

# PLANNING COMMISSION

## ADDITIONAL ITEM ADDED AFTER DISTRIBUTION OF PACKET

Agenda # 2

Urban Villages San Marcos, LLC  
Rock Crusher Cup

Date 12/5/11

Time 3:55 p.m.

# CITY OF SAN MARCOS

## MEMORANDUM

**TO:** Planning Commission  
**FROM:** Planning Division Director  
**DATE:** 12/5/11  
**SUBJECT:** Urban Villages San Marcos, LLC – Rock Crusher CUP 10-833  
Revisions to Resolution PC 11-4257

---

The following changes have been recommended for adoption by the Planning Commission:

Pg. 4, #E.1. – Existing Condition (1<sup>st</sup> paragraph)

The applicant/developer shall submit improvement plans for the ultimate signal (per the University District Specific Plan) on Twin Oaks Valley Road. The on-site construction access shall be located at this new intersection. Concurrently, the applicant/developer shall submit plans to eliminate the existing signal at Twin Oaks Valley Road/Carmel Street and extension of the Twin Oaks Valley road median. Said improvement plans shall be approved by the Engineering Division.

Replacement Condition – (1<sup>st</sup> paragraph, and paragraph two and three remain as is)

**The Applicant/Developer shall submit improvement plans for the ultimate signal (per the University District Specific Plan) on Twin Oaks Valley Road. The on-site construction access shall be located at this new intersection. Said improvement plans shall be approved by the Engineering Division.**

The Applicant/Developer shall submit plans and specifications for . . .

Pg.6, #E.7.f. – Existing Condition

The applicant shall be responsible to submit a design for the removal of the existing traffic signal at Twin Oaks Valley Road and Carmel Street. A median design shall show elimination of the southbound left turn and extension of the median. Signage and striping shall be provided per latest edition of the California Department of Transportation (Caltrans) Highway Design manual and the American Association of State Highways and Transportation Officials (AASHTO) Geometric Design of Highways and Streets. Prior to Phase 1 grading permit issuance, the removal of the traffic signals and median extension shall be completed. Traffic signals shall be delivered to the Public Works Department.

Replacement Condition -

**The applicant shall be responsible to submit a design for the removal of the existing traffic signal at Twin Oaks Valley Road and Carmel Street. A median design shall show elimination of the southbound left turn and extension of the median, to coincide with the ultimate median design for the accommodation of the dual left turns at the required intersection proposed approximately three hundred feet (300') south of Carmel Street. Signage and striping shall be provided per the latest edition of the California Department of Transportation (Caltrans) Highway Design manual and the American Association of State Highways and Transportation Officials (AASHTO) Geometric Design of Highways and Streets.**

Pg. 8, #E.7.p. – (Correct spelling)

. . . traffic signals and related **appurtenances**, storm drain facilities, water . . .

Pg. 8/9, NEW #E.7.q. **Add NEW CONDITION "q."** and re-letter/number conditions that follow-

**The applicant/developer shall pay an in-lieu fee for the installation of the deferred Carmel Street traffic signal design to include all subsequent impacts (i.e., median, striping, signage, etc.).**

Pg.15, #K.18. – Existing Condition

The Applicant/Developer shall enter into a Development Improvement Agreement with the City to establish time-frames for completion of the Twin Oaks Valley Road traffic signal and related improvements, the Twin Oaks Valley Road and East Carmel Street traffic signal removal, restriping and signage, as well as all required off-site transitions, immediately upon issuance of a grading permit.

Replacement Condition

**The Applicant/Developer shall enter into a Development Improvement Agreement with the City to establish time-frames for completion of the Twin Oaks Valley Road traffic signal and related improvements, restriping and signage, as well as all required off-site transitions, immediately upon issuance of a grading permit.**

Pg. 15, #K.19. – Existing Condition **(DELETE)**

~~An LED lighting system shall be shown on the public street improvement plans and shall be installed, if deemed necessary as a result of the traffic signal removals at East Carmel Street. Locations shall be specified by the City Engineer at no cost to the public.~~

Page 17, #K.30. -

All permanent manufactured fill slope banks shall be constructed at a gradient no steeper than 2:1 (horizontal to vertical). The Civil and/or Geotechnical Engineer shall verify slope stability for any cut slope greater than 2:1; ~~in no case shall the cut slope exceed 1.5:1~~ **allowed by the University District Specific Plan.** The City Engineer will require support documentation from a licensed Civil and/or Geotechnical Engineer for graded cut slopes greater than 2:1.

Page 28, #O.3. -

The developer shall ~~use the non-metal deck screens~~ and cover all rock impact areas with a rubberized material, **except for the metal deck screens**, that does not allow the rock material to resonate at the impact area.

Page 30, #BB. -

All demolition, clearing and grading and rock crushing operations ~~authorized by building permits~~, including the delivery, setup, and use of equipment shall be . . .

Page 30, #CC. -

All maintenance and repair shall be limited to ~~the hours of 7:00 a.m. to 9:30 p.m.~~ **after operations up to 8:30 p.m.. Monday through Friday and 11:00 a.m. to 3:00 p.m. on Saturday.** Any complaints regarding excessive noise coming from the site associated with maintenance and repair shall be reviewed and investigated by the City. If it is determined necessary, the Planning Director shall have the authority to **further** reduce or eliminate the hours of maintenance and repair.

Page 31, #DD. -

No truck traffic activity shall be allowed on or from this site between the hours of 9:45 p.m. until 7:00 a.m. seven days a week unless warranted under condition ~~D-10.~~ **EE.** below.