

ATTACHMENT "C"

Correspondence

Edward J. Collins

642 Sonoma Street
San Marcos, CA USA 92078
(760) 744-6449
collinsedward@hotmail.com

November 7, 2011

*Jerry Backoff
Planning Director
City of San Marcos, CA*

Delivered at Planning Meeting 11/7/11

Case No CUP 10-833/ND 11-816

The Urban Villages plan may require 5 tons of explosives to level the granite on the prop[erty], followed by up to 5 years of rock crushing. Thgis has not been adequately addressed in the EIR.

The multiple adjoining projects have not been addressed as a whole.

The city has just paid a huge fine for polluting Lake San Marcos, and the effect of this Urban Villages project on Lake San Marcos has nor been adequately addressed.

Flooding will become more of a problem, based on the information submitted to date.

Offsite mitigation has the inherent potential to fail, and ought to be addressed within the city of San Marcos.

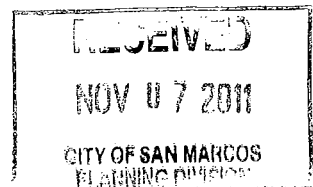
The mitigation of dust has not been adequately addressed.

The noise related to the pulverizing of more thjan 1 million yards of granite has not been adequately addressed.

The effect on local roads and quality of life by 100.000 truckload of granite has not been adequately addressed.

Sincerely,

EJ Collins



July 21, 2011

From CB White
108 Bolotin Ln.
San Marcos CA

Re: Rock Crushing operation for the University District (CUP 10-833)

Att: Planning Commission:

I support the rock crushing operation as it is a vital component of the future construction of the University District. This is a project which was promised to the University in order to support the needs of its growing student population and is being designed as a walkable development.

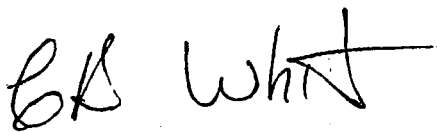
The University District was approved after numerous hearings and workshops and the rock crushing phase is just another step towards its completion. It is truly something the city of San Marcos citizens will be proud of.

It was pointed out at the July 7 hearing that most of San Marcos is on rock and without rock crushing many of the developments would not have been built. This is what it takes to get this done and it is obviously a well thought out plan to do so.

I am hopeful that the planning commission will approve the rock crushing permit so we can continue moving forward with the University District.

Sincerely,

CB White

Handwritten signature of CB White in black ink.

RECEIVED

JUL 21 2011

CITY OF SAN MARCOS
PLANNING DIVISION

July 7, 2011

Attn.: Garth Koller, Planning Dept.
Mayor Jim Desmond, City Council
City of San Marcos
1 Civic Center Dr.
San Marcos, CA 92069

RE: CUP 10-833 Proposed Rock Quarry

Gentlemen,

The undersigned residents are writing to express our opposition to the permit application by "Urban Villages San Marcos" to build what is essentially a 100 acre rock quarry at the SW corner of Twin Oaks & Rt. 78. According to the public workshop held 9/13/10, their plan calls for up to 5 years of blasting with explosives & using a rock crusher to fill up to 150 dump trucks daily from 7am-5:30pm!

The alleged purpose is to make way to build retail stores & condos. This plan is ill-advised for the following 3 reasons:

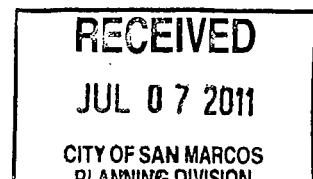
- 1) there are large flat parcels of commercial-zoned land for sale on the NW & SE corner of the same intersection (ie- no blasting required).
- 2) There is no current or projected shortage of vacant retail & residential buildings, plus a new retail/condo project currently under construction near the SE corner of the very same intersection (next to Cal. State Univ.), plus the "Creek Project" that is currently planned.
- 3) San Marcos already has nearly every retail store imaginable within 5-10 minutes drive.

