

## Administration Zone (AZ)

(Map 4)

### Preferred Future Condition

PISP has specified several attributes of its described future condition for the Administration Zone.

- Maintain/enhance a livable and functional landscape for residents and workers while utilizing historically compatible elements
- Provide screening to minimize visual impacts and enhance aesthetics
- Discourage visitor access through screening

### Existing Condition

Structures, roads, parking, utilities, lawn, shrubs and shade trees give the AZ the characteristics of a suburban development. Plantings, primarily of introduced tree and shrub species are configured for aesthetic and utilitarian purposes such as screening and climate control. The introduced plantings are sprinkler irrigated and are in general in good condition. They are moderately effective in screening views of the AZ. *Ailanthus* has invaded several planting beds on the southwest corner of the AZ. The lawn panels are in decline. They are an unnatural food source for cottontail rabbits, whose population on PISP exceed regional norms and degrade some of the plantings in the VZ. The wood panels on the north side of the AZ (placed for flood control) are visible from the VZ and slightly detract from the visitor experience.

### Actions

- 1- Phased removal or minimization of the lawn and exotic vegetation with the exception of deciduous shade trees. It would, over time, convert portions of the existing designed landscape to a more waterwise palate of plant materials. Additional shade trees, native or adapted to low water use such as single-leaf ash (*Fraxinus anomala*) and netleaf hackberry (*Celtis reticulata*) would be added as needed.
- 2- Replace asphalt parking with pervious pavement (paving treatments that allows percolation through the surface) that would demonstrate best management practices for storm water management by retaining runoff on site.
- 3- Phased removal of lineal poplar tree screens around the AZ and the planting of understory pinion/juniper trees for screening purposes. Additional pinion/juniper trees, planted in drifts would be added to the AZ, VZ, and SG Zones to screen the development from the visitor center and visitor-approach corridor along highway 389.

- 1 Action: This proposed action would require phased removal or minimization of the lawn and exotic vegetation with the exception of deciduous shade trees. It would, over time, convert portions of the existing designed landscape to a more waterwise palate of plant materials.**

Positive Impacts

Removing the non-native shrubs, ailanthus, and ground covers, including the lawn, would enhance the visual and ecological compatibility with the setting. It would also reduce irrigation requirements, freeing water for more beneficial uses. Eliminating the lawn would help reduce the unnaturally high population of rabbits which have in the past devastated grassland restoration plots.

The renewed landscape would retain the shaded microclimate provided by existing deciduous trees around residential units, reinforced as necessary with new plantings of ash and hackberry, this reducing the need for air-conditioning.

Negative Impacts

AZ residents would be adversely affected by the demolition of existing plantings and paved areas. Noise, dust, mud and inconvenience would be major irritants. The area would be rather barren for a time as new plantings of native species become established and grow. Construction activities and their results would also affect PISP visitors, although to a lesser degree. Impacts from the removal of screen plantings are discussed elsewhere in this document.



- 2 Action: Replace asphalt parking with pervious pavement (paving treatments that allows percolation through the surface) that would demonstrate best management practices for storm water management by retaining runoff on site.**

Positive Impacts