

City of El Paso de Robles

RESOLUTION NO. 90-140

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES TO AMEND FINAL DEVELOPMENT (LANDSCAPING) PLANS (PD 88001 - PACIFICA CORPORATION)

WHEREAS, Conceptual approval for Planned Development 88001 (the development plan for Tract 1463) was approved by the City Council via Resolution 88-31, adopted on May 17, 1988, and

WHEREAS, Final approval of landscaping and wall design details were approved by the City Council via Resolution 89-136, adopted October 3, 1989, and

WHEREAS, the applicant Pacific Corporation, has filed an application for approval of additional landscape details for phase two (original phases four and five) of the tract and to amend those approved landscape plans contained within Resolutions 88-31 and 89-136, and

WHEREAS, public hearings were conducted by the Planning Commission on July 31, 1990 and by the City Council on August 21, 1990, to consider facts as presented in the staff reports prepared for this project, and to accept public testimony regarding the proposed landscape plan revisions, and

WHEREAS, based upon the facts and analysis presented in the staff report, public testimony received and subject to the conditions listed below, the City Council makes the following findings:

1. The proposed development plan is consistent with the policies established by the General Plan for the City of El Paso De Robles;
2. The proposed development plan is consistent with the purpose, intent and regulations set forth in Chapter 21.16A (Planned Development Overlay District Regulations);
3. The proposed development plan will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the persons residing or working in the neighborhood, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of El Paso De Robles, does hereby approve revisions to the final landscaping plans for Tract 1463 (Planned Development 88001) subject to the following conditions:

1. The conditions for Planned Development 88001 contained within Resolution 89-136, attached as Exhibit A to this resolution,

City of El Paso de Robles

shall remain in effect, with the addition of Exhibits A through E of this resolution.

2. The following exhibits are adopted by this resolution and are either attached or kept on file in the Community development Department:

EXHIBIT	DESCRIPTION
A	Resolution 89-136 (on file in the Community Development Department)
B	Street Tree Planting Plan
C	Union Road landscaping plan showing typical planting treatment with soil amendment and preparation specifications
D	Irrigation plan for Phase two*
E	Specification Sheet for landscape and irrigation*

* Indicates that plans are on file in the Community Development Department.

3. All trees, including 1 gallon, 5 gallon, and 15 gallon sizes, shall be double staked in accordance with the City's adopted street tree planting standards, unless otherwise approved by the Community Services Director.

4. The maintenance period for all landscaped areas and street trees shall be extended within the subdivision agreement to a period of 3 years and the applicant shall post a 100 percent maintenance bond for all required landscaping as part of the subdivision agreement. In the event, at the conclusion of interim review periods of 1, 2 and 3 years, the effectiveness of the landscaping is determined to be inadequate, the City shall have the discretion to require that additional landscape mitigation measure be implemented by the developer.

5. The applicant shall submit detailed landscape plans reflecting revisions to phase one (previous phases one and two) consistent with the landscaping and irrigation plans and soil amendment requirements outlined within this resolution. These plans shall be subject to review and approval by the Planning Staff for adequacy and consistency with other approved landscaping plans for this project.

