

PLANNING COMMISSION

ADDITIONAL ITEM ADDED AFTER
DISTRIBUTION OF PACKET

Agenda # 2 - KRC Rock

(Memo # 2)

Date 6/16/11
Time 3:20 PM

CITY OF SAN MARCOS
REPLACEMENT MEMORANDUM

TO: Planning Commission
FROM: Development Services
DATE: June 6, 2011
SUBJECT: Changes to Resolution PC 11-4233
Agenda Item #2 - KRC Rock

This document serves to replace the June 3, 2011 memorandum. The highlighted changes only are new as of this date, and the remaining changes are as were included in the prior memorandum. All changes are requested for inclusion in PC Resolution 11-4423.

Resolution PC 11-4233 shall be revised as follows:

1., Page 2. The granting of the Conditional Use Permit will not be materially detrimental to the public health, safety and welfare or injurious to property or improvements in that the operational hours will continue to occur from 7:00a.m. to 5:00 p.m. Monday through Saturday, with bulk material (boulders and river rocks three inches or larger) ~~loading and~~ unloading activity being conducted no earlier than 8:00 a.m. Adherence to operational parameters set forth in the Truck Management Plan for delivery operations to the site will also serve to prevent any detriment as well as landscaping to screen the KRC Rock storage and unloading/loading activities on the Hoover-Taylor property.

E.2.b., Page 3. The chain link fence gate identified on the plan shall include slats. Language shall be modified from "do not swing out to Windy Way" to gate shall open internal to the site or be a slide gate. ~~and shall include hardware (lock, knox box, etc.) for emergency access to the satisfaction of the San Marcos Fire Protection District.~~

E.2.c., Page 3. ~~The following are the tree specifications required~~ The applicant shall install trees for screening purposes along the westerly and northerly property lines of the Hoover-Taylor property KRC lease area, as included on the landscape plan, and to a sufficient distance as determined by the Planning Director. ~~The revised final landscape plan shall incorporate 24" box specimen trees for all proposed trees, and at a size and density as approved by the City, as follows: but not to exceed 24" box, and shall include Podocarpus Macropyllus and Tristania Conferta specimen trees.~~

E.2.c.i., Page 3. ~~A multi-trunk Lagerstroemia indica (Crape Myrtle) — 9' 10' x 3' 4', with 1.25" to 1.50" caliper for a 24" box tree.~~

E.2.c.ii., Page 3. ~~Tristania Conferta (Brisbane Box) — 9' 10' x pyramidal, with 1.25" to 1.50" caliper for a 24" box tree.~~

E.3.a.viii., Page 5. Upon verification in the field, it may be deemed necessary to install additional evergreen plants to adequately screen views from ~~nearby residences.~~ the Windy Way / Windy Point intersection.

E.3.a.xi., Page 5. Landscape plans shall contain a mixture of trees, shrubs, and vines as conditioned herein, and be provided with an irrigation system. The irrigation system shall include an automatic rain

sensor switch, master valve, stainless steel enclosure for the any new backflow device, and stainless steel controller cabinet if within public view as required and approved by the Planning Director.

E.3.b.i., Page 6. Under Section I, modify to state Monday through Saturday (not Saturdays only), no ~~boulders or bulk materials (boulders, and river rocks three inches or larger)~~ can be ~~dropped, moved, or placed loaded/unloaded~~ before 8 a.m.

E.3.b.iii. Page 6. Delete Under Section III, after the statement that All dispatchers shall take care of identifying all first time vendor drivers to the site, language shall be added to state that upon arrival, first time vendors shall also sign a TMP agreement understanding all truck delivery operational standards in the event that said driver returns to the site at a future date.

E.3.d. Page 6: Applicant shall provide improvements along the Windy Way driveway to the satisfaction of the City Engineer, as to eliminate the cross-over of vehicles into westbound traffic while performing a right turn exiting the site. In Lieu of performing improvements along Windy Way applicant shall be allowed a three (3) month trial period to perform flagging activities compliant with the following:

- i. Applicant shall provide or designate an employee to escort large vehicles through the Windy Way exit.
- ii. Said employee shall be designated to perform duties as a "Flagger" conducting traffic along Windy Way while trucks are exiting.
- iii. Flagger shall operate and be trained compliant with the California Code of Regulations Title 8, §1599, and provide evidence of said training to the City.
- iv. Applicant shall provide proof of insurance naming the City additionally insured and shall hold the City harmless for all activities associated with trucks exiting onto Windy Way. Said documentation shall be to the satisfaction of the City Attorney, and shall remain in effect until such time as a Flagger is no longer required.
- v. At the end of the trial period, the City shall have the right to extend the trial period or approve flagging operations as a permanent operational procedure of the site. If approved as a permanent operational procedure, the flagging operational standards shall be added to the TMP.

Unless waived by the City, the applicant shall be responsible to perform driveway improvements along Windy Way in the event that flagging operations are stopped for any reason, or determined by the City to be unsuccessful.

E.3.e., Page 6. The applicant/developer shall submit executed versions of separate petitions to annex into and establish the one acre project lease area (Assessor Parcel Number 218-110-12) for the special taxes levied by the following Community Facilities Districts (CFD):

E.5.c., Page 7. In the event that general vehicular parking is used in the ~~area designated for this CUP Expansion Area~~, a minimum throat stacking distance for all driveways shall be twenty (20) feet (measured from the right-of-way line). The entire twenty-(20) foot throat distance shall be designated by a raised curb.

E.6.e., Page 8. Delete

E.6.f., now e., Page 8. ~~During construction the owner/developer/contractor shall implement and maintain the storm water pollution prevention plan (SWPPP) measures as required on the approved plans and according to the current California State Water Resources Control Board General Construction Permit. Violations of~~ Ensure compliance with the City's Storm Water Management Ordinance SMMC 14.15. Violations will result in citations and orders to stop work with required

report to the SDRWQB until the City determines the project to be in compliance with the requirements.

E.7.a., Page 9. During the operation of the facility, the applicant shall install measuring gauges throughout the outdoor storage areas clearly marking the maximum height of outdoor storage based on fence and screening heights. No material shall be stacked ~~where it is visible from off-site and Material in storage bins shall not exceed height of~~ higher than the ~~perimeter screen fence~~ surrounding the Expansion Area. The Planning Director may require the addition of measuring gauges at a future date, if deemed necessary.

E.7.f., Page 9. The following outdoor activities such as (1) placement of rock into various storage bins, (2) retrieval of stored material for sale, (3) dumping of rock into delivery trucks or into hopper for bagging operation, and (4) movement of a loader, forklift, delivery truck and distribution trucks around property shall not begin prior to 8:00 a.m., and shall cease prior to 5:00 p.m. on Saturdays. No bulk material (boulders and river rocks three inches and larger) ~~loading/unloading~~ shall occur prior to 8:00 a.m. Monday through Saturday. No operations will occur on Sundays.

E.7.j., insert on Page 10. A record log shall be provided on a monthly basis to the City at the first of each month documenting the number of daily truck trips exiting the Windy Way driveway during the term of the Expansion Area CUP.

E.8., Page 10. ~~Adequate light shall be installed to deter potential criminal activities. All new on-site lighting systems shall comply with City's standards for low pressure sodium vapor.~~

Please Note: Resolution PC 11-4233 is incorrectly number as E.4. is missing between E.3 and E.5. This error will be corrected in the final resolution.