission, so the appeal has no merit.

I live on one of Monarch Dune's golf courses and personally am pleased with the Vineyard Plan as it will limit the number of homes with golf course frontage in the Community, helping to protect property values. In addition, being able to have both golf-view and vineyard-view homes will be extremely beneficial to current and future Monarch Dunes homeowners alike. But there is much more at stake here than view preferences and property values. We are all suffering through a long drought and can expect recurring droughts in the future, so the Vineyard Plan makes more sense. We understand it would save up to almost 33 million gallons of water a year, compared to a standard golf course, so it represents an important step in our necessary move toward greater water conservation.

On behalf of many like-minded members of the Monarch Dunes Community, I ask that you affirm the finding of Equivalent Use and Substantial Conformance by the County and reject any appeal so our community may continue to a great choice for homebuyers here on the Central Coast.

Stephen C. Perkins

Stephen C. Perkins
1788 Louise Lane
Nipomo, CA 93444

From: Chris Aldieri <cjamesa@att.net>
Sent: Wednesday, September 28, 2016 10:18 AM
To: Ramona Hedges
Cc: ellen.juarez@sheahomes.com
Subject: SUPPORT LETTER
Attachments: Support Letter _3 - Vineyard Plan Support Final (1).docx

Please see attached.

c. 858-344-4985

e. cmailto:cjamesa@att.net

September 29, 2016

Hon. Don Campbell, Chair
Attention: Ramona Hedges
SLO County Planning Commission
976 Osos Street, 3rd Floor
San Luis Obispo, CA 93406

RE: Trilogy Monarch Dunes, Phase 2A
Hearing Date: October 13, 2016

Dear Chair Campbell:

I am writing in support of Planning Director James Bergman's determination that the development and operation of a vineyard in Monarch Dunes Phase 2A would be an equivalent use and be in substantial conformance to the development and operation of a golf course in Phase 2A. I ask that the Planning Commission uphold his original decision and reject any appeal.

Director Bergman is correct in determining that there would not be any increase in the impacts addressed in the environmental documents and the previously certified 1998 Specific Plan Final Environmental Impact Report and 2001 Specific Plan Supplemental Environmental Impact Report. Specifically:

- Irrigation for the vineyard will use substantially less water than the golf course and be required to use the same water sources as the golf course would,
- The vineyard will generate less traffic than the golf course,
- The vineyard will require less grading than the golf course, and the vineyard is proposed to be SIP (Sustainability In Practice) Certified, which together would help the vineyard meet the same air quality standards the golf would have to meet,
- Vineyards do not require as much maintenance with noise-generating mechanical equipment as do golf courses, and
- The Vineyard Plan would not affect any of the conditions of approval from the January 2016 CUP approved by the Planning Commission.

Based on these findings, Director Bergman correctly determined that the proposed change to the Vineyard Plan (crop production) instead of a golf course substantially conforms to the approved plan for Monarch Dunes Phase 2A.

Furthermore, I note that an online poll in which all members of the community were given the opportunity to participate, 83% favored a vineyard over a golf course. A third golf course in the community together with the nearby three courses in Blacklake could jeopardize the financial viability of the existing courses.

I therefore ask the Planning Commission to uphold this finding.

Thomas N. Rubinstein
1330 Trail View Place
Nipomo

Michael and Dianne Alper
1706 Louise Lane
Nipomo, CA 93444
310-344-8574
michaelalper@alperfamily.net

September 28, 2016

Hon. Don Campbell, Chair
c/o Ramona Hedges
SLO County Planning Commission
976 Osos Street, 3rd Floor
San Luis Obispo, CA 93406

RE: Trilogy Monarch Dunes, Phase 2A--Hearing Date: October 13, 2016

Dear Chair Campbell:

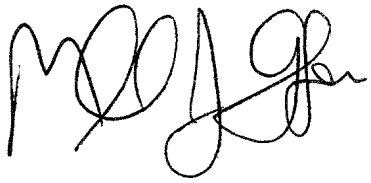
I strongly oppose the appeal challenging the Planning Director's decision and findings regarding Monarch Dunes Phase 2A, and ask the Planning Commission uphold the Director's determination.

The proposed change from a golf course to crop production (the Vineyard Plan) in the approved Monarch Dunes Phase 2A plan is an equivalent use that is in substantial conformance with the approved Conditional Use Permit. The Vineyard Plan does not increase any environmental impacts or affect any of the conditions of approval considered by the Planning Commission, so the appeal has no merit.

I live on one of Monarch Dune's golf courses and personally am pleased with the Vineyard Plan as it will limit the number of homes with golf course frontage in the Community, helping to protect property values. In addition, being able to have both golf-view and vineyard-view homes will be extremely beneficial to current and future Monarch Dunes homeowners alike. But there is much more at stake here than view preferences and property values. We are all suffering through a long drought and can expect recurring droughts in the future, so the Vineyard Plan makes more sense. We understand it would save up to almost 33 million gallons of water a year, compared to a standard golf course, so it represents an important step in our necessary move toward greater water conservation.

On behalf of many like-minded members of the Monarch Dunes Community, I ask that you affirm the finding of Equivalent Use and Substantial Conformance by the County and reject any appeal so our community may continue to be a great choice for homebuyers here on the Central Coast.

Sincerely,



Michael J. Alper

From: CTate45842@aol.com
Sent: Wednesday, September 28, 2016 9:12 AM
To: Ramona Hedges
Subject: Trilogy Monarch Dunes, Phase 2A - Hearing Date: October 13, 2016

Hon. Don Campbell, Chair
c/o Ramona Hedges
SLO County Planning Commission
976 Osos Street, 3rd Floor
San Luis Obispo, CA 93406

RE: Trilogy Monarch Dunes, Phase 2A
Hearing Date: October 13, 2016

Dear Chair Campbell:

I strongly oppose the appeal challenging the Planning Director's decision and findings regarding Monarch Dunes Phase 2A, and ask the Planning Commission uphold the Director's determination.

The proposed change from a golf course to crop production (the Vineyard Plan) in the approved Monarch Dunes Phase 2A plan is an equivalent use that is in substantial conformance with the approved Conditional Use Permit. The Vineyard Plan does not increase any environmental impacts or affect any of the conditions of approval considered by the Planning Commission, so the appeal has no merit.

I live on one of Monarch Dune's golf courses and personally am pleased with the Vineyard Plan as it will limit the number of homes with golf course frontage in the Community, helping to protect property values. In addition, being able to have both golf-view and vineyard-view homes will be extremely beneficial to current and future Monarch Dunes homeowners alike. But there is much more at stake here than view preferences and property values. We are all suffering through a long drought and can expect recurring droughts in the future, so the Vineyard Plan makes more sense. We understand it would save up to almost 33 million gallons of water a year, compared to a standard golf course, so it represents an important step in our necessary move toward greater water conservation.

On behalf of many like-minded members of the Monarch Dunes Community, I ask that you affirm the finding of Equivalent Use and Substantial Conformance by the County and reject any appeal so our community may continue to a great choice for homebuyers here on the Central Coast.

Sincerely,

Chris and Debbie Tate

1888 Eucalyptus Rd.
Nipomo, CA 93444

From: Art Herbon <afherbon@gmail.com>
Sent: Wednesday, September 28, 2016 10:09 AM
To: Ramona Hedges
Cc: Ellen Juarez
Subject: Trilogy Monarch Dunes, Phase 2A - Hearing Date: October 13, 2016

Hon. Don Campbell, Chair

Attention: Ramona Hedges

SLO County Planning Commission

976 Osos Street, 3rd Floor

San Luis Obispo, CA 93406

RE: Trilogy Monarch Dunes, Phase 2A

Hearing Date: October 13, 2016

Dear Chair Campbell:

I am writing in support of Jim Bergman's decision to allow a vineyard in Monarch Dunes Phase 2A. As a member of South County Advisory Council, an avid golfer, and a resident of Trilogy, I personally believe this is an equivalent use and in substantial conformance to the original plan for a golf course. I ask that the Planning Commission uphold Jim's decision.

I personally want the vineyard because:

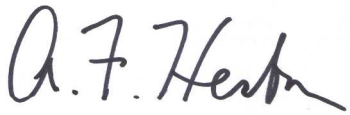
- Experts say the vineyard will use much less water than the golf course. I believe them.
- Other golf courses in the area are in financial (and water) trouble. Elimination of this course will benefit the business model for all other courses in the area. I want the county's other golf courses to be

financially successful so they can be a benefit to the community in general.

- Opponents argue that the golf course will use tertiary water and the vineyard will use ground water. However, there already isn't enough tertiary water available for the existing two courses (in other words, we already use all of our tertiary water, plus some ground water on the existing courses).
- The vineyard concept is more serene for the community ... less traffic than another golf course, less noisy maintenance than a golf course, and as beautiful as a golf course.

Director Bergman is correct in his determination that vineyard crops instead of another golf course substantially conforms to the approved plan for Monarch Dunes Phase 2A. I therefore ask the Planning Commission to uphold this finding.

Respectfully Yours,



Art Herbon

941 Sophie Ct.

Nipomo, CA 93444

From: Kent Fossum <kent.fossum@yahoo.com>
Sent: Thursday, September 29, 2016 6:52 AM
To: Ramona Hedges
Cc: Kent Fossum; Natalie Fossum; ellen.juarez@sheahomes.com
Subject: Trilogy Monarch Dunes, Phase 2A/Hearing October 13, 2016

Chair Don Campbell c/o Ramona Hedges, SLO County Planning Commission
My wife and I have been residents of Trilogy for over one year. We support and have full faith in the plan proposed by Monarch Dunes. We like the idea that the vineyard plan will use less water due to a drip watering system than having another golf course with an above ground watering system. This plan is the most efficient watering system. Drip and underground watering systems are the way to go for the future due to less evaporation.
We like the idea that the vineyard idea adds to the beauty and fits into the fabric of the area and lifestyle as it has evolved. We feel the future and evolution of the neighborhoods will add to the value of the community to the central coast and the county.
We encourage and recommend that the planning commissioners support the idea and deny any appeal to stop the plan. Sincerely, Kent and Natalie Fossum, 1518 Trail View Place, Nipomo, CA 93444-6619. P.S. our cell # 714-473-0643 for any further discussion..

In God We Trust

From: Bob Swaim <bobswaim16@gmail.com>
Sent: Wednesday, September 28, 2016 8:08 AM
To: Ramona Hedges
Cc: ellen.juarez@sheahomes.com
Subject: Trilogy Monarch Dunes, Phase 2A

28 September 2016

Hon. Don Campbell, Chair

c/o Ramona Hedges

SLO County Planning Commission

976 Osos Street, 3rd Floor

San Luis Obispo, CA 93406

RE: Trilogy Monarch Dunes, Phase 2A

Hearing Date: October 13, 2016

Dear Chair Campbell:

I strongly oppose the appeal challenging the Planning Director's decision and findings regarding Monarch Dunes Phase 2A, and ask the Planning Commission uphold the Director's determination.

The proposed change from a golf course to crop production (the Vineyard Plan) in the approved Monarch Dunes Phase 2A plan is an equivalent use that is in substantial conformance with the approved Conditional Use Permit. The Vineyard Plan does not increase any environmental impacts or affect any of the conditions of approval considered by the Planning Commission, so the appeal has no merit.

I live on one of Monarch Dune's golf courses and personally am pleased with the Vineyard Plan as it will limit the number of homes with golf course frontage in the Community, helping to protect property values. In addition, being able to have both golf-view and vineyard-view homes will be extremely beneficial to current and future Monarch Dunes homeowners alike. But there is much more at stake here than view preferences and property values. We are all suffering through a long drought and can expect recurring droughts in the future, so the Vineyard Plan makes more sense. We understand it would save up to almost 33 million gallons of water a year, compared to a standard golf course, so it represents an important step in our necessary move toward greater water conservation.

On behalf of many like-minded members of the Monarch Dunes Community, I ask that you affirm the finding of Equivalent Use and Substantial Conformance by the County and reject any appeal so our community may continue to a great choice for homebuyers here on the Central Coast.

Robert J. Swaim

1492 Padre LN

Nipomo, CA 93444

From: Jack Mauger <jackmauger@alumni.stanford.edu>
Sent: Thursday, September 29, 2016 10:48 AM
To: Ramona Hedges
Subject: Trilogy Phase 2A Vineyard Plan

September 29, 2016

Hon. Chair Don Campbell
c/o Ramona Hedges
SLO County Planning Commission
976 Osos Street, 3rd Floor
San Luis Obispo, CA 93406

RE: Trilogy Monarch Dunes, Phase 2A
Hearing Date: October 13, 2016

Dear Chair Campbell:

As the Planning Commission considers an appeal of the Planning Director's correct and well substantiated finding that the Monarch Dunes Phase 2A Vineyard Plan is a conforming use that substantially conforms to the project approved by the Planning Commission (DRC2014-00130), I think it's important that the Commission understand how overwhelmingly the Members of Monarch Dunes support the Vineyard Plan.

At a Town Hall meetings held on June 17th, 20th and 21st, 2016, the approximately 350 Monarch Dunes Members present filled out a survey form asking which they preferred, the Vineyard Plan or the Golf Course Plan, and **94 percent voted for the Vineyard Plan**. When all the Members in the community were asked to take an online poll with the same question, **83 percent voted for the Vineyard Plan**.

This appeal goes against the wishes of the vast majority of the Members of the Monarch Dunes Community. We want a more sustainable, more diverse Monarch Dunes! Please uphold the Planning Director's determination and allow the Vineyard Plan to move forward.

