PAPICH CONSTRUCTION CO., INC.

10 October 2016

Via: Email

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 Members of the San Luis Obispo County Planning Commission,

Papich Construction strongly opposes 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.

My company, Papich Construction, plans to employ approximately 30 workers on Monarch Dunes construction related to the Phase 2A construction, as one of approximately three dozen companies that will be engaged to prepare the site and build the homes. This influx of work will benefit the livelihood of the many County-based workers who will find new work at Monarch Dunes, and will provide a boost to the entire San Luis Obispo County economy. This local economic boost will be an important part of homebuilding's nearly $40 billion contribution to the California economy, and the local jobs generated will be part of nearly 209,000 jobs statewide that homebuilding generates annually.

Your denial of the appeal is supported by the record, and will create hundreds of local jobs, and support hundreds of families.

Sincerely,

PAPICH CONSTRUCTION CO., INC.
Jason Papich | President

MAILING ADDRESS:
PO BOX 2210
PISMO BEACH, CA 93448

OFFICE: 805-473-3016
ESTIMATOR'S FAX: 805-473-2217
ACCOUNTING FAX: 805-481-5966

From: Martin Mofield
Sent: Tuesday, October 11, 2016 8:54 AM
To: PL_CODE_ENFORCE; PL_PLANCHECK; PL_SUPERVISORS; PL_INSP
Subject: 2016 California Code Book Order & Reference Materials

Good morning,

In preparation for the new codes which take effect January 1, 2017, Kevin Method is updating the Building Division's list of Codes to order from ICC. If there is a specific code or reference document which you work with regularly and need to have a copy please send Kevin email with the details of what is needed **before the close of business on October 21**. It will be especially helpful if you include the ICC Item number for each reference document requested (for other than T-24 codes). Below is the web address for the ICC Store to locate the item numbers. If you have any questions please feel free to contact me or Kevin.

http://shop.iccsafe.org/codes.html

Sincerely,

Marty Mofield
Building Division Supervisor

PLANNING & BUILDING
COUNTY OF SAN LUIS OBISPO

976 Osos Street, Room 200
San Luis Obispo, Ca 93408
805-781-5629
http://www.sloplanning.org
http://www.facebook.com/SLOPlanning
http://twitter.com/SLOCoPlanning

9/29/2026

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.

Yours Sincerely,

Kathleen Hill

Kathleen Hill,
1362 Vicki Lane,
Nipomo, Ca 93444.

From: Jocelyn Brennan
Sent: Tuesday, October 11, 2016 9:54 AM
To: Ramona Hedges
Subject: FW: Trilogy Phase 2 Water issue

~ **Jocelyn Brennan**
Legislative Assistant District 4
San Luis Obispo County Supervisor Lynn Compton
(805) 781-4337
(800) 834-4636 ext 4337
1055 Monterey St D430
San Luis Obispo CA 93408
Visit our Website
Visit us on FaceBook

From: Board of Supervisors
Sent: Tuesday, October 11, 2016 8:33 AM
To: Jocelyn Brennan <jbrennan@co.slo.ca.us>
Subject: FW: Trilogy Phase 2 Water issue

For your review.
I didn't see anything about Trilogy on the Strategic Planning Agenda, would this need to be forwarded to anyone else?

Thank you.

Blake Fixler
Administrative Assistant III
Board of Supervisors
San Luis Obispo County
www.slocounty.ca.gov
Direct Line 805-781-5498

From: STANLEY FISHER [mailto:silverfish13@me.com]
Sent: Sunday, October 09, 2016 5:50 PM
To: Jay Johnson <jgjohnson@co.slo.ca.us>; info@tribunenews.com; Lynn Compton <lcompton@co.slo.ca.us>; Board of Supervisors <Boardofsups@co.slo.ca.us>; Laurance Shinderman <Lshinderman@sbcglobal.net>; Richard Wishner <rwishner@rwishner.com>; Ramona Hedges

<rhedges@co.slo.ca.us>; Bud & Darby Cassell <darbcassell@gmail.com>; Bud & Darby Cassell <budcassell@gmail.com>; Bob & Cathy Wittrock <cwittrock@agcdenver.com>; Bob & Pam Thompson <cowboybobt@gmail.com>; moss500rjh@yahoo.com; Jack Kretovics <jack.kretovics@gmail.com>; Michael Young <mikero1@me.com>; Brian Kaub <Brian.Kaub@gmail.com>; Don Rutherford <DON@RUTHERFORDS.NET>; Bob & Cathy Wittrock <bobwittrock@yahoo.com>; Perky Fisher <perk4me@me.com>
Subject: Trilogy Phase 2 Water issue

SLO board of supervisors,

Please consider our need for water long-term needs on the Mesa and specifically that Trilogy Woodland development.
Those of us that have been here for sometime would find it a disaster if we were told our water reserves are depleted. It is true that the developer will walk from the project immediately upon completion leaving it to the resident homeowners association to find water resources. The attached information seems to be the well thought out with merit.
Thank you for your deliberations on our critical drought conditions on the Mesa and Nipomo. For sure the Vineyard should be left undeveloped until there is a clear understanding of what our water needs and are and sources of availability.

Stanley Fisher
1948 Eucalyptus Road
Nipomo, CA

Sent from my iPhone

Begin forwarded message:

> **From:** Sbcglobal <lshinderman@sbcglobal.net>
> **Subject: Re: Phase 2 Water issue**
>
> Sounds rationale.
> I could believe that Shea is fast and loose with the facts.
> One area that does concern me is the amount of "Ag" water being used. Lots of above the ground watering in lieu of a drip.
> On this issue I really don't know what I don't know.
> It's very conceivable that p66 is behind this and using this gent as their proxy.
> I heard from a Shea employee (not their management) that when our gas tanks run dry, our residents will be in favor of the p66 project.
>
> It's like union members who support trump not understanding that trump represents none of their interests nor does he care about their contracts or middle class miseries.

FYI interesting perspective and I'm sure it is a problem

Sent from my iPhone

Begin forwarded message:

From: Richard Wishner <rwishner@rwishner.com>
Subject: FW: Phase 2 Water issue

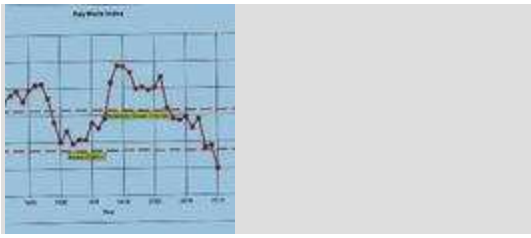
All;

One of my gripes on Shea's ethics are that they don't present a symmetrical view of an issue but just forward their self-serving view. Please see the note below from Dr. Merrill.

Dick

Not the right time for 240 homes in Trilogy during a drought

Craig Merrill from Nipomo Eucalyptus/Mesa · 13h ago



I am forwarding this information to you all as it is an important issue for those of us who live in Nipomo.

Dear Nipomo mesa neighbors including our good neighbors in the Monarch Dunes/Trilogy subdivision:

We hope you will take a moment to read this so that you can see a clearer picture of what is going on regarding the desire for the developers of the Trilogy phase 2A to add 240 plus new homes during a time of severe drought. It is important to realize that this affects us all, not just those who live outside the Trilogy subdivision. Many of you will likely have strong feelings about this issue, and we respect that, but hope that you will take the time to read the following

information.

The surrounding neighbors of Monarch Dunes/Trilogy phase 2A were not invited by the developers to the recent "town hall" meeting that Supervisor Compton was invited to attend at Trilogy this past week. This continues to propagate an "us versus them" attitude that the developers of Trilogy are intentionally promoting and is not in harmony with the spirit of community input. We also are aware that for many, the only information they get on this project is from the developer, who obviously has a significant monetary bias. We wish to point out that after they leave the scene, they will not be the ones who have to worry about the long term water consequences.

Our basic complaint with the developers of the Trilogy phase 2A revolves around this not being the right time for Nipomo to allow 240 new homes and a massive vineyard in a time of severe drought. Please see the attached graph of Nipomo groundwater wells from the court mandated Nipomo Mesa Management Area (NMMA) and the Nipomo Community Services District (NCSD). It does not take a hydrologist to understand this graph and nothing that Shea Homes and the developers can do to spin this changes the fact that we are running out of groundwater availability for the CURRENT homes on the mesa.

The phase 2A of the Trilogy development was approved in January of 2016 when rains were expected to replenish our aquifers due to an El Nino year. Obviously, this did not occur, and the drought has extended our community's water crisis. Unfortunately, the County Planning Commission and County Planning office did not hear from enough of us and there were no thoughtful questions or discussions on this subject at that meeting in January. Much has changed since then, including the developers wanting to plant a massive vineyard on top of the one they have already planted near Mesa Rd, with no opportunity for public input.

