



# NOTICE OF PUBLIC WORKSHOP

**WHEN:** Thursday, September 3, 2015 at 6:00 PM

**WHERE:** City of San Marcos, Valley of Discovery Room, 1 Civic Center Drive

**PROJECT:** Brookfield (Hanson Rancho Coronado)

## BACKGROUND:

The Rancho Coronado site currently consists of approximately 248 acres which was formerly known as the Hanson Aggregates Pacific Southwest, Inc. rock quarry operation, which ceased operation and has been vacant since February 9, 2008. The site is located south of SR-78 and is generally bounded by S. Twin Oaks Valley Road to the east, Orchid Avenue to the north, Discovery Lake to the west, and an area of open space to the south.

## PROJECT DESCRIPTION:

The proposed residential community is comprised of 51 acres with 346 single family homes. The community is currently entitled with a Subdivision Map (TSM 13-004) that was approved by the San Marcos City Council on May 13, 2014. The applicant is requesting to make minor revisions to the site plan and architectural elements. The proposed changes will maintain the unit count, overall acreage and be in substantial conformance with the previous entitlement. The proposed architectural revisions will replace the attached duplex and alley loaded residential with all detached residential product types. The new housing types offer additional driveway and street parking capacity. The single-family homes will be two-story with a mixed variety of Spanish Mediterranean architecture styles.

The Applicant is seeking a Specific Plan Amendment, Revised Tentative Subdivision Map (for condominium purposes), Site Development Plan, and Conditional Use Permit for a rock crushing operation. The proposed community will consist of 346 detached single-family homes in Low Density (4 – 8 du/ac) and Low Medium Density (8 – 12 du/ac) land use categories.

The planned community integrates these land uses through a system of streets, paseos, parkways and a pedestrian/bike trail circulation system. The entire community will be accessed via public streets and private gated entries. The project will also dedicate an approximate 38 acre parcel for a future public park.

For more information, please contact Garth Koller in the Planning Division at 760-744-1050, extension 3231 or [gkoller@san-marcos.net](mailto:gkoller@san-marcos.net), or visit the Development Services counter during the week between 7:30 am and 5:30 pm. City offices are closed every other Friday.

