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June 23, 2011

NOTICE OF PLANNING COMMISSION WORKSHOP

APPLICANT: Urban Villages San Marcos, LLC

CASE NUMBER: CUP 10-833

PROJECT LOCATION: West side of Twin Oaks Valley Road between Discovery Street and SR 78 – University District Specific Plan Area (see other side →)

DESCRIPTION OF THE PROJECT:

Urban Villages San Marcos, LLC has submitted an Application for a Major Conditional Use Permit to allow an onsite temporary rock crusher associated with grading to implement portions of the University District San Marcos Specific Plan lying west of Twin Oaks Valley Road. Grading and rock crushing will occur in four phases over two to four years. An expected export of approximately 1.1 million cubic yards of crushed rock material over the life of the operation will be transported offsite to local areas within the northwestern portion of San Diego County. The truck haul route will use Twin Oaks Valley Road northbound to SR-78. The number of truck trips per day is estimated at 120-150, all to occur during off-peak traffic hours. A portion of Shubin Lane will be replaced by an improved access that will intersect Twin Oaks Valley Road in the location identified in the University District Specific Plan; a permanent traffic signal at this intersection will be installed as part of the project to facilitate truck traffic flow. The attached diagrams show the location and typical layout of the temporary rock crusher. The temporary rock crusher would include a jaw crusher and associated screening, loading and power generation equipment, stacker, cone crusher, and conveyors. Hours of operation for the rock crusher, including maintenance activities, would be 7:00 am to 5:30 pm, Monday through Friday. The temporary rock crusher would be located within the interior of the project site, and placed against existing slopes and man-made berms adjacent to SR-78 to minimize noise and views of the facility and temporary stockpiles.

All property owners within proximity to the project area are being notified early in the review process. **THIS PROPOSAL MAY AFFECT PROPERTY YOU OWN IN SAN MARCOS.**

PLANNING COMMISSION WORKSHOP:

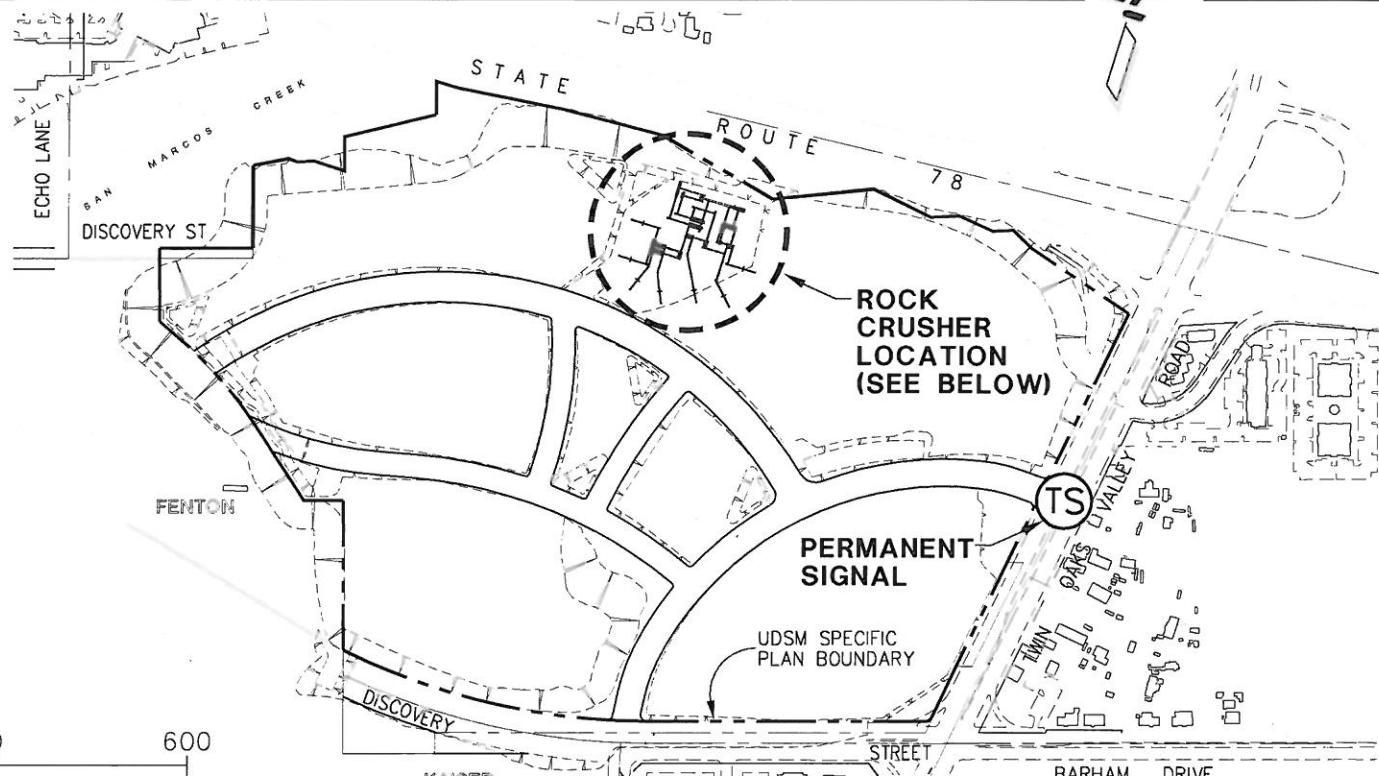
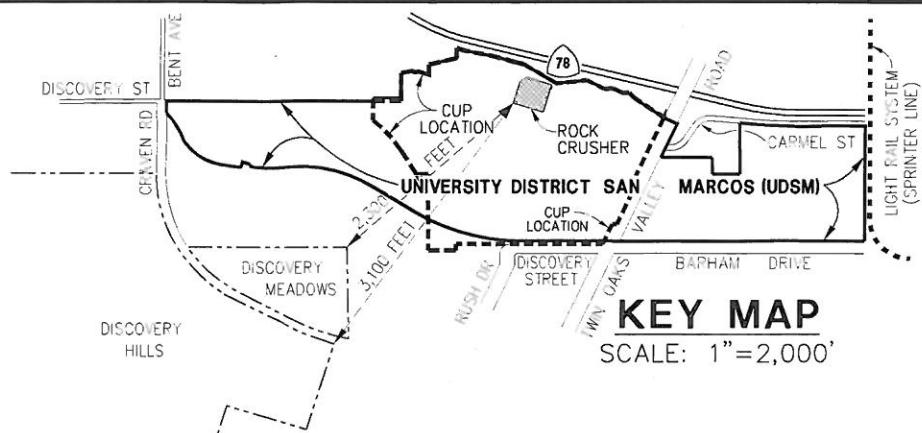
WHEN: *Thursday, July 7, 2011, 6:30 PM*

