

ATTACHMENT "D"

Letters/E-mails Received

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

April 2, 2014

Re: Oak Creek
Case No. P13-0035

Dear Mr. Koller;

This is to express our concern about the proposed rezoning proposed by the referenced project.

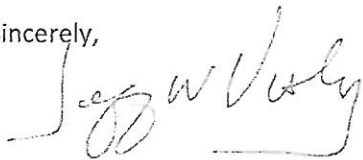
We are owners of an adjacent industrial property. Our concern regarding this project is that it will change our status regarding impacts on adjacent uses. In particular, if this project is approved, our property will be immediately adjacent to residential uses. That adjacency has the potential to restrict the hours of operation of our business, specifically in regards to noise as defined by Section 10.24.020 (b)(10) of the municipal code.

We request that the City carefully consider if the proposed project is an appropriate use of the property and what impact it will have on existing adjacent uses.

At a minimum, we request that you consider requiring conditions on the proposed project that will allow us to retain our current status and ability to use our property.

Thank you for your attention this matter.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jeff and Peggy Vosburg".

Jeff and Peggy Vosburg
Vosburg Woodworking
2892 South Santa Fe, Suite 118
San Marcos, CA 92069

Via e-mail to gkoller@san-marcos.net

Reynlands Properties, Inc.
1575 Sylvaner Ave.
St. Helena, CA 94574

01/14/2014

Mr. Garth Koller
Planning Department
CITY OF SAN MARCOS
San Marcos, CA 92069

Re: The Oakcreek Project Owner, LLC – Notice of Application # P13-0035
(GPA 13-004/R13-005/SP 13-008TSM 13-005/SDP 13-006/MFSDP 13-003/ND
13-004/BA)

Dear Garth:

On behalf of Reynlands Properties, Inc. and the Tenant, Rancho Del Oro Companies, Inc., DBA Rancho Del Oro Towing, we are in receipt of the Notice of Application relating to the project specifically mentioned above.

We adamantly oppose this request to rezone the 12.87 acres from Light Industrial to Mixed Use Commercial and Residential use. Rancho Del Oro Towing ("Tenant") has operated an impound yard at 196 Bosstick Blvd. since 1992. This facility is an integral part of the Tenant's business operations as the impound and auction site provides services to numerous government agencies, including the California Highway Patrol, the San Marcos Sheriff, and the San Marcos Fire Department, as well as numerous private property owners and managers at the "Local Vehicle Impound Yard." Any threat to this ability to continue operations at our property would cause significant financial hardship to the Tenant, their auction customers, and the dozens of employees who work for the Tenant. (And, in this economic climate, no one wants to see employees lose their jobs in a company that they have worked for many years.)

Access to our property is of further concern. Although Norman Strasse is currently proposed to be the main artery for the development, Bosstick Blvd. is still utilized in the plan. When you consider the size of the Tenant's vehicles and the industrial traffic on Bosstick Blvd., additional activity will cause potential problems for all the businesses in the area.

Furthermore, Reynlands Properties, Inc. relies on the rental income paid by the Tenant and the property was specifically designed and built to be an Impound and Storage yard. The Impound & Storage use has allowed us to operate under a Conditional Use Permit since 1992. We are concerned that when this Conditional Use Permit comes up for renewal in June, 2015, the residents in the proposed development could object to this use

and the renewal and, therefore, the rental income that Reynlands Properties depends on could end, adding to the financial hardship of all involved.

Thank you for considering our objections; and, it would be appreciated if you could keep us informed throughout the process.

Sincerely,

A handwritten signature in blue ink, appearing to read 'MTL', with a stylized flourish at the end.

Michael Terry-Lloyd
CEO, Reynlands Properties

MTL:tb

Koller, Garth

From: Lulling, Matthew [MLulling@GilbaneCo.com]
Sent: Monday, January 13, 2014 7:12 AM
To: Koller, Garth
Subject: RE: Oakcreek Project Questions

To Whom It May Concern:

I have received no response to my original requests below. 2nd Request. Thank you.