Most important is the potential cost to the community, including:

- 1) Noise: daily rock crushing & blasting with explosives, plus the increased highway noise due to loss of the current natural berm.
- 2) Dust: to be mitigated by continuously spraying rocks with water, while local residents are reminded to conserve due to water shortages.
- 3) Traffic: approx. 1 truck in/out every 2 minutes, to be regulated by yet another new traffic light at what is already one of the most congested exits along Rt. 78.
- 4) Hazards: due to the possibility of leaving a large, ugly pit if the project is abandoned for any reason.
- 5) Decreased Property Values: due to the above, plus the effects of over-saturating an already anemic real estate market.

To put it simply, the residents of San Marcos have much to lose & nothing to gain if this project is permitted to proceed. In light of the opposition voiced by many residents, we feel the permit should be flatly denied.

Garth Koller 859 Cocos Dr.
R.H. Brown 838 Cocos Dr.
Dorina Jones 812 Windridge Cir



Kiss, Lisa

From: Kiss, Lisa on behalf of Planning Commission
Sent: Tuesday, July 05, 2011 10:09 AM
To: 'bruce@minnery.net'; 'carlmaas@yahoo.com'; 'deanknelson@cox.net'; 'erfkamp46@aol.com'; 'jschaibl@dgs.ca.gov'; 'knorris@ucsd.edu'; 'Rod Jones'; 'sk940@cox.net'; 'william.jacoby@cox.net'; Backoff, Jerry; Koller, Garth; Edwards, Mike
Cc: 'Habl-Mitchell, Sophia L.'; 'czchase@rbf.com'; 'pmichael@mcdonaldgroup.net'; 'mikemcdonald@urbanvillagesm.com'; 'gary@seabreezeproperties.com'; 'paul@metdevcon.com'
Subject: FW: Four Questions for July 7, 2011 Planning Commission Workshop

E-mailed received in the Planning Commissioner's "in box."

Lisa Kiss
Planning Division Secretary
City of San Marcos
lkiss@san-marcos.net
760-744-1050 ext. 3233

-----Original Message-----

From: Donald W.Larson [mailto:donwlarson@gmail.com]
Sent: Tuesday, July 05, 2011 10:01 AM
To: Koller, Garth
Cc: Donald Larson; Planning Commission; Jim Desmond
Subject: Four Questions for July 7, 2011 Planning Commission Workshop

Hello Mr. Garth Koller,

I am writing to express my previous concerns and two new ones. I include my previous emails from last September for a refresh.

My two new questions are:

1) Will this week's slideshow presentation be made available on the web for the public to view prior to the workshop? This helps the public prepare for proper questions through a better understanding of the materials. When the slideshow is not available in advance, we are at a disadvantage because we are trying to digest all the material during the short time allocated to these meetings.

2) Are the trucks at the planned new intersection required to make complete turns onto Twin Oaks, ending up parallel to the vehicle lanes before the light turns to green for the Northbound and Southbound Twin Oaks lanes? The trucks shouldn't be blocking the planned intersection or any of the lanes on Twin Oaks when the green light is on for Twin Oaks Northbound and Southbound lanes, impeding more traffic than if they are required to make completed turns.

My previous two questions (referenced from below) are:

1) Another consideration is what is the length of the trucks used? This is so that we know how many trucks can be stacked during the hours of operation in the distance between the planned intersection and the 78 ramps.

2) To the west of the proposed Rock Crusher site, there is the western portion of Discovery Street that leads into Echo Lane and then on to Grand. This is another exit for the trucks to use for gaining access to the 78 freeway. Why isn't that option part of the C.U.P.?

I look forward to the Workshop this week.

Thank you.

Sincerely,

Don

On Sep 22, 2010, at 12:44 PM, Donald W. Larson wrote:

> Hello,

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> As a followup to my September 17th comments here regarding the PUBLIC WORKSHOP RE: Urban Villages SM, LLC C.U.P., I refer to the Google Map link for the site of the Rock Crusher.