Jack & Dorothy Mauger
1171 Kristen Court
Nipomo, CA 93444

From: Kathy Boyd <boydkathyboyd@hotmail.com>
Sent: Wednesday, September 28, 2016 5:27 PM
To: Ramona Hedges
Subject: Trilogy Vineyard Plan

September 28, 20166

Hon. Don Campbell, Chair
c/o Ramona Hedges
SLO County Planning Commission
976 Osos Street, 3rd Floor
San Luis Obispo, CA 93406

RE: Trilogy Monarch Dunes, Phase 2A
Hearing Date: October 13, 2016

Dear Chair Campbell:

I strongly oppose the appeal challenging the Planning Director's decision and findings regarding Monarch Dunes Phase 2A, and ask the Planning Commission uphold the Director's determination.

The proposed change from a golf course to crop production (the Vineyard Plan) in the approved Monarch Dunes Phase 2A plan is an equivalent use that is in substantial conformance with the approved Conditional Use Permit. The Vineyard Plan does not increase any environmental impacts or affect any of the conditions of approval considered by the Planning Commission, so the appeal has no merit.

I live on one of Monarch Dune's golf courses and personally am pleased with the Vineyard Plan as it will limit the number of homes with golf course frontage in the Community, helping to protect property values. In addition, being able to have both golf-view and vineyard-view homes will be extremely beneficial to current and future Monarch Dunes homeowners alike. But there is much more at stake here than view preferences and property values. We are all suffering through a long drought and can expect recurring droughts in the future, so the Vineyard Plan makes more sense. We understand it would save up to almost 33 million gallons of water a year, compared to a standard golf course, so it represents an important step in our necessary move toward greater water conservation.

On behalf of many like-minded members of the Monarch Dunes Community, I ask that you affirm the finding of Equivalent Use and Substantial Conformance by the County and reject any appeal so our community may continue to a great choice for homebuyers here on the Central Coast.

Kathleen Boyd
1018 Jane Ann Court
Nipomo

From: Marge Lawrence <judgemarge38@gmail.com>
Sent: Tuesday, September 27, 2016 6:50 PM
To: Ramona Hedges
Cc: ellen.juarez@sheahomes.com
Subject: Trilogy Vineyard

We,as ten year residents of Trilogy,unhesitatingly support a vineyard instead of a 3rd golf course.We live on the 8th hole.The grass and surrounding land are brown.There's no water! The golf course here and in other communities are barely making it…people don't play as much as they used to. We already have 30 holes of golf and do not need or want another course. Please respect the will of the 94% of Trilogy homeowners who voted for the vinegar. Finally,Dr. Merrill bought his house several years after Trilogy was built.He doesn't live in Trilogy.He should not be allowed to appeal this and hold up the progress of this phase. Sincerely,Marjorie and Eli Lawrence,1945 Northwood Rd.,Nipomo,CA

From: Gary Mccavitt <inlign@yahoo.com>
Sent: Thursday, September 29, 2016 11:24 AM
To: Ramona Hedges
Subject: uphold the vote to keep the vineyard at Monarch Dunes

September 29, 2016

Hon. Don Campbell, Chair
Attention: Ramona Hedges
SLO County Planning Commission
976 Osos Street, 3rd Floor
San Luis Obispo, CA 93406

RE: Trilogy Monarch Dunes, Phase 2A
Hearing Date: October 13, 2016

Dear Chair Campbell:

I am writing in support of Planning Director James Bergman's determination that the development and operation of a vineyard in Monarch Dunes Phase 2A would be an equivalent use and be in substantial conformance to the development and operation of a golf course in Phase 2A. I ask that the Planning Commission uphold his original decision and reject any appeal.

Director Bergman is correct in determining that there would not be any increase in the impacts addressed in the environmental documents and the previously certified 1998 Specific Plan Final Environmental Impact Report and 2001 Specific Plan Supplemental Environmental Impact Report. Specifically:

- Irrigation for the vineyard will use less water than the golf course and be required to use the same water sources as the golf course would,
- The vineyard will generate less traffic than the golf course,
- The vineyard will require less grading than the golf course, and the vineyard is proposed to be SIP (Sustainability In Practice) Certified, which together would help the vineyard meet the same air quality standards the golf would have to meet,
- Vineyards do not require as much maintenance with noise-generating mechanical equipment as do golf courses, and
- The Vineyard Plan would not affect any of the conditions of approval from the January 2016 CUP approved by the Planning Commission.

Based on these findings, Director Bergman correctly determined that the proposed change to the Vineyard Plan (crop production) instead of a golf course substantially conforms to the approved plan for Monarch Dunes Phase 2A. I therefore ask the Planning Commission to uphold this finding.

Gary and Silvia McCavitt
1163 Kristen court
Nipomo, CA

Marna Lombardi, 1847 Nathan Way, Nipomo, CA 93444

September 27, 2016

Hon. Chair Don Campbell
c/o Ramona Hedges
SLO County Planning Commission
976 Osos Street, 3rd Floor
San Luis Obispo, CA 93406

RE: Trilogy Monarch Dunes, Phase 2A
Hearing Date: October 13, 2016

Dear Chair Campbell:

As the Planning Commission considers an appeal of the Planning Director's correct and well substantiated finding that the Monarch Dunes Phase 2A Vineyard Plan is a conforming use that substantially conforms to the project approved by the Planning Commission (DRC2014-00130**), I think it's important that the Commission understand how overwhelmingly the Members of Monarch Dunes support the Vineyard Plan and why my husband, Kimball and I both voted in support of the vineyards.**

At a Town Hall meetings held on June 17th, 20th and 21st, 2016, the approximately 350 Monarch Dunes Members present filled out a survey form asking which they preferred, the Vineyard Plan or the Golf Course Plan, and **94 percent voted for the Vineyard Plan**. When all the Members in the community were asked to take an online poll with the same question, **83 percent voted for the Vineyard Plan. We did it in the best interests of our community (no golf course and less water) and this subject has been researched too death! Please support the plan.**

This appeal goes against the wishes of the vast majority of the Members of the Monarch Dunes Community. We want a more sustainable, more diverse Monarch Dunes! Please uphold the Planning Director's determination and allow the Vineyard Plan to move forward.

Thank you for reading this letter and responding as we have requested.

Marna (and Kimball) Lombardi
1847 Nathan Way, Nipomo, CA 93444

September 28, 2016

Hon. Chair Don Campbell
c/o Ramona Hedges
SLO County Planning Commission
976 Osos Street, 3rd Floor
San Luis Obispo, CA 93406

RE: Trilogy Monarch Dunes, Phase 2A
Hearing Date: October 13, 2016

Dear Chair Campbell:

As the Planning Commission considers an appeal of the Planning Director's correct and well substantiated finding that the Monarch Dunes Phase 2A Vineyard Plan is a conforming use that substantially conforms to the project approved by the Planning Commission (DRC2014-00130), I think it's important that the Commission understand how overwhelmingly the Members of Monarch Dunes support the Vineyard Plan.

At a Town Hall meetings held on June 17th, 20th and 21st, 2016, the approximately 350 Monarch Dunes Members present filled out a survey form asking which they preferred, the Vineyard Plan or the Golf Course Plan, and **94 percent voted for the Vineyard Plan**. When all the Members in the community were asked to take an online poll with the same question, **83 percent voted for the Vineyard Plan.**

This appeal goes against the wishes of the vast majority of the Members of the Monarch Dunes Community. We want a more sustainable, more diverse Monarch Dunes! Please uphold the Planning Director's determination and allow the Vineyard Plan to move forward.

Respectfully,

Nancy Blain & Rob Espinosa
1078 Ford Drive
Nipomo, CA 93444

September 29, 2016

Hon. Don Campbell, Chair
c/o Ramona Hedges
SLO County Planning Commission
976 Osos Street, 3rd Floor
San Luis Obispo, CA 93406

RE: Trilogy Monarch Dunes, Phase 2A
Hearing Date: October 13, 2016

Dear Chair Campbell:

I strongly oppose the appeal challenging the Planning Director's decision and findings regarding Monarch Dunes Phase 2A, and ask the Planning Commission uphold the Director's determination.

The proposed change from a golf course to crop production (the Vineyard Plan) in the approved Monarch Dunes Phase 2A plan is an equivalent use that is in substantial conformance with the approved Conditional Use Permit. The Vineyard Plan does not increase any environmental impacts or affect any of the conditions of approval considered by the Planning Commission, so the appeal has no merit.

I live on one of Monarch Dune's golf courses and personally am pleased with the Vineyard Plan as it will limit the number of homes with golf course frontage in the Community, helping to protect property values. In addition, being able to have both golf-view and vineyard-view homes will be extremely beneficial to current and future Monarch Dunes home owners alike. But there is much more at stake here than view preferences and property values. We are all suffering through a long drought and can expect recurring droughts in the future, so the Vineyard Plan makes more sense. We understand it would save up to almost 33 million gallons of water a year, compared to a standard golf course, so it represents an important step in our necessary move toward greater water conservation. The savings in water usage is extremely important not only to us, but to our neighbors who depend on wells drawing from ground water on the mesa.

On behalf of many like-minded members of the Monarch Dunes Community, I ask that you affirm the finding of Equivalent Use and Substantial Conformance by the County and reject any appeal so our community may continue to a great choice for homebuyers here on the Central Coast.

Sincerely,

Toni Destro
916 Miguel Ct.
Nipomo, CA 93444
805-219-0154

September 29, 2016

Chair Don Campbell
c/o Ramona Hedges
SLO County Planning Commission
976 Osos Street, 3rd Floor
San Luis Obispo, CA 93406

RE: Trilogy Monarch Dunes, Phase 2A
Hearing Date: October 13, 2016

Dear Honorable Chair Campbell:

I strongly encourage you and your fellow Planning Commissioners to uphold the Planning Director's finding that the Monarch Dunes Phase 2A Vineyard Plan is an equivalent use and substantially conforms with the approved plan, the Conditional Use Permit and DRC2014-00130.

The Vineyard Plan makes sense. Conscientious homeowners like me are concerned about the drought and strive to reduce our water usage; we appreciate that the Vineyard Plan will use substantially less water than a golf course. It will also reduce traffic and the amount of grading needed, and would meet the same air quality standards a golf course would have to meet. For these reasons, I believe the Planning Director's finding of Substantial Conformance is correct and any appeal against that finding should be denied.

As a Member of Monarch Dunes Community, I share the view of all my neighbors: This is a beautiful community with so much to commend it – walking and equestrian trails, the Monarch butterfly overwintering habitat, the top-notch Monarch Club and two outstanding golf courses. But most of us think two golf courses are sufficient, and a third golf course could jeopardize the financial viability of the existing courses. We overwhelmingly embrace the idea of having a sustainably-run vineyard within Monarch Dunes.

Please allow the Vineyard Plan to move forward expeditiously by denying any groundless appeal filed against it.

Lori Magaro

Lori Magaro
1422 Trail View Place
Nipomo, CA 93444

September 29, 2016

Chair Don Campbell
c/o Ramona Hedges
SLO County Planning Commission
976 Osos Street, 3rd Floor
San Luis Obispo, CA 93406

RE: Trilogy Monarch Dunes, Phase 2A
Hearing Date: October 13, 2016

Dear Honorable Chair Campbell:

I strongly encourage you and your fellow Planning Commissioners to uphold the Planning Director's finding that the Monarch Dunes Phase 2A Vineyard Plan is an equivalent use and substantially conforms with the approved plan, the Conditional Use Permit and DRC2014-00130.

The Vineyard Plan makes sense because it will substantially reduce water use in this era of drought. Additionally, it will reduce traffic and amount of grading, and would meet the same air quality standards the golf course would have to meet. For these reasons, the Planning Director's finding of Substantial Conformance is correct and any appeal should be denied.

As a Member of Monarch Dunes Community, I share the view of so many of my neighbors: This is a beautiful community with so much to commend it – walking, hiking and equestrian trails, the butterfly sanctuary and habitat, the top-notch Monarch Club and, of course, two outstanding golf courses. But we also think that two golf courses are enough and a third golf course could jeopardize the finances of the existing golf courses. We strongly support the idea of bringing a vineyard to Monarch Dunes because it will be more sustainable than a third golf course, will diversify our open space views and improve our quality of life.

Please allow the Vineyard Plan to move forward expeditiously by denying any groundless appeal filed against it.

Freddi Quin

Freddi Quin
1759 Louise Lane
Nipomo, CA 93444

September 29, 2016

Hon. Don Campbell, Chair
Attention: Ramona Hedges
SLO County Planning Commission
976 Osos Street, 3rd Floor
San Luis Obispo, CA 93406

RE: Trilogy Monarch Dunes, Phase 2A
Hearing Date: October 13, 2016

Dear Chair Campbell:

I am writing in support of Planning Director James Bergman's determination that the development and operation of a vineyard in Monarch Dunes Phase 2A would be an equivalent use and be in substantial conformance to the development and operation of a golf course in Phase 2A. I ask that the Planning Commission uphold his original decision and reject any appeal.

Director Bergman is correct in determining that there would not be any increase in the impacts addressed in the environmental documents and the previously certified 1998 Specific Plan Final Environmental Impact Report and 2001 Specific Plan Supplemental Environmental Impact Report. Specifically:

- Irrigation for the vineyard will use less water than the golf course and be required to use the same water sources as the golf course would,
- The vineyard will generate less traffic than the golf course,
- The vineyard will require less grading than the golf course, and the vineyard is proposed to be SIP (Sustainability In Practice) Certified, which together would help the vineyard meet the same air quality standards the golf would have to meet,
- Vineyards do not require as much maintenance with noise-generating mechanical equipment as do golf courses, and
- The Vineyard Plan would not affect any of the conditions of approval from the January 2016 CUP approved by the Planning Commission.

Based on these findings, Director Bergman correctly determined that the proposed change to the Vineyard Plan (crop production) instead of a golf course substantially conforms to the approved plan for Monarch Dunes Phase 2A. I therefore ask the Planning Commission to uphold this finding.

