

Katherine Douglas

Public Comment - Duarte

From: Kristine Duarte <kristine.f.duarte@gmail.com>
Sent: Tuesday, February 24, 2026 1:57 PM
To: sbcob
Cc: HCD RES; Laura Capps
Subject: Public Comment: Tatum Multifamily Housing (24ZCI-00048) and San Marcos Ranch (24ZCI-00083)

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Dear Board of Supervisors and Planning Staff,

As a resident living near the proposed Tatum and San Marcos Ranch developments, with children at El Camino Elementary, I am writing to provide specific comments regarding the Environmental Review Record (ERR) and project design, specifically concerning the safety and privacy of students at **El Camino Elementary**.

While I recognize the need for workforce and teacher housing and am excited for our teachers to have an affordable place to live close to our school, I request that the following mitigation measures be included as formal Conditions of Approval:

1. **Construction Traffic Management:** Prohibit heavy machinery and haul truck trips on S. San Marcos Road and Calle Real during school "bell times" (7:45 AM – 8:30 AM and 2:30 PM – 3:30 PM) to protect student pedestrians.
2. **Park Privacy & Buffer:** For the one-acre public park at the Tatum site, I request the installation of mature, high-canopy evergreen screening (such as Coast Live Oaks) along the boundary with El Camino Elementary to maintain school privacy and reduce noise from the new 53-foot residential blocks.
3. **Pedestrian Safety:** With the influx of over 1,400 new parking spaces, please require the developer to fund enhanced "Safe Routes to School" infrastructure, including high-visibility lighted crosswalks at the intersection of Hollister and S. San Marcos Road.
4. **Parking Spillover:** Request a residential permit parking study for the surrounding streets (San Simeon Dr and San Marcos Rd) to ensure that "reduced parking" incentives for developers do not result in school-zone parking becoming inaccessible for teachers and parents.

Thank you for your consideration of these neighborhood-specific impacts.

Sincerely,

Kristine Duarte

El Camino PTA and Resident of South of Hollister Neighborhood