

5.3 OPEN SPACE & RECREATION AREAS

This section outlines landscape concepts applicable to the neighborhood recreation areas.

5.3.1 OPEN SPACE

West Coyote Hills includes significant open space slope areas within neighborhoods in addition to the approximately 354.7 acres of natural open space outside of neighborhoods. This section addresses the landscape concepts for neighborhood open space slopes, fuel modification zones and open space transitions from neighborhood edges to natural open space.

Neighborhood Slopes

These are primarily manufactured slopes, which occur between home sites and as major slope areas between and within neighborhoods. Views from yards will be preserved by locating trees at lot lines and on the lower portion of slopes. Informal tree groupings should be utilized to create a natural appearance. Trees may include Coast Live Oak, Aleppo Pine, Toyon and California Sycamore. Low water-use shrubs and ground covers will also be used on manufactured slopes. They will be massed to create a natural pattern, with flowering shrubs located where slopes are adjacent to streets and other highly visible sites. "Internal" manufactured slopes will be irrigated and planted with southern California native and drought tolerant, non-invasive plant materials.

The transition to natural open space may also require restoration and revegetation of the native plant community. These landscape programs will be carried out in accordance with habitat management plans established for the major open space areas.

Transition Slopes

These are critical areas at the edges of most neighborhoods and should be landscaped to provide a visually seamless transition between homes and adjoining natural open spaces. Two basic grading configurations make up most transitions: (1) residential lot edge daylighting to natural grade, or (2) transition slopes from the residential edge to natural grade. In both cases, the landscape design will be similar and create a natural hillside appearance by locating plant forms to complement the topography and the natural pattern of native plants. A blend of native plant materials with compatible trees and shrubs will be used closest to the neighborhood edge and in some cases, such as street end view parks, more ornamental plant materials may be appropriate. Native hydroseed mixes may be used to establish ground cover, particularly where graded slopes transition to natural open space.

The transition to natural open space may also require restoration and revegetation of the native plant community. These landscape programs will be carried out in accordance with habitat management plans established for the major open space areas.

Fuel Modification Zones

These zones occur wherever residential uses abut the natural open space areas of the site. Their purpose is to reduce fire hazards adjacent to residences. They shall be irrigated and maintained free of dry or dead brush and other hazardous materials. These zones may be further subdivided into irrigated and thinned zones.

The plant palette in the fuel modification zone will include low fuel, approved native species with a blend of compatible trees and shrubs, creating a natural transition to the native plants of the natural open space slopes. Mitigation measures in the project EIR contain provisions pertaining to fuel modification zones.

(Refer to Section 2.2.2.F, Development Regulations, Setbacks, page 2-18)

5.3.2 NEIGHBORHOOD RECREATION AREAS

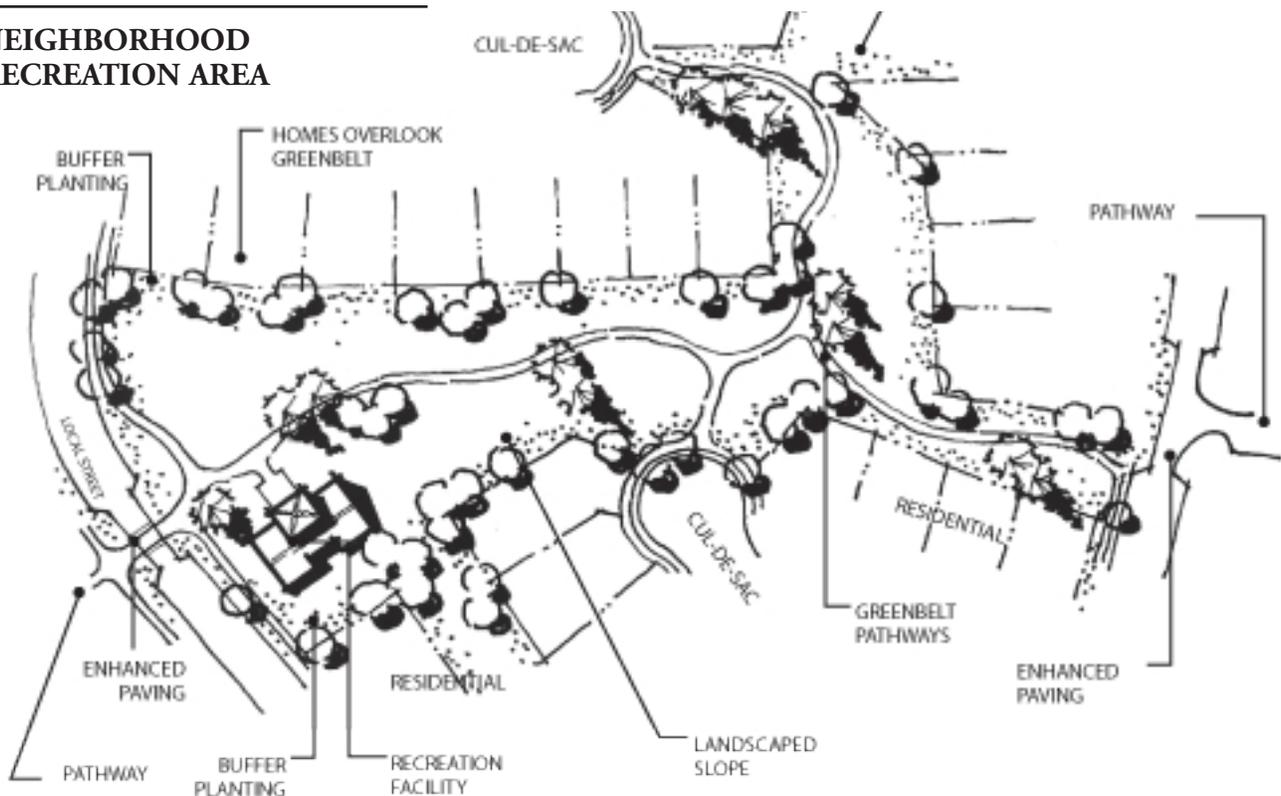
Neighborhood recreation areas are located and designed as central features within neighborhoods. The developer or builder will formulate the recreation program and detailed design according to neighborhood needs. The following concepts address site planning relationships between the recreation area, greenbelt trails and adjacent residences.