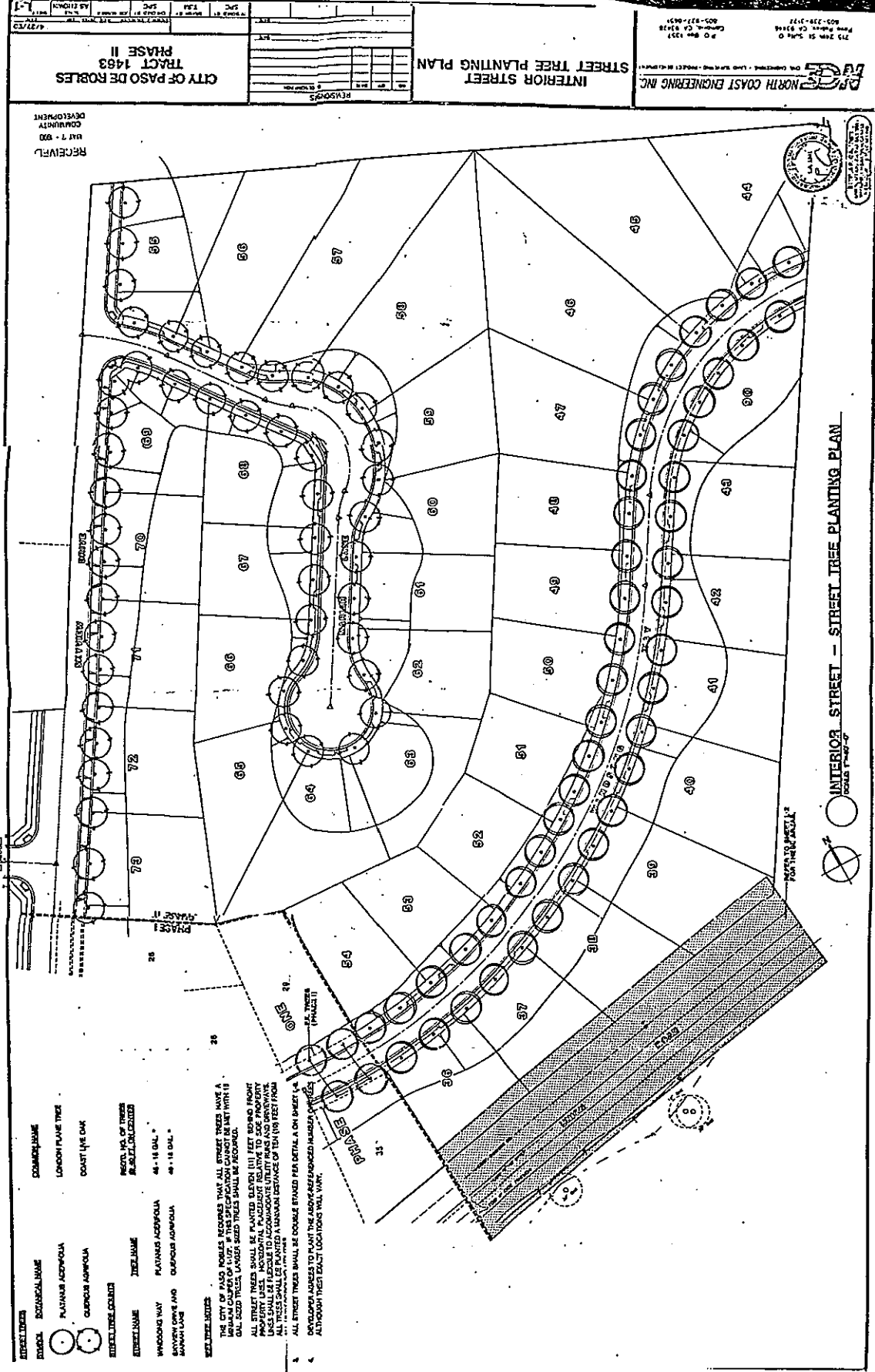
6. The applicant shall plant the permanent ground cover, as specified on the plans, within 3 months of the initial application of the hydroseed nurse crop. If the season permits,

City of El Paso de Robles

EXHIBIT A: RESOLUTION 89-136
is on file in the Community Development Department



FD 88001 - EXHIBIT "B"

