



PLANNING COMMISSION STAFF REPORT

DATE: March 29, 2023

APPLICATION NO: River Islands – Woodlands East Neighborhood Development Plan
No. NDP-23-25

LOCATION: Woodlands East District (Phase 2 of River Islands at Lathrop)

REQUEST: Planning Commission to Consider Adoption of a Resolution
Approving the Woodlands East Neighborhood Development Plan
for River Islands at Lathrop (Phase 2)

APPLICANT: River Islands Development, LLC
Attn: Ramon Batista
73 W. Stewart Road
Lathrop, CA 95330

PROPERTY OWNER: Califia, LLC
73 W. Stewart Road
Lathrop, CA 95330

CEQA STATUS: The Proposed Project Falls Within the Scope of the Previously
Certified Subsequent Environmental Impact Report (SEIR) (SCH
No. 1993112027) for the River Islands at Lathrop Phase 2 Project;
therefore, no further environmental review is required in accordance
with the California Environmental Quality Act.

SUMMARY:

The applicant is requesting approval of the Neighborhood Development Plan (NDP) for the Woodlands East District of River Islands Phase 2. In compliance with the West Lathrop Specific Plan (WLSP) for Phase 2, River Islands Development, LLC (“RID”) has prepared the NDP for Planning Commission review and approval.

Staff recommends the Planning Commission adopt Resolution No. 23-3 approving the Neighborhood Development Plan for the Woodlands East District of River Islands at Lathrop (Phase 2).

SITE DESCRIPTION

The Woodlands East District is located within Phase 2 of the River Islands development, specifically within the boundaries of Vesting Tentative Map (VTM) 6716. The District consists of ten (10) villages and five (5) different lot sizes consisting of low density residential, clustered single-family residential, and condominiums. The District also includes two (2) neighborhood parks, two (2) K-8 schools, multiple pocket parks, and open space. The location and boundary of the Woodlands East District is illustrated in Attachment 2.

BACKGROUND

In 2021, the River Islands project received approval for various major entitlements for Phase 2. The approval included a Subsequent Environmental Impact Report, Phase 2 WLSP, Phase 2 Urban Design Concept, and the Phase 2 Vesting Tentative Map Tract 6716, which provides for the development of 10,726 residential units (single and multifamily), commercial development, mixed use development, transit oriented development, and associated public amenities including parks, schools, roadways, open space, and public rights-of-way, and the Phase 2 Preliminary Development Plan.

The West Lathrop Specific Plan for Phase 2 requires the preparation of a Neighborhood Development Plan for areas of new development within River Islands. The NDP provides requirements for the use, development, improvement and maintenance of master developer-constructed portions of the River Islands project.

The NDP for the Woodlands East District was presented to the Stewart Tract Design Review Committee (STDRC) on March 3, 2023. The STDRC voted unanimously to recommend the NDP for Planning Commission approval.

As required by the Phase 2 Conditions of Approval, on March 23, 2023 the Parks & Recreation Commission unanimously (5-0) approved the Woodlands East NDP.

ANALYSIS

The proposed Woodlands East NDP addresses the requirements for implementation of projects in River Islands as required by the WLSP Phase 2, UDC, and Lathrop Municipal Code Section 17.61.120: *Neighborhood Development Plan*. The NDP provides requirements for the use, development, improvement and maintenance of master developer-constructed portions of the River Islands project.

The NDP is limited to public improvements that will be designed and constructed by RID and its public partners (RD 2062, Lathrop Irrigation District and RIPFA) and subsequently maintained by either the City, RD 2062 or RIPFA.

The Woodlands East NDP is also meant to provide general guidance to the STDRC in considering more specific proposals for public improvements in certain cases. Specific proposals and resulting construction drawings will need to be consistent with the design themes, concepts, guidelines and standards set forth in the NDP.

The NDP describes specific project features that will be reflected in project design, but the exact materials, location and appearance of each project will be further defined in construction drawings to be reviewed and recommended by the STDRC and approved by the City. As an example, there are Gateway features proposed with the NDP to announce certain neighborhoods in the Project Area. The NDP describes the purpose, intent and general appearance and location of these Gateways, but the specific designs, materials, location and construction will be defined as improvement plans are prepared and considered by the design professionals of the STDRC and submitted to the City for approval with construction drawings. In May of 2022, the Community Development Director approved a Substantial Conformance request from River Islands in regards to the Woodland East District. The request included lotting amendments to VTM 6716 (Phase 2) and a change in acreage for the 2 neighborhood parks (N5 and N7) to allow for an increase in the size of the northern lake (L14). The revised overall acreage of the parks is consistent with the Woodlands East NDP and Quimby Act, which establishes the legally required amount of park acreage that River Islands is required to provide.