The developers are relying on a 1998 independent groundwater study that certified them to have 20 years of water availability, and this would obviously expire next year in 2017. This summer, the Nipomo Community Services District, along with the NMMA technical group, downgraded all of the Nipomo water basin to a STAGE 4 SEVERE WATER SHORTAGE. No new applications for building and water are being serviced by the NCSD and older ones in the pipeline will may be stopped in January after their updated meeting.

We do not have the water to add 240 new homes, and the developers excuse that they are paying for additional supplemental state water and that their project will be water neutral is a sham and a shell game. This additional water was completely intended by the court who ordered its implementation to relieve the over-pumping seen on the attached graph, not to allow 240 additional homes. The Woodlands Mutual Water Company (created and controlled by the developers) has not even hooked up to the pipes for that project yet, but are using it in current calculations nonetheless.

The hypocrisy of the Woodlands Mutual Water Company, controlled by the developers with a majority ownership, to certify water for 240 new homes when the NCSD and other nearby water agencies have judiciously stopped certifying water availability for any new homes, let alone 240 homes all at once, is egregious.

We applaud Supervisor Compton for denying at this time the application for 101 homes of the Laetitia Winery last week. She notes that she did this reluctantly because "at this time there is just not enough water". We assure you, there is even less water for the 240 homes that the developers want to put in at Trilogy.

The homes surrounding the phase 2A Trilogy development are ALL on wells and when their wells

run dry they will never have the benefit of connecting to any local water company that gets supplemental state water without enormous expense to them after the developers have left town with their pockets full and the locals are left with seawater intrusion due to overbuilding at an inappropriate time. Even Monarch Dunes/Trilogy residents, with supplemental water, are threatened by seawater intrusion and having their wells run dry.

The developers continue to daily pump thousands of gallons of water from a well on top of the property so they do not have to truck in water to keep the dust down from the deforestation they marched ahead with despite this severe water shortage. They claim this water is "non potable" with a slightly high nitrate level, and yet it is only a few hundred feet from multiple other wells on Banneker Lane and Amador Place whose wells are running dry and are certainly potable.

We invite you to drive down Banneker and look at how the developers removed the tree border they were to keep in place as a buffer with the surrounding properties. They have rendered these homes unlivable in relation to privacy, especially after proposing to move more homes even closer to those borders. The developers were also to have paved Viva Way to cut down on the dust and pollution of traffic partly generated by their trucks, as required in the conditions of the permit. This was to be done by August, and the plans were approved by the county, but the paving and funding from Shea Homes has been cancelled and this represents yet another example of their bait and switch tactics.

One of the changes they are seeking to make without any public input (outside of Trilogy) is to completely change most of the acreage of phase 2A to a LARGE vineyard. They tout significant approval from Trilogy residents, but in fact only 397 of the 1500 plus total residents voted for the plan and they never asked for any input from surrounding residents. Even if this

were not the case, it is not the right time to irrigate acres and acres of new vineyards. It is indefensible. As mentioned, state supplemental water was not meant for new housing and vineyards but to alleviate the over pumping from existing homes.

We ask you to logically examine these facts rather than just be influenced by developers who do not have the appropriate self-restraint to hold on further depleting water sources that are tenuous at best during a severe and progressively worsening drought when every other local agency has stopped significant development of this nature in order to protect those they serve. Ask yourselves how Shea Homes can be right and unbiased when everywhere around them exists severe drought and an attitude of restraint from public water agencies? We are not against development, even this one, but we are against irresponsible development during a time of severe drought.

At the very least, we would ask for the reasonable solution of having no development of phase 2A until after the developers obtain a new 20 year water certification, and until the current stage 4 water crisis significantly improves. Even Trilogy residents should demand this. The developers should show good faith by seeding over the open, exposed ground to prevent dust and erosion.

If you feel like we do and simply want responsible, prudent development, please take a moment to write today (before a proposed meeting of the County Planning Commission this coming Tuesday) to the following:

Jay Johnson, County
Planning: jgjohnson@co.slo.ca.us

Ramona Hedges, County Planning Commission who will forward to the Planning
Commissioners: rhedges@co.slo.ca.us

Lynn Compton and other
supervisors: jbrennan@co.slo.ca.us

Thank you for your consideration of this important issue.

Thank you

PS. Be advised that the developers are also influencing residents of Trilogy with the promise of giving them their beautiful home sales building and some cash in exchange for supporting their new vineyard and 240 homes. They are also proposing to pay to bus residents to an upcoming meeting of the County Planning Commission this coming Tuesday October 13 in SLO in order to show support for their project.

From: JTS Inc <office@jtstree.com>
Sent: Monday, October 10, 2016 3:10 PM
To: Ramona Hedges
Cc: 'Ellen Juarez'
Subject: FW: Vineyard Plan for Monarch Dunes Phase 2A
Attachments: Scan0990.pdf

From: JTS Inc [mailto:office@jtstree.com]
Sent: Monday, October 10, 2016 3:07 PM
To: 'rhedges@co.clo.ca.us'
Cc: 'Ellen Juarez (Ellen.Juarez@sheahomes.com)'
Subject: Vineyard Plan for Monarch Dunes Phase 2A

Ramon,

Please see attached support letter for Monarch Dunes Phase 2A construction in regards to asking the Planning Commission to uphold the Director's determination.

Thank you,

Justin Watson
President
JTS, Inc.
1615 Oak Hill Rd
Arroyo Grande, CA 93420

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. We therefore ask the Planning Commission to uphold the **ORIGINAL PLAN FOR PHASE 2a AT TRILOGY, NIPOMO, CALIFORNIA.**

Al and Julie Holland
989 Allison Court
Nipomo CA 93444

From: JULIE HOLLAND <jpholland@mac.com>
Sent: Tuesday, October 11, 2016 8:28 AM
To: Ramona Hedges
Subject: Letter Against the Monarch Dunes Vineyard Plan
Attachments: golf course hearing.docx

Just so you know, not everyone here is in favor of Shea Homes' new Vineyard Plan. We were promised a golf course when we bought our homes and would still like to see that happen.

October 8, 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.

Regards,

Barbara Langham

Barbara Langham
1153 Tyler Court
Nipomo, CA 93444
805-219-0727

October 8, 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 that the Planning Commission uphold this finding.

Regards,

Fred Langham
1153 Tyler Court
Nipomo, CA 93444
805-219-0727

From: trilogymonarchs@aol.com
Sent: Sunday, October 09, 2016 12:11 PM
To: Ramona Hedges
Cc: ellen.juarez@sheahomes.com
Subject: Monarch Butterfly Sanctuary/Trilogy Monarch Dunes, Phase 2A

October 9, 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 you may know, there is a nineteen acre monarch butterfly overwintering sanctuary located at the center of the Trilogy at Monarch Dunes community. It is actively managed by a group of thirty volunteer residents, who are charged with the preservation and protection of the site in perpetuity via a charter from, and under the direction of, the Woodlands Master Association. Our community has funded a $250,000 endowment to support improvements and maintenance of the habitat.

This monarch sanctuary is open to the public year round, encircled by the popular public equestrian trails here at Monarch Dunes. Members of the Monarch Butterfly Habitat Volunteer Committee provide educational seminars open to the entire county, tours of the habitat during the overwintering season, plus specific tours and talks to school children and Scout groups upon request. We host a web site (www.monarchdunesbutterflies.org) and connect with other monarch overwintering sites(Pismo Beach, Morro Bay Golf Course, Fiscalini Ranch) in our county to share information for the betterment of all.

When the idea of switching from a third golf course to a vineyard plan for section 2A was first proposed, the Monarch Butterfly Habitat Volunteer Committee researched what effect that change might have on the monarch sanctuary. Virtually all of Phase 2 A will be within a half mile of the habitat, and as such, will be subject to the restriction of NO PESTICIDE use from October 1 until March 31 each year. That is the monarch overwintering season and a restriction imposed on all members, residential and business, in our community via our CC&Rs.

Upon consultation with Dr. Kingston Leong, we determined that as long as the above pesticide prohibition was maintained, there would be no adverse effects of installing the vineyard. In fact, since the intention of maintaining an extremely eco-friendly minimal use of pesticides on the vineyard was proposed, a vineyard would in fact be a better fit for our sanctuary than would a golf course. Additionally, it is a benefit that grape vines will in fact be dormant most of the months we actually do have monarchs clustering in our overwintering site. This is not to say that the current Monarch Dunes golf courses pose a risk to our sanctuary, only that the reduced activity and possible lack of need for pesticide applications year round, will be an added benefit. The open land in section 2A will be closer to the monarch sanctuary than most of the two existing golf courses currently are.

The Monarch Butterfly Habitat Volunteer Committee is therefore in full support of the installation of the vineyard plan at Monarch Dunes.

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.

Thank you for your consideration of our support.