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

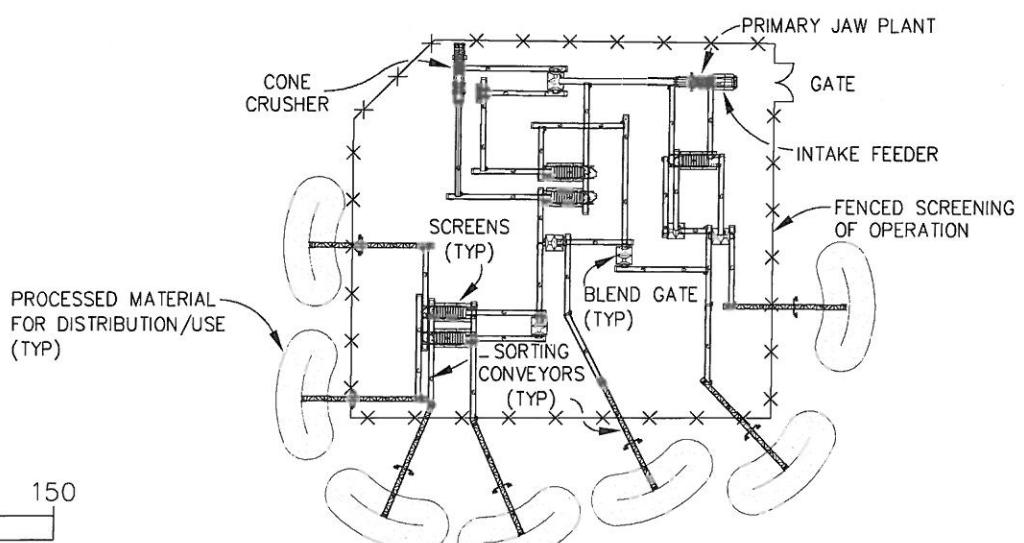
A Planning Commission Workshop will be conducted to discuss the details of the proposed temporary rock crusher and concept grading, review the preliminary findings of the project environmental technical studies. Your input is requested for this public workshop; however, official decisions will not be made during this meeting. The applicant will use information from the discussion to address community concerns of the project as we process the project to a future hearing.

If you have any questions or comments related to this project or this notice, please contact **Garth Koller, Principal Planner, at 744-1050, extension 3231, or email gkoller@sanmarcos.net** for the above referenced project.

Please see other side for "Diagrams"



CONDITIONAL USE PERMIT (CUP 10-833)



ROCK CRUSHER LAYOUT