Marc Quin
1759 Louise Lane
Nipomo, CA 93444

September 29, 2016

Hon. Chair Don Campbell
c/o Ramona Hedges
SLO County Planning Commission
976 Osos Street, 3rd Floor
San Luis Obispo, CA 93406

RE: Trilogy Monarch Dunes, Phase 2A
Hearing Date: October 13, 2016

Dear Chair Campbell:

As the Planning Commission considers an appeal of the Planning Director's correct and well substantiated finding that the Monarch Dunes Phase 2A Vineyard Plan is a conforming use that substantially conforms to the project approved by the Planning Commission (DRC2014-00130), I think it's important that the Commission understand how overwhelmingly the Members of Monarch Dunes support the Vineyard Plan.

At Town Hall meetings held on June 17th, 20th and 21st, 2016, the approximately 350 Monarch Dunes Members present filled out a survey form asking which they preferred, the Vineyard Plan or the Golf Course Plan, and **94 percent voted for the Vineyard Plan**. When all the Members in the community were asked to take an online poll with the same question, **83 percent voted for the Vineyard Plan**.

This appeal goes against the wishes of the vast majority of the Members of the Monarch Dunes Community. We want a more sustainable, more diverse Monarch Dunes! Please uphold the Planning Director's determination and allow the Vineyard Plan to move forward.

Marc Quin
1759 Louise Lane
Nipomo, CA 93444

September 30, 2016

Hon. Chair Don Campbell
c/o Ramona Hedges
SLO County Planning Commission
976 Osos Street, 3rd Floor
San Luis Obispo, CA 93406

RE: Trilogy Monarch Dunes, Phase 2A
Hearing Date: October 13, 2016

Dear Chair Campbell:

As the Planning Commission considers an appeal of the Planning Director's correct and well substantiated finding that the Monarch Dunes Phase 2A Vineyard Plan is a conforming use that substantially conforms to the project approved by the Planning Commission (DRC2014-00130), I think it's important that the Commission understand how overwhelmingly the Members of Monarch Dunes support the Vineyard Plan.

At Town Hall meetings held on June 17th, 20th and 21st, 2016, the approximately 350 Monarch Dunes Members present filled out a survey form asking which they preferred, the Vineyard Plan or the Golf Course Plan, and **94 percent voted for the Vineyard Plan**. When all the Members in the community were asked to take an online poll with the same question, **83 percent voted for the Vineyard Plan**.

This appeal goes against the wishes of the vast majority of the Members of the Monarch Dunes Community. We want a more sustainable, more diverse Monarch Dunes! Please uphold the Planning Director's determination and allow the Vineyard Plan to move forward.

Sincerely

Bill and Lois Wynne

Bill and Lois Wynne
1530 Trail View Place
Nipomo, California 93444

From: Michael Griffith <griffmw@gmail.com>
Sent: Thursday, September 29, 2016 4:54 PM
To: Ramona Hedges; ellen.juarez@sheahomes.com
Cc: Brooke.Bennett@managementtrust.com; karlajgriffith; Michael Griffith
Subject: Monarch Dunes Vineyards letter of support

October 1, 2016

Hon. Don Campbell, Chair
Attention: Ramona Hedges
SLO County Planning Commission
976 Osos Street, 3rd Floor
San Luis Obispo, CA 93406

RE: Trilogy Monarch Dunes, Phase 2A
Hearing Date: October 13, 2016

Dear Chair Campbell:

I am writing in support of Planning Director James Bergman's determination that the development and operation of a vineyard in Monarch Dunes Phase 2A would be an equivalent use and be in substantial conformance to the development and operation of a golf course in Phase 2A. I ask that the Planning Commission uphold his original decision and reject any appeal.

Director Bergman is correct in determining that there would not be any increase in the impacts addressed in the environmental documents and the previously certified 1998 Specific Plan Final Environmental Impact Report and 2001 Specific Plan Supplemental Environmental Impact Report. Specifically:

- Irrigation for the vineyard will use less water than the golf course and be required to use the same water sources as the golf course would,
- The vineyard will generate less traffic than the golf course,
- The vineyard will require less grading than the golf course, and the vineyard is proposed to be SIP (Sustainability In Practice) Certified, which together would help the vineyard meet the same air quality standards the golf would have to meet,
- Vineyards do not require as much maintenance with noise-generating mechanical equipment as do golf courses, and
- The Vineyard Plan would not affect any of the conditions of approval from the January 2016 CUP approved by the Planning Commission.

Based on these findings, Director Bergman correctly determined that the proposed change to the Vineyard Plan (crop production) instead of a golf course substantially conforms to the approved plan for Monarch Dunes Phase 2A. I therefore ask the Planning Commission to uphold this finding.

Karla Griffith

1783 Waterview Place
Nipomo, CA
93444

From: Wanda Cook <wjcook12@yahoo.com>
Sent: Friday, September 30, 2016 10:18 AM
To: Ramona Hedges
Subject: Trilogy Monarch Dunes, Phase 2A Hearing Date of October 13, 2016

September 30, 2016

Chair Don Campbell
c/o Ramona Hedges
SLO County Planning Commission
976 Osos Street, 3rd Floor
San Luis Obispo, CA 93406

RE: Trilogy Monarch Dunes, Phase 2A
Hearing Date: October 13, 2016

Dear Honorable Chair Campbell:

I strongly encourage you and your fellow Planning Commissioners to uphold the Planning Director's finding that the Monarch Dunes Phase 2A Vineyard Plan is an equivalent use and substantially conforms with the approved plan, the Conditional Use Permit and DRC2014-00130.

The Vineyard Plan makes sense because it will substantially reduce water use in this era of drought. Additionally, it will reduce traffic and amount of grading, and would meet the same air quality standards the golf course would have to meet. For these reasons, the Planning Director's finding of Substantial Conformance is correct and any appeal should be denied.

As a Member of Monarch Dunes Community, I share the view of so many of my neighbors: This is a beautiful community with so much to commend it – walking, hiking and equestrian trails, the butterfly sanctuary and habitat, the top-notch Monarch Club and, of course, two outstanding golf courses. But we also think that two golf courses are enough and a third golf course could jeopardize the finances of the existing golf courses. We strongly support the idea of bringing a vineyard to Monarch Dunes because it will be more sustainable than a third golf course, will diversify our open space views and improve our quality of life.

Please allow the Vineyard Plan to move forward expeditiously by denying any groundless appeal filed against it.

Sincerely,

Wanda Cook
1994 Northwood
Nipomo, California 93444

From: David Bernstein <djbernstein@earthlink.net>
Sent: Thursday, September 29, 2016 5:19 PM
To: Ramona Hedges
Cc: Ellen.Juarez@sheahomes.com
Subject: Trilogy Monarch Dunes, Phase 2A, Hearing Date: October 13, 2016

Importance: High

September 29, 2016

Chair Don Campbell
c/o Ramona Hedges
SLO County Planning Commission
976 Osos Street, 3rd Floor
San Luis Obispo, CA 93406

RE: Trilogy Monarch Dunes, Phase 2A
Hearing Date: October 13, 2016

Dear Honorable Chair Campbell:

As a resident of Nipomo, I strongly encourage you and your fellow Planning Commissioners to uphold the Planning Director's finding that the Monarch Dunes Phase 2A Vineyard Plan is an equivalent use and substantially conforms with the approved plan, the Conditional Use Permit and DRC2014-00130.

The Vineyard Plan makes sense for the following reasons:

1. Irrigation for the vineyard will use less water than the golf course and be required to use the same water sources as the golf course would,
2. The vineyard will generate less traffic than the golf course,
3. The vineyard will require less grading than the golf course, and the vineyard is proposed to be SIP (Sustainability In Practice) Certified, which together would help the vineyard meet the same air quality standards the golf would have to meet,
4. Vineyards do not require as much maintenance with noise-generating mechanical equipment as do golf courses, and
5. There are already 4 golf courses in the immediate area, 2 of them in Monarch Dunes, and the addition of another course would threaten the continued economic viability of the existing courses.

The Vineyard Plan would not affect any of the conditions of approval from the January 2016 CUP approved by the Planning Commission, and for that reason, and the reasons stated above, the Planning Director's finding of Substantial Conformance is correct and any appeal should be denied.

Please allow the Vineyard Plan to move forward expeditiously by denying any groundless appeal filed against it.

Sincerely,

David Bernstein
1410 Trail View Pl
Nipomo, CA 93444

September 30, 2016

Hon. Don Campbell, Chairman
Attn: Ramona Hedges
SLO County Planning Commission
976 Osos Street, 3rd Floor
San Luis Obispo, CA 93406

RE: Trilogy Monarch Dunes, Phase 2A
Hearing Date: October 13, 2016

Dear Chairman Campbell,

1. The process of approval, modification and appeal of land use permits is defined by County codes and procedures. The process of approval defined by the county must be followed.

2. Phase 1 water use restrictions on residents and Monarch Dunes Golf Course must be lifted before any water is used in Phase 2A. In Phase 1, water use is restricted and water bills are extremely high. Residents must reduce gardening, shower and toilet use. The golf course has totally eliminated watering on its periphery destroying the aesthetic for which expensive "lot premiums" were paid by homebuyers. Two new wells have been drilled in Phase 2A while Phase 1 is under severe water restrictions that are reinforced by high water bills.

3. Phase 1 water use restrictions on residents and the golf course must be lifted before any well owners in the same water basin can drill, overuse and sell water. County Code Enforcement has investigated and anecdotal evidence exists that proximate neighbors of Trilogy are using huge amounts of water from the same basin as Trilogy and selling and exporting water.

4. SLO County should contract for independent elections or polling of Trilogy residents on this issue to obtain accurate and verifiable results. Votes conducted by any of the parties involved should not be considered. The total number of Trilogy residents exceeds 1,800. Results have been submitted to your office purporting that 639 resident pro-votes constitute 83%, which would actually be 36%.

5. Residential development with "ag" as decorative landscaping is still residential land use. It is not agriculture in terms of land use.

6. An appeal of the Laetitia ag cluster was recently denied by the SLO County Board of Supervisors due to the ongoing drought. There is insufficient water to approve Phase 2A.

7. Water use restrictions throughout SLO County should be lifted before Phase 2A or any other residential development is approved.

Residents
San Luis Obispo County

September 30, 2016

Hon. Don Campbell, Chairman
Attn: Ramona Hedges
SLO County Planning Commission
976 Osos Street, 3rd Floor
San Luis Obispo, CA 93408

RE: Tribley Adventure Dunes, Phase 2A
Hearing Date: October 13, 2016

Dear Chairman Campbell:

1. The process of a zone change, conditional use and appeal of land use permits is [illegible] by County ordinance and procedures. The process of approval defined by the county must be followed.

2. Phase 1 water use restrictions on residents and Monarch Dunes Golf Course must be lifted before any water is used in Phase 2A. In Phase 1, water use is restricted and water bills are extremely high. Residents must reduce gardening, shower and toilet use. The golf course has totally eliminated watering on its peripheral destroying the aesthetic for which expensive "lot premiums" were paid by purchasers. Two zone wells have been drilled in Phase 2A while Phase 1 is under severe water restrictions that are enforced by high water bills.

3. Phase 1 water use restrictions on residents and the golf course must be lifted before any well owners in the same water basin can drill, exercise and sell water. County Code Enforcement has investigated and documented evidence exists that proximate neighbors of Tribley are selling huge amounts of water from the same basin as Tribley and selling and exporting water.

4. SLO County should contract for independent elections or polling of Tribley residents on this issue to obtain accurate and verifiable results. Votes conducted by any of the parties involved should not be considered. The local number of Tribley residents exceed 2,000. Results have been submitted to your office indicating that 63% resident non-votes constitute 93%, which would actually be 186%.

5. Residential development with "by" de-densification landscaping is still residential land use. It is not open space or [illegible] of land use.

6. An appeal of the Lastella subdivider was recently denied by the SLO County Board of Supervisors due to the ongoing drought. There is insufficient water to approve Phase 2A.

7. Water use restrictions throughout SLO County should be lifted before Phase 2A or any other residential development is approved.

Residents
San Luis Obispo County

September 30, 2016

Hon. Don Campbell, Chairman
Attn: Ramona Hedges
SLO County Planning Commission
976 Osos Street, 3rd Floor
San Luis Obispo, CA 93406

RE: Trilogy Monarch Dunes, Phase 2A
Hearing Date: October 13, 2016

Dear Chairman Campbell,

1. The process of approval, modification and appeal of land use permits is defined by County codes and procedures. The process of approval defined by the county must be followed.

2. Phase 1 water use restrictions on residents and Monarch Dunes Golf Course must be lifted before any water is used in Phase 2A. In Phase 1, water use is restricted and water bills are extremely high. Residents must reduce gardening, shower and toilet use. The golf course has totally eliminated watering on its periphery destroying the aesthetic for which expensive "lot premiums" were paid by homebuyers. Two new wells have been drilled in Phase 2A while Phase 1 is under severe water restrictions that are reinforced by high water bills.

3. Phase 1 water use restrictions on residents and the golf course must be lifted before any well owners in the same water basin can drill, overuse and sell water. County Code Enforcement has investigated and anecdotal evidence exists that proximate neighbors of Trilogy are using huge amounts of water from the same basin as Trilogy and selling and exporting water.

4. SLO County should contract for independent elections or polling of Trilogy residents on this issue to obtain accurate and verifiable results. Votes conducted by any of the parties involved should not be considered. The total number of Trilogy residents exceeds 1,800. Results have been submitted to your office purporting that 639 resident pro-votes constitute 83%, which would actually be 36%.

5. Residential development with "ag" as decorative landscaping is still residential land use. It is not agriculture in terms of land use.

6. An appeal of the Laetitia ag cluster was recently denied by the SLO County Board of Supervisors due to the ongoing drought. There is insufficient water to approve Phase 2A.

