

Coto de Caza Community Association

“The Village”

LAND USE PROPOSAL FOR A PORTION OF TRACT 6970 Lot 427 – APN 804-111-15

A. **PRIMARY USE**

Tract 6970 is designated (zoned) as Medium Density Residential by the Coto Specific Plan. Per Section 5.2.b and Section 5.6.a of the Coto Specific Plan,

- 1) In collective support of its members, the Association desires to designate a portion of Lot 427 as the “Coyote Nature Park and Community Resource Center”, which will;
 - a) Provide natural visual resources for community enjoyment, enrichment and education;
 - b) Provide much-needed community storage and support facilities sheds (two) for;
 - i) Storage of tables, chairs and miscellaneous items used in community events;
 - ii) Community street, traffic and miscellaneous notification replacement signs, stored and made available at a moment’s notice (figure 12);
 - iii) Storage of landscaping support equipment (figure 12);
 - iv) Storage and immediate availability of emergency items (e.g., orange traffic cones, sandbags)
 - c) The long-standing location of the HOA community Bulletin Board (figure 8) illustrates the centralized location of this area;

B. **SECONDARY USE**

- 1) Temporary off-street parking for HOA service vehicles during daylight hours only;
- 2) Temporary off-street parking for authorized community events;
- 3) Overnight vehicle parking for HOA-authorized emergencies only; for example, resident vehicles displaced due to unusual weather events or temporary Association-related activities such as major road work;
- 4) Park entrance to be reasonably secured with violators subject to towing at HOA discretion;
- 5) Site to have appropriate signage regarding parking restrictions

C. **CONDITIONS**

- 1) All structures meet county permit requirements;
- 2) Screen area from impacted residences with appropriate vegetation as needed;
- 3) Enhance as a destination for our members with a walking trail, a rest area, bench, California drought-tolerant native plant demonstration garden and perimeter plantings

D. **ADDITIONAL SUPPORT FOR THIS PROPOSAL**

- 1) The community has no alternate physical structures for the uses described herein;
- 2) The proposal improves the area in alignment with the natural character of the community;
- 3) A walking trail will make the general area safer for pedestrian traffic;
- 4) The proposal is a reasonable use;
- 5) Approval of this plan cures the open violation with Public Works

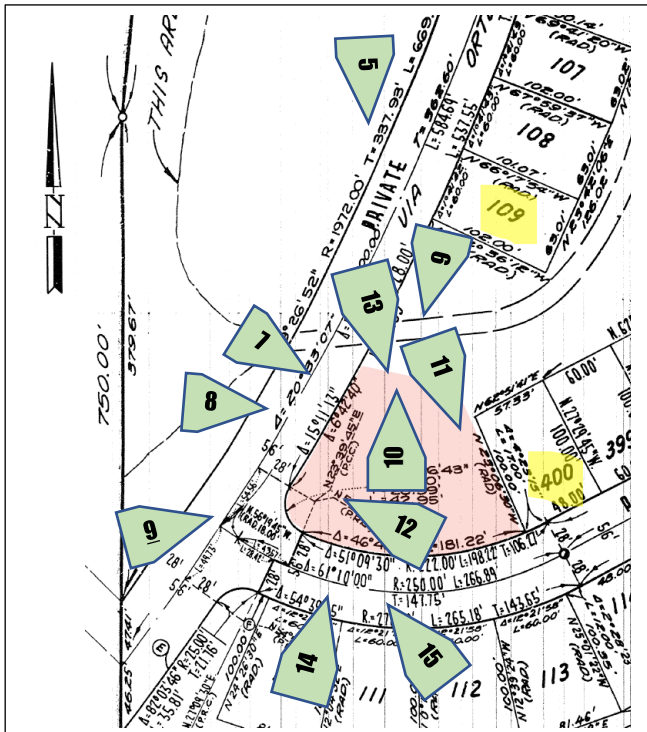


FIGURE 1

Subject Area shaded in Red
Primary Visual Impact - Residential Lots #109 & #400
 highlighted in yellow
Subject Area Views - Green Arrows referencing the following photos

