

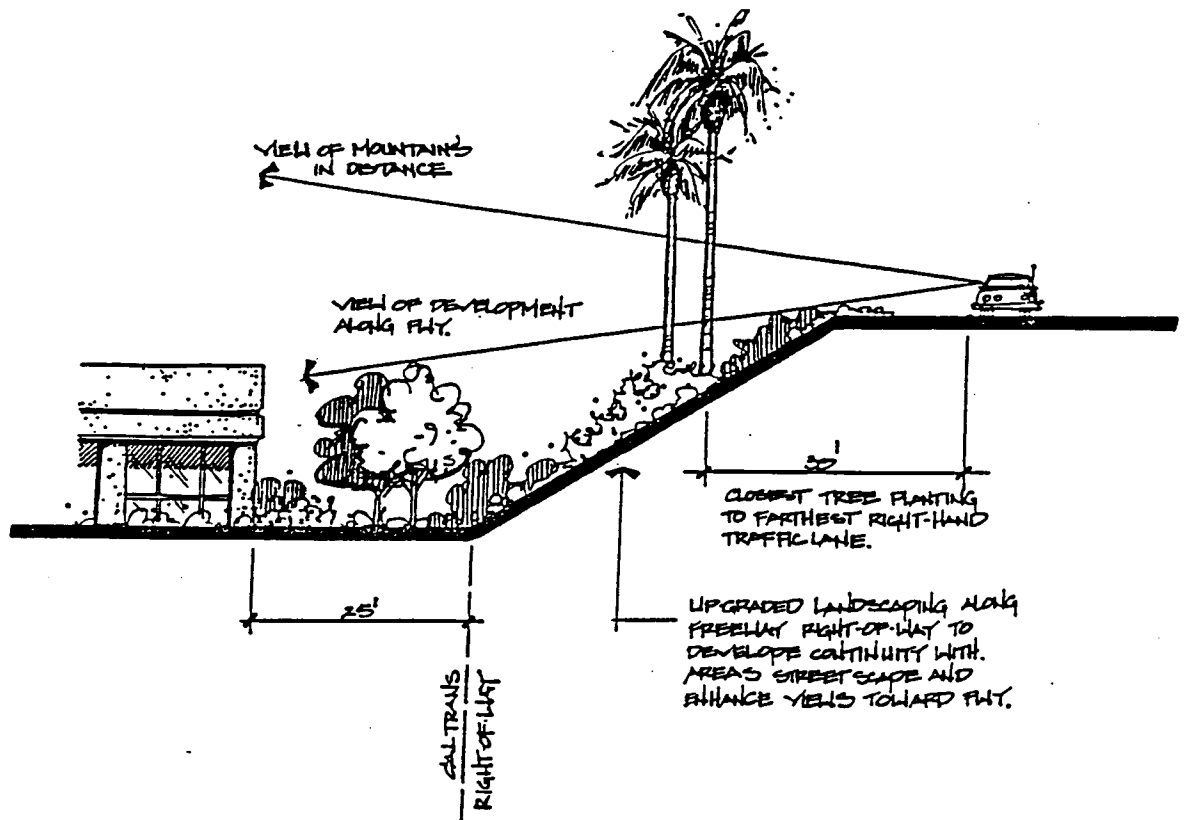
Section EV4.0135 Maintenance of Special Landscaping

- (a) Installation and maintenance of palm rows and public right-of-way along Special Landscaped Streets, and installation and maintenance of Special Landscaped Intersections shall be the responsibility of a Landscape Maintenance District to be formed for that purpose by the governing agencies.
- (b) Landscape easements may be required by the governing agency over privately-owned property adjacent to special landscaped streets and intersections where the agency determines that installation and/or maintenance of landscape improvements on that property will be undertaken by the Landscape Maintenance District.