7. Water use restrictions throughout SLO County should be lifted before Phase 2A or any other residential development is approved.

Residents
San Luis Obispo County

September 30, 2010

Hon. Don Campbell, Chairman
Attn: Ramona Hedges
SLO County Planning Commission
976 Osos Street, 2nd Floor
San Luis Obispo, CA 93408

RE: Trilogy Monarch Dunes, Phase 2A
Hearing Date: October 12, 2010

Dear Chairman Campbell,

1. The process of approval, modification and appeal of land use permits is governed by County codes and procedures. The process of approval defined by the County must be followed.

2. Phase 1 water use restrictions on residents and Monarch Dunes Golf Course must be lifted before any water is used in Phase 2A. In Phase 1, water use is restricted and water bills are extremely high. Residents must reduce gardening, shower and toilet use. The golf course has totally eliminated watering on its property depriving the aesthetic for which exorbitant "fair premiums" were paid by homebuyers. Two new wells have been drilled in Phase 2A while Phase 1 is under severe water restrictions that are motivated by high water bills.

3. Phase 1 water use restrictions on residents and the golf course must be lifted before any well owners in the same water basin can drill, develop and sell water. County Code Enforcement has investigated and anecdotal evidence exists that proximate neighbors of Trilogy are using huge amounts of water from the same basin as Trilogy are selling and exporting water.

4. SLO County should contract for independent auditors or polling of Trilogy residents on this issue to obtain accurate and verifiable results. Votes conducted by any of the parties involved should not be considered. The total number of Trilogy residents exceeds 1,200. Results have been submitted to your office concerning that 839 resident pro-votes constitute 83%, which would actually be 39%.

5. Residential development within "ag" or discretive landscaping is still residential land use. It is not appropriate in rural agricultural use.

6. An appeal of the Lentitis ag cluster was recently denied by the SLO County Board of Supervisors due to the ongoing drought. There is insufficient water to approve Phase 2A.

7. Water use restrictions throughout SLO County should be lifted before Phase 2A or any other residential development is approved.

Residents
San Luis Obispo County

September 30, 2016

Chair Don Campbell
c/o Ramona Hedges
SLO County Planning Commission
976 Osos Street, 3rd Floor
San Luis Obispo, CA 93406

RE: Trilogy Monarch Dunes, Phase 2A
Hearing Date: October 13, 2016

Dear Honorable Chair Campbell:

I strongly encourage you and your fellow Planning Commissioners to uphold the Planning Director's finding that the Monarch Dunes Phase 2A Vineyard Plan is an equivalent use and substantially conforms with the approved plan, the Conditional Use Permit and DRC2014-00130.

The Vineyard Plan makes sense because it will substantially reduce water use in this era of drought. Additionally, it will reduce traffic and amount of grading, and would meet the same air quality standards the golf course would have to meet. For these reasons, the Planning Director's finding of Substantial Conformance is correct and any appeal should be denied.

As a Member of Monarch Dunes Community, I share the view of so many of my neighbors: This is a beautiful community with so much to commend it – walking, hiking and equestrian trails, the butterfly sanctuary and habitat, the top-notch Monarch Club and, of course, two outstanding golf courses. But we also think that two golf courses are enough and a third golf course could jeopardize the finances of the existing golf courses. We strongly support the idea of bringing a vineyard to Monarch Dunes because it will be more sustainable than a third golf course, will diversify our open space views and improve our quality of life.

Please allow the Vineyard Plan to move forward expeditiously by denying any groundless appeal filed against it.

Respectfully,

Philip A. Marquez

Philip A. Marquez
1023 Jane Ann Ct
Nipomo, CA 93444

September 30, 2016

Chair Don Campbell
c/o Ramona Hedges
SLO County Planning Commission
976 Osos Street, 2nd Floor
San Luis Obispo, CA 93408

RE: Trilogy Monarch Dunes, Phase 2A
Hearing Date: October 12, 2016

Dear Honorable Chair Campbell:

I [illegible] Planning [illegible]
[illegible]
an equivalent use and substantially conforms with the approved plan, the Conditional Use Permit and DRC2014-00130.

The Vineyard Plan makes sense because it will substantially reduce water use in this area of Arroyo. Additionally, it will reduce traffic and amount of grading, and would meet the same or quality standards the golf course would have to meet. For these reasons, the Planning Director's finding of Substantial Conformance is correct and any appeal should be denied.

As a Member of Monarch Dunes Community, I share the view of so many of my neighbors: This is a beautiful community with so much to commend it – walking, hiking and equestrian trails, the butterfly sanctuary and habitat, the top-notch Monarch Club and, of course, two outstanding golf courses. But we also think that two golf courses are enough and a third golf course could jeopardize the finances of the existing golf courses. We strongly support the idea of bringing a vineyard to Monarch Dunes because it will be more sustainable than a third golf course, will diversify our open space views and improve our quality of life.

[illegible] I hope to move forward [illegible]
[illegible]

Respectfully,

Phillip A. Marquez
1023 Jade Ave. Ct.
Arroyo, CA 93444

September 30, 2016

Hon. Don Campbell, Chair
c/o Ramona Hedges
SLO County Planning Commission
976 Osos Street, 3rd Floor
San Luis Obispo, CA 93406

RE: Trilogy Monarch Dunes, Phase 2A
Hearing Date: October 13, 2016

Dear Chair Campbell:

I strongly oppose the appeal challenging the Planning Director's decision and *findings* regarding Monarch Dunes Phase 2A, and ask the Planning Commission uphold the Director's determination.

The proposed change from a golf course to crop production (the Vineyard Plan) in the approved Monarch Dunes Phase 2A plan is an equivalent use that is in substantial conformance with the approved Conditional Use Permit. The Vineyard Plan does not increase any environmental impacts or affect any of the conditions of approval considered by the Planning Commission, so the appeal has no merit.

I live on one of Monarch Dune's golf courses and personally am pleased with the Vineyard Plan as it will limit the number of homes with golf course frontage in the Community, helping to protect property values. In addition, being able to have both golf-view and vineyard-view homes will be extremely beneficial to current and future Monarch Dunes homeowners alike. But there is much more at stake here than view preferences and property values. We are all suffering through a long drought and can expect recurring droughts in the future, so the Vineyard Plan makes more sense. We understand it would save up to almost 33 million gallons of water a year, compared to a standard golf course, so it represents an important step in our necessary move toward greater water conservation.

On behalf of many like-minded members of the Monarch Dunes Community, I ask that you affirm the finding of Equivalent Use and Substantial Conformance by the County and reject any appeal so our community may continue to a great choice for homebuyers here on the Central Coast.

Sincerely,

Eva B. Marquez

Eva B. Marquez
1023 Jane Ann Ct
Nipomo, CA 93444

September 30, 2016

Hon. Don Campbell, Chair
c/o Ramona Hedges
San Diego County Planning Commission
5276 Oak Park Drive, 3rd Floor
San Diego, CA 92123

RE: Vineyard Farms and Dunes Phase 2A
Hearing Date October 13, 2016

Dear Commissioner:

Finding proposed Modification Dunes Phase 2A, and ask the Planning Commission to uphold the Director's determination.

The proposed change from a golf course to crop production (the Vineyard Plan) in the approved Mission Dunes Phase 2A plan is an equivalent use that is in substantial conformance with the approved Conditional Use Permit. The Vineyard Plan does not increase any environmental impacts or affect any of the conditions of approval. Thus, the Planning Commission, on the appeal has no merit.

I live on one of Montecito Dunes golf courses and personally am pleased with the Vineyard Plan as it will limit the number of homes with golf course frontage in the community, helping to protect property values. In addition, being able to have lush golf-view and vineyard-view homes will be extremely beneficial to current and future owners. Dunes homeowners alike. But there is much more at stake here than view protection and property values. We are all suffering through a long drought and can expect recurring droughts in the future, so the Vineyard Plan helps conserve water. Vineyard Farms alone would save up to an estimated 35 million gallons of water a year, [illegible] a substantial reduction in an important [illegible]

On behalf of many like-minded members of the Mission Dunes Community, I ask that you continue the funding of Equivalent Use and Substantial Conformance by the Commission. Let's hope so our community may continue to enjoy choices for homeowners on the Golf Course.

Sincerely,

David Hodges
1024 Jade Ave.
Oceanside, CA 92054

September 28, 2016

Hon. Don Campbell, Chair
Attention: Ramona Hedges
SLO County Planning Commission
976 Osos Street, 3rd Floor
San Luis Obispo, CA 93406

RE: Trilogy Monarch Dunes, Phase 2A
Hearing Date: October 13, 2016

Dear Chair Campbell:

We are writing in support of Planning Director James Bergman's determination that the development and operation of a vineyard in Monarch Dunes Phase 2A would be an equivalent use and be in substantial conformance to the development and operation of a golf course in Phase 2A. We ask that the Planning Commission uphold his original decision and reject any appeal.

Director Bergman is correct in determining that there would no increase in the impacts addressed in the environmental documents and the previously certified 1998 Specific Plan Final Environmental Impact Report and 2001 Specific Plan Supplemental Environmental Impact Report. Specifically:

- Irrigation for the vineyard will use less water than the golf course and be required to use the same water sources as the golf course would use;
- The vineyard will generate less traffic than the golf course;
- The vineyard will require less grading than the golf course, and the vineyard is proposed to be SIP (Sustainability In Practice) Certified, which together would help the vineyard meet the same air quality standards the golf course would have to meet;
- Vineyards do not require as much maintenance with noise-generating mechanical equipment as do golf courses; and
- The Vineyard Plan would not affect any of the conditions of approval from the January 2016 CUP approved by the Planning Commission.

When all the Members in the Trilogy at Monarch Dunes community were asked to take an online poll, 83 percent voted for the Vineyard Plan rather than the Golf Course Plan. As members of this community, we share the view of most of our neighbors that two golf courses are enough and a third course could jeopardize the finances of the existing ones. We strongly support the idea of bringing a vineyard to Monarch Dunes because it will be more sustainable than a third golf course, will save water, help diversify our open space views, and improve our quality of life.

Please allow the Vineyard Plan to move forward expeditiously by denying any groundless appeal filed against it.

Sincerely,

Joe Briskey
1425 Trail View Place
Nipomo, CA 93444

Cheri Briskey

29 September 2016

Hon. Chair Don Campbell
c/o Ramona Hedges
SLO County Planning Commission
976 Osos Street, 3rd Floor
San Luis Obispo, CA 93406

RE: Trilogy Monarch Dunes, Phase 2A
Hearing Date: October 13, 2016

Dear Chair Campbell:

As the Planning Commission considers an appeal of the Planning Director's correct and well substantiated finding that the Monarch Dunes Phase 2A Vineyard Plan is a conforming use that substantially conforms to the project approved by the Planning Commission (DRC2014-00130), I think it's important that the Commission understand how overwhelmingly the Members of Monarch Dunes support the Vineyard Plan.

At a Town Hall meetings held on June 17th, 20th and 21st, 2016, the approximately 350 Monarch Dunes Members present filled out a survey form asking which they preferred, the Vineyard Plan or the Golf Course Plan, and **94 percent voted for the Vineyard Plan**. When all the Members in the community were asked to take an online poll with the same question, **83 percent voted for the Vineyard Plan.**

This appeal goes against the wishes of the vast majority of the Members of the Monarch Dunes Community. We want a more sustainable, more diverse Monarch Dunes! Please uphold the Planning Director's determination and allow the Vineyard Plan to move forward.

Sincerely,

Scott & Kelly Cain
1797 Northwood Rd

September 27, 2016

Chair Don Campbell
c/o Ramona Hedges
SLO County Planning Commission
976 Osos Street, 3rd Floor
San Luis Obispo, CA 93406

RE: Trilogy Monarch Dunes, Phase 2A
Hearing Date: October 13, 2016

Dear Honorable Chair Campbell:

I strongly encourage you and your fellow Planning Commissioners to uphold the Planning Director's finding that the Monarch Dunes Phase 2A Vineyard Plan is an equivalent use and substantially conforms with the approved plan, the Conditional Use Permit and DRC2014-00130.

The Vineyard Plan makes sense because it will substantially reduce water use in this era of drought. Additionally, it will reduce traffic and amount of grading, and would meet the same air quality standards the golf course would have to meet. For these reasons, the Planning Director's finding of Substantial Conformance is correct and any appeal should be denied.

As a Member of Monarch Dunes Community, I share the view of so many of my neighbors: This is a beautiful community with so much to commend it - walking, hiking and equestrian trails, the butterfly sanctuary and habitat, the top-notch Monarch Club and, of course, two outstanding golf courses. But we also think that two golf courses are enough and a third golf course could jeopardize the finances of the existing golf courses. We strongly support the idea of bringing a vineyard to Monarch Dunes because it will be more sustainable than a third golf course, will diversify our open space views and improve our quality of life.

Please allow the Vineyard Plan to move forward expeditiously by denying any groundless appeal filed against it.

James R. Easton
1524 Trail View Place
Nipomo, California 93444

September 27, 2016

Chair Don Campbell
c/o Ramona Hedges
SLO County Planning Commission
976 Osos Street, 3rd Floor
San Luis Obispo, CA 93406

RE: Trilogy Monarch Dunes, Phase 2A
Hearing Date: October 13, 2016

Dear Honorable Chair Campbell:

I strongly encourage you and your fellow Planning Commissioners to uphold the Planning Director's finding that the Monarch Dunes Phase 2A Vineyard Plan is an equivalent use and substantially conforms with the approved plan, the Conditional Use Permit and DRC2014-00130.

The Vineyard Plan makes sense because it will substantially reduce water use in this era of drought. Additionally, it will reduce traffic and amount of grading, and would meet the same air quality standards the golf course would have to meet. For these reasons, the Planning Director's finding of Substantial Conformance is correct and any appeal should be denied.