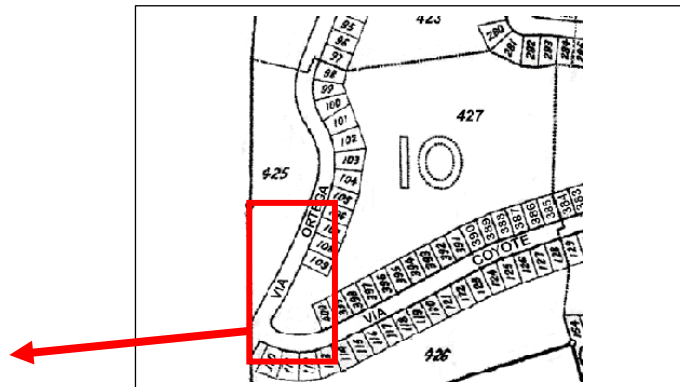


FIGURE 2
 PORTION OF TRACT 6970, LOT 427

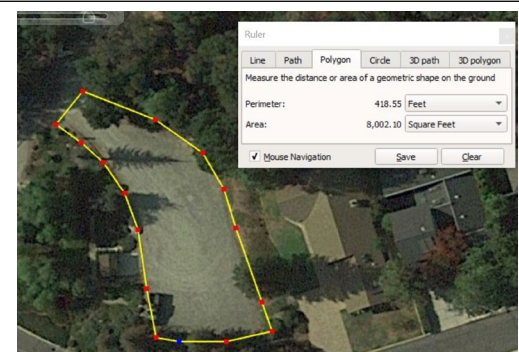


FIGURE 3

Per Google Earth the area as indicated is approximately 8002 sq. ft.
 Approx. 1.6% of Lot 427



FIGURE 3a

Google Earth View – 6/19/2023

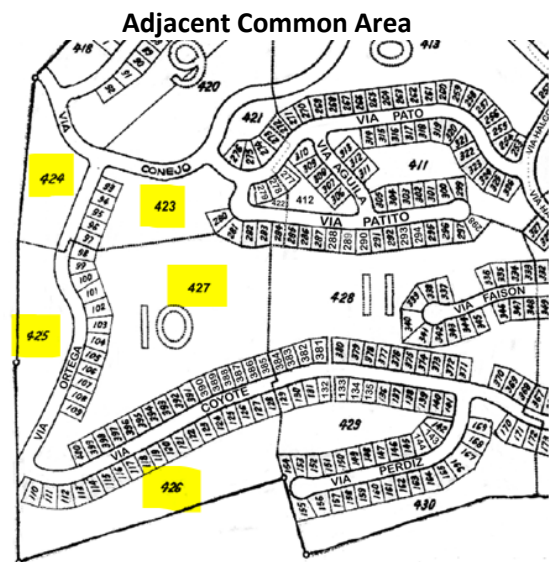


FIGURE 4

Lot 427 = 11.56 acres +/-
Lots 423-427 highlighted in yellow = 28.09 acres +/-



FIGURE 5

View looking south from the street above the first home adjacent to the property



FIGURE 6

View looking south from the edge of the street through the canopy of oak trees



FIGURE 7

View looking southeast from the street into the entrance, currently closed



FIGURE 8

View looking northeast, notice the Association Community Bulletin Board
View looking northeast, notice the Association Community Bulletin Board



FIGURE 9

Existing AT&T Utility Shed



FIGURE 10

View from inside the subject property looking north at the canopy of oak trees



FIGURE 11

View looking south along the eastern perimeter, lined with Podocarpus trees



FIGURE 12

View looking west from inside the property. Storage includes tables, chairs and miscellaneous community event resources, community street sign replacements and assorted community maintenance support items. Each structure is approximately 10'x10' free-standing.



FIGURE 13

View looking southeast immediately overlooking the entire area



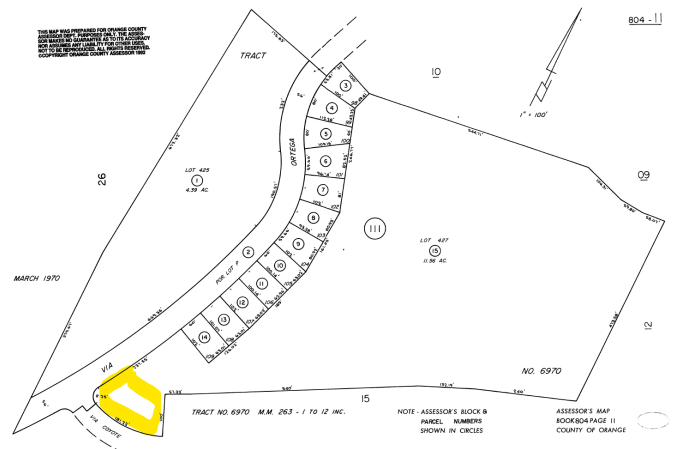
FIGURE 14

View looking north



FIGURE 15

View looking northwest



Portion of APN 804-111-15