> <http://tinyurl.com/2fy8gf5>

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> I request the Planning Commission to additionally require that route in the C.U.P. to reduce the amount of traffic impacting Twin Oaks Roads over the 5 year duration of the proposed C.U.P.

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> p.s. I also posted this information on the San Marcos Facebook page.

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>> <<http://www.ci.san-marcos.ca.us/index.aspx?page=17&recordid=1384>>

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>> Of the many resident points and questions presented, one concerned the traffic impact on Twin Oaks Valley Road regarding the number of trucks per day and the operation hours of the rock crushing operation. I'll explain a further in my message below.

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>> The hours of operation were presented. The hours for the drivers was presented. This led to the question of how does the traffic flow in the rock crushing exit to Twin Oaks and the 78 freeway?

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>> Upon further thinking in that meeting, it was requested that the public be made aware of the current traffic patterns along Twin Oaks be presented for each of those hours of operation.

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>> The distance between the rock crusher exit and the east and west ramps of the 78 need to be published. This relates to the next point I make.

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>> With all these factors known, the public can then better understand the impact throughout the day. We will know from the hourly traffic report, how many trucks can fit on Twin Oaks in that hourly timeframe.

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>> You begin to see that the estimated 150 trucks a day might cause too much traffic congestion, severely impacting the "normal" traffic flow as it stands today. This is why the public needs to know the details of: road distances; truck lengths; hourly distribution of today's traffic flows on Twin Oaks; and how those factors combine together.

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>> I also see that an additional hour of metering of the eastbound ramp for the 78 on Twin Oaks is taking place soon. That will certainly impact the truck rock crushing track schedules for the proposed C.U.P., and needs to be a consideration of my main message of concern.

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>> Donald W. Larson, CAPM, MCTS

>> President at Newbound, Inc. www.newbound.com PMI Certified Associate

>> Project Manager Microsoft Certified Technology Specialist for MS

>> Project 2007 Toastmaster Advanced Communicator Silver, Competent

>> Leader San Marcos, CA

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>> "In anything that you put your heart into, you will find passion in that activity. As time goes by you will experience ups and downs from it. There will be familiar cycles that allow you to learn and grow. There will be unforeseen situations that arrive without forewarning and disrupt your expectations." -- dwlarson <<http://www.timeoutofmind.com/previousHomePages/may022007.cfm>>

>>

>

Kiss, Lisa

From: Kiss, Lisa
Sent: Wednesday, June 29, 2011 4:10 PM
To: 'pmichael@mcdonaldgroup.net'; 'mikemcdonald@urbanvillagesm.com';
'gary@seabreezeproperties.com'; 'Carol Chase'; 'paul@metdevcon.com'
Cc: Backoff, Jerry
Subject: FW: Against Rock Crusher Project, CASE NUMBER CUP 10-833

FYI -

From: Koller, Garth
Sent: Wednesday, June 29, 2011 4:08 PM
To: Kiss, Lisa
Subject: FW: Against Rock Crusher Project, CASE NUMBER CUP 10-833

Add to file & send to all parties

From: Ed.Montoya@sce.com [<mailto:Ed.Montoya@sce.com>]
Sent: Wednesday, June 29, 2011 3:49 PM
To: Koller, Garth
Subject: Fw: Against Rock Crusher Project, CASE NUMBER CUP 10-833

Mr. Garth Koller,

I am very much against the reopening the Rock Crusher behind my property due to a variety of reasons: Dust accumulation going in to my house, allergic reaction from the sooth and particulates being generated by the rock crusher, community noise, traffic on Twin oaks, and devalue of my property.

Please do not approve this project/.

Thanks,
Ed Montoya

Kiss, Lisa

From: Koller, Garth
Sent: Wednesday, June 29, 2011 11:48 AM
To: Backoff, Jerry
Cc: Kiss, Lisa
Subject: FW: Case number: CUP 10-833

Lisa please insert into file.