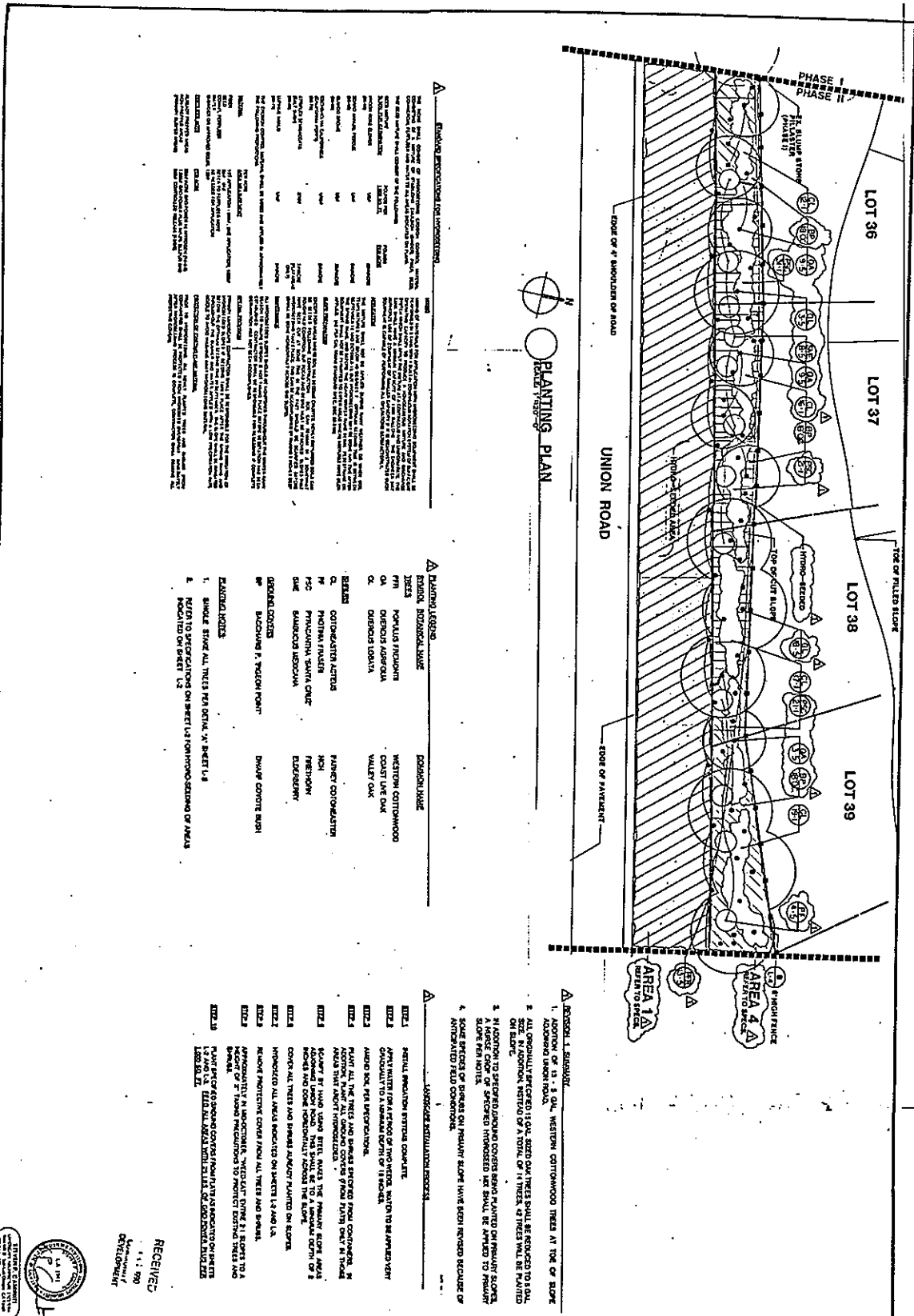


INTERIOR STREET - STREET TREE PLANTING PLAN

7
(tract phases 4 and 5)

128

(Tract Phases 4 and 5)



PLANTING PLAN

A. EXISTING SPECIFICATIONS AND CONVENTIONS

SYMBOL	DESCRIPTION
(Circle with number)	Planting symbol for trees and shrubs
(Circle with letter)	Planting symbol for specific species
(Circle with 'X')	Planting symbol for specific species
(Circle with 'Y')	Planting symbol for specific species
(Circle with 'Z')	Planting symbol for specific species
(Circle with 'A')	Planting symbol for specific species
(Circle with 'B')	Planting symbol for specific species
(Circle with 'C')	Planting symbol for specific species
(Circle with 'D')	Planting symbol for specific species
(Circle with 'E')	Planting symbol for specific species
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(Circle with 'H')	Planting symbol for specific species
(Circle with 'I')	Planting symbol for specific species
(Circle with 'J')	Planting symbol for specific species
(Circle with 'K')	Planting symbol for specific species
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(Circle with 'M')	Planting symbol for specific species
(Circle with 'N')	Planting symbol for specific species
(Circle with 'O')	Planting symbol for specific species
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(Circle with 'Q')	Planting symbol for specific species
(Circle with 'R')	Planting symbol for specific species
(Circle with 'S')	Planting symbol for specific species
(Circle with 'T')	Planting symbol for specific species
(Circle with 'U')	Planting symbol for specific species
(Circle with 'V')	Planting symbol for specific species
(Circle with 'W')	Planting symbol for specific species
(Circle with 'X')	Planting symbol for specific species
(Circle with 'Y')	Planting symbol for specific species
(Circle with 'Z')	Planting symbol for specific species

