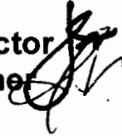


**MOORPARK CITY COUNCIL
AGENDA REPORT**

TO: Honorable City Council

FROM: Barry K. Hogan, Community Development Director
Prepared By: Joseph R. Vacca, Principal Planner 

DATE: June 4, 2007 (CC Meeting of 06/20/07)

SUBJECT: Consider the Conceptual Design of Landscape and Hardscape Improvements on the Southwest Corner of Spring Road and Charles Street to Be Constructed by Pardee Homes in Conjunction with the Moorpark Highlands Specific Plan (Tract 5045) Located East of Walnut Canyon Road and South of the Northerly City Limits

BACKGROUND

Section 6.28 of the Development Agreement for the Moorpark Highlands Specific Plan No. 2 states the following:

- ❖ Developer shall acquire at its sole cost and expense, the property needed to improve the intersection of Charles Street and Spring Road, including the vacant properties at the northwest and southwest corners of said intersection. Any property acquired in excess of that needed for actual travel or bike lanes or sidewalk shall be landscaped, and/or otherwise improved in a manner determined by City at its sole discretion and at Developer's sole cost and expense including a block wall at the property line.

Pardee Homes acquired the property on the southwest corner of Spring Road and Charles Street in order to complete the street improvements for this intersection. Based on the requirement of the Development Agreement outlined above, Pardee has prepared a conceptual plan for landscape and hardscape improvements for the remainder of this site.

DISCUSSION

The vacant lot where the improvements are proposed is approximately 8,950 square feet in size. Pardee plans to construct a pedestrian pathway which loops around an open lawn area in the center the property, with landscaping including large shade trees

proposed around the perimeter of the lot. Three (3) metal benches are proposed, two (2) of which will be shaded underneath wood arbors that will be planted with vines. The existing mature Pepper trees will be incorporated into the design. A decorative block wall is proposed on the western property line adjacent to a single-family property. This wall will be a minimum of six (6') feet in height above the finished grade of the area being improved with landscaping. The preliminary design is compatible with the new landscaping installed along Spring Road. Once construction is complete, a grant deed will be provided for Council consideration for the City to accept ownership of the parcel. Maintenance costs will be incorporated into the City wide landscape district. This property will have its own water meter with an estimated annual maintenance cost of \$6,500.00.

STAFF RECOMMENDATION

Approve the conceptual design and direct staff to work with Pardee Homes to complete its construction.

Attachment: Conceptual Plan



California Sycamore



California Pepper



Pink Trumpet Tree

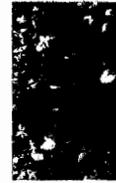
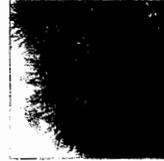


Brisbane Box

TREES

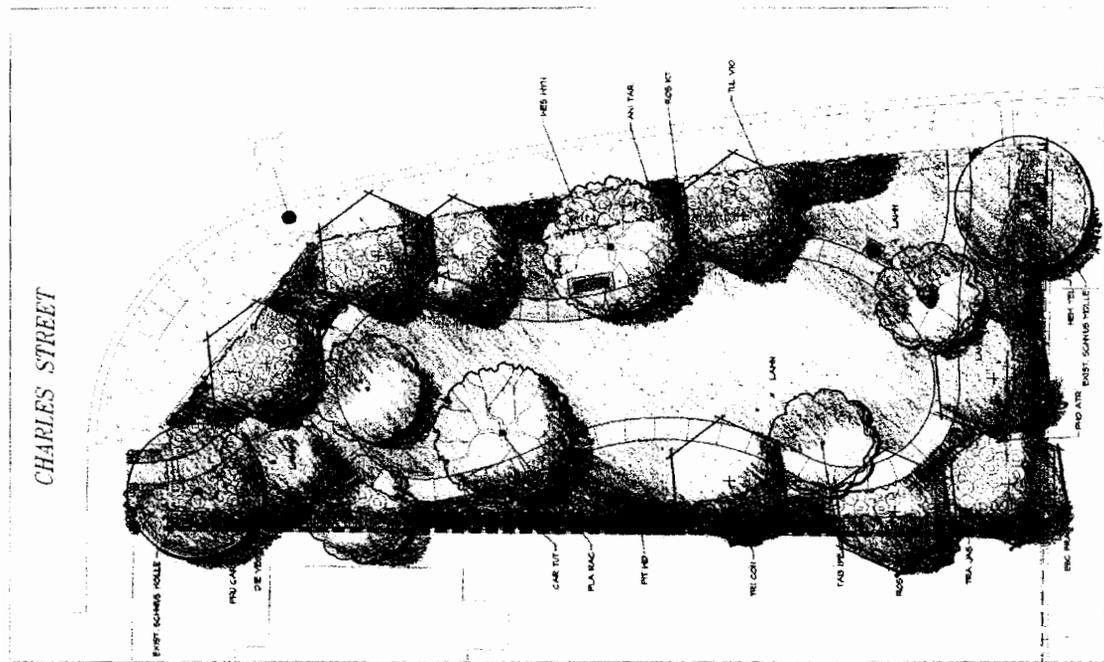
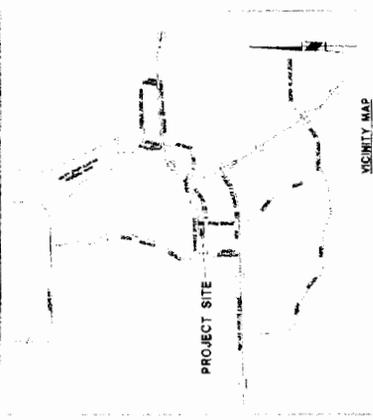


SHRUBS



PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	EDMENTS
①	TRISTEMA MEXICANA	TRUMPET TREE	24" DIA. X 10' H	3	STANDARD
②	PLATANUS RADIX	PLATANUS	24" DIA. X 10' H	1	STANDARD
③	SYCAMORE	CALIFORNIA SYCAMORE	24" DIA. X 10' H	2	STANDARD
④	CAESALPINIA	CALIFORNIA PEPPER	24" DIA. X 10' H	1	STANDARD
⑤	PLATANUS RADIX	PLATANUS	24" DIA. X 10' H	1	STANDARD
⑥	SYCAMORE	CALIFORNIA SYCAMORE	24" DIA. X 10' H	1	STANDARD
⑦	CAESALPINIA	CALIFORNIA PEPPER	24" DIA. X 10' H	1	STANDARD
⑧	PLATANUS RADIX	PLATANUS	24" DIA. X 10' H	1	STANDARD
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㊿	PLATANUS RADIX	PLATANUS	24" DIA. X 10' H	1	STANDARD



PLAN Moorpark Highlands Southwest Corner of Spring Road and Charles Street

presented by
PARDEE CONSTRUCTION COMPANY
 10880 WILSHIRE BLVD., SUITE 1900, LOS ANGELES, CA 90024
 (310) 475-3535, fax (310) 448-1290