Judy Richards, Chair
Monarch Butterfly Habitat Volunteer Committee
Trilogy at Monarch Dunes
Nipomo, CA 93444
email: Trilogymonarchs@aol.com
web site: www.monarchdunesbutterflies.org

From: Don Rutherford <don@rutherfords.net>
Sent: Saturday, October 08, 2016 4:04 PM
To: Ramona Hedges
Subject: Monarch Dunes Phase 2A Vineyard Plan

October 8, 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 wish to add my voice to those encouraging the Planning Commissioners to uphold the Planning Director's finding that the Monarch Dunes Phase 2A Vineyard Plan is an equivalent use and substantially conforms to the approved plan, the Conditional Use Permit and DRC2014-00130.

Along with a large majority of the Trilogy residents who have responded to a poll and a vote, I too support the Planning Director's finding of Substantial Conformance and believe that any appeal should be denied.

There are numerous arguments supporting the benefits of the Vineyard Plan relating to water usage, to the negative impact of excessive golf course capacity, and to other benefits to the Mesa community, which benefits have been presented repeatedly and which I won't reiterate.

What does concern me is that this appeal, supported by letters to the editor and by written documents circulated elsewhere, seems to imply an antagonistic attack against the developer, an attack that has led to a vindictive appeal against the project. Please allow the Vineyard Plan to move forward expeditiously by denying any groundless appeal filed against it.

Thank you for your consideration,

Donald W Rutherford
1368 Vicki Lane
Nipomo

October 7, 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.

Thank you,

Linda Shelby
1782 Trilogy Parkway
Nipomo, CA 33444

From: Fran Norris <bfnorris@verizon.net>
Sent: Tuesday, October 11, 2016 10:54 AM
To: Ramona Hedges
Subject: Monarch Dunes Project

Please require the developer to do a current water study before allowing this housing/vineyard project to go forward. Do we have enough water to support 240 new homes and a vineyard?

Fran Norris
1662 Trilogy Pkwy
Nipomo, CA 93444

Sent from my iPad

From: Judy Carl <judycarl2001@yahoo.com>
Sent: Friday, October 07, 2016 6:56 AM
To: Ramona Hedges
Cc: Ellen Juarez
Subject: Monarch Dunes Vineyard

10/7/2016

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.

Richard and Judy Carl
1367 Vicki Lane
Nipomo, CA 93444

From: Judy Carl <judycarl2001@yahoo.com>
Sent: Friday, October 07, 2016 6:56 AM
To: Ramona Hedges
Cc: Ellen Juarez
Subject: Monarch Dunes Vineyard

10/7/2016

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.

Richard and Judy Carl
1367 Vicki Lane
Nipomo, CA 93444

From: Brent Norris <brent.norris@att.net>
Sent: Saturday, October 08, 2016 6:09 PM
To: Ramona Hedges

Please do not approve the Trilogy request for changes to the Phase 2 development.
New golf course technology allow for much less water usage than ever . The vineyard is not compatible with our existing community.

Brent Norris
303-888-6261
brent.norris@att.net

From: Glenn Eineman <geineman@gmail.com>
Sent: Friday, October 07, 2016 3:46 PM
To: Ramona Hedges
Cc: ellen.juarez@sheahomes.com

Oct 7, 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 to uphold the Directors determination.

We live on one of Monarch Dunes golf courses and are avid golfers and we are personally pleased and excited with The Vineyard plan. We are all suffering through a long prolonged drought and we can expect recurring droughts in the future. The Vineyard makes much sense in that it saves 33 million gallons of water a year, compared to a standard golf course. We personally converted our yard to a low water usage with drought resistant plantings that has reduced our water use by more than Half.

On behalf of the vast majority of the members of the Monarch Dunes Community, we 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

Glenn Eineman
Linda Reynolds
1717 Waterview Pl
Nipomo, Ca. 93444

October 10, 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 currently experiencing a Stage 4 sever water shortage and understand that no new applications for building and using water supplies will be granted. Last week, even Supervisor Compton denied Latitia's application for 101 homes to be built.

We are not against growth, but only ask that Shea delay development of Phase 2A until they obtain a new 20 year water certification or our water crisis improves.

Please put on hold approval from Phase 2A

Warm Regards,
Marcia Traversaro

Marcia Traversaro

From: linda willis <grad1967@me.com>
Sent: Monday, October 10, 2016 7:39 PM
To: Ramona Hedges
Subject: No Development on the Mesa

Hi,
I have lived in Trilogy for 4 years and am sick of the wastefulness of water. Every morning while out walking they are spraying down the denuded area with water. They have already planted some vineyard areas, and are ready to build 240 homes and more vineyards.

I don't believe SLO County should allow any development on the Mesa with our severe drought conditions! I do my part to conserve, but Shea Homes does not care about us, only to make money and then move on.

Please help.

Linda Willis
343-1929

Sent from my iPad

From: Troy Parker <troy357anthony@yahoo.com>
Sent: Saturday, October 08, 2016 7:55 PM
To: Ramona Hedges
Subject: No on more homes in Monarch Dunes!!!

Sent from my iPhone

From: Tony Spinelli <tony@bizagent.biz>
Sent: Tuesday, October 11, 2016 8:55 AM
To: Jay Johnson; Ramona Hedges
Subject: Not the right time for 240 homes in Trilogy during a drought

www.BeachBumHolidayRentals.com
702 Dolliver St. PismoBeach CA 93449 (805)773-7194

As a resident living in Trilogy I appose the approval of the 240 additional home and vineyard during this drought stricken time. As one that is very consious of the drought, I have completely removed all of my lawn in both my front and back yards and have replaced it with synthetic lawn and succulents.

I know that Shea's approval was based a 1998 independent groundwater study that certified them to have 20 years of water availability, and this is to expire next year in 2017.

I strongly feel that if this project is allowed to proceed shows a lack of responsibility not only by Shea Homes but you as planning commissioners. We are in a stage four drought situation and it's time that everyone realizes our water needs are a precious commodity. I totally agree with everything Dr. Merrill mentions in his letter and hope that the planning commission postpones the approval of this project until we have the water resource to support another 240 homes and a vineyard.

We are in a water crisis folks and its time everyone stops putting their heads in the sand and take a hard look at what this project will do to our future water supply if we do not have the means to replace it.

Thank You,
Tony Spinelli

Owner/Broker
Beach Bum Holiday Rentals & Mgmt, Inc.
Lic #01168288
805-773-1850

October 10, 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 and owner of the two existing golf courses, 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.

Lew Parker

Lew Parker
Managing Partner
Monarch Dunes Golf Resort, LLC

1606 Trilogy Parkway, Nipomo, California 93444 • (805) 343-9459

October 10, 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 opposed to the development of the Trilogy Phase 2A to add 240 or more new homes and another vineyard during our severe drought situation. Also, the removal of the tree border, which was to remain as a buffer, has greatly increased the dust and wind, affecting the town of Nipomo, not just Trilogy residents. Why were the plans approved by the county which were to be concluded by August, cancelled? Will Shea Homes be forced to comply with the paving of Via Way as required in the conditions of their permit? If not, this appears to be another example of the developer's bait and switch tactics.

Please deny the additional vineyard.

Regards,
John Traversaro

John Traversaro

From: Sue Bergstrom <suebergstrom@icloud.com>
Sent: Monday, October 10, 2016 2:15 PM
To: Ramona Hedges
Subject: Proposed 2A addition of Trilogy Homes and vineyard

I am writing to you to encourage you to NOT permit the additional homes that Shea wants on the Mesa. The main reason, of course, is the drought. If permitted, there would be many Nipomo families adversely affected. These are people whose wells are running dry and may not have access to new water.

At the very least, please show restraint and prudence by postponing any approval until after Shea obtains a new 20 year water certification. Besides the need for protecting all the current residents on the Mesa, the only people that would benefit from additional homes are the developers. SHea Homes has a reputation for neglecting their homebuyers in the interest of profits. (See Shea Homes lawsuits, state of Washington). I am a current homeowner in Trilogy and see no benefit to myself as an existing homeowner. Additional homes will only make our already overcrowded club, golf courses, restaurant, pool, etc. more crowded. With the growing concern that we may actually run out of water, it is not a good time for more homes. Thank you in advance. Sincerely, Sue A. Bergstrom Sue Bergstrom Sent from my iPad

October 10, 2016

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, JTS, Inc. prepares the site 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.

Thank you for your consideration of these matters.

Justin Watson
President, JTS, Inc.
1615 Oak Hill Road
Arroyo Grande, CA 93420

October 7, 2016

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, Wild Wood Door Factory, Inc. provides windows and doors to 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 supplying Shea Homes will help to support our company, our employees and their families.

Thank you for your consideration of these matters.

Aaron Houston

CEO
Wild Wood Door Factory, Inc.
100 Easy Street
Buellton, CA 93427

Ernie Lattimer

Sales Manager
Wild Wood Door Factory, Inc.
100 Easy Street
Buellton, CA 93427

From: Charlotte Varner <cvcalif@gmail.com>
Sent: Thursday, October 06, 2016 6:36 PM
To: Ramona Hedges
Cc: ellen.juarez@sheahomes.com
Subject: Support for Vineyard in lieu of golf course at Monarch Dunes Phase II
Attachments: Support Letter - Planning Director Support Final.doc

We support the Vineyard project - see attached letter

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:

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 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:

- 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 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.
- 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.