A. MATERIAL LEGEND

INDEX	COMMON NAME	SCIENTIFIC NAME
E1E1	WESTERN COTTONWOOD	POPULUS MONILIFORMIS
E1E2	COAST LIVE OAK	QUERCUS LAEVOGARUA
E1E3	WALLEY OAK	QUERCUS LAEVOGARUA
E1E4	MARKET COTTONWOOD	COTYLEDON ALBIS
E1E5	WESTERN RED CEDAR	LIBODENDRUM BICOLOR
E1E6	WESTERN RED CEDAR	LIBODENDRUM BICOLOR
E1E7	WESTERN RED CEDAR	LIBODENDRUM BICOLOR
E1E8	WESTERN RED CEDAR	LIBODENDRUM BICOLOR
E1E9	WESTERN RED CEDAR	LIBODENDRUM BICOLOR
E1E10	WESTERN RED CEDAR	LIBODENDRUM BICOLOR
E1E11	WESTERN RED CEDAR	LIBODENDRUM BICOLOR
E1E12	WESTERN RED CEDAR	LIBODENDRUM BICOLOR
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E1E31	WESTERN RED CEDAR	LIBODENDRUM BICOLOR
E1E32	WESTERN RED CEDAR	LIBODENDRUM BICOLOR
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E1E43	WESTERN RED CEDAR	LIBODENDRUM BICOLOR
E1E44	WESTERN RED CEDAR	LIBODENDRUM BICOLOR
E1E45	WESTERN RED CEDAR	LIBODENDRUM BICOLOR
E1E46	WESTERN RED CEDAR	LIBODENDRUM BICOLOR
E1E47	WESTERN RED CEDAR	LIBODENDRUM BICOLOR
E1E48	WESTERN RED CEDAR	LIBODENDRUM BICOLOR
E1E49	WESTERN RED CEDAR	LIBODENDRUM BICOLOR
E1E50	WESTERN RED CEDAR	LIBODENDRUM BICOLOR

- A. SPECIAL NOTES**
1. SINGLE STAKE ALL TREES PER DETAIL "A" SHEET 1-A
 2. REFER TO SPECIFICATIONS ON SHEET 1-A FOR DIMENSIONS OF AREAS INDICATED ON SHEET 1-A
- A. MATERIALS AND METHODS**
1. ALL SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:
 - a. THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC WORKS, 2003 EDITION, AS AMENDED.
 - b. THE STANDARD SPECIFICATIONS FOR LANDSCAPE ARCHITECTURE, 2003 EDITION, AS AMENDED.
 2. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:
 - a. THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC WORKS, 2003 EDITION, AS AMENDED.
 - b. THE STANDARD SPECIFICATIONS FOR LANDSCAPE ARCHITECTURE, 2003 EDITION, AS AMENDED.
 3. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:
 - a. THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC WORKS, 2003 EDITION, AS AMENDED.
 - b. THE STANDARD SPECIFICATIONS FOR LANDSCAPE ARCHITECTURE, 2003 EDITION, AS AMENDED.
 4. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:
 - a. THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC WORKS, 2003 EDITION, AS AMENDED.
 - b. THE STANDARD SPECIFICATIONS FOR LANDSCAPE ARCHITECTURE, 2003 EDITION, AS AMENDED.



NCE NORTH COAST ENGINEERING INC.
 CIVIL ENGINEERING - LAND SURVEYING - PROJECT DEVELOPMENT
 715 24th St Suite D
 Paso Robles, CA 93448
 805-233-3127

PLANTING PLAN

REVISIONS

NO.	DATE	DESCRIPTION
1	8/22/09	ISSUED FOR PERMIT

CITY OF PASO DE ROBLES
TRACT 1463
PHASE II

8/20/09
 8/20/09

City of El Paso de Robles

EXHIBIT D: IRRIGATION PLAN

EXHIBIT E: IRRIGATION/PLAN SPECIFICATIONS

are on file in the Community Development Department

City of El Paso de Robles

the applicant shall not utilize a nurse crop and shall plant the approved permanent ground cover with the initial landscape installation.

7. The applicant shall install additional drought tolerant shrubs within the flat area adjacent to Union Road in a manner to be approved by the Architectural Review Committee. This shall be in addition to the hydroseeding proposed for this area.

PASSED AND ADOPTED THIS 21st Day of August, 1990 by the following Roll Call Vote:

AYES: Russell, Martin, Reneau, Iversen

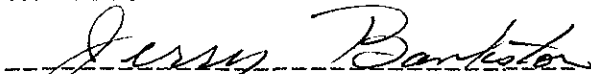
NOES: Picanco

ABSENT: None



MAYOR CHRISTIAN E. IVERSEN

ATTEST:



JERRY BANKSTON, CITY CLERK

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NOTE: Any judicial review of this decision must be made within the time set forth in Code of Civile Procedure Section 1094.6.