From: Craig Henriksen [<mailto:craig.henriksen@gmail.com>]
Sent: Wednesday, June 29, 2011 11:42 AM
To: Koller, Garth
Subject: Case number: CUP 10-833

Hello Mr Koller,

My family and I cannot attend the July 7th Planning Commission Workshop regarding the above project, we are out of town.

I would like to say, however, that we OPPOSE STRONGLY this project.

Having lived in San Marcos since 2001, I believe the project creates a IMMENSE traffic issue that will be felt for years to come.

We live off of Barham and commute daily on all the affected roadways.

Sincerely,

Craig and Kacy Henriksen
305 Calle de Portola
San Marcos, CA
92078

RECEIVED

MAY 18 2011

CITY OF SAN MARCOS
PLANNING DIVISION

May 17, 2011

Phillip Blaney
PO Box 921
San Marcos, CA 92079-0921

City of San Marcos
Garth Koller
Principal Planner
1 Civic Center Drive
San Marcos, CA 92069
Re: case number CUP 10-833

Dear Garth Koller;

I am contacting you regarding my last note of request that was sent to you back in September of 2010, of which I have not as of yet received any response. Copy attached herein.


The families living there at the Discovery Street properties have again expressed health and safety concerns to me regarding the rock crusher noise, air quality and traffic proposed for their neighborhood.

As mentioned before we were hoping that some concessions could be made and the rock crushing be done either off site or at the south end of the property so as not to affect the families living there. These families have lived there for many years and feel that in all fairness their living situations and conditions should be addressed also as you consider this particular development project.

Please let me know if your developmental or planning department will consider our request of working something out with the developers so we may reassure the families living there that they will not have any negative future health or safety issues.

Thank you in advance for taking time to respond to our concerns.

Sincerely;



Phil Blaney

September 16, 2010

Phillip Blaney
PO Box 921
San Marcos, CA 92079-0921

City of San Marcos
Garth Koller
Principal Planner
1 Civic Center Drive
San Marcos, CA 92069
Re: case number CUP 10-833

Dear Garth Koller;

After attending the informational meeting on September 13th, regarding the above mentioned proposed project I thought it best to again express my concerns regarding this proposal.

First it appears this will be a very nice project, it seems well planned out and should be an asset to our community. I certainly am not opposed to the project and am in favor of the direction that our city is taking regarding the ongoing improvements and selective developments that are proposed throughout, in my opinion you are doing a well planned service to our community. As I expressed at the meeting however, our primary concern is for the health and welfare of our tenants that are living in the homes that are very nearby where the proposed rock crusher will be placed, APN # 2210801700 and 2201813500, addresses 316 and 383 Discovery Street.

These tenants have been living in the homes for many years now and want to stay there, and we want to keep them there, they are concerned as we are for the health and safety issues that will invariably be cropping up due to the noise, dust, the high level of traffic and danger to their children living there. We understand of the dust control mitigation attempt etc, however due to the close proximity to these homes there is bound to be unhealthy circumstances arise.

Obviously our concern also is that we will lose our long term tenants, our property rights being compromised by this private development, and most likely we will be unable to re-rent the homes due to these particular issues which will for sure affect the income which we live on.

All things considered, my request is that the rock crusher be relocated to an off site location or to the far south part of the development property away from these homes in order to avoid future negative air quality and environmental problems that will most surely come up.

Please take our request into consideration and let me know if your planning department and the developer for this particular project may be able to make some changes in order to avoid any future health, and unknown other problems. Thank you for taking the time, and I look forward to your timely response.

Sincerely;

Phil Blaney

CITY OF SAN MARCOS STREET FAIR QUESTION FORM

If you have a question for a City representative that cannot be answered immediately in the booth, please write out your question and we will get an answer for you.

Your name: ROBERT HOOVER

Your address: 838 Coas Dr.