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.

[header]

As a Member of Monarch Dunes Community, we 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.

Sincerely

Charlotte Varner and Jack Spiegel

Oct. 7, 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.

Nancy G. Kraus
1796 Louise Lane
Nipomo,CA. 93444

10/6/2016

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.

Janet Pettis
1666 trilogy pkwy
Nipomo, ca 93444

OAKRIDGE LANDSCAPE, INC.
2345 A Street * Santa Maria, CA. 93455
Phone: 805 345-3386 * Fax: 805 345-3388

October 10, 2016

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 Members of the San Luis Obispo County Planning Commission,

Oakridge Landscape, Inc. strongly opposes the appeal challenging the Planning Director's decision and findings regarding Monarch Dunes Phase 2A, and asks the Planning Commission to uphold the Director's determination.

My company, Oakridge Landscape, Inc., plans to employ approximately 25 workers on Monarch Dunes construction related to the Phase 2A construction, as one of approximately three dozen companies that will be engaged to prepare the site and build the homes. This influx of work will benefit the livelihood of the many County-based workers who will find new work at Monarch Dunes, and will provide a boost to the entire San Luis Obispo County economy. This local economic boost will be an important part of homebuilding's nearly $40 billion contribution to the California economy, and the local jobs generated will be part of nearly 209,000 jobs statewide that homebuilding generates annually.

Working with Shea Homes on this project has given Oakridge Landscape, Inc. the opportunity to establish ourselves as a top provider of landscape construction, erosion control and landscape maintenance services in the Central Coast. This growth has opened the door for us to hire new employees in San Luis Obispo County, work with local companies, and contribute to the economic well being of the community. We look forward to continuing to provide services, business and growth in San Luis Obispo County for many years to come, and this project plays an integral part in making that a reality.

Your denial of the appeal is supported by the record, and will create hundreds of local jobs, and support hundreds of families.

Sincerely,

Gary Scott
Oakridge Landscape, Inc.
Branch Manager

Joseph H. Conard Jr. and Trudy A. Conard
1019 Gabriel Court
Nipomo, CA 93444

October 7, 2016

Hon. Don Campbell, Chair
Attention: Ramona Hedges (via email to rhedges@co.slo.ca.us)
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,

Joseph H. Conard Jr. and Trudy A. Conard

Joseph H. Conard Jr. and Trudy A. Conard
1019 Gabriel Court, Nipomo, CA 93444
(Homeowners at Trilogy Monarch Dunes)

From: Gerri Osuna <gerrilynnosuna@gmail.com>
Sent: Monday, October 10, 2016 5:46 PM
To: Ramona Hedges
Subject: Trilogy Development

Dear Planning Commissioners,

I am writing to express my concern and disappointment at the county approved development of a vineyard and 240 home on the Nipomo mesa.

Why was the further development approved? How can you justify the impact of a vineyard and 240 homes in this time of severe drought? Wasn't in just a short time ago that many other Nipomo residents water rates were increased to cover the cost of importing water from Santa Maria? Did not the water increase remove protective lower rates to lower income multifamily homes? And yet we have water for a vineyard and 240 luxury homes ?

I can see nothing this decision that reflects responsible stewardship of our limited water resources.

Sincerely disappointed,

Gerri Osuna
366 Avenida de Amigos,
Nipomo, CA

From: Janet Gaussoin <jbgoswan@aol.com>
Sent: Monday, October 10, 2016 12:11 PM
To: Jay Johnson
Cc: Ramona Hedges; Jocelyn Brennan
Subject: Trilogy in Nipomo

Dear County of San Luis Obispo Leaders-

As someone who's lived here for almost 20 years, I want you to know that we residents near the Trilogy development in Nipomo have been left out and let down. Ms. Compton, our area representative, has never asked for our input on the development that is impacting our properties and us.

We were very disturbed to learn that she addressed a Trilogy "Town Hall" meeting last week.

I am requesting that all County Supervisors carefully read the letter sent by Craig Merrill regarding the development at Trilogy, and cast their votes in accordance with the wishes of residents who have lived here for many years…as well as with many Trilogy residents, who are ***by far responding positively*** to Dr. Merrill's letter on the Nextdoor Neighbor social media website.

Not one change should be made to Trilogy plans unless that change is to stop the development that has decimated our area of the Mesa.

Thank you.

Janet Gaussoin
jbgoswan@aol.com

From: Bill Hahn <billhahn7@gmail.com>
Sent: Thursday, October 06, 2016 5:17 PM
To: Ramona Hedges
Cc: ellen.juarez@sheahomes.com
Subject: Trilogy Monarch Dunes Phase 2A - Hearing on Oct 13, 2016

Oct. 6, 2016

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

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

Dear Honorable Chair Campbell:

We strongly encourage you and your fellow Planning Commissions 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 multiple reasons:
- it will substantially reduce water use in this drought environment
- it will reduce traffic
- it will reduce the amount of grading required
- it will meet the same air quality standards as the golf course
- it will require less maintenance with noisy equipment than a golf course

For these reasons, the Planning Director's finding of Substantial Conformance is correct, and any appeal should be denied.

As 2 members of the Monarch Dunes Community, we share the view of the vast majority (83%) of my neighbors. This is a beautiful community with so much to commend - walking, hiking and equestrian trails, the butterfly sanctuary and habitat, the elegant Monarch Club, and two golf courses already in place. We think 2 golf courses are enough and a 3rd golf course could possibly jeopardize the economics of the current courses. The Vineyard Plan will add yet another beautiful enhancement to our community. We strongly support the idea of bringing a vineyard to Monarch Dunes.

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

Robin Parker
Bill Hahn

1458 Vista Tesoro Pl
Nipomo, CA 93444

From: Marcia Traversaro <marcia.hereforyou@sbcglobal.net>
Sent: Sunday, October 09, 2016 9:59 AM
To: Ramona Hedges
Subject: Trilogy Monarch Dunes Phase 2A Water Issue
Attachments: Phase 2A Water Issue - 1.docx

October 10, 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 currently experiencing a Stage 4 sever water shortage and understand that no new applications for building and using water supplies will be granted. Last week, even Supervisor Compton denied Latitia's application for 101 homes to be built.

We are not against growth, but only ask that Shea delay development of Phase 2A until they obtain a new 20 year water certification or our water crisis improves.

Please put on hold approval from Phase 2A

Warm Regards,
Marcia Traversaro
Marcia Traversaro

October 7, 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.

Laura & Greg Kincaid
1760 Northwood Road
Nipomo, CA 93444

From: Leah Clark <lmclark19@yahoo.com>
Sent: Thursday, October 06, 2016 7:24 PM
To: Ramona Hedges
Cc: ellen.juarez@sheahomes.com
Subject: Trilogy Monarch Dunes Plan 2A

Re: Trilogy Monarch Dunes Plan 2A
Hearing Date: October 13, 2106

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.

Leah and Chris Clark
1770 Kyle Ct
Nipomo, Ca 93444

Sent from my iPad

From: judithrichards@charter.net
Sent: Sunday, October 09, 2016 11:15 AM
To: Ramona Hedges
Cc: 'ellen.juarez@sheahomes.com'
Subject: Trilogy Monarch Dunes, Phase 2A Hearing Date: October 13, 2016

October 9, 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.

Judith D. Richards
1874 Northwood Road
Nipomo, CA 93444

From: k anderson <karenanderson33@hotmail.com>
Sent: Friday, October 07, 2016 3:20 PM
To: Ramona Hedges
Cc: ellen.juarez@sheahomes.com
Subject: Trilogy Monarch Dunes, Phase 2A

October 7, 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,
Karen Anderson
1895 Northwood Road,
Nipomo, CA 93444

From: judithrichards@charter.net
Sent: Sunday, October 09, 2016 11:17 AM
To: Ramona Hedges
Cc: 'ellen.juarez@sheahomes.com'
Subject: Trilogy Monarch Dunes, Phase 2A

October 9, 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

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

Charles M. Davis

1874 Northwood Road
Nipomo, CA 93444

From: STANLEY FISHER <silverfish13@me.com>
Sent: Sunday, October 09, 2016 5:50 PM
To: Jay Johnson; info@tribunenews.com; Lynn Compton; Board of Supervisors; Laurance Shinderman; Richard Wishner; Ramona Hedges; Bud & Darby Cassell; Bud & Darby Cassell; Bob & Cathy Wittrock; Bob & Pam Thompson; moss500rjh@yahoo.com; Jack Kretovics; Michael Young; Brian Kaub; Don Rutherford; Bob & Cathy Wittrock; Perky Fisher
Subject: Trilogy Phase 2 Water issue

SLO board of supervisors,

Please consider our need for water long-term needs on the Mesa and specifically that Trilogy Woodland development.
Those of us that have been here for sometime would find it a disaster if we were told our water reserves are depleted. It is true that the developer will walk from the project immediately upon completion leaving it to the resident homeowners association to find water resources. The attached information seems to be the well thought out with merit.
Thank you for your deliberations on our critical drought conditions on the Mesa and Nipomo. For sure the Vineyard should be left undeveloped until there is a clear understanding of what our water needs and are and sources of availability.