Site Planning Concepts

- Locate the main built facilities, with clearly marked entrances, to front on adjacent residential streets.
- Facilities should be set back from adjacent homes by physical and visual buffers.
- Site grading for informal outdoor play spaces should establish elevations that are lower than adjoining homes, therefore affording overlook views.
- A combination of street frontage and residential lots should border the recreation area, with appropriate landscape buffers established along the edge of residential lots, using a combination of planting and grade separations.
- Greenbelt trails should connect to neighborhood sidewalks and cul-de-sacs wherever possible to provide various pathways that connect residences to recreation areas.
- Recreation areas and adjoining greenbelts should be landscaped with shade trees, flowering trees, and open turf areas. Where greenbelt slopes abut natural open space, transitional planting areas should be established with native plants and grasses. In the case of internal slopes, non-invasive, drought tolerant ornamental plants may be used, including flowering trees, shrubs and ground covers.
- Where recreation areas abut natural open space, access control should be considered and active recreational uses and structures should be located away from open space edges.

EXHIBIT # 48

NEIGHBORHOOD RECREATION AREA



5.3.3 RECREATION TRAILS

Landscape treatment for the majority of recreational trails will primarily consist of native plant materials compatible with the native habitat. However, where trails connect to neighborhoods, trail heads and other points of public access, a variety of plant materials is appropriate to accent these locations.

5.4 RETAIL VILLAGE

5.4.1 LANDSCAPE CONCEPT

The retail village includes several important landscape spaces, which contribute to the town and country design theme and create an inviting pedestrian environment. These include the streetscape along Rosecrans Avenue and the project collector, including an inviting entry park at the intersection, the central village green plaza and the landscape slopes on the east edge of the retail village which form a buffer zone to existing residences.

5.4.2 LANDSCAPE FEATURES

Streetscape

The Rosecrans Avenue frontage adjacent to the retail village site will include California Sycamore and Coast Live Oak placed in informal groups in the parkway. The central village green fronting the collector and the entry park at the intersection of Rosecrans and the collector should create an inviting entry to the retail village site, and provide a comfortable gathering place with shade trees, colorful shrubs and comfortable places to sit.

Buffer Zone

The east edge of the retail village includes a landscaped slope between 20 to 30 feet high which provides a visual buffer between retail uses and existing residences to the east. It will be planted with materials compatible with those used along the adjacent connector trail bordering the estate lots. Tree plantings may include; Sycamore, Toyon and Coastal Live Oak. Ground cover and shrubs should be in informal massing and provide color. Trees should be massed along the top of slope to accent the topography and informally clustered on the slopes to provide a natural appearance.

(Refer to Section 2.4, Retail District, page 2-50 and Exhibit #23, Retail Village Site, page 2-51)