As a Member of Monarch Dunes Community, I share the view of so many of my neighbors: This is a beautiful community with so much to commend it – walking, hiking and equestrian trails, the butterfly sanctuary and habitat, the top-notch Monarch Club and, of course, two outstanding golf courses. But we also think that two golf courses are enough and a third golf course could jeopardize the finances of the existing golf courses. We strongly support the idea of bringing a vineyard to Monarch Dunes because it will be more sustainable than a third golf course, will diversify our open space views and improve our quality of life.

Please allow the Vineyard Plan to move forward expeditiously by denying any groundless appeal filed against it.

Mary Louise Labadie, CAPS, CGP, CMP, MCSP
1524 Trail View Place
Nipomo, California 93444

9-27-16

Chair Don Campbell
c/o Ramona Hedges
SLO County Planning Commission
976 Osos Street, 3rd Floor
San Luis Obispo, CA 93406

RE: Trilogy Monarch Dunes, Phase 2A
Hearing Date: October 13, 2016

Dear Honorable Chair Campbell:

I strongly encourage you and your fellow Planning Commissioners to uphold the Planning Director's finding that the Monarch Dunes Phase 2A Vineyard Plan is an equivalent use and substantially conforms with the approved plan, the Conditional Use Permit and DRC2014-00130.

The Vineyard Plan makes sense because it will substantially reduce water use in this era of drought. Additionally, it will reduce traffic and amount of grading, and would meet the same air quality standards the golf course would have to meet. For these reasons, the Planning Director's finding of Substantial Conformance is correct and any appeal should be denied.

As a Member of Monarch Dunes Community, I share the view of so many of my neighbors: This is a beautiful community with so much to commend it - walking, hiking and equestrian trails, the butterfly sanctuary and habitat, the top-notch Monarch Club and, of course, two outstanding golf courses. But we also think that two golf courses are enough and a third golf course could jeopardize the finances of the existing golf courses. We strongly support the idea of bringing a vineyard to Monarch Dunes because it will be more sustainable than a third golf course, will diversify our open space views and improve our quality of life.

* Please allow the Vineyard Plan to move forward expeditiously by denying any groundless appeal filed against it. Thank you. *

9-27-16

PETER MORREALE, owner:
1775 LOUISE LN
Nipomo CA 93444

(TRILOGY NEIGHBORHOOD)

10-1-2017

Chair Don Campbell
c/o Ramona Hedges
SLO County Planning Commission
976 Osos Street, 3rd Floor
San Luis Obispo, CA 93406

RE: Trilogy Monarch Dunes, Phase 2A
Hearing Date: October 13, 2016

Dear Honorable Chair Campbell:

We strongly encourage you and your fellow Planning Commissioners to uphold the Planning Director's finding that the Monarch Dunes Phase 2A Vineyard Plan is an equivalent use and substantially conforms with the approved plan, the Conditional Use Permit and DRC2014-00130.

The Vineyard Plan makes sense because it will substantially reduce water use in this era of drought. Additionally, it will reduce traffic and amount of grading, and would meet the same air quality standards the golf course would have to meet. For these reasons, the Planning Director's finding of Substantial Conformance is correct and any appeal should be denied.

As Members of the Monarch Dunes Community, we share the view of so many of our neighbors: This is a beautiful community with so much to commend it – walking, hiking and equestrian trails, the butterfly sanctuary and habitat, the top-notch Monarch Club and, of course, two outstanding golf courses. But we also think that two golf courses are enough and a third golf course could jeopardize the finances of the existing golf courses. We strongly support the idea of bringing a vineyard to Monarch Dunes because it will be more sustainable than a third golf course, will diversify our open space views and improve our quality of life.

Please allow the Vineyard Plan to move forward expeditiously by denying any groundless appeal filed against it.

Terry & Marcia Hashimoto
1016 Katrina Ct
Nipomo, CA 93444

October 1, 2016

Hon. Don Campbell, Chair
Attention: Ramona Hedges
SLO County Planning Commission
976 Osos Street, 3rd Floor
San Luis Obispo, CA 93406

RE: Trilogy Monarch Dunes, Phase 2A
Hearing Date: October 13, 2016

Dear Chair Campbell:

I am writing in support of Planning Director James Bergman's determination that the development and operation of a vineyard in Monarch Dunes Phase 2A would be an equivalent use and be in substantial conformance to the development and operation of a golf course in Phase 2A. I ask that the Planning Commission uphold his original decision and reject any appeal.

Director Bergman is correct in determining that there would not be any increase in the impacts addressed in the environmental documents and the previously certified 1998 Specific Plan Final Environmental Impact Report and 2001 Specific Plan Supplemental Environmental Impact Report. Specifically:

- Irrigation for the vineyard will use less water than the golf course and be required to use the same water sources as the golf course would,
- The vineyard will generate less traffic than the golf course,
- The vineyard will require less grading than the golf course, and the vineyard is proposed to be SIP (Sustainability In Practice) Certified, which together would help the vineyard meet the same air quality standards the golf would have to meet,
- Vineyards do not require as much maintenance with noise-generating mechanical equipment as do golf courses, and
- The Vineyard Plan would not affect any of the conditions of approval from the January 2016 CUP approved by the Planning Commission.

Based on these findings, Director Bergman correctly determined that the proposed change to the Vineyard Plan (crop production) instead of a golf course substantially conforms to the approved plan for Monarch Dunes Phase 2A. I therefore ask the Planning Commission to uphold this finding.

Regards,

Jack Moyer
977 Jacqueline Pl.
Nipomo, CA 03444
+1 408.930.6724

10/6/16

Hon. Chair Don Campbell
c/o Ramona Hedges
San Luis Obispo County Planning Commission
976 Osos Street, 3rd Floor
San Luis Obispo, CA 93406

RE: Trilogy Monarch Dunes, Phase 2A

Dear Chair Campbell and Supervisors,

As the Monarch Dunes, Phase 2A plan comes before the San Luis Obispo County Planning Commission for review, please take into consideration the valuable contribution the construction of a few hundred new homes will make to the local economy.

Our company, W.L. Rubottom Company, manufactures and installs cabinets for homebuilders, and we look forward to serving the needs of Shea Homes as it builds the new homes your denial of Mr. Merrill's appeal will make possible. Sales generated by suppling Shea Homes will help to support our company, our employees and their families.

We are located in Ventura, but several of our employees live in San Luis Obispo County, and we consider ourselves a Central Coast business. We are a third generation family business with over forty employees, and we have been in the tri-county area for over fifty years. We hope to stay in the area for another fifty. Shea Homes is a great homebuilder and we are proud to supply cabinets for their homes. They specifically chose to work with our company, rather than some of our larger competitors in Riverside, San Diego, Oregon, and even Mexico and Canada because we are the only local supplier that can service their product. Please consider this issue carefully.

Thank you for your consideration of these matters.

Sincerely,

Jay B. McCoy

President, W.L. Rubottom Company

320 West Lewis Street

Ventura, CA 93001

October 6, 2016

Hon. Don Campbell, Chair
Attention: Ramona Hedges
SLO County Planning Commission
976 Osos Street, 3rd Floor
San Luis Obispo, CA 93406

RE: Trilogy Monarch Dunes, Phase 2A
Hearing Date: October 13, 2016

Dear Chair Campbell:

I am writing in support of Planning Director James Bergman's determination that the development and operation of a vineyard in Monarch Dunes Phase 2A would be an equivalent use and be in substantial conformance to the development and operation of a golf course in Phase 2A. I ask that the Planning Commission uphold his original decision and reject any appeal.

Director Bergman is correct in determining that there would not be any increase in the impacts addressed in the environmental documents and the previously certified 1998 Specific Plan Final Environmental Impact Report and 2001 Specific Plan Supplemental Environmental Impact Report. Specifically:

- Irrigation for the vineyard will use less water than the golf course and be required to use the same water sources as the golf course would,
- The vineyard will generate less traffic than the golf course,
- The vineyard will require less grading than the golf course, and the vineyard is proposed to be SIP (Sustainability In Practice) Certified, which together would help the vineyard meet the same air quality standards the golf would have to meet,
- Vineyards do not require as much maintenance with noise-generating mechanical equipment as do golf courses, and
- The Vineyard Plan would not affect any of the conditions of approval from the January 2016 CUP approved by the Planning Commission.

Based on these findings, Director Bergman correctly determined that the proposed change to the Vineyard Plan (crop production) instead of a golf course substantially conforms to the approved plan for Monarch Dunes Phase 2A. I therefore ask the Planning Commission to uphold this finding.

Sincerely,

Mary Emrich

Mary Emrich
1524 Vista Tesoro Pl
Nipomo, CA 93444

Chair Don Campbell
c/o Ramona Hedges
SLO County Planning Commission
976 Osos Street, 3rd Floor
San Luis Obispo, CA 93406

October 6, 2016

RE: Trilogy Monarch Dunes, Phase 2A
Hearing Date: October 13, 2016

Dear Honorable Chair Campbell:

I strongly encourage you and your fellow Planning Commissioners to uphold the Planning Director's finding that the Monarch Dunes Phase 2A Vineyard Plan is an equivalent use and substantially conforms with the approved plan, the Conditional Use Permit and DRC2014-00130.

The Vineyard Plan makes sense because it will substantially reduce water use in this era of drought. Additionally, it will reduce traffic and amount of grading, and would meet the same air quality standards the golf course would have to meet. For these reasons, the Planning Director's finding of Substantial Conformance is correct and any appeal should be denied.

As a Member of Monarch Dunes Community, I share the view of so many of my neighbors: This is a beautiful community with so much to commend it – walking, hiking and equestrian trails, the butterfly sanctuary and habitat, the top-notch Monarch Club and, of course, two outstanding golf courses. But we also think that two golf courses are enough and a third golf course could jeopardize the finances of the existing golf courses. We strongly support the idea of bringing a vineyard to Monarch Dunes because it will be more sustainable than a third golf course, will diversify our open space views and improve our quality of life.

Please allow the Vineyard Plan to move forward expeditiously by denying any groundless appeal filed against it.

Sincerely,

Philip Emrich
1524 Vista Tesoro Pl
Nipomo, CA 93433

From: Cynthia K Peters <cynthiakpeters@gmail.com>
Sent: Monday, October 03, 2016 7:23 AM
To: Ramona Hedges
Cc: ellen.juarez@sheahomes.com
Subject: Trilogy Monarch Dunes, Phase 2A | Hearing Date: October 13, 2016

Hon. Don Campbell, Chair
c/o Ramona Hedges
SLO County Planning Commission
976 Osos Street, 3rd Floor
San Luis Obispo, CA 93406

RE: Trilogy Monarch Dunes, Phase 2A
Hearing Date: October 13, 2016

Dear Chair Campbell:

It has come to my attention that our neighbor, Craig Merrill of 1295 Viva Way has appealed director James Bergman's decision relating to: *Determination for an Equivalent Use and a Substantial Conformance Determination for DRC2014-00130* within the Trilogy Monarch Dunes, Phase 2A development.

It is my understand that the decision Mr. Bergman made was very narrow in focus and only determined that replacing a golf course with a vineyard is an equivalent use for the land and is in substantial conformance with the above DRC.

With all due respect to Mr. Merrill, having read his appeal submitted on August 14, 2016, it is my view that the basis for his appeal is overly broad, off topic and contradictory.

To quote Mr. Merrill:
"Trilogy wants to now change the purpose of most of its phase 2A acreage while still building over 220 homes during a stage 4 drought. The whole project should be stopped until an additional 20 year water certification can be obtained."

Disagreeing with building homes during a drought and petitioning that the "whole project" be stopped is overly broad and off topic. While the basis for Mr. Merrill's appeal appears to be a concern for water use, he contradicts himself when he opposes a vineyard in favor (apparently) of a golf course. I encourage the commission to inform Mr. Merrill that Shea Homes and the community of Monarch Dunes share his concern for the water shortage and therefore went to great lengths to devise the vineyard concept with one of the primary goals being it is a waterwise alternative to building and maintaining a golf course. As residents of Trilogy Monarch Dunes, my family and I are equally supportive of the vineyard as an environmentally responsible alternative to another golf course for a number of reasons, including its water-saving benefits.

Perhaps if Mr. Merrill is made aware of the fact that building a golf course in his neighborhood would have the opposite effect of his intentions to conserve local water, he will voluntarily

withdraw his appeal. If not, I urge the planning commission to uphold director Bergman's decision and reject Mr. Merrill's appeal.

Respectfully,

Cynthia Peters and Family

Daniel Couture
Alice Peters
Cynthia Peters
1130 Aidin Ct, Nipomo, CA 93444
805-219-0281

From: John Hall <john.hall@asu.edu>
Sent: Thursday, October 06, 2016 1:55 PM
To: Ramona Hedges
Cc: ellen.juarez@sheahomes.com
Subject: FW: Trilogy Monarch Dunes, Phase 2A Vineyard Plan

From: DTC <john.hall@asu.edu>
Date: Thursday, October 6, 2016 at 1:12 PM
To: "rhedges@co.slo.us" <rhedges@co.slo.us>
Cc: "ellen.juarez@sheahomes.com" <ellen.juarez@sheahomes.com>
Subject: Trilogy Monarch Dunes, Phase 2A Vineyard Plan

October 6, 2016
Hon. Don Campbell, Chair
c/o Ramona Hedges
SLO County Planning Commission
976 Osos Street, 3rd Floor
San Luis Obispo, CA 93406

RE: Trilogy Monarch Dunes, Phase 2A
Hearing Date: October 13, 2016

Dear Chair Campbell:

I strongly oppose the appeal challenging the Planning Director's decision and findings regarding Monarch Dunes Phase 2A, and ask the Planning Commission uphold the Director's determination.