Matt Lulling | Project Manager | **Gilbane** | C 760.458.6275 |

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From: Lulling, Matthew
Sent: Monday, December 02, 2013 10:42 AM
To: 'gkoller@san-marcos.net'
Cc: mklulling@yahoo.com
Subject: Oakcreek Project Questions

Hi, I'm a resident of Racho Santalina in the Via La Venta cul-de-sac and this project will impact my property. How do I learn more about the plans? Also, has a traffic study been completed and what impact will it have on the surrounding neighborhood? What is the City of San Marcos proposing to do to minimize the disturbance? What road improvements are being imposed on the developer for South Santa Fe Ave? What are the height limits of the proposed dwellings? Has an environmental impact report been performed on the proposed site? Will the City of San Marcos impose requirements for the development to improve the surrounding area of impact with trails, trees, etc? What is the proposed fit out of the commercial space? We don't want any more liquor stores in the area.
Thank you,

Matt Lulling, LEED® AP BD+C | Project Manager | **Gilbane** | C 760.458.6275 |

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Koller, Garth

From: MINH NGUYEN [guudoll@yahoo.com]
Sent: Saturday, December 07, 2013 11:50 AM
To: Koller, Garth
Subject: Re: The Oakcreek Project Owner, LLC Petition

To whom it may concern,

My email letter are my only intent objection to the request rezone of The oakcreek project owner llc. No one asked, told or influence my objection to this rezone request.

Thank you
Minh

On Thursday, December 5, 2013 8:52 AM, Minh <guudoll@yahoo.com> wrote:
Good Morning Garth,

My cell phone is 714-675-0149. Have a nice day.
Minh

Sent from my iPhone

On Dec 5, 2013, at 7:56 AM, "Koller, Garth" <GKoller@san-marcos.net> wrote:

Good morning Minh, is there a number I can reach you at?

From: MINH NGUYEN [mailto:guudoll@yahoo.com]
Sent: Wednesday, December 04, 2013 1:28 PM
To: Koller, Garth
Subject: The Oakcreek Project Owner, LLC Petition

Dear Mr. Garth Koller,

My name is Minh Nguyen, I'm the homeowner at Rancho Santalinas community in San Marcos. I received your message with instruction to email you my petition and objection about this request to rezone the land so the owner can build condos and commercial business.

When we bought the house, the builder Fieldstones reassures us several times that the City will never allow anymore residential build on this empty lot due to several reasons. One of it is too close to the Sprinter, train track. Second, it's too close to business building in front of it. Only one way entrance to the land from the street.

Please sir, coming out to determine. It's already crowded as it is now that KB recently adding a lot more houses to our community. School will be over crowded, not enough public park for kids, more crimes adding, etc if this land is approves to build more homes on top and below each other...!

We choose to live in San Marcos because of its school systems, the city hall have many family interactive activities for the community. San Marcos has a great safe, family, school reputation. I hope the city will continue to strive and keep that integrity because I love my San-Marcos city.

I will keep follow your decision closely, and wishfully the city and you will make the decision that will benefit best for the city and NOT financially fit for the city.

Thank you for your time.
Minh

Koller, Garth

From: Lulling, Matthew [MLulling@GilbaneCo.com]
Sent: Monday, December 02, 2013 10:42 AM
To: Koller, Garth
Cc: mklulling@yahoo.com
Subject: Oakcreek Project Questions

Hi, I'm a resident of Racho Santalina in the Via La Venta cul-de-sac and this project will impact my property. How do I learn more about the plans? Also, has a traffic study been completed and what impact will it have on the surrounding neighborhood? What is the City of San Marcos proposing to do to minimize the disturbance? What road improvements are being imposed on the developer for South Santa Fe Ave? What are the height limits of the proposed dwellings? Has an environmental impact report been performed on the proposed site? Will the City of San Marcos impose requirements for the development to improve the surrounding area of impact with trails, trees, etc? What is the proposed fit out of the commercial space? We don't want any more liquor stores in the area.

Thank you,

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Koller, Garth

From: Steve Hegseth [Steve@direct-moulding.com]
Sent: Monday, November 25, 2013 2:14 PM
To: Koller, Garth
Subject: P13-0035

Dear Mr. Koller,

As an owner of a warehouse on Bosstick Blvd. I am concerned about the additional traffic on our street. Many times each day we have trucks backing into our lot. I fear the additional traffic would be problematic for both the trucks and the residents of the 232 condominiums.

Was this the planned use for the subject property when the master plan was done?

Please feel free to call me to discuss.

Best regards,
Steve

Steve Hegseth
Direct Moulding
130 Bosstick Blvd.
San Marcos, CA
92069
Ph.: (866) 641-1705
Fax: (866) 641-1706
www.direct-moulding.com