

City of El Paso de Robles

RESOLUTION NO. 90-141
A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE REVISED FINAL DEVELOPMENT PLANS
(PD 88007 - GODFREY, PULFORD AND CHAFIN)

WHEREAS, Conceptual approval for Planned Development 88007 (the development plan for Tract 1619) was approved by the City Council via Resolution 89-06, adopted on January 17, 1989, and

WHEREAS, Final approval of landscaping and wall design details were approved by the City Council via Resolution 89-112, adopted September 5, 1989, and

WHEREAS, the applicants Godfrey, Pulford and Chafin, have filed an application requesting to amend those approved landscape plans, contained within Resolutions 89-06 and 89-112, 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 landscaping amendment, 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 approved landscaping plans for Tract 1619 (Planned Development 88007) subject to the following conditions:

1. The conditions for Planned Development 88007 contained within Resolution 89-112, attached as Exhibit A to this resolution, shall remain in effect, with the exception that Exhibits E through J of that resolution 89-112 shall be replaced by the exhibits noted within this resolution.

City of El Paso de Robles

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 89-112 (on file in the Community Development Department)
B	Street Tree Planting Plan
C	Union Road landscaping plan, including east side of Avenida Del Sol
D	Union Road landscaping plan, including west side of Avenida Del Sol and the parkway planting, north of lot 20
H-1,H-2	Irrigation plans for all landscape planting*
I	Detail sheet for irrigation*
J	Specification Sheet for landscape and irrigation*

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

3. All trees, including 1 gallon, 5 gallon, 15 gallon and 24-inch box 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. All 24-inch box trees specified on the landscaping plan shall be required to be a minimum of 2 - inch caliper in size.

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.

City of El Paso de Robles

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: Martin, Reneau, Russell, Iversen

NDES: Picanco

ABSENT: None



MAYOR CHRISTIAN E. IVERSEN

ATTEST:



JERRY BANKSTON, CITY CLERK

g:\data\wpdata\meg\pd\1619pd2.res

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

City of El Paso de Robles

EXHIBIT A - RESOLUTION 89-112

is on file in the Community Development Department



EXHIBIT "B"