Stanley Fisher
1948 Eucalyptus Road
Nipomo, CA

Sent from my iPhone

Begin forwarded message:

> **From:** Sbcglobal <lshinderman@sbcglobal.net>
> **Subject: Re: Phase 2 Water issue**
>
> Sounds rationale.
> I could believe that Shea is fast and loose with the facts.
> One area that does concern me is the amount of "Ag" water being used. Lots of above the ground watering in lieu of a drip.
> On this issue I really don't know what I don't know.
> It's very conceivable that p66 is behind this and using this gent as their proxy.
> I heard from a Shea employee (not their management) that when our gas tanks run dry, our residents will be in favor of the p66 project.
>
> It's like union members who support trump not understanding that trump represents none of their interests nor does he care about their contracts or middle class miseries.

FYI interesting perspective and I'm sure it is a problem

Sent from my iPhone

Begin forwarded message:

From: Richard Wishner <rwishner@rwishner.com>
Subject: FW: Phase 2 Water issue

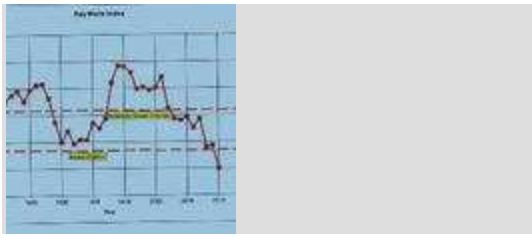
All;

One of my gripes on Shea's ethics are that they don't present a symmetrical view of an issue but just forward their self-serving view. Please see the note below from Dr. Merrill.

Dick

Not the right time for 240 homes in Trilogy during a drought

Craig Merrill from Nipomo Eucalyptus/Mesa · 13h ago



I am forwarding this information to you all as it is an important issue for those of us who live in Nipomo.

Dear Nipomo mesa neighbors including our good neighbors in the Monarch Dunes/Trilogy subdivision:

We hope you will take a moment to read this so that you can see a clearer picture of what is going on regarding the desire for the developers of the Trilogy phase 2A to add 240 plus new homes during a time of severe drought. It is important to realize that this

affects us all, not just those who live outside the Trilogy subdivision. Many of you will likely have strong feelings about this issue, and we respect that, but hope that you will take the time to read the following information.

The surrounding neighbors of Monarch Dunes/Trilogy phase 2A were not invited by the developers to the recent "town hall" meeting that Supervisor Compton was invited to attend at Trilogy this past week. This continues to propagate an "us versus them" attitude that the developers of Trilogy are intentionally promoting and is not in harmony with the spirit of community input. We also are aware that for many, the only information they get on this project is from the developer, who obviously has a significant monetary bias. We wish to point out that after they leave the scene, they will not be the ones who have to worry about the long term water consequences.

Our basic complaint with the developers of the Trilogy phase 2A revolves around this not being the right time for Nipomo to allow 240 new homes and a massive vineyard in a time of severe drought. Please see the attached graph of Nipomo groundwater wells from the court mandated Nipomo Mesa Management Area (NMMA) and the Nipomo Community Services District (NCSD). It does not take a hydrologist to understand this graph and nothing that Shea Homes and the developers can do to spin this changes the fact that we are running out of groundwater availability for the CURRENT homes on the mesa.

The phase 2A of the Trilogy development was approved in January of 2016 when rains were expected to replenish our aquifers due to an El Nino year. Obviously, this did not occur, and the drought has extended our community's water crisis. Unfortunately, the County Planning Commission and County Planning office did not hear from enough of us and there were no thoughtful questions or discussions on this subject at that meeting in January. Much has changed since then, including the developers wanting

to plant a massive vineyard on top of the one they have already planted near Mesa Rd, with no opportunity for public input.

The developers are relying on a 1998 independent groundwater study that certified them to have 20 years of water availability, and this would obviously expire next year in 2017. This summer, the Nipomo Community Services District, along with the NMMA technical group, downgraded all of the Nipomo water basin to a STAGE 4 SEVERE WATER SHORTAGE. No new applications for building and water are being serviced by the NCSD and older ones in the pipeline will may be stopped in January after their updated meeting.

We do not have the water to add 240 new homes, and the developers excuse that they are paying for additional supplemental state water and that their project will be water neutral is a sham and a shell game. This additional water was completely intended by the court who ordered its implementation to relieve the over-pumping seen on the attached graph, not to allow 240 additional homes. The Woodlands Mutual Water Company (created and controlled by the developers) has not even hooked up to the pipes for that project yet, but are using it in current calculations nonetheless.

The hypocrisy of the Woodlands Mutual Water Company, controlled by the developers with a majority ownership, to certify water for 240 new homes when the NCSD and other nearby water agencies have judiciously stopped certifying water availability for any new homes, let alone 240 homes all at once, is egregious.

We applaud Supervisor Compton for denying at this time the application for 101 homes of the Laetitia Winery last week. She notes that she did this reluctantly because "at this time there is just not enough water". We assure you, there is even less water for the 240 homes that the developers want to

put in at Trilogy.

The homes surrounding the phase 2A Trilogy development are ALL on wells and when their wells run dry they will never have the benefit of connecting to any local water company that gets supplemental state water without enormous expense to them after the developers have left town with their pockets full and the locals are left with seawater intrusion due to overbuilding at an inappropriate time. Even Monarch Dunes/Trilogy residents, with supplemental water, are threatened by seawater intrusion and having their wells run dry.

The developers continue to daily pump thousands of gallons of water from a well on top of the property so they do not have to truck in water to keep the dust down from the deforestation they marched ahead with despite this severe water shortage. They claim this water is "non potable" with a slightly high nitrate level, and yet it is only a few hundred feet from multiple other wells on Banneker Lane and Amador Place whose wells are running dry and are certainly potable.

We invite you to drive down Banneker and look at how the developers removed the tree border they were to keep in place as a buffer with the surrounding properties. They have rendered these homes unlivable in relation to privacy, especially after proposing to move more homes even closer to those borders. The developers were also to have paved Viva Way to cut down on the dust and pollution of traffic partly generated by their trucks, as required in the conditions of the permit. This was to be done by August, and the plans were approved by the county, but the paving and funding from Shea Homes has been cancelled and this represents yet another example of their bait and switch tactics.

One of the changes they are seeking to make without any public input (outside of Trilogy) is to completely change most of the acreage of phase 2A to a LARGE

vineyard. They tout significant approval from Trilogy residents, but in fact only 397 of the 1500 plus total residents voted for the plan and they never asked for any input from surrounding residents. Even if this were not the case, it is not the right time to irrigate acres and acres of new vineyards. It is indefensible. As mentioned, state supplemental water was not meant for new housing and vineyards but to alleviate the over pumping from existing homes.

We ask you to logically examine these facts rather than just be influenced by developers who do not have the appropriate self-restraint to hold on further depleting water sources that are tenuous at best during a severe and progressively worsening drought when every other local agency has stopped significant development of this nature in order to protect those they serve. Ask yourselves how Shea Homes can be right and unbiased when everywhere around them exists severe drought and an attitude of restraint from public water agencies? We are not against development, even this one, but we are against irresponsible development during a time of severe drought.

At the very least, we would ask for the reasonable solution of having no development of phase 2A until after the developers obtain a new 20 year water certification, and until the current stage 4 water crisis significantly improves. Even Trilogy residents should demand this. The developers should show good faith by seeding over the open, exposed ground to prevent dust and erosion.

If you feel like we do and simply want responsible, prudent development, please take a moment to write today (before a proposed meeting of the County Planning Commission this coming Tuesday) to the following:

Jay Johnson, County
Planning: jgjohnson@co.slo.ca.us

Ramona Hedges, County Planning Commission who will forward to the Planning Commissioners: rhedges@co.slo.ca.us

Lynn Compton and other supervisors: jbrennan@co.slo.ca.us

Thank you for your consideration of this important issue.

Thank you

PS. Be advised that the developers are also influencing residents of Trilogy with the promise of giving them their beautiful home sales building and some cash in exchange for supporting their new vineyard and 240 homes. They are also proposing to pay to bus residents to an upcoming meeting of the County Planning Commission this coming Tuesday October 13 in SLO in order to show support for their project.

From: Nancy Shipley <NancyShipley@msn.com>
Sent: Monday, October 10, 2016 6:41 PM
To: Ramona Hedges
Subject: Trilogy Phase 2A

SLO County Planning Commission
Ramona Hedges

To SLO Planning Commissioners,

My husband and I are both residents of Nipomo, CA. We are totally against Trilogy Phase 2A, adding 240 + new homes to the Trilogy community during a time of severe drought. This should not be allowed to happen at this time.

