

Scott Nightingale

From: Jason Greminger <jason.greminger@cciconnect.com>
Sent: Wednesday, June 25, 2025 1:41 PM
To: Monina Carlos
Cc: Scott Nightingale; Erica Mercado Amaro; Alyssa Dominguez Office Manager / Community Manager; Jose Carlos [REDACTED]
Subject: Re: REQUEST: Written Response and Mitigation Measures – Mission Villas Retaining Wall, Phase 2

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Monina,

Hope you are well. It was good to talk with you at the Planning Commission meeting. I wanted to reach out to you to let you know we're working on responses to your questions and concerns. In the meantime, if you or any of the other residents would like to sit down with us to talk about the project and answer any questions, we'd be happy to have you over to our office in San Marcos to chat.

Thanks

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From: Monina Carlos [REDACTED]
Sent: Monday, June 23, 2025 8:58:49 AM
To: Jason Greminger <jason.greminger@cciconnect.com>
Cc: snightingale@san-marcos.net <snightingale@san-marcos.net>; Erica Mercado Amaro [REDACTED]
Alyssa Dominguez Office Manager / Community Manager [REDACTED], Jose Carlos [REDACTED]
Subject: REQUEST: Written Response and Mitigation Measures – Mission Villas Retaining Wall, Phase 2

Residents, Mission Villas (Phase 2) San Marcos, California

June 23, 2025

To: Jason Greminger, Project Manager Consultants Collaborative

Re: Concerns Regarding Retaining Wall – Mission Villas (Phase 2), Woodward St. and E. Mission Rd.

Dear Mr. Greminger,

We are writing to formally follow up on the San Marcos Planning Commission's public hearing held on June 16 regarding your upcoming condominium development (46 units) adjacent to our townhome community of Mission Villas (Phase 2) at Woodward Street and E. Mission Road.

During the public hearing, we voiced significant concerns and questions regarding the **preservation of the structural integrity of our community's existing retaining wall**, which directly borders your proposed site. We are compelled to reiterate these points in writing, as your responses during the hearing were vague and generalized, leaving us without clarity or assurance.

1. Preservation of Retaining Wall Integrity During Rock-Crushing Operations

It is our understanding that you received approval to proceed with rock-crushing activities on-site. Given the proximity of our retaining wall to your construction zone, we are extremely concerned about potential damage caused by vibrations or earth movement during these operations. This wall is integral to the safety and stability of our homes, and any compromise could have severe consequences.

We request a comprehensive explanation of the specific mitigation measures your team will implement to **protect the wall during all phases of construction**, including rock crushing.

2. Written Responses to Voiced Questions

At the hearing, we asked the following questions, which we now request you respond to in writing:

- *What preemptive structural assessments have been conducted on our retaining wall, and by whom?*
- *Will an independent third-party engineer conduct inspections before, during, and after your site work?*
- *What vibration thresholds have been established to avoid structural compromise, and how will you monitor compliance?*
- *What recourse will our community have if damage to the wall is observed following your activities?*

Your verbal responses at the hearing did not sufficiently address these questions.

3. Request for Inspection Reports

We formally request that your company provide both **initial and final inspection reports** of our shared retaining wall, conducted by a **licensed, independent structural surveyor**. These inspections must be carried out at **no cost to our HOA or individual residents**. This step is critical in establishing a baseline and safeguarding both parties.

4. Responsibility and Dispute Prevention

Our community's foremost interest is in ensuring that all construction activities proceed in a manner that protects the integrity of our shared infrastructure. To that end, we respectfully request that your development team prioritize preventative measures and responsive communication.

Should any issues arise concerning the retaining wall that may be reasonably linked to construction impacts, we trust your team will address them promptly and in good faith. While we acknowledge that legal remedies remain a potential option in any dispute, our strong preference is to avoid such outcomes through mutual transparency, accountability, and a shared commitment to safeguarding both properties.

