

# PLANNING COMMISSION

ADDITIONAL ITEM ADDED AFTER  
DISTRIBUTION OF PACKET - #3  
(Email from Michael Glen)

Agenda # 2 - KRC Rock

Date 6/6/11  
Time 4:45 PM

**Vandrew Rodriguez, Susan**

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**From:** Michael Glen [facialyoga@sbcglobal.net]  
**Sent:** Monday, June 06, 2011 3:46 PM  
**To:** Vandrew Rodriguez, Susan  
**Cc:** michael.glen@davestubbs.com  
**Subject:** Chesapeake Homeowners Association Concerns

Hi Susan,

I thought I would give you a heads up on this. Hopefully we can explore these issues and come up with some answers/solutions.

Be well,

Michael

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June 6, 2011

To: KRC Rock/City of San Marcos/Susan Vandrew Rodriguez

From: Michael Glen, President Chesapeake HOA Board of Directors

Re: KRC Rock CUP 00-477(10M) ND 11-801 NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

The purpose of this document is to express some of the concerns of the Chesapeake Homeowners Association regarding the above declaration:

Item 1: **Public Safety**

Homeowners have expressed their concern regarding impeding westbound traffic on Windy Way and northbound traffic on Twin Oaks Valley Road. Given the present turning radius it appears unlikely that trucks exiting KRC rock can do so without interfering with oncoming traffic. This conflicts with Section VIII, Appendix A of the Truck Management Plan which states, "Drivers will be instructed when exiting Windy Way to enter the street only when able to continue without impeding traffic from either direction."

The only other indication of a solution to this problem appears on page 21 last paragraph which states: "...there is a lane cross over to the westbound traffic from an eastbound turning truck that will result in a traffic safety impact to oncoming traffic." The members of the Association would like clarification regarding the language which follows: "A measure in the form of access or right-of-way improvements to the satisfaction of the City engineer will be required to mitigate the truck crossover into the westbound traffic lane. These improvements will require a City Construction Permit for construction within the City right-of-way." Our understanding is that there would have to be a 40 foot turning radius to correct this issue rather than the present radius of 25 feet.

Has a City Construction Permit been issued and what is the construction proposed to correct the problem?

Item 2: **Number of Trips**

At the last workshop, the Association was told that there were going to be 10-15 egress events per day. According to the Declaration, the number stands at 70 to be increased to 80.

Why was this larger number never mentioned at the meeting, and how does that number affect the following: “Page 18, Section **XII. Noise (d)** *Would the project result in:* (d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?”

Since the noise analysis of the KRC operation was conducted in 2001, is it still applicable with the present existence of Chesapeake Court Development and Twin Oaks Ranch?

Item 3: **Landscaping**

The Association would like further clarification regarding the landscaping plans. The Landscape Graphic on page 8 is a start, but lacks any specifics. When will there be more detailed plans showing an elevation drawing of proposed detail, and a specific plant materials list? It is important to the Association that it be clear that the plans not just “...provide screening....”, but will “obscure” (or eventually obscure) the view as specified in the city code.

The Association would like to make clear their appreciation of the substantial amount of work and time that has been dedicated to this project by both the City and Hoover-Taylor Associates. We wanted to take this opportunity to clarify the issues so that we can continue to work together toward completion of this project.