We were recently shocked at seeing all the new grape vines planted in that community as well.

Water is an extreme concern for all of us at this time of drought whether we are on our own well or with a water district since we can only depend on our water coming from rain.

This is a very important issue and definitely not the time for new development of any type in our community.

With Warm Regards,

William and Nancy Shipley
1270 Camino Caballo
Nipomo, CA 93444
nancyshipley@msn.com

From: Linda Waldon <lindawaldon@hotmail.com>
Sent: Saturday, October 08, 2016 8:38 AM
To: Jay Johnson; Ramona Hedges; Jocelyn Brennan
Subject: Trilogy Planned Development

I would like to voice my concern over your plans to move forward with 240 new homes and a vineyard in Trilogy. At the very least, we would ask for the reasonable solution of having no development of phase 2A until after the developers obtain a new 20 year water certification, and until the current stage 4 water crisis significantly improves. Even Trilogy residents should demand this. The developers should show good faith by seeding over the open, exposed ground to prevent dust and erosion.

Linda Waldon
Style Your Way to Success!
ph: (805) 550.2923
http://www.LindaWaldon.com

October 7, 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.

B. Admans
969 Allison Court
Nipomo, CA 93444
949.370.7149

October 7, 2016

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

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Hearing Date: October 13, 2016

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J. Admans
969 Allison Court
Nipomo, CA 93444
949.636.6192

From: John Anderson <johnanderson33@hotmail.com>
Sent: Sunday, October 09, 2016 7:20 AM
To: Ramona Hedges
Subject: Trilogy Vineyard

October 9, 2016

Chair Don Campbell

c/o Ramona Hedges

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:

The Vineyard Plan makes sense because it will substantially reduce water use in this era of drought. Another golf course makes no sense, not from an environmental perspective nor from an economic perspective. A vineyard will reduce traffic (air and noise pollution), eliminate the need for daily golf course maintenance by gas powered vehicles (air, noise and greenhouse gas pollution) and would use less chemicals and fertilizers than a golf course. For these reasons, the Planning Director's finding of Substantial Conformance is correct and any appeal should be denied.

In addition, if it is not too late, I recommend that your commission ban grass lawns or turf in the new development. If Shea is serious about doing all it can to reduce water consumption it should NOT include lawns in it's residential landscaping. No lawns = less water. No lawns = no mowing, no gas powered mowers = less air and noise pollution.

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.

John Anderson

1895 Northwood Rd

Nipomo CA 93444

From: Peggy Droste <rpdroste@charter.net>
Sent: Monday, October 10, 2016 1:49 PM
To: Ramona Hedges
Subject: Trilogy

Dear Ramona Hedges,

I am a resident of Trilogy Nipomo. I feel the current plan to build 240 homes as well as a vineyard is irresponsible. Our current water situation does not support such an action. California is in this together and for a company to ignore our drought problem and continue to only be focused on lining their own pockets is reprehensible. So many trees and folaige was torn down creating a dust bowl that they then added the vineyards. Vineyards require water ! Please do not allow Shea to smooth talk you into agreeing to this unnecessary abuse of water at this critical time.

Sincerely,

Margaret Droste
1654 Northwood Rd
Nipomo, CA 93444

From: Christine Berichon <agcowgirl@verizon.net>
Sent: Monday, October 10, 2016 5:00 PM
To: Ramona Hedges
Subject: Trilogy

In consideration of the five year drought, perhaps a mitigated number of homes, and a hold on the Vineyard would be in order. Thank you Chris Berichon 2258 Idyllwild Place Arroyo Grande.

Sent from AOL Mobile Mail

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:

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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.

Ted Beasley
1052 Ford Drive
Nipomo, CA 93444

From: Ted's Mail <tedbeasley@verizon.net>
Sent: Friday, October 07, 2016 5:31 PM
To: Ramona Hedges
Subject: Vineyard Approval Concern
Attachments: Vineyard Approval 10-07-2016.pdf

Please find and attached PDF letter.
Thank you
Ted Beasley
1052 Ford Drive
Nipomo, CA 93444

From: Paul Garratt <paul.garratt@gmail.com>
Sent: Friday, October 07, 2016 12:20 AM
To: Ramona Hedges
Cc: Ellen.Juarez@sheahomes.com
Subject: Vineyard Plan Support

October 7, 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:

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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.**

One person who does not live in the development and prefers a golf course view over a vineyard view from his property should not be able to block the majority sentiment of those that live in the development.

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.

Paul Garratt
1830 Nathan Way
Nipomo, CA. 93444

Sent from my iPad

From: Fred Ventura <fred@venturaes.com>
Sent: Friday, October 07, 2016 7:09 AM
To: Ramona Hedges
Cc: ellen.juarez@sheahomes.com
Subject: YES on Monarch Dunes Phase 2A Vineyard Plan

[Date]

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

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

Sincerely,

Fred Ventura, Ph.D.

1169 Saltillo Way
Nipomo, CA 93444

From: Wellenkamp, Amy <amyw@amywellenkamp.com>
Sent: Tuesday, October 11, 2016 2:58 PM
To: Ramona Hedges
Subject: Nipomo Trilogy Development and the Water Crisis

Dear Ms. Hedges

I am writing as my property, 1345 Banneker Place, Nipomo, looks directly out onto the new Trilogy phase 2A development. I will be brief. I do not understand why this project is continuing in the midst of our water crisis. My property is on a well. The water table for my well has dropped 50+ feet in the last year (verified last month by Farm Supply when my well pump stopped working.) The years previous it never moved. Even though we were in a drought. This significant drop only can be contributed to the new development and use of water by the developers.

I am for the development, at the right time. I am actually very pleased I might be looking out my front window at a lush vineyard someday. Just not now.

If my well runs dry I plan to bring a lawsuit against Trilogy and the county for allowing this irresponsible development at this time. This is not a threat. It is my plan. I cannot believe my eyes that this is marching forward. The water truck was out yesterday, it was spreading so much water to keep the dust down the air felt and smelled like it had rained.

Thank you for listening,
Amy Wellenkamp

805.709.7237

From: Yvonne Morrow <MizzM66@hotmail.com>
Sent: Tuesday, October 11, 2016 3:14 PM
To: Ramona Hedges
Subject: TRILOGY ....HOMES NEW DEVELOPMENT

I AM WRITING TO EXPRESS NOT ONLY MY CONCERN BECAUSE I KNOW I SPEAK FOR MY HUSBAND AND MANY OTHER RESIDENTS IN THIS AREA THAT WILL BE AFFECTED BY THIS BUILDING OF 250 NEW HOMES AND A LARGE VINEYARD...I CANNOT WRITE WITH FANCY WORDS OR EXPRESS MYSELF WITH ELOQUENT TERMS.....I WANT TO SPEAK WHAT IS IN MY HEART AND HOW I WORRY CONSTANTLY THAT OUR WELL COULD INDEED GO DRY....A NEIGHBOR NEAR US IS USING THOUSANDS OF GALLONS OF WATER ALMOST EVERYDAY AND THE WATER GOES ALL DAY LONG COMING OUT OF HUGE RAINBIRDS..WITH THIS SITUATION AND THIS NEW DEVELOPMENT WE AS MESA RESIDENTS COULD BE FACING A VERY SERIOUS PROBLEM....MY HUSBAND AND I DO OUR BEST TO COMPLY WITH THE COUNTY REQUEST TO VERY CAREFUL ABOUT WATER USAGE ...WE HAVE REMOVED OVER 5 ACRES OF TREES AND WE HAVE NO LAWNS AT ALL....IT IS HARD FOR US TO ACCEPT THAT SOME GET TO USE ALL THE WATER THEY WANT TO USE WHILE OTHERS MUST RESTRICT THEIR USAGE....BUT WE WANT TO COMPLY AND TRY OUR BEST TO CONSERVE THIS PRECIOUS RESOURCE ....LIFE GIVING WATER.....PLEASE!....PLEASE!....GIVE MORE CONSIDERATION TO THIS NEW PROJECT. MY HUSBAND AND I HAVE WORKED HARD ALL OF OUR LIVES AND WE DON'T WANT TO LOSE OUR LAND AND I AM PRETTY SURE MOST IF NOT ALL OF MY NEIGHBORS FEEL AS WE DO....THANK YOU FOR CONSIDERATION OF MY LETTER....SINCERELY...MR. & MRS. MORROW....41 YEARS LIVING IN THIS LOCATION...WE CAN SEE THE DEVELOPMENT FROM OUR MOBILEHOME.....IF WE HAD TO DRILL A NEW WELL...WHICH WE CANNOT AFFORD....WOULD THIS BE THE SOLUTION?????