Sincerely,
Jose Carlos
Monina Carlos
Mission Villas San Marcos Residents

Scott Nightingale

From: Scott Nightingale
Sent: Thursday, July 10, 2025 11:08 AM
To: Monina Carlos; Erica Mercado Amaro; Alyssa Dominguez Office Manager / Community Manager; Jose Carlos
Cc: Bradley Holder
Subject: RE: REQUEST: City Oversight & Written Confirmation of Retaining Wall Protection Measures
Attachments: 25.07.01a EXCEL ENGINEERING - Misssion Villas response (revsion 25.07.10).pdf

Monina,

We have worked with the project applicant for Woodward 46 to draft the attached letter and exhibit to respond to your concerns.

Please review and feel free to contact me if you have any questions.

Thanks,

SCOTT NIGHTINGALE | Principal Planner | Development Services
City of San Marcos | 1 Civic Center Drive, San Marcos CA 92069
T: (760) 744-1050 x 3281 **C:** (619) 782-8036
snightingale@san-marcos.net | www.san-marcos.net



From: Scott Nightingale
Sent: Thursday, June 26, 2025 12:36 PM
To: Monina Carlos [REDACTED] Erica Mercado Amaro [REDACTED] Alyssa Dominguez Office Manager / Community Manager [REDACTED]
Cc: Bradley Holder <BHolder@san-marcos.net>; Kyrenne Chua <KChua@san-marcos.net>; Joseph Farace <JFarace@san-marcos.net>
Subject: RE: REQUEST: City Oversight & Written Confirmation of Retaining Wall Protection Measures

Mrs. Carlos,



LEVIN & DENTINO INC. d.b.a. EXCEL ENGINEERING

440 STATE PLACE

ESCONDIDO, CA 92029

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LAND PLANNING-CIVIL ENGINEERING-SURVEYING

Scott Nightengale
Principal Planner
City of San Marcos
1 Civic Center Drive
San Marcos, CA 92069

In response to the email received by the city dated June 23, 2025 from Jose and Monina Carlos and the Mission Villas San Marcos Residents.

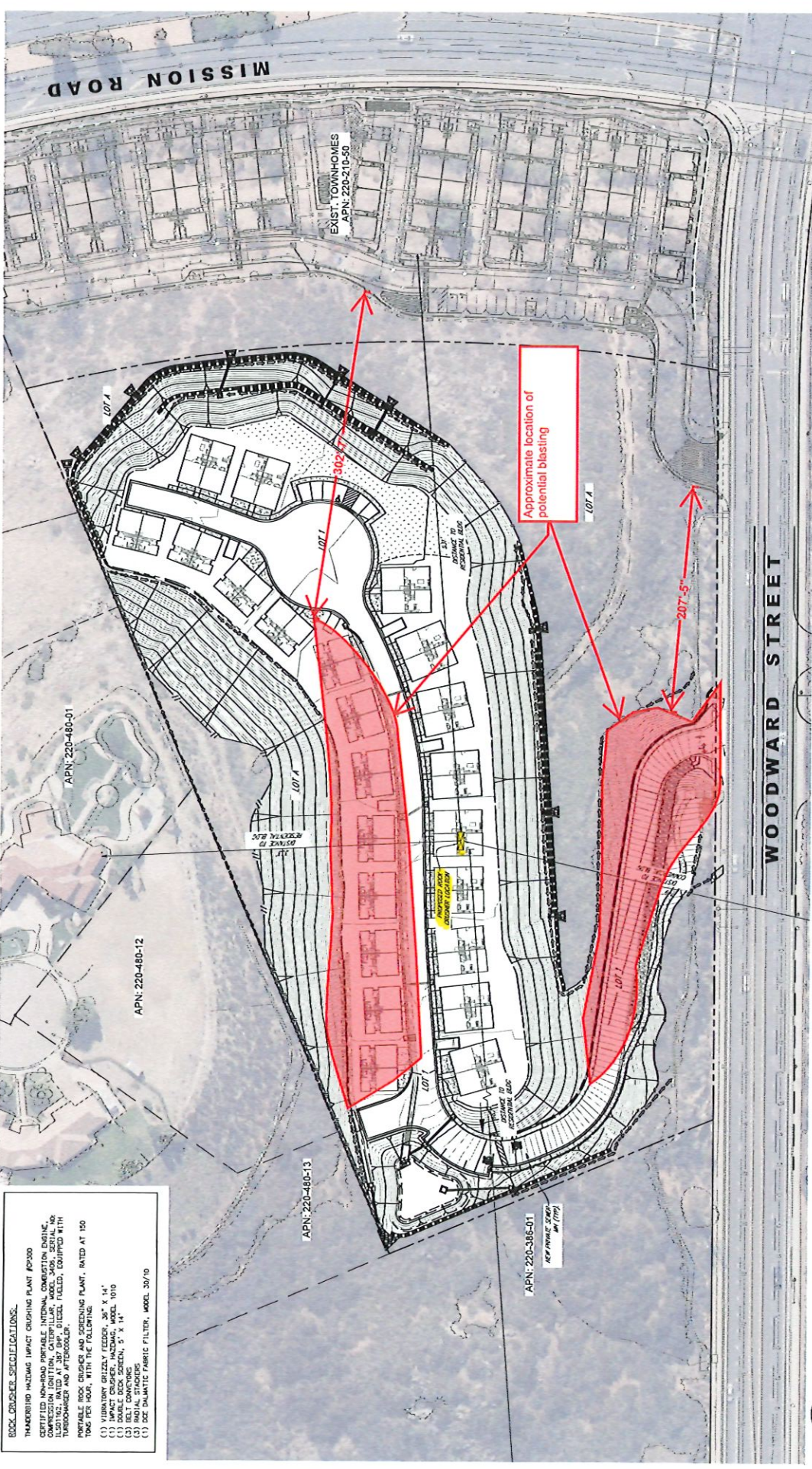
The projects EIR analyzed blasting and rock crushing that may occur in the noise/vibration analysis and determined that vibration impacts were less than significant, and mitigation has been identified to reduce noise from blasting and crushing activities to below a level of significance.