The proposed change from a golf course to crop production (the Vineyard Plan) in the approved Monarch Dunes Phase 2A plan is an equivalent use that is in substantial conformance with the approved Conditional Use Permit. The Vineyard Plan does not increase any environmental impacts or affect any of the conditions of approval considered by the Planning Commission, so the appeal has no merit.
I live on one of Monarch Dune's golf courses and personally am pleased with the Vineyard Plan as it will limit the number of homes with golf course frontage in the Community, helping to protect property values. In addition, being able to have both golf-view and vineyard-view homes will be extremely beneficial to current and future Monarch Dunes homeowners alike. But there is much more at stake here than view preferences and property values. We are all suffering through a long drought and can expect recurring droughts in the future, so the Vineyard Plan makes more sense. We understand it would save up to almost 33 million gallons of water a year, compared to a standard golf course, so it represents an important step in our necessary move toward greater water conservation.

On behalf of many like-minded members of the Monarch Dunes Community, I ask that you affirm the finding of Equivalent Use and Substantial Conformance by the County and reject any appeal so our community may continue to a great choice for homebuyers here on the Central Coast.

John Stuart Hall

Emeritus Professor of Public Affairs

1416 Vista Tesoro Pl.

Nipomo, CA. 93444

Mobile: 602-284-4616

Home: 805-619-7060

e-mail: john.hall@asu.edu

From: Connie Hall <conniehall42@hotmail.com>
Sent: Thursday, October 06, 2016 2:20 PM
To: Ramona Hedges
Cc: rez@sheahomes.com
Subject: Trilogy Monarch Dunes, Phase 2A; Hearing Date: October 13, 2016

October 6, 2016

Chair Don Campbell
c/o Ramona Hedges
SLO County Planning Commission
976 Osos Street, 3rd Floor
San Luis Obispo, CA 93406

RE: Trilogy Monarch Dunes, Phase 2A
Hearing Date: October 13, 2016

Dear Honorable Chair Campbell:

I strongly encourage you and your fellow Planning Commissioners to uphold the Planning Director's finding that the Monarch Dunes Phase 2A Vineyard Plan is an equivalent use and substantially conforms with the approved plan, the Conditional Use Permit and DRC2014-00130.

The Vineyard Plan makes sense because it will substantially reduce water use in this era of drought. Additionally, it will reduce traffic and amount of grading, and would meet the same air quality standards the golf course would have to meet. For these reasons, the Planning Director's finding of Substantial Conformance is correct and any appeal should be denied.

As a Member of Monarch Dunes Community, I share the view of so many of my neighbors: This is a beautiful community with so much to commend it – walking, hiking and equestrian trails, the butterfly sanctuary and habitat, the top-notch Monarch Club and, of course, two outstanding golf courses. But we also think that two golf courses are enough and a third golf course could jeopardize the finances of the existing golf courses. We strongly support the idea of bringing a vineyard to Monarch Dunes because it will be more sustainable than a third golf course, will diversify our open space views and improve our quality of life.
Please allow the Vineyard Plan to move forward expeditiously by denying any groundless appeal filed against it.

Respectfully,

Connie D. Hall

1416 Vista Tesoro Place
Nipomo, CA 93444

10/2/16
Chair Don Campbell
c/o Ramona Hedges
SLO County Planning Commission 976 Osos Street, 3rd Floor
San Luis Obispo, CA 93406
RE: Trilogy Monarch Dunes, Phase 2A Hearing Date: October 13, 2016
Dear Honorable Chair Campbell:
I strongly encourage you and your fellow Planning Commissioners to uphold the Planning Director's finding that the Monarch Dunes Phase 2A Vineyard Plan is an equivalent use and substantially conforms with the approved plan, the Conditional Use Permit and DRC2014-00130.
The Vineyard Plan makes sense because it will substantially reduce water use in this era of drought. Additionally, it will reduce traffic and amount of grading, and would meet the same air quality standards the golf course would have to meet. For these reasons, the Planning Director's finding of Substantial Conformance is correct and any appeal should be denied.
As a Member of Monarch Dunes Community, I share the view of so many of my neighbors: This is a beautiful community with so much to commend it – walking, hiking and equestrian trails, the butterfly sanctuary and habitat, the top-notch Monarch Club and, of course, two outstanding golf courses. But we also think that two golf courses are enough and a third golf course could jeopardize the fin
ances of the existing golf courses. We strongly support the idea of bringing a vineyard to Monarch Dunes because it will be more sustainable than a third golf course, will diversify our open space views and improve our quality of life.
Please allow the Vineyard Plan to move forward expeditiously by denying any groundless appeal filed against it.
Sincerely,
Daniel Gillett 1055 Ford Dr.

October 4, 2016

Chair Don Campbell
c/o Ramona Hedges
SLO County Planning Commission
976 Osos Street, 3rd Floor
San Luis Obispo, CA 93406

RE: Trilogy Monarch Dunes, Phase 2A
Hearing Date: October 13, 2016

Dear Honorable Chair Campbell:

I strongly encourage you and your fellow Planning Commissioners to uphold the Planning Director's finding that the Monarch Dunes Phase 2A Vineyard Plan is an equivalent use and substantially conforms with the approved plan, the Conditional Use Permit and DRC2014-00130.

The Vineyard Plan makes sense because it will substantially reduce water use in this era of drought. Additionally, it will reduce traffic and amount of grading, and would meet the same air quality standards the golf course would have to meet. For these reasons, the Planning Director's finding of Substantial Conformance is correct and any appeal should be denied.

As a Member of Monarch Dunes Community, I share the view of so many of my neighbors: This is a beautiful community with so much to commend it – walking, hiking and equestrian trails, the butterfly sanctuary and habitat, the top-notch Monarch Club and, of course, two outstanding golf courses. But we also think that two golf courses are enough and a third golf course could jeopardize the finances of the existing golf courses. We strongly support the idea of bringing a vineyard to Monarch Dunes because it will be more sustainable than a third golf course, will diversify our open space views and improve our quality of life.

Please allow the Vineyard Plan to move forward expeditiously by denying any groundless appeal filed against it.

Terry A Rothe
1440 Vista Tesoro Place
Nipomo, CA 93444

Terry A Rothe

September 30, 2016

Hon. Don Campbell, Chairman
Attn: Ramona Hedges
SLO County Planning Commission
976 Osos Street, 3rd Floor
San Luis Obispo, CA 93406

RE: Trilogy Monarch Dunes, Phase 2A
Hearing Date: October 13, 2016

Dear Chairman Campbell,

1. The process of approval, modification and appeal of land use permits is defined by County codes and procedures. The process of approval defined by the county must be followed.

2. Phase 1 water use restrictions on residents and Monarch Dunes Golf Course must be lifted before any water is used in Phase 2A. In Phase 1, water use is restricted and water bills are extremely high. Residents must reduce gardening, shower and toilet use. The golf course has totally eliminated watering on its periphery destroying the aesthetic for which expensive "lot premiums" were paid by homebuyers. Two new wells have been drilled in Phase 2A while Phase 1 is under severe water restrictions that are reinforced by high water bills.

3. Phase 1 water use restrictions on residents and the golf course must be lifted before any well owners in the same water basin can drill, overuse and sell water. County Code Enforcement has investigated and anecdotal evidence exists that proximate neighbors of Trilogy are using huge amounts of water from the same basin as Trilogy and selling and exporting water.

4. SLO County should contract for independent elections or polling of Trilogy residents on this issue to obtain accurate and verifiable results. Votes conducted by any of the parties involved should not be considered. The total number of Trilogy residents exceeds 1,800. Results have been submitted to your office purporting that 639 resident pro-votes constitute 83%, which would actually be 36%.

5. Residential development with "ag" as decorative landscaping is still residential land use. It is not agriculture in terms of land use.

6. An appeal of the Laetitia ag cluster was recently denied by the SLO County Board of Supervisors due to the ongoing drought. There is insufficient water to approve Phase 2A.

7. Water use restrictions throughout SLO County should be lifted before Phase 2A or any other residential development is approved.

Residents
San Luis Obispo County

September 30, 2016

Hon. Don Campbell, Chairman
Attn: Harmony Hedges
SLO County Planning Commission
976 Osos Street, 2nd Floor
San Luis Obispo, CA 93408

RE: Trilogy Monarch Dunes, Phase 2A
Hearing Date: October 13, 2016

Dear Chairman Campbell,

1. The process of non-coastal modification and appeal of land use permits is defined by County codes and procedures. The process as approved defined by the county must be followed.

2. Phase 1 water use restrictions on residents and Monarch Dunes Golf Course must be lifted before any water is used in Phase 2A. In Phase 1, water use is restricted and water bills are extremely high. Residents must reduce gardening, shower and toilet use. The golf course has totally eliminated watering on its periphery destroying the aesthetic for which expensive "lot premiums" were paid by homebuyers. Two new wells have been drilled in Phase 2A while Phase 1 is under severe water restrictions that are reinforced by high water bills.

3. Phase 1 water use restrictions on residents and the golf course must be lifted before any well owners in the same water basin can drill, overuse and sell water. County Code Enforcement has investigated and anecdotal evidence exists that prospective neighbors of Trilogy are selling huge amounts of water from the same basin as Trilogy and selling and exporting water.

4. SLO County should contract for independent elections or polling of Trilogy residents on this issue to obtain accurate and verifiable results. Votes conducted by any of the parties involved should not be considered. The total number of Trilogy residents exceeds 1,800. Results have been submitted to your office supporting that 639 resident pro-votes constitute 83%, which would actually be 36%.

5. Residential development with "ag" as discretionary landscaping is still residential land use. It is not agriculture in terms of land use.

6. An appeal of the Laguna ag cluster was recently denied by the SLO County Board of Supervisors due to the ongoing drought. There is insufficient water to approve Phase 2A.

7. Water use restrictions throughout SLO County should be lifted before Phase 2A or any other residential development is approved.

Residents
San Luis Obispo County

Sept 28, 2016

Chair Don Campbell
c/o Ramona Hedges
SLO County Planning Commission
976 Osos Street, 3rd Floor
San Luis Obispo, CA 93406

RE: Trilogy Monarch Dunes, Phase 2A
Hearing Date: October 13, 2016

Dear Honorable Chair Campbell:

I strongly encourage you and your fellow Planning Commissioners to uphold the Planning Director's finding that the Monarch Dunes Phase 2A Vineyard Plan is an equivalent use and substantially conforms with the approved plan, the Conditional Use Permit and DRC2014-00130.

The Vineyard Plan makes sense because it will substantially reduce water use in this era of drought. Additionally, it will reduce traffic and amount of grading, and would meet the same air quality standards the golf course would have to meet. For these reasons, the Planning Director's finding of Substantial Conformance is correct and any appeal should be denied.

As a Member of Monarch Dunes Community, I share the view of so many of my neighbors: This is a beautiful community with so much to commend it – walking, hiking and equestrian trails, the butterfly sanctuary and habitat, the top-notch Monarch Club and, of course, two outstanding golf courses. But we also think that two golf courses are enough and a third golf course could jeopardize the finances of the existing golf courses. We strongly support the idea of bringing a vineyard to Monarch Dunes because it will be more sustainable than a third golf course, will diversify our open space views and improve our quality of life.

Please allow the Vineyard Plan to move forward expeditiously by denying any groundless appeal filed against it.

Caroline Buchwald

Caroline Buchwald TTEE

977 Allison Court
Nipomo, CA 93444

October 2, 2016

Hon. Don Campbell, Chair
c/o Ramona Hedges
SLO County Planning Commission
976 County Planning Commission
San Luis Obispo, CA 93406

RE: Trilogy Monarch Dunes, Phase 2A
Hearing Date: October 13, 2016

Dear Chair Campbell:

I strongly oppose the appeal challenging the Planning Director's decision and findings regarding Monarch Dunes Phase 2A, and ask the Planning Commission to uphold the Director's determination.

The proposed change from a golf course to crop production (the Vineyard Plan) in the approved Monarch Dunes Phase 2A plan is an equivalent use that is in substantial conformance with the Conditional Use Permit. The Vineyard Plan does not increase any environmental impacts or affect any of the conditions of approval considered by the Planning Commission, so the appeal has no merit.

I live on one of the Monarch Dunes golf courses and I'm personally very pleased with the Vineyard Plan.

On behalf of many of my neighbors of the Monarch Dunes Community, I ask you to affirm the finding of Equivalent Use and Substantial Conformance by the County and reject any appeal so our community may continue to be the fabulous place to live and enjoy this beautiful Central Coast.

Thank you.
Sincerely,
Amy M. Davidson
925 Lilly Court

October 2, 2016

Hon. Don Campbell, Chair
c/o Ramona Hedges
SLO County Planning Commission
976 County Planning Commission
San Luis Obispo, CA 93406

RE: Trilogy Monarch Dunes, Phase 2A
Hearing Date: October 13, 2016

Dear Chair Campbell:

I strongly oppose the appeal challenging the Planning Director's decision and findings regarding Monarch Dunes Phase 2A, and ask the Planning Commission to uphold the Director's determination.

The proposed change from a golf course to crop production (the Vineyard Plan) in the approved Monarch Dunes Phase 2A plan is an equivalent use that is in substantial conformance with the Conditional Use Permit. The Vineyard Plan does not increase any environmental impacts or affect any of the conditions of approval considered by the Planning Commission, so the appeal has no merit.

I live on one of the Monarch Dunes golf courses and I'm personally very pleased with the Vineyard Plan.

On behalf of many of my neighbors of the Monarch Dunes Community, I ask you to affirm the finding of Equivalent Use and Substantial Conformance by the County and reject any appeal so our community may continue to be the fabulous place to live and enjoy this beautiful Central Coast.