From: Saragail Standish <saragail49er@gmail.com>
Sent: Tuesday, October 11, 2016 3:58 PM
To: Ramona Hedges
Subject: Trilogy Expansion Project

Dear Ms Hedges,
I am a resident of the Nipomo Mesa area and I am near enough to the Trilogy expansion to hear the heavy equipment working daily. I understand that a vineyard and housing has been planned for this project. I also understand that the basis for water for this expansion is from a water survey done almost 20 years ago. Since my well is most likely in the same water basin as the Trilogy project, I urge you to consider taking another water survey since we are in a drought. It seems rather nearsighted to plan a project of this size based on a water survey that is out of date.

Sincerely,
Saragail Standish
1578 Illinois Way
Nipomo, CA

Sent from my iPad

From: Saragail Standish <saragail49er@gmail.com>
Sent: Tuesday, October 11, 2016 3:58 PM
To: Ramona Hedges
Subject: Trilogy Expansion Project

Dear Ms Hedges,
I am a resident of the Nipomo Mesa area and I am near enough to the Trilogy expansion to hear the heavy equipment working daily. I understand that a vineyard and housing has been planned for this project. I also understand that the basis for water for this expansion is from a water survey done almost 20 years ago. Since my well is most likely in the same water basin as the Trilogy project, I urge you to consider taking another water survey since we are in a drought. It seems rather nearsighted to plan a project of this size based on a water survey that is out of date.

Sincerely,
Saragail Standish
1578 Illinois Way
Nipomo, CA

Sent from my iPad

October 11, 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.

Yours truly,

Mike Straw

Paula Straw

Mike and Paula Straw
1372 Vicki
Nipomo, CA 93444

October 9, 2016

Hon. Don Campbell, Chairman
Attn: Ramona Hedges
SLO County Planning Commission
976 Osos Street, Room 200
San Luis Obispo, CA 93408

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

Black Lake Golf Course operations should be discontinued and the property developed as residential. Black Lake Golf Course has applied for land use modifications. Black Lake Golf Course is old, in extreme disrepair and is no longer competitive. Published reviews are negative.

If there is too much golf in the area, competition should decide which courses survive. The third golf course in Trilogy at Monarch Dunes has been promoted to homebuyers for 10 years and should be constructed as permitted by the County of San Luis Obispo 20 years ago. The third golf course in Trilogy at Monarch Dunes will introduce competition which may cause Black Lake Golf Course to become unviable and insolvent. The Black Lake owners may apply for another form of land use.

It is a violation of anti-trust law to impair competition. The consumer benefits from competition. New and attractive golf courses will replace time-worn and unattractive golf courses. It is not the duty of the County of San Luis Obispo to deliberately stifle competition or manipulate the marketplace.

No one knows the future. Golf, like the stock and housing markets, is dynamic and its popularity will vary. Golf may well regain or surpass its previous popularity. Tiger Woods is making a comeback this month. Golf may also.

Golf courses provide healthy exercise and social activities for county residents and the general public. Phase 2A vineyards provide no redeemable public benefit. There is no shortage of wine on this planet.

The water use differential between golf courses and vineyards is minimal. That differential is not critical to San Luis Obispo County. It is the duty of San Luis Obispo County and local governments to obtain sources of water, not to dictate how water is used.

Residents
San Luis Obispo County

October 9, 2016

Hon. Ken Campbell, Chairman
Attn: Ramona Hedges
San County Planning Commission
976 Osos Street, Room 207
San Luis Obispo, CA 93408

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

Dear Lake Park Course Commissioners, please be dissuaded and the property owners, residential Black Lake Golf Course has applied for land use modifications. Black Lake Golf Course is old, in extreme disrepair and is no longer competitive. Published reviews are negative.

If there is one much golf in the area, competition should double which concerns owners. The third golf course in Tribby at Monarch Dunes has been promoted to homebuyers for 10 years and should be constructed as permitted by the County of San Luis Obispo 20 years ago. The third golf course in Tribby at Monarch Dunes will introduce competition which may cause Black Lake Golf Course to become unsalable and insolvent. The Black Lake owners may apply for another form or land use.

It is a violation of anti-trust law to impair competition. The consumer benefits from competition. New and attractive golf courses will replace time-worn and unattractive golf courses. It is not the duty of the County of San Luis Obispo to deliberately stifle competition or monopolize the marketplace.

No one knows the future. Golf, like the stock and housing markets, is dynamic and its popularity will vary. Golf may well regain or surpass its previous popularity. Tiger Woods is making a comeback this month. Golf may also.

Golf courses provide healthy exercise and social activities for county residents and the general public. These facilities provide no tangible public benefit. There is no shortage of water on this coastal

[illegible] to San Luis Obispo County. It is the duty of San Luis Obispo County and local governments to obtain sources of water, not to discuss how water is used.

Resident
San Luis Obispo County

DECEMBER 4, 2014 6:06 AM

Old bait-and-switch

Craig Merrill - Nipomo

Monarch Dunes owners are attempting to bait-and-switch county supervisors and hundreds of residents, teaching us again that developers can rarely be trusted.

When the Woodlands-specific plan was approved some years ago, they won permission to build thousands of houses, but only in return for three golf courses.

After the first two were built, they proceeded to attract new homeowners with the enticing promise of another course, in exchange for removing thousands more trees.

Now they want to change the game, and are asking to increase the housing density while reneging on the third course. They are cutting down trees while duplicitously moving to change the purpose for their removal. They want to dredge up the land for vineyards and even more homes, increasing water consumption for agriculture. They claim they will use recycled water — that can only be used on a golf course and not on crops.

The greedy developers want us to believe that the golf course would not be economically viable, but in reality they don't want to invest in and maintain the course they promised and used as bait for residents, opting instead to make quick money with higher profit margins.

Our supervisors should stop this and hold developers accountable to promises they made.

Old bait-and-switch

Craig Merrill - Opinion

Monterey Dunes owners are attempting to bait-and-switch county supervisors and residents, leaving us again that developers can rarely be trusted.

When the Fort Ord/Marina-specific plan was approved some years ago, they won permission to build thousands of houses, but only in return for three golf courses.

After the first two were built, they proceeded to attract new homeowners with the enticing promise of another course, in exchange for removing thousands more taxes.

Now they want to change the game, and are asking to increase the housing density while removing on the third course. They are cutting down trees while duplicitously moving to change the purpose for their removal. They want to dredge up the land for wineyards and even more homes, increasing water consumption for agriculture. They claim they will use recycled water — that can only be used on a golf course and not on crops.

The greedy developers want us to believe that the golf courses would not be economically viable, but in reality they don't want to invest in and maintain the courses they promised and used as bait for residents, opting instead to make quick money with higher profit margins.

Our supervisors should stop this and hold developers accountable to promises they made.

10/10/2016

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,

Paul Stolpman
930 Anna Circle
Nipomo, CA 93444

October 9, 2016

Hon. Don Campbell, Chairman
Attn: Ramona Hedges
SLO County Planning Commission
976 Osos Street, Room 200
San Luis Obispo, CA 93408

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

Black Lake Golf Course operations should be discontinued and the property developed as residential. Black Lake Golf Course has applied for land use modifications. Black Lake Golf Course is old, in extreme disrepair and is no longer competitive. Published reviews are negative.

If there is too much golf in the area, competition should decide which courses survive. The third golf course in Trilogy at Monarch Dunes has been promoted to homebuyers for 10 years and should be constructed as permitted by the County of San Luis Obispo 20 years ago. The third golf course in Trilogy at Monarch Dunes will introduce competition which may cause Black Lake Golf Course to become unviable and insolvent. The Black Lake owners may apply for another form of land use.

It is a violation of anti-trust law to impair competition. The consumer benefits from competition. New and attractive golf courses will replace time-worn and unattractive golf courses. It is not the duty of the County of San Luis Obispo to deliberately stifle competition or manipulate the marketplace.

No one knows the future. Golf, like the stock and housing markets, is dynamic and its popularity will vary. Golf may well regain or surpass its previous popularity. Tiger Woods is making a comeback this month. Golf may also.

Golf courses provide healthy exercise and social activities for county residents and the general public. Phase 2A vineyards provide no redeemable public benefit. There is no shortage of wine on this planet.

The water use differential between golf courses and vineyards is minimal. That differential is not critical to San Luis Obispo County. It is the duty of San Luis Obispo County and local governments to obtain sources of water, not to dictate how water is used.

Residents
San Luis Obispo County

December 3, 2016

Hon. Don Campbell, Chairman
Attn: Ramona Hedges
SLO County Planning Commission
976 Osos Street, Room 200
San Luis Obispo, CA 93408

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

Black Lake Golf Course has been victim to illegal by discontinued and the property illegally used in violation. Black Lake Golf Course has applied for land use modifications. Black Lake Golf Course is old, in extreme disrepair and is no longer competitive. Published reviews are negative.

If there is too much golf in the area, competition should decide which courses survive. The third golf course in Tribby at Adventure Dunes has been promoted to homebuyers for 10 years and should be considered as permitted by the County of San Luis Obispo 20 years ago. The third golf course in Tribby at Adventure Dunes will introduce competition which may cause Black Lake Golf Course to become unusable and insolvent. The Black Lake owners may apply for another form of land use.