Your phone number: 760-672-2303

Your e-mail address: _____

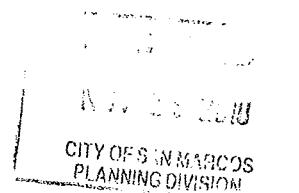
Do you prefer to be contacted by phone or e-mail? Phone

Please write your question:

Noise from traffic on 78, after
rock crushing & final grade is complete.

Date: _____

City representative: _____



Kiss, Lisa

From: Kiss, Lisa
Sent: Monday, November 29, 2010 2:44 PM
To: Koller, Garth; Backoff, Jerry
Subject: Street Fair Question Form - Robert Hoover re: Urban Villages Rock Crusher

I phoned Robert Hoover, 760-672-2303, re: the "Street Fair Question Form" he completed. He wants to know if anything will be done to mitigate noise from SR-78 after the rock crushing and final grading is complete? He indicated he used to live in Carlsbad and when the freeway there was expanded, landscaping & walls were taken down, and the noise from traffic increased dramatically. He asked if the elevation will be left high enough to mitigate noise? If no, will walls and landscape be installed?

Lisa Kiss
Planning Division Secretary
City of San Marcos
lkiss@san-marcos.net
760-744-1050 ext. 3233



Keep it Green.
Please consider the environment before you print this e-mail.

Kiss, Lisa

From: Kiss, Lisa on behalf of Planning Commission
Sent: Wednesday, September 22, 2010 2:08 PM
To: Backoff, Jerry; 'bruce@minnery.net'; 'carlmaas@yahoo.com'; 'deanknelson@cox.net'; 'erfkamp46@aol.com'; 'jschaibl@dgs.ca.gov'; 'kkjabara@yahoo.com'; 'knorris@ucsd.edu'; 'sk940@cox.net'; 'william.jacoby@cox.net'; Koller, Garth
Cc: Peterson, Jenny; Edwards, Mike
Subject: FW: [Feedback] PUBLIC WORKSHOP RE: Urban Villages SM, LLC @ City Hall

-----Original Message-----

From: Donald W.Larson [mailto:donwlarson@gmail.com]
Sent: Wednesday, September 22, 2010 12:44 PM
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Cc: Donald W.Larson
Subject: Re: [Feedback] PUBLIC WORKSHOP RE: Urban Villages SM, LLC @ City Hall

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Notice that to the west of the proposed Rock Crusher site, there is the western portion of Discovery Street that leads into Echo Lane and then on to Grand. This is another exit for the trucks to use for gaining access to the 78 freeway. That route was not mentioned at the September 13th Workshop.

I request the Planning Commission to additionally require that route in the C.U.P. to reduce the amount of traffic impacting Twin Oaks Roads over the 5 year duration of the proposed C.U.P.

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Thank you,

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Sent: Monday, September 20, 2010 8:18 AM
To: Backoff, Jerry; Koller, Garth; Edwards, Mike
Cc: 'bruce@minnery.net'; 'carlmaas@yahoo.com'; 'deanknelson@cox.net'; 'erfkamp46@aol.com'; 'jschaibl@dgs.ca.gov'; 'kkjabara@yahoo.com'; 'knorris@ucsd.edu'; 'sk940@cox.net'; 'william.jacoby@cox.net'
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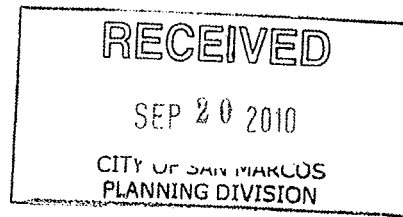
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<<http://www.timeoutofmind.com/previousHomePages/may022007.cfm>>

ORIGINAL

September 16, 2010

Phillip Blaney
PO Box 921
San Marcos, CA 92079-0921



City of San Marcos
Garth Koller
Principal Planner
1 Civic Center Drive
San Marcos, CA 92069
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