Rock crushing operations will have no impact on the wall. That process involves machine grinding and crushing of rocks to a size suitable for construction. If needed, rock crushing will occur on the central northern and/or the central western portions of the property well away from any Mission 316 residential building.

Blasting is the construction activity I believe you are concerned may have an impact on the wall which is located on the Mission Villas property, along the common property line and within an easement in portions of the Woodward 46 property. It is important to note that the Woodward 46 project is filling the areas closest to the Mission Villas site. This fill will not require any blasting work.

Prior to blasting work, a blasting plan must be submitted to the City of San Marcos Fire Department (SMFD). All blasting procedures must be reviewed and be found consistent with the regulations of SMFD and the City of San Marcos Municipal Code. This includes all construction-related activities, including grading, blasting, and any use of a rock crusher, will be addressed through the project conditions approved by the city.

Those rules and information pertaining to permits, inspections, limits, strength, materials, etc., related to blasting can be found in Section 17.60.060 of the San Marcos Municipal Code. If blasting is needed to remove areas of rock in the north-central and central-western portions of the property, the project must follow all established city rules and regulations including pre and post inspections of all structures including the soil nail wall within the required radius of blasting work as identified in Section 17.60.060.



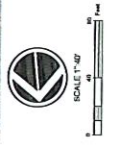
ROCK CRUSHER SPECIFICATIONS:

THUNDERBOLT HAZARD IMPACT CRUSHING PLANT #10000
 CERTIFIED NON-ROAD PORTABLE INTERNAL COMBUSTION ENGINE,
 COMPRESSION IGNITION, CATAPILLAR, MODEL 3408, SERIAL NO.
 12345678, 3408 HP, 1800 RPM, 12.5 LITERS, 12.5 LITERS,
 TURBOCHARGER AND AFTERCOOLER,
 PORTABLE ROCK CRUSHER AND SCREENING PLANT, RATED AT 150
 TONS PER HOUR, WITH THE FOLLOWING:
 (1) VIBRATORY GRIZZLY FEEDER, 36" X 14"
 (1) IMPACT CRUSHER, HANZMAC, MODEL 1010
 (1) SCREEN, 5' X 14"
 (1) BELT CONVEYORS
 (1) 800 GALMATIC FABRIC FILTER, MODEL 30/10