Thank you.
Sincerely,
David A. Davidson
925 Lilly Court

1161 Saltillo Way
Nipomo, CA 93444
October 2, 2016

Chair Don Campbell
c/o Ramona Hedges
SLO County Planning Commission
976 Osos Street, 3rd Floor
San Luis Obispo, CA 93406

RE: Trilogy Monarch Dunes, Phase 2A
Hearing Date: October 13, 2016

Dear Honorable Chair Campbell:

I strongly encourage you and your fellow Planning Commissioners to uphold the Planning Director's finding that the Monarch Dunes Phase 2A Vineyard Plan is an equivalent use and substantially conforms with the approved plan, the Conditional Use Permit and DRC2014-00130.

The Vineyard Plan makes sense because it will substantially reduce water use in this era of drought. Additionally, it will reduce traffic and amount of grading, and would meet the same air quality standards the golf course would have to meet. For these reasons, the Planning Director's finding of Substantial Conformance is correct and any appeal should be denied.

As a Member of Monarch Dunes Community, I share the view of so many of my neighbors: This is a beautiful community with so much to commend it – walking, hiking and equestrian trails, the butterfly sanctuary and habitat, the top-notch Monarch Club and, of course, two outstanding golf courses. But we also think that two golf courses are enough and a third golf course could jeopardize the finances of the existing golf courses. We strongly support the idea of bringing a vineyard to Monarch Dunes because it will be more sustainable than a third golf course, will diversify our open space views and improve our quality of life.

Please allow the Vineyard Plan to move forward expeditiously by denying any groundless appeal filed against it.

Sincerely,

Peggy A. Graue

Peggy A. Graue

September 30, 2016

Hon. Chair Don Campbell
c/o Ramona Hedges
SLO County Planning Commission
976 Osos Street, 3rd Floor
San Luis Obispo, CA 93406

RE: Trilogy Monarch Dunes, Phase 2A
Hearing Date: October 13, 2016

Dear Chair Campbell:

As the Planning Commission considers an appeal of the Planning Director's correct and well substantiated finding that the Monarch Dunes Phase 2A Vineyard Plan is a conforming use that substantially conforms to the project approved by the Planning Commission (DRC2014-00130), I think it's important that the Commission understand how overwhelmingly the Members of Monarch Dunes support the Vineyard Plan.

At a Town Hall meetings held on June 17th, 20th and 21st, 2016, the approximately 350 Monarch Dunes Members present filled out a survey form asking which they preferred, the Vineyard Plan or the Golf Course Plan, and **94 percent voted for the Vineyard Plan**. When all the Members in the community were asked to take an online poll with the same question, **83 percent voted for the Vineyard Plan**.

This appeal goes against the wishes of the vast majority of the Members of the Monarch Dunes Community. We want a more sustainable, more diverse Monarch Dunes! Please uphold the Planning Director's determination and allow the Vineyard Plan to move forward.

Robert & Donna Leach
1718 Northwood Rd
Nipomo, CA 93444

September 20, 2016

Mr. Chair Don Campbell
c/o Dennis Hedges
SLO County Planning Commission
976 Osos Street, 3rd Floor
San Luis Obispo, CA 93408

Re: Appeal of Planning Director's Decision
Hearing Date: October 13, 2016

Dear Chair Campbell:

In the Planning Commission's consideration an appeal of the Planning Director's correct and well substantiated finding that the Monarch Dunes Phase 2A Vineyard Plan is a conforming use that substantially conforms to the project approved by the Planning Commission (DRC2014-00130), I think it's important that the Commission understand how overwhelmingly the Members of Monarch Dunes support the Vineyard Plan.

At a Town Hall meeting held on June 17th, 20th and 23rd, 2016, the approximately 800 Monarch Dunes residents present filled out a survey form asking which they preferred, the Vineyard Plan or the Golf Course Plan, and 82 percent voted for the Vineyard Plan. When all the Members in the community were asked to participate in a similar poll with the same question, 88 percent voted [illegible]

This appeal goes against the wishes of the vast majority of the Members of the Monarch Dunes Community. We want a more sustainable, more diverse future on our Preserve, uphold the Planning Director's determination and allow the Vineyard Plan to move forward.

Respectfully,
Donna Leach
[illegible] Rd
Phoenix, CA 93444

1161 Saltillo Way
Nipomo, CA 93444
October 1, 2016

Hon. Chair Don Campbell
c/o Ramona Hedges
SLO County Planning Commission
976 Osos Street, 3rd Floor
San Luis Obispo, CA 93406

RE: Trilogy Monarch Dunes, Phase 2A
Hearing Date: October 13, 2016

Dear Chair Campbell:

As the Planning Commission considers an appeal of the Planning Director's correct and well substantiated finding that the Monarch Dunes Phase 2A Vineyard Plan is a conforming use that substantially conforms to the project approved by the Planning Commission (DRC2014-00130), I think it's important that the Commission understand how overwhelmingly the Members of Monarch Dunes support the Vineyard Plan.

At a Town Hall meetings held on June 17th, 20th and 21st, 2016, the approximately 350 Monarch Dunes Members present filled out a survey form asking which they preferred, the Vineyard Plan or the Golf Course Plan, and **94 percent voted for the Vineyard Plan**. When all the Members in the community were asked to take an online poll with the same question, **83 percent voted for the Vineyard Plan.**

This appeal goes against the wishes of the vast majority of the Members of the Monarch Dunes Community. We want a more sustainable, more diverse Monarch Dunes! Please uphold the Planning Director's determination and allow the Vineyard Plan to move forward.

Sincerely,

Dennis J. Graue

Dennis J. Graue, Ph.D.

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October 2, 2016

Hon. Don Campbell, Chair
c/o Ramona Hedges
SLO County Planning Commission
976 County Planning Commission
San Luis Obispo, CA 93406

RE: Trilogy Monarch Dunes, Phase 2A
Hearing Date: October 13, 2016

Dear Chair Campbell:

I strongly oppose the appeal challenging the Planning Director's decision and findings regarding Monarch Dunes Phase 2A, and ask the Planning Commission to uphold the Director's determination.

The proposed change from a golf course to crop production (the Vineyard Plan) in the approved Monarch Dunes Phase 2A plan is an equivalent use that is in substantial conformance with the Conditional Use Permit. The Vineyard Plan does not increase any environmental impacts or affect any of the conditions of approval considered by the Planning Commission, so the appeal has no merit.

I live on one of the Monarch Dunes golf courses and I'm personally very pleased with the Vineyard Plan.

On behalf of many of my neighbors of the Monarch Dunes Community, I ask you to affirm the finding of Equivalent Use and Substantial Conformance by the County and reject any appeal so our community may continue to be the fabulous place to live and enjoy this beautiful Central Coast.

Thank you.
Sincerely,
Amy M. Davidson
925 Lilly Court

[illegible], 2016

[illegible]
c/o [illegible]
[illegible] Planning Commission
[illegible]
[illegible]

[illegible]
[illegible]

[illegible]

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[illegible]

[illegible]

[illegible]
[illegible]

October 2, 2016

Hon. Don Campbell, Chair
c/o Ramona Hedges
SLO County Planning Commission
976 County Planning Commission
San Luis Obispo, CA 93406

RE: Trilogy Monarch Dunes, Phase 2A
Hearing Date: October 13, 2016

Dear Chair Campbell:

I strongly oppose the appeal challenging the Planning Director's decision and findings regarding Monarch Dunes Phase 2A, and ask the Planning Commission to uphold the Director's determination.

The proposed change from a golf course to crop production (the Vineyard Plan) in the approved Monarch Dunes Phase 2A plan is an equivalent use that is in substantial conformance with the Conditional Use Permit. The Vineyard Plan does not increase any environmental impacts or affect any of the conditions of approval considered by the Planning Commission, so the appeal has no merit.

I live on one of the Monarch Dunes golf courses and I'm personally very pleased with the Vineyard Plan.

On behalf of many of my neighbors of the Monarch Dunes Community, I ask you to affirm the finding of Equivalent Use and Substantial Conformance by the County and reject any appeal so our community may continue to be the fabulous place to live and enjoy this beautiful Central Coast.

Thank you.
Sincerely,
David A. Davidson
925 Lilly Court

September 27, 2016

Hon. Don Campbell, Chair
Attention: Ramona Hedges
SLO County Planning Commission
976 Osos Street, 3rd Floor
San Luis Obispo, CA 93406

RE: Trilogy Monarch Dunes, Phase 2A
Hearing Date: October 13, 2016

Dear Chair Campbell:

I am writing AGAINST the Planning Director James Bergman's determination that the development and operation of a vineyard in Monarch Dunes Phase 2A would be an equivalent use and be in substantial conformance to the development and operation of a golf course in Phase 2A. I ask that the Planning Commission uphold the original plan and not authorize any adjustment.

Director Bergman is INCORRECT in determining that there would not be any increase in the impacts addressed in the environmental documents and the previously certified 1998 Specific Plan Final Environmental Impact Report and 2001 Specific Plan Supplemental Environmental Impact Report. Specifically:

- He says Irrigation for the vineyard will use less water than the golf course and be required to use the same water sources as the golf course would, **FALSE**
- He says the vineyard will generate less traffic than the golf course, **WHAT IS THE POINT?**
- The vineyard will require less grading than the golf course, and the vineyard is proposed to be SIP (Sustainability In Practice) Certified, which together would help the vineyard meet the same air quality standards the golf would have to meet, **GOLF COURSE ALREADY APPROVED AND THE RESIDENTS WHO HAVE PURCHASED HOMES AGREED WITH THE GOLF COURSE OR THEY WOULDN'T HAVE PURCHASED!**
- Vineyards do not require as much maintenance with noise-generating mechanical equipment as do golf courses, **NO ONE COMPLAINS ABOUT THE GROOMING OF THE CURRENT GOLF COURSE.**
- The Vineyard Plan would not affect any of the conditions of approval from the January 2016 CUP approved by the Planning Commission. **????? EXPLAIN YOUR CUP**

Based on these findings, Director Bergman **HAS INCORRECTLY** determined that the proposed change to the Vineyard Plan (crop production) instead of a golf course substantially conforms to the approved plan for Monarch Dunes finding. Phase 2A. I therefore ask the Planning Commission to uphold the **ORIGINAL PLAN FOR PHASE 2a AT TRILOGY, NIPOMO, CALIFORNIA.**

I have been a resident of this Trilogy community since February 2008. I live on the 7th green of the Old Course. A vineyard was not was advertized or promised with the sale of the homes. I do not support this!

Sincerely,
Christine Matier - 1826 Nathan Way
Nipomo, CA 93444

9/29/2016

Hon. Don Campbell, Chair
Attention: Ramona Hedges
SLO County Planning Commission
976 Osos Street, 3rd Floor
San Luis Obispo, CA 93406

RE: Trilogy Monarch Dunes, Phase 2A
Hearing Date: October 13, 2016

Dear Chair Campbell:

As a resident and member at Monarch Dunes, I am writing in support of Planning Director James Bergman's determination that the development and operation of a vineyard in Monarch Dunes Phase 2A would be an equivalent use and be in substantial conformance to the development and operation of a golf course in Phase 2A. I ask that the Planning Commission uphold his original decision and reject any appeal.

Director Bergman is correct in determining that there would not be any increase in the impacts addressed in the environmental documents and the previously certified 1998 Specific Plan Final Environmental Impact Report and 2001 Specific Plan Supplemental Environmental Impact Report. Specifically:

- Irrigation for the vineyard will use less water than the golf course and be required to use the same water sources as the golf course would,
- The vineyard will generate less traffic than the golf course,
- The vineyard will require less grading than the golf course, and the vineyard is proposed to be SIP (Sustainability In Practice) Certified, which together would help the vineyard meet the same air quality standards the golf would have to meet,
- Vineyards do not require as much maintenance with noise-generating mechanical equipment as do golf courses, and
- The Vineyard Plan would not affect any of the conditions of approval from the January 2016 CUP approved by the Planning Commission.

Based on these findings, Director Bergman correctly determined that the proposed change to the Vineyard Plan (crop production) instead of a golf course substantially conforms to the approved plan for Monarch Dunes Phase 2A. I therefore ask the Planning Commission to uphold this finding.

Yours Sincerely,

Gary T. Lester

Gary T. Lester,
1362 Vicki Lane,
Nipomo, CA 93444.

1161 Saltillo Way
Nipomo, CA 93444
October 2, 2016

Hon. Don Campbell, Chair
Attention: Ramona Hedges
SLO County Planning Commission
976 Osos Street, 3rd Floor
San Luis Obispo, CA 93406

RE: Trilogy Monarch Dunes, Phase 2A
Hearing Date: October 13, 2016

Dear Chair Campbell:

I am writing in support of Planning Director James Bergman's determination that the development and operation of a vineyard in Monarch Dunes Phase 2A would be an equivalent use and be in substantial conformance to the development and operation of a golf course in Phase 2A. I ask that the Planning Commission uphold his original decision and reject any appeal.

Director Bergman is correct in determining that there would not be any increase in the impacts addressed in the environmental documents and the previously certified 1998 Specific Plan Final Environmental Impact Report and 2001 Specific Plan Supplemental Environmental Impact Report. Specifically:

- Irrigation for the vineyard will use less water than the golf course and be required to use the same water sources as the golf course would,
- The vineyard will generate less traffic than the golf course,
- The vineyard will require less grading than the golf course, and the vineyard is proposed to be SIP (Sustainability In Practice) Certified, which together would help the vineyard meet the same air quality standards the golf would have to meet,
- Vineyards do not require as much maintenance with noise-generating mechanical equipment as do golf courses, and
- The Vineyard Plan would not affect any of the conditions of approval from the January 2016 CUP approved by the Planning Commission.

Based on these findings, Director Bergman correctly determined that the proposed change to the Vineyard Plan (crop production) instead of a golf course substantially conforms to the approved plan for Monarch Dunes Phase 2A. I therefore ask the Planning Commission to uphold this finding.