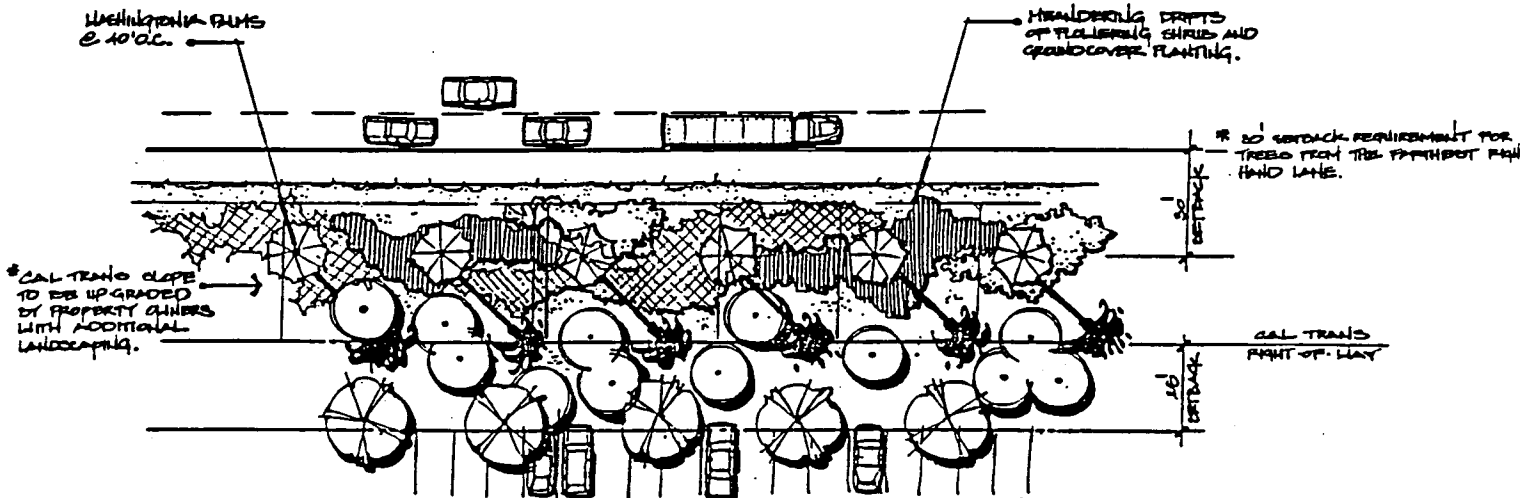
Section EV4.0140 Landscape Concepts for Freeways

- (a) Planting guidelines along the freeways shall be consistent with other landscape guidelines established for the Specific Plan area in order to enhance the continuity of landscape design and improve freeway views from both on and off the roadway.
- (b) Required setbacks adjacent to freeways shall be established as follows:
 - (1) A minimum 25 feet of landscaped area shall be established adjacent to all freeway rights-of-way.
 - (2) Within the Special Development District, this landscaped area may be reduced to 15 feet in width if approved by the reviewing agency under the following conditions:
 - (A) The freeway is elevated, with steep slopes adjacent to the right-of-way.
 - (B) An additional 10 feet of landscaping shall be provided on-site so as to be visible from the freeway.
 - (C) A 25 foot building setback shall be maintained; parking may be permitted if enhanced with canopy-type trees.
 - (3) All buildings shall be setback an average of fifty (50) feet from all Caltrans property lines, unless the reviewing authority finds that such a setback would severely constrain the reasonable use of a parcel due to its configuration or location.

- (c) The plant palette for freeway landscaping shall include the following:
- (1) Trees
 - Washingtonia Robusta, 10 foot trunk @ 40 feet on center.
 - (2) Shrubs (all 1 gallon minimum @ 8 feet on center)
 - Dodonaea Viscosa
 - Leptospermum Scoparium
 - Nerium Oleander
 - Photinia Fraseri
 - Tecomaria Capensis
 - Raphiolepis Indica
 - Pyracantha Species
 - (3) Groundcover
 - Hedera Helix
 - Lantana Species
- (d) Within the Caltrans right-of-way, upgraded landscaping installed by property owners shall be coordinated with Caltrans. A 30 foot setback shall be maintained between the edge of the travel lane and any tree planting. The property owner shall bond for maintenance of the plant materials as required by Caltrans.
- (e) Conceptual renderings of freeway planting guidelines are shown in Figure 4-19.



FREEWAY EDGE SECTION



FREEWAY RIGHT-OF-WAY
PLAN VIEW

FIGURE 4-19