It is a violation of anti-trust law to impair competition. The consumer benefits from competition. New and attractive golf courses will replace time-worn and unattractive golf courses. It is not the duty of the County of San Luis Obispo to deliberately stifle competition or monopolize the marketplace.

No one knows the future. Golf, like the stock and housing markets, is volatile and its popularity will vary. Golf may well regain or surpass its previous popularity. Tiger Woods is making a comeback this month. Golf may also.

Golf courses provide healthy exercise and social activities for county residents and the general public. Phase 2A alone will provide no measurable public benefit. There is no short age of work on this planet.

The water use comparison between golf courses and vineyards is minimal. Their difference is not critical to San Luis Obispo County. It is the duty of San Luis Obispo County and local governments to obtain sources of water, not to dictate how water is used.

Respectfully
San Luis Obispo County

LETTERS TO THE EDITOR

DECEMBER 4, 2014 6:06 AM

Old bait-and-switch

Craig Merrill - Nipomo

Monarch Dunes owners are attempting to bait-and-switch county supervisors and hundreds of residents, teaching us again that developers can rarely be trusted.

When the Woodlands-specific plan was approved some years ago, they won permission to build thousands of houses, but only in return for three golf courses.

After the first two were built, they proceeded to attract new homeowners with the enticing promise of another course, in exchange for removing thousands more trees.

Now they want to change the game, and are asking to increase the housing density while reneging on the third course. They are cutting down trees while duplicitously moving to change the purpose for their removal. They want to dredge up the land for vineyards and even more homes, increasing water consumption for agriculture. They claim they will use recycled water — that can only be used on a golf course and not on crops.

The greedy developers want us to believe that the golf course would not be economically viable, but in reality they don't want to invest in and maintain the course they promised and used as bait for residents, opting instead to make quick money with higher profit margins.

Our supervisors should stop this and hold developers accountable to promises they made.

Old bait-and-switch

Dean Merrill - Sylvania

Johnson Dunes owners are attempting to bait-and-switch county supervisors and taxpayers. Yesterday we again that developers can rarely be trusted.

When the Woodlands-specific plan was approved some years ago, they won permission to build thousands of houses, but only in return for three golf courses.

After the first two were built, they proceeded to attract new homeowners with the enticing promise of another course, in exchange for removing thousands more trees.

Now they want to change the game, and are asking to increase the housing density while remaining on the third course. They are cutting down trees while duplicitously moving to change the purpose for their removal. They want to dredge up the land for vineyards and even more homes, increasing water consumption for agriculture. They claim they will use recycled water — that can only be used on a golf course and not on crops.

The greedy developers want us to believe that the golf course would not be economically viable, but in reality they don't want to invest in and maintain the course they promised and used as bait for residents, opting instead to make quick money with higher profit margins.

Our supervisors should stop this and hold developers accountable to promises they make.

October 9, 2016

Hon. Don Campbell, Chairman
Attn: Ramona Hedges
SLO County Planning Commission
976 Osos Street, Room 200
San Luis Obispo, CA 93408

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

Black Lake Golf Course operations should be discontinued and the property developed as residential. Black Lake Golf Course has applied for land use modifications. Black Lake Golf Course is old, in extreme disrepair and is no longer competitive. Published reviews are negative.

If there is too much golf in the area, competition should decide which courses survive. The third golf course in Trilogy at Monarch Dunes has been promoted to homebuyers for 10 years and should be constructed as permitted by the County of San Luis Obispo 20 years ago. The third golf course in Trilogy at Monarch Dunes will introduce competition which may cause Black Lake Golf Course to become unviable and insolvent. The Black Lake owners may apply for another form of land use.

It is a violation of anti-trust law to impair competition. The consumer benefits from competition. New and attractive golf courses will replace time-worn and unattractive golf courses. It is not the duty of the County of San Luis Obispo to deliberately stifle competition or manipulate the marketplace.

No one knows the future. Golf, like the stock and housing markets, is dynamic and its popularity will vary. Golf may well regain or surpass its previous popularity. Tiger Woods is making a comeback this month. Golf may also.

Golf courses provide healthy exercise and social activities for county residents and the general public. Phase 2A vineyards provide no redeemable public benefit. There is no shortage of wine on this planet.

The water use differential between golf courses and vineyards is minimal. That differential is not critical to San Luis Obispo County. It is the duty of San Luis Obispo County and local governments to obtain sources of water, not to dictate how water is used.

Residents
San Luis Obispo County

[illegible] 9, 2014

[illegible] Land Use Commission, Chairman
[illegible] Kamron Hedger
San Luis Obispo County Planning Commission
976 Osos Street, Room 300
San Luis Obispo, CA 93408

Re: Trilogy Associates Dunes, [illegible] LA
Hearing Date: Tuesday, [illegible]

[illegible] Black Lake Golf Course has applied for land use modifications. Black Lake Golf Course is a club in name only [illegible] and is no longer competitive. Published reviews are negative.

It is time to [illegible] in the area. Competition should decide which courses survive. The [illegible] [illegible] Attorney or Attorney Brown has been promoted to Supervisors for 12 years and I doubt he [illegible] [illegible] be dominated by the County of San Luis Obispo 20 years ago. The child got into an Attorney [illegible] Dunes will introduce competition which may cause Black Lake Golf Course to become [illegible] and bankrupt. The Black Lake owners may apply for another form of land use.

It is a violation of anti-trust law to thwart competition. The consumer benefits from competition. Free and attractive golf courses will receive business and be attractive golf courses. It is not the duty of the County of San Luis Obispo to deliver unfair competition or monopolize the competition.

No one knows the future. Golf, like the stock and housing markets, is dynamic and is unpredictable and risky. Golf is as well regain or surpass its previous popularity. Tiger Woods is making a comeback [illegible] [illegible] may also.

Golf courses provide active exercise and social activities for [illegible] [illegible] public benefit. There is no disadvantage of [illegible]

[illegible] to San Luis Obispo County. It is the duty of San Luis Obispo County and local governments to obtain sources of water, not to dictate how water is used.

Respectfully,
San Luis Obispo County

LETTERS TO THE EDITOR

DECEMBER 4, 2014 6:06 AM

Old bait-and-switch

Craig Merrill - Nipomo

Monarch Dunes owners are attempting to bait-and-switch county supervisors and hundreds of residents, teaching us again that developers can rarely be trusted.

When the Woodlands-specific plan was approved some years ago, they won permission to build thousands of houses, but only in return for three golf courses.

After the first two were built, they proceeded to attract new homeowners with the enticing promise of another course, in exchange for removing thousands more trees.

Now they want to change the game, and are asking to increase the housing density while reneging on the third course. They are cutting down trees while duplicitously moving to change the purpose for their removal. They want to dredge up the land for vineyards and even more homes, increasing water consumption for agriculture. They claim they will use recycled water — that can only be used on a golf course and not on crops.

The greedy developers want us to believe that the golf course would not be economically viable, but in reality they don't want to invest in and maintain the course they promised and used as bait for residents, opting instead to make quick money with higher profit margins.

Our supervisors should stop this and hold developers accountable to promises they made.

Old bait-and-switch

Craig Merrill - Report

Mission Ranch owners are attempting to bait-and-switch county avoid taxes and benefits of residents, troubling as again that developers can rarely be trusted

When the Woodstamperjecting plan was approved some years ago, they won permission to build thousands of houses, but only in return for three golf courses.

After the first two were built, they proceeded to attract new homeowners with the enticing promise of another course. In exchange for removing thousands more taxes.

Now they want to change the game, and are asking to increase the housing density while tempting on the third course. They are cutting down trees while duplicitously moving to change the purposes for their removal. They want to dredge up the land for vineyards and even more homes, increasing water consumption for applications. They claim they will use recycled water — that can only be used on a golf course and not on crops.

The greedy developers want us to believe that the golf course would not be economically viable. But in reality they don't want to invest in and maintain the course they promised and used as bait for residents, opting instead to make quick money with higher profit margins.

Our supervisors should also find and hold developers accountable to promises they make.

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

ENGEO
Expect Excellence

GEOTECHNICAL
ENVIRONMENTAL
WATER RESOURCES
CONSTRUCTION SERVICES

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, ENGEO Incorporated, provides high quality geotechnical and environmental consulting services in the region, and we look forward to serving the needs of Shea Homes as it develops the new community. Your denial of Mr. Merrill's appeal will make this possible. Sales generated by supplying Shea Homes will help to support our company, our employees, and their families.

We have also made great strides in developing a positive rapport with the Air Pollution Control District, and look forward to continued collaboration with local agencies.

Thank you for your consideration.

Sincerely,

Patrick S. Lam, CEG

Theodore P. Bayham, GE, CEG

17675 Sierra Highway • Santa Clarita, CA 91351 • (661) 219-7020 • Fax (888) 279-2698
www.engeo.com