Sincerely,
Dennis J. Graue, Ph.D.

[illegible] Saddle Way
[illegible]mo, CA 9[illegible]
October 2, 2016

[illegible] Principal, Chief
[illegible] Business Affairs
[illegible] County Planning Commission
[illegible] Cross Street, 3rd Floor
[illegible] Obispo, CA 93408

RE: [illegible] Planning Phase 2A
Hearing Date October [illegible], 2016

[illegible]

I am writing in support of Planning Director [illegible] recommendation that the [illegible] development and operation of a driving range in Nipomo Phase 2A should [illegible] equal [illegible] and be substantial conformance to the development and operation of a golf course in Phase [illegible] as that was Planning Commission approved [illegible] and reflect any [illegible].

Director Bergman [illegible] determining that there would [illegible] any increase in the [illegible] and environmental documents and the previously certified 1999 Specific Plan in the Environmental Impact Report and 2001 Specific Plan Supplemental Environmental Impact Report. Specifically:

- [illegible] for the driving range will use less water than the golf course and be required [illegible] per acre as the golf course [illegible].
- The visual and general impacts are less than the golf course.
- The [illegible] and [illegible] less grading than the golf course, and the driving range is [illegible] to be [illegible] in Planning Commission which [illegible] would be [illegible] the driving range [illegible] the golf course.
- [illegible] do not require as much maintenance as the golf course [illegible] and [illegible] golf [illegible] and [illegible]

[illegible] Planning Commission.

Based on these findings, Director Bergman correctly determined that the proposed driving range is [illegible] and [illegible] of a golf course, substantially conforms to the approved plan for Monarch Dunes Phase 2A. I therefore ask the Planning Commission to uphold the hearing.

Sincerely,
[illegible]

1438 Vicki Lane
Nipomo, CA 93444
Oct 3, 2016

Chair Don Campbell
c/o Ramona Hedges
SLO County Planning Commission
976 Osos Street, 3rd Floor
San Luis Obispo, CA 93406

RE: Trilogy Monarch Dunes, Phase 2A
Hearing Date: October 13, 2016

Dear Honorable Chair Campbell:

I strongly encourage you and your fellow Planning Commissioners to oppose the Planning Director's finding that the Monarch Dunes Phase 2A Vineyard Plan is an equivalent use and substantially conforms with the approved plan, the Conditional Use Permit and DRC2014-00130. If you do decide to support the finding I urge you to place the restrictions outlined below on the process of spraying the Vineyards to protect the health of the residents.

As you know Monarch Dunes has a serious air pollution problem caused by sand dust from the nearby dunes. The Vineyard Plan include spraying horizontally at about 5 foot height with polluting chemicals. Even though these are so called tier 3 chemicals they represent a health hazard. The currently approved Phase 2 golf course would be sprayed mostly on the greens and sprayed downward from a few inches above the ground. We already have two golf courses so a 3rd golf course would not introduce an additional pollutant. The current two golf courses already make a profit. With the addition of another 400 homes I believe that all 3 golf courses could be profitable.

It would be a major stretch of reality to find that 80 acres of a vineyard are in of Substantial Conformance with the current golf course plan. At least the permit process should be started over and include a new environmental impact statement.

If you do decide to approve the vineyard please add the following conditions to your approval.

1. Getting and keeping a SIP certification (not just abiding my SIP practices)
2. Restrict spraying to early morning hours when winds are less than 5 miles/hr. as discussed we would notify residents and would limit and spray activities to durations with wind speed of 5mph or less.
3. Supply a list of chemicals used to residents.
4. Have the builder commit to transparency on vineyard activities and plans.

5. Install monitoring stations at locations downwind from the vineyards to measure chemical pollutants.
6. Agree that these commitments will be passed on to successor owners. If vineyard is sold or leased strict performance standards include these conditions would be incorporated for long-term successful vineyard interfaces.

I believe your fiduciary duties require you to at least give the residents some protections against the pesticides sprays.

Sincerely;

Richard P. Wishner

Dr. Richard P. Wishner

1161 Saltillo Way
Nipomo, CA 93444
October 1, 2016

Hon. Don Campbell, Chair
c/o Ramona Hedges
SLO County Planning Commission
976 Osos Street, 3rd Floor
San Luis Obispo, CA 93406

RE: Trilogy Monarch Dunes, Phase 2A
Hearing Date: October 13, 2016

Dear Chair Campbell:

I strongly oppose the appeal challenging the Planning Director's decision and findings regarding Monarch Dunes Phase 2A, and ask the Planning Commission uphold the Director's determination.

The proposed change from a golf course to crop production (the Vineyard Plan) in the approved Monarch Dunes Phase 2A plan is an equivalent use that is in substantial conformance with the approved Conditional Use Permit. The Vineyard Plan does not increase any environmental impacts or affect any of the conditions of approval considered by the Planning Commission, so the appeal has no merit.

I live on one of Monarch Dune's golf courses and personally am pleased with the Vineyard Plan as it will limit the number of homes with golf course frontage in the Community, helping to protect property values. In addition, being able to have both golf-view and vineyard-view homes will be extremely beneficial to current and future Monarch Dunes homeowners alike. But there is much more at stake here than view preferences and property values. We are all suffering through a long drought and can expect recurring droughts in the future, so the Vineyard Plan makes more sense. We understand it would save up to almost 33 million gallons of water a year, compared to a standard golf course, so it represents an important step in our necessary move toward greater water conservation.

On behalf of many like-minded members of the Monarch Dunes Community, I ask that you affirm the finding of Equivalent Use and Substantial Conformance by the County and reject any appeal so our community may continue to a great choice for homebuyers here on the Central Coast.

Sincerely,

Peggy A. Graue

Peggy A. Graue

10-2-2016

Hon. Chair Don Campbell
c/o Ramona Hedges
SLO County Planning Commission
976 Osos Street, 3rd Floor
San Luis Obispo, CA 93406

RE: Trilogy Monarch Dunes, Phase 2A
Hearing Date: October 13, 2016

Dear Chair Campbell:

As the Planning Commission considers an appeal of the Planning Director's correct and well substantiated finding that the Monarch Dunes Phase 2A Vineyard Plan is a conforming use that substantially conforms to the project approved by the Planning Commission (DRC2014-00130), I think it's important that the Commission understand how overwhelmingly the Members of Monarch Dunes support the Vineyard Plan.

At a Town Hall meetings held on June 17th, 20th and 21st, 2016, the approximately 350 Monarch Dunes Members present filled out a survey form asking which they preferred, the Vineyard Plan or the Golf Course Plan, and **94 percent voted for the Vineyard Plan**. When all the Members in the community were asked to take an online poll with the same question, **83 percent voted for the Vineyard Plan.**

This appeal goes against the wishes of the vast majority of the Members of the Monarch Dunes Community. We want a more sustainable, more diverse Monarch Dunes! Please uphold the Planning Director's determination and allow the Vineyard Plan to move forward.

Roy Tabarez

Roy Tabarez
1019 Jacqueline Place
Nipomo, CA 93444

10-1-2016

Hon. Don Campbell, Chair
Attention: Ramona Hedges
SLO County Planning Commission
976 Osos Street, 3rd Floor
San Luis Obispo, CA 93406

RE: Trilogy Monarch Dunes, Phase 2A
Hearing Date: October 13, 2016

Dear Chair Campbell:

I am writing in support of Planning Director James Bergman's determination that the development and operation of a vineyard in Monarch Dunes Phase 2A would be an equivalent use and be in substantial conformance to the development and operation of a golf course in Phase 2A. I ask that the Planning Commission uphold his original decision and reject any appeal.

Director Bergman is correct in determining that there would not be any increase in the impacts addressed in the environmental documents and the previously certified 1998 Specific Plan Final Environmental Impact Report and 2001 Specific Plan Supplemental Environmental Impact Report. Specifically:

- Irrigation for the vineyard will use less water than the golf course and be required to use the same water sources as the golf course would,
- The vineyard will generate less traffic than the golf course,
- The vineyard will require less grading than the golf course, and the vineyard is proposed to be SIP (Sustainability In Practice) Certified, which together would help the vineyard meet the same air quality standards the golf would have to meet,
- Vineyards do not require as much maintenance with noise-generating mechanical equipment as do golf courses, and
- The Vineyard Plan would not affect any of the conditions of approval from the January 2016 CUP approved by the Planning Commission.

Based on these findings, Director Bergman correctly determined that the proposed change to the Vineyard Plan (crop production) instead of a golf course substantially conforms to the approved plan for Monarch Dunes Phase 2A. I therefore ask the Planning Commission to uphold this finding.

Jan Tabarez
1019 Jacqueline Place
Nipomo, CA 93444

10-1-2016

Hon. Don Campbell, Chair
c/o Ramona Hedges
SLO County Planning Commission
976 Osos Street, 3rd Floor
San Luis Obispo, CA 93406

RE: Trilogy Monarch Dunes, Phase 2A
Hearing Date: October 13, 2016

Dear Chair Campbell:

I strongly oppose the appeal challenging the Planning Director's decision and findings regarding Monarch Dunes Phase 2A, and ask the Planning Commission uphold the Director's determination.

The proposed change from a golf course to crop production (the Vineyard Plan) in the approved Monarch Dunes Phase 2A plan is an equivalent use that is in substantial conformance with the approved Conditional Use Permit. The Vineyard Plan does not increase any environmental impacts or affect any of the conditions of approval considered by the Planning Commission, so the appeal has no merit.

I live on one of Monarch Dune's golf courses and personally am pleased with the Vineyard Plan as it will limit the number of homes with golf course frontage in the Community, helping to protect property values. In addition, being able to have both golf-view and vineyard-view homes will be extremely beneficial to current and future Monarch Dunes homeowners alike. But there is much more at stake here than view preferences and property values. We are all suffering through a long drought and can expect recurring droughts in the future, so the Vineyard Plan makes more sense. We understand it would save up to almost 33 million gallons of water a year, compared to a standard golf course, so it represents an important step in our necessary move toward greater water conservation.

On behalf of many like-minded members of the Monarch Dunes Community, I ask that you affirm the finding of Equivalent Use and Substantial Conformance by the County and reject any appeal so our community may continue to a great choice for homebuyers here on the Central Coast.

Jan Tabarez

Jan Tabarez
1019 Jacqueline Place
Nipomo, CA 93444

10-2-2016

Chair Don Campbell
c/o Ramona Hedges
SLO County Planning Commission
976 Osos Street, 3rd Floor
San Luis Obispo, CA 93406

RE: Trilogy Monarch Dunes, Phase 2A
Hearing Date: October 13, 2016

Dear Honorable Chair Campbell:

I strongly encourage you and your fellow Planning Commissioners to uphold the Planning Director's finding that the Monarch Dunes Phase 2A Vineyard Plan is an equivalent use and substantially conforms with the approved plan, the Conditional Use Permit and DRC2014-00130.

The Vineyard Plan makes sense because it will substantially reduce water use in this era of drought. Additionally, it will reduce traffic and amount of grading, and would meet the same air quality standards the golf course would have to meet. For these reasons, the Planning Director's finding of Substantial Conformance is correct and any appeal should be denied.

As a Member of Monarch Dunes Community, I share the view of so many of my neighbors: This is a beautiful community with so much to commend it – walking, hiking and equestrian trails, the butterfly sanctuary and habitat, the top-notch Monarch Club and, of course, two outstanding golf courses. But we also think that two golf courses are enough and a third golf course could jeopardize the finances of the existing golf courses. We strongly support the idea of bringing a vineyard to Monarch Dunes because it will be more sustainable than a third golf course, will diversify our open space views and improve our quality of life.

Please allow the Vineyard Plan to move forward expeditiously by denying any groundless appeal filed against it.

Roy Tabarez

Roy Tabarez
1019 Jacqueline Place
Nipomo, CA 93444

September 28, 2016

Chair Don Campbell
c/o Ramona Hedges
SLO County Planning Commission
976 Osos Street, 3rd Floor
San Luis Obispo, CA 93406

RE: Trilogy Monarch Dunes, Phase 2A
Hearing Date: October 13, 2016

Dear Honorable Chair Campbell:

As a Member of Monarch Dunes Community, I share the view of so many of my neighbors: This is a beautiful community with so much of it shared with the entire community of San Luis Obispo County offering maintained public walking, hiking and equestrian trails, the butterfly sanctuary and habitat, the Monarch Club and, of course, two outstanding publicly shared golf courses. We strongly support the idea of bringing a vineyard to Monarch Dunes because it will be more water friendly sustainable than a third golf course, will diversify our open space views and improve our quality of life shared with our community. You don't see private gates in Trilogy Monarch Dunes like Mr. Merrill's house. We welcome one and all to enjoy our community.

Mr. Merrill speaks of the drought yet has a custom multi water fall and running stream in the front of his home, multi water fall in the back with the outdoor pool and jacuzzi, and his own personal putting and chipping golf green. Talk about a hypocrite water waster.

I strongly encourage you and your fellow Planning Commissioners to uphold the Planning Director's finding that the Monarch Dunes Phase 2A Vineyard Plan is an equivalent use and substantially conforms with the approved plan, the Conditional Use Permit and DRC2014-00130.

The Vineyard Plan makes sense because it will substantially reduce water by 2/3rds use in this era of drought. Additionally, it will reduce traffic and amount of grading, and would meet the same air quality standards the golf course would have to meet. For these reasons, the Planning Director's finding of Substantial Conformance is correct and any appeal should be denied.

Please allow the Vineyard Plan to move forward expeditiously by denying any groundless frivolous appeal filed against it.

Sincere Regards,
Chuck & Vikki Houck
1168 Kristen Ct
Nipomo, CA 93444

Please see the photos attached or view his home at
http://www.sanluisobispo.com/living/home-garden/article59243203.html