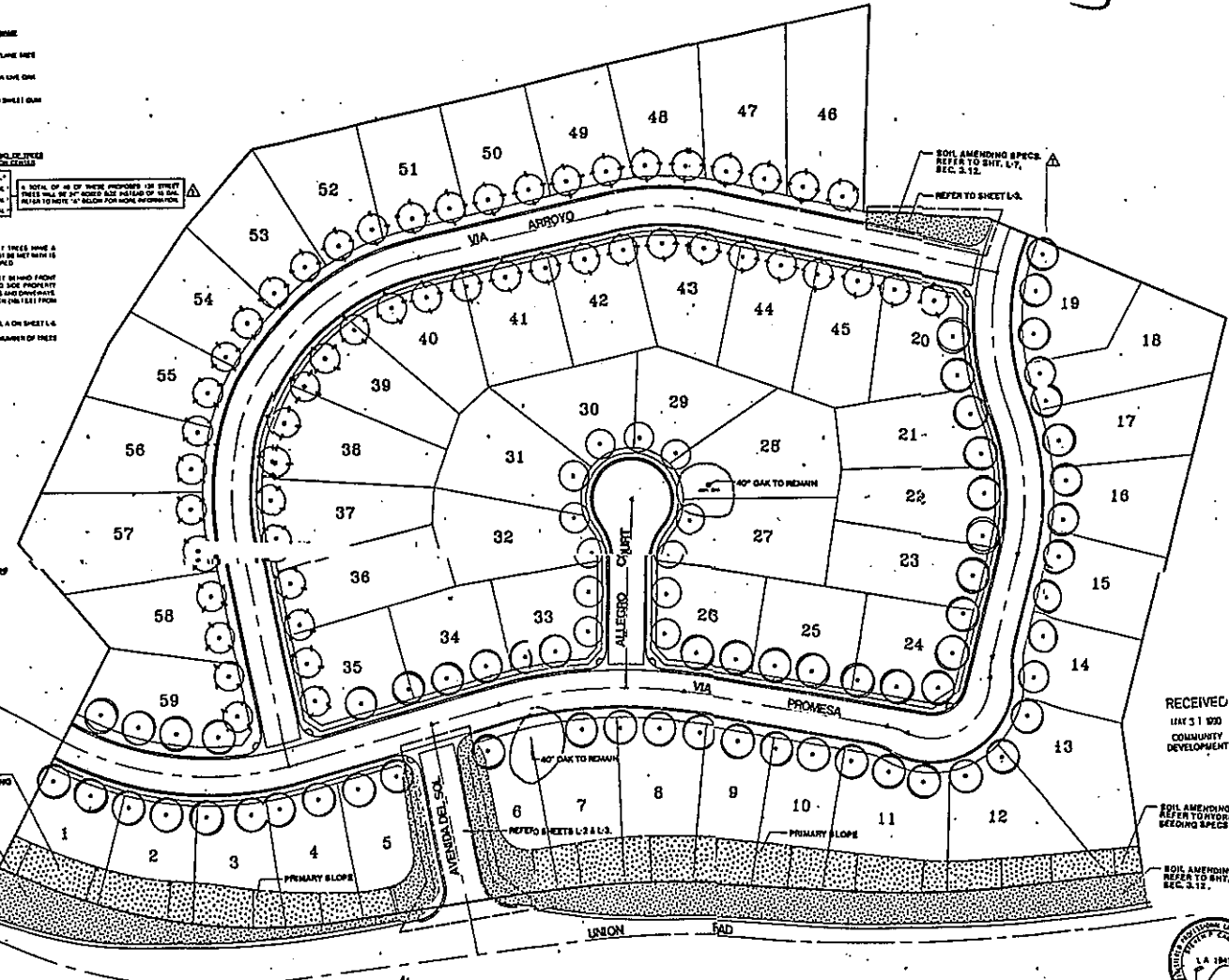
Street Tree Planting

STREET TYPES

SYMBOL	BOTANICAL NAME	COMMON NAME
	PLATANUS ACERIFOLIA	LONDON PLANE TREE
	QUERCUS AGRIFOLIA	CALIFORNIA LIVE OAK
	LOQUENIA STYRACIFLORA	AMERICAN SHEET OAK
	WALNUT	

STREET TREE COUNTS

STREET NAME	TREE NAME	REQUIREMENTS
AVENIDA DEL SOL	QUERCUS AGRIFOLIA	8 - 11 OAK
VIA PROMESA	PLATANUS ACERIFOLIA	8 - 11 OAK
VIA ARROYO	LOQUENIA STYRACIFLORA	8 - 11 OAK
ALLEGRO COURT	QUERCUS AGRIFOLIA	8 - 11 OAK



- GENERAL NOTES:**
- A. THE CITY OF PASO ROBLES REQUIRES THAT ALL STREET TREES HAVE A MINIMUM CALIPER OF 1.5" IF THIS SPECIFICATION CANNOT BE MET WITH 18 OAK, WALNUT, QUERCUS AGRIFOLIA TREES SHALL BE REQUIRED.
 - B. ALL STREET TREES SHALL BE PLANTED EIGHTY FEET BEHIND FRONT PROPERTY LINE. HORIZONTAL PLACEMENT RELATIVE TO SIDE PROPERTY LINE SHALL BE PLACED TO ACCORDANCE WITH CITY ENGINEERING. ALL TREES SHALL BE PLANTED A MINIMUM DISTANCE OF TEN FEET FROM ALL UNDERGROUND UTILITIES.
 - C. ALL STREET TREES SHALL BE DOUBLE STANDED PER OAK A ON SHEET L-6.
 - D. DEVELOPER AGREES TO PLANT THE ABOVE TREE SPECIES THROUGHOUT THE TRACT ALTHOUGH THEIR EXACT LOCATIONS WILL VARY.

- NOTES TO CITY ENGINEER REGARDING TREE PLANTING:**
- THE DRAWING PLANTING PLANS SHEETS L-1 AND L-2 CALL FOR THE USE OF 8" - 11" OAK TREES. THE TREE PLANTING SPEC CALL FOR THE SAME NUMBER OF 8" - 11" OAK TREES. HOWEVER, DUE TO THE LIMITED SIZE AND LOCATION OF THE TREE SPECIFICATIONS, THE CITY ENGINEER SHALL BE REQUIRED TO APPROVE THE TREE PLANTING PLANS SHEETS L-1 AND L-2. THE CITY ENGINEER SHALL BE REQUIRED TO APPROVE THE TREE PLANTING PLANS SHEETS L-1 AND L-2.
 - A. ALL TREE SPECIFICATIONS IN THE PLAN SHALL BE SUBJECT TO CITY ENGINEER'S APPROVAL.
 - B. ALL TREE SPECIFICATIONS IN THE PLAN SHALL BE SUBJECT TO CITY ENGINEER'S APPROVAL.
 - C. ALL TREE SPECIFICATIONS IN THE PLAN SHALL BE SUBJECT TO CITY ENGINEER'S APPROVAL.