SHEET 12 OF 13 SHEETS
 ROCK CRUSHER EXHIBIT
 CORNERSTONE COMMUNITIES
 WOODWARD
 APN 220-210-49
 WOODWARD ST. SAN MARCOS CA

EXCEL
 ENGINEERING
 10000 WOODWARD STREET
 SAN MARCOS, CA 92069
 TEL: 760.734.1111
 FAX: 760.734.1112
 WWW.EXCEL-ENGINEERING.COM

DATE	BY	REVISION
10/2/2017	PLANNING	2017/10/2



Scott Nightingale

From: Monina Carlos [REDACTED]
Sent: Thursday, July 10, 2025 1:36 PM
To: Jason Greminger
Cc: Scott Nightingale; Erica Mercado Amaro; Alyssa Dominguez Office Manager / Community Manager; Jose Carlos
Subject: Re: REQUEST: Written Response and Mitigation Measures – Mission Villas Retaining Wall, Phase 2

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Dear Mr. Greminger and the Excel Engineering Team,

Thank you for your detailed response concerning the Woodward 46 project's construction impacts. We appreciate your team's diligence and commitment to following proper mitigation measures as outlined in the EIR and the Municipal Code.

However, we want to clarify that the affected community is **Mission Villas (Phase 2)**, located at **East Mission Road and Woodward Street, San Marcos, CA**. The development referred to in your response—"Mission 316"—is a separate community with its own HOA. Please correct all documents and communications to reflect this distinction moving forward.

While we trust in your engineering standards, we request written clarification on the following key items:

1. **Inspection Scope** – Confirmation that our retaining wall will be inspected pre- and post-blasting.
2. **Vibration Thresholds** – Measurable values and monitoring methodology for vibration control.
3. **Blasting Plan Access** – A copy or summary of the formal blasting plan upon submission.
4. **Independent Oversight** – Assurance that a third-party licensed engineer—not retained by the developer—will conduct inspections.

As residents, we have initiated this inquiry for the community's safety and infrastructure integrity. We are now formally handing over monitoring responsibilities to the **HOA and elected Board Members of Mission Villas (Phase 2)**, whose official duty it is to represent the community and oversee shared assets such as the retaining wall.

Thank you for your cooperation and attention.

Sincerely,

Jose Carlos Monina Carlos

Mission Villas (Phase 2) San Marcos Residents

On Thursday, July 10, 2025 at 12:34:55 PM PDT, Jason Greminger <jason.greminger@cciconnect.com> wrote:

Hi Monina,

You should have received a formal letter response to your questions below from Scott Nightingale at the City of San Marcos this morning. We'd like to extend an invitation to you to sit down in our office and we can chat about the project. Please let me know if that is something you're interested in.

Sincerely,

Jason Greminger



Project Manager, CCI

Office: (760) 471-2365

www.cciconnect.com

From: Monina Carlos [REDACTED]
Sent: Monday, June 23, 2025 8:59 AM
To: Jason Greminger <jason.greminger@cciconnect.com>
Cc: snightingale@san-marcos.net; Erica Mercado Amaro [REDACTED] Alyssa Dominguez Office Manager / Community Manager [REDACTED], Jose Carlos [REDACTED]
Subject: REQUEST: Written Response and Mitigation Measures – Mission Villas Retaining Wall, Phase 2

Residents, Mission Villas (Phase 2) San Marcos, California

June 23, 2025

To: Jason Greminger, Project Manager Consultants Collaborative

Scott Nightingale

From: Scott Nightingale
Sent: Monday, August 4, 2025 11:33 AM
To: Monina Carlos; Erica Mercado Amaro; Alyssa Dominguez Office Manager / Community Manager; Jose Carlos
Cc: Bradley Holder
Subject: RE: REQUEST: City Oversight & Written Confirmation of Retaining Wall Protection Measures

Hi Monina,

I hope you're doing well and thank you for your patience on the response as we have been working on additional measures to address to concerns.

