

November 20, 2024  
 CHANGES/MODIFICATIONS TO  
 PLANNING COMMISSION AGENDA

Agenda Item No. 3

MSTR24-00225: Sendero (Mangini Ranch Lot 14)

Revisions to COAs

CONDITIONS OF APPROVAL FOR Sendero (Mangini Ranch Lot 14) (MSTR24-00225)				
Cond. No.	Mitigation Measure	GENERAL REQUIREMENTS	When Required	Responsible Department
47.		<p><del>Owner/Applicant shall work with City Parks and Recreation staff and the City Arborist to develop a plan for planting native, drought tolerant trees within an up to 30-foot-wide area of the Open Space parcels adjacent to the project boundaries (APNs 072-3380-031 and -032). The plan shall include planting, maintenance, and irrigation measures, and shall have a goal of planting at least one tree per building 'Pod,' as feasible. Maintenance and irrigation shall be the responsibility of the owner/applicant and shall be provided in perpetuity. The plan must be approved by Parks and Recreation and City Arborist before the first Certificate of Occupancy issued for production homes.</del></p> <p><u>Owner/Applicant shall work with City Parks and Recreation staff and the City Arborist to develop landscape and irrigation plans for the offsite planting of native, drought tolerant trees in the adjacent open space parcels (APNs 072-3380-031 and -032) within a distance not to exceed 30 feet of the project site boundaries. The plan shall include planting, maintenance, and irrigation measures, and shall have a goal of planting at least one tree per building 'Pod' located along the interior edge of the project site boundary line. Said trees within the open space parcels shall be equipped with wire cages and trunk guards (or similar protective measures as approved by the City Arborist) to protect them from herbivory including grazing animals to include goats and sheep to the satisfaction of the city. The landscape and irrigation plans shall be reviewed and approved by Parks and Recreation and the City Arborist prior to the first Certificate of Occupancy of production homes. Installation of the trees, protective measures, and associated irrigation system shall be completed prior to the final Certificate of Occupancy of production homes. The project owner/applicant shall be responsible for maintaining the trees in a healthy condition in perpetuity.</u></p>	B, OG	CD (P), PR