RECEIVED
MAY 31 1990
COMMUNITY DEVELOPMENT

SOIL AMENDING SPECS. REFER TO SHEET L-1, REC. 3.12

SOIL AMENDING SPECS. REFER TO SHEET L-1, REC. 3.12



INTERIOR STREET -- STREET TREE PLANTING PLAN / SOIL AMENDING ZONES

STEVEN P. CAMINITI
LICENSED PROFESSIONAL ENGINEER
CIVIL ENGINEERING
215 MAIN ST. SUITE 100
PASO ROBLES, CA 93446
(805) 739-3223

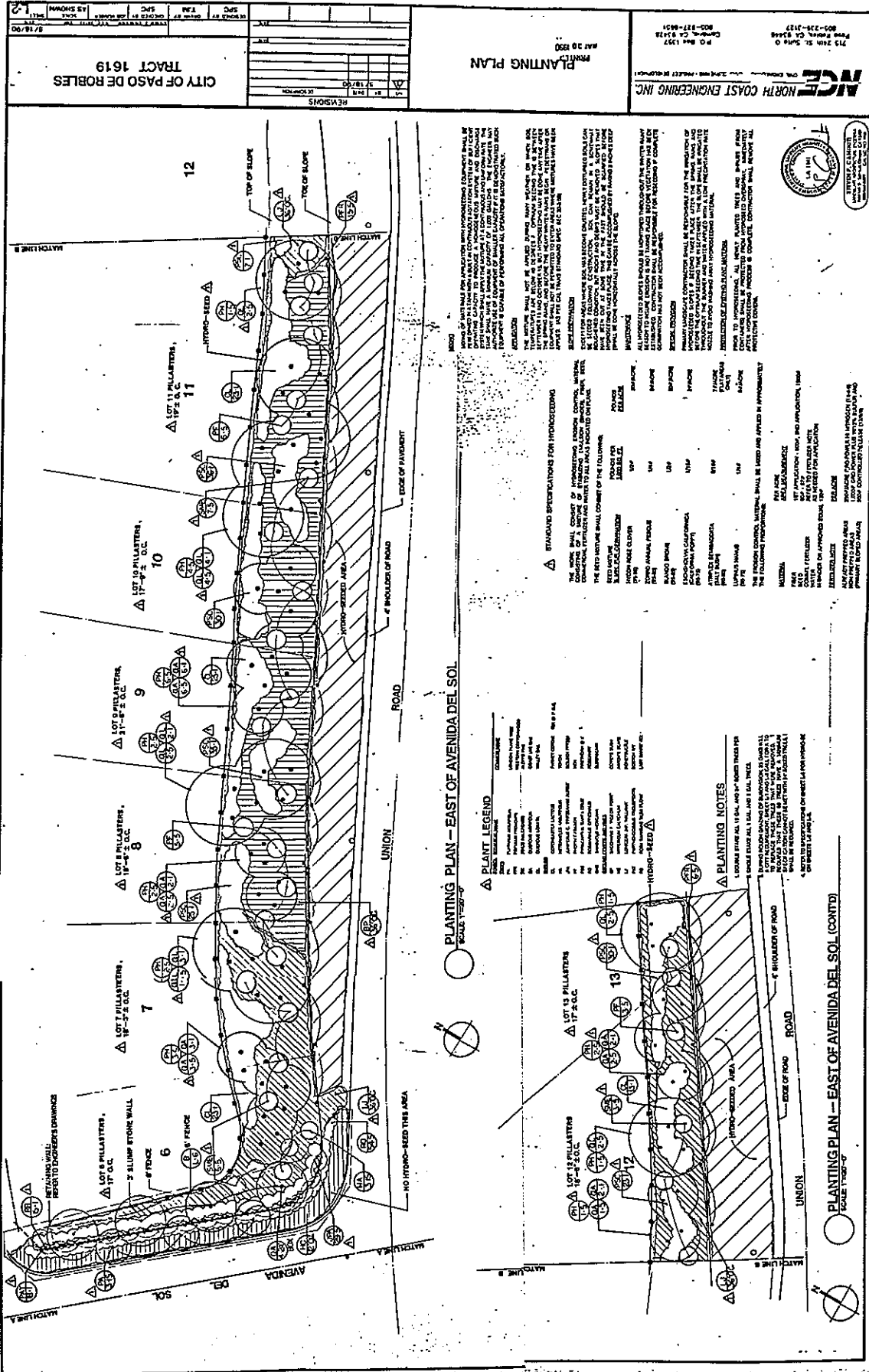
CITY OF PASO DE ROBLES
TRACT 1619

REVISIONS	DATE	BY	DESCRIPTION
1			

STREET TREE PLANTING PLAN
PRINTED
MAY 28 1990

ACE NORTH COAST ENGINEERING, INC.
215 MAIN ST. SUITE 100
PASO ROBLES, CA 93446
(805) 739-3223

EXHIBIT "C" UNION ROAD, East of Avenida del Sol



NCE
 NORTH COAST ENGINEERING INC.
 715 24th St., Suite 9
 Costa Mesa, CA 92626
 Phone: 949-441-1111
 Fax: 949-441-1112
 P.O. Box 1397
 Costa Mesa, CA 92626
 MCS-227-8631

PLANTING PLAN
 PART 28 1990

CITY OF PASO DE ROBLES TRACT 1619	REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION									
NO.	DATE	DESCRIPTION											

City of El Paso de Robles

EXHIBITS H1 - H2: IRRIGATION AND PLANTING DETAILS
are on file in the Community Development Department