We understand and appreciate your concerns regarding the structural integrity of the existing geogrid wall and the potential impacts of the proposed development. Recently, Brad from the City's Engineering Department and I met with the developer's team to ensure that your comments are fully addressed and that appropriate measures are taken to protect the wall during construction.

As a result of our meeting, the City is requiring the developer to document the current condition of the wall prior to the start of any grading or construction activities, and again after construction is completed. This documentation will be included as a condition of approval and must be submitted to the City's Planning Division prior to occupancy.

The developer's engineer—who was also involved in your community's permitting process—has assured us that the structural elements, including the 35+ foot caissons supporting the rock face and the mesh reinforcement behind the wall, have been thoroughly analyzed. They have concluded that these elements will not be impacted by the adjacent development. Additionally, as discussed during the Planning Commission meeting, staff has incorporated several conditions of approval specifically designed to ensure there are no adverse impacts on neighboring properties from the future 46-townhome project.

If you have any further questions or concerns, please don't hesitate to reach out. The developer's team will also be contacting you directly.

Thank you,

SCOTT NIGHTINGALE | Principal Planner | Development Services
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Scott Nightingale

From: Monina Carlos [REDACTED]
Sent: Tuesday, August 5, 2025 10:57 PM
To: Scott Nightingale; Erica Mercado Amaro; Alyssa Dominguez Office Manager / Community Manager; Bradley Holder
Cc: Jose Carlos
Subject: Re: REQUEST: City Oversight & Written Confirmation of Retaining Wall Protection Measures

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Subject: Re: Retaining Wall Integrity and Adjacent Development

Dear Mr. Nightingale,

Thank you for your detailed response and for taking the time to meet with the developer's team to address our concerns. We truly appreciate the City's proactive approach in requiring documentation of the retaining wall's condition both before and after construction, and we see this as a meaningful step toward ensuring accountability and transparency throughout the development process.

It's reassuring to hear that the developer's engineer—who is familiar with our original permitting—has conducted a thorough analysis of the structural elements, including the caissons and mesh reinforcement. We also acknowledge the Planning Commission's efforts to incorporate conditions of approval aimed at protecting neighboring properties.

While we trust that the City's Planning Division will thoroughly review the developer's documentation as part of the approval process, we would appreciate being kept informed of any updates or changes related to the construction that may affect the retaining wall.

Please also extend our thanks to Brad and the Engineering Department for their involvement. We look forward to continued communication with the City and the developer's team, and appreciate the efforts being made to prioritize the safety and integrity of our community.

Warm Regard,
Monina Carlos
Jose Carlos
Mission Villas (Phase 2) San Marcos Residents

On Monday, August 4, 2025 at 11:33:18 AM PDT, Scott Nightingale <snightingale@san-marcos.net> wrote:

Hi Monina,

I hope you're doing well and thank you for your patience on the response as we have been working on additional measures to address to concerns.

We understand and appreciate your concerns regarding the structural integrity of the existing geogrid wall and the potential impacts of the proposed development. Recently, Brad from the City's Engineering Department and I met with the developer's team to ensure that your comments are fully addressed and that appropriate measures are taken to protect the wall during construction.

As a result of our meeting, the City is requiring the developer to document the current condition of the wall prior to the start of any grading or construction activities, and again after construction is completed. This documentation will be included as a condition of approval and must be submitted to the City's Planning Division prior to occupancy.

The developer's engineer—who was also involved in your community's permitting process—has assured us that the structural elements, including the 35+ foot caissons supporting the rock face and the mesh reinforcement behind the wall, have been thoroughly analyzed. They have concluded that these elements will not be impacted by the adjacent development.

Additionally, as discussed during the Planning Commission meeting, staff has incorporated several conditions of approval specifically designed to ensure there are no adverse impacts on neighboring properties from the future 46-townhome project.

If you have any further questions or concerns, please don't hesitate to reach out. The developer's team will also be contacting you directly.

Thank you,

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