The NDP serves as resource documents for the STDRC, Planning Commission, City Council (as applicable) and City staff in their review of subsequent projects. The Planning Commission is the final authority for approval of the NDP. Approval of the NDP does not require a formal public hearing.

At this time in order for River Islands to move forward and begin construction of utilities, roads, infrastructure, etc. their improvement plans must be approved by the City Engineer. However, the NDP needs to be approved first, before the City Engineer can approve the improvement plans. Additionally, River Islands will be submitting the Design Guidelines and Development Standards (DG/DS) for the Woodlands East District at a future date to establish all of the architectural design guidelines and development standards that will be used.

CEQA REVIEW

Environmental review for the River Islands project as a whole was addressed in the certified Subsequent Environmental Impact Report (SEIR) for the River Islands at Lathrop Phase 2 Project (State Clearinghouse No. 1993112027). The SEIR considered the full range of potential environmental effects of urban development of the entire River Islands Project, including the planned urban development of the Project Site.

The proposed project will not produce any new significant environmental impacts, and no new mitigation measures are required. The SEIR specified the mitigation measures needed to reduce potentially significant environmental effects of the River Islands project to a less than significant level. The proposed project is required to conform to these mitigation measures.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution 23-3 approving the Woodlands East Village Neighborhood Development Plan for River Islands at Lathrop (Phase 2).

Approvals:



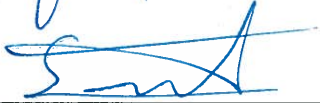
Trent DaDalt, Assistant Planner

3-22-2023
Date



Mark Meissner, Community Development Director

3-22-2023
Date



Salvador Navarrete, City Attorney

3-22-2023
Date

Attachments:

1. PC Resolution No. 23-3 for Woodlands East NDP
2. Vicinity Map
3. STDRC NDP Recommendation Letter dated March 15, 2023
4. Woodlands East NDP

**CITY OF LATHROP
PLANNING COMMISSION RESOLUTION NO. 23-3**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LATHROP
APPROVING THE WOODLANDS EAST DISTRICT NEIGHBORHOOD
DEVELOPMENT PLAN (NDP-23-25)**

WHEREAS, the City of Lathrop Planning Commission held a duly noticed public meeting to consider the proposed project pursuant to the Lathrop Municipal Code; and

WHEREAS, the request is to approve the Neighborhood Development Plan (NDP) for the Woodlands East District of River Islands at Lathrop (Phase 2); and

WHEREAS, the City of Lathrop has adopted the West Lathrop Specific Plan (WLSP) for Phase 2, which governs land use and development for the Woodlands East District; and

WHEREAS, the River Islands Urban Design Concept (UDC) for Phase 2 has been prepared and approved by the City Council in accordance with the requirements of the WLSP Phase 2; and

WHEREAS, the Phase 2 WLSP requires that a Neighborhood Development Plan be prepared, reviewed by the Stewart Tract Design Review Committee (STDRC), and approved by the Planning Commission for each Planning District within the River Islands project; and

WHEREAS, on March 3, 2023, the STDRC voted unanimously to recommend the NDP for Planning Commission approval; and

WHEREAS, the environmental review for the River Islands project as a whole was addressed in the certified Subsequent Environmental Impact Report (SEIR) for the River Islands at Lathrop Phase 2 Project (State Clearinghouse No. 1993112027). The SEIR considered the full range of potential environmental effects of urban development of the entire River Islands Project, including the planned urban development of the Project Site. The proposed project will not produce any new significant environmental impacts, and no new mitigation measures are required. The SEIR specified the mitigation measures needed to reduce potentially significant environmental effects of the entire River Islands project to a less than significant level. The proposed project is required to conform to these mitigation measures; and

WHEREAS, proper notice of this public meeting was given in all respects as required by law; and

WHEREAS, the Planning Commission has reviewed all written evidence and oral testimony presented to date.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Lathrop pursuant to Chapter 17.61.140 of the City of Lathrop Municipal Code does hereby make the following findings:

- a) *“The neighborhood development plan meets the purpose and intent of this chapter.”* The proposed project meets the purpose and intent of Lathrop Municipal Code Chapter 17.61.140 and the River Islands Urban Design Concept for Phase 2.
- b) *“The neighborhood development plan is consistent with the Lathrop General Plan.”* The proposed project is consistent with the Lathrop General Plan.
- c) *“The neighborhood development plan is consistent with the West Lathrop Specific Plan.”* The proposed project is consistent with the West Lathrop Specific Plan for Phase 2 of River Islands.
- d) *“The neighborhood development plan is consistent with the urban design concept, urban, architectural and landscape guidelines for the applicable Planning District.”* The proposed project is consistent with the Phase 2 Urban Design Concept and the applicant will submit a subsequent architectural and landscape guidelines for the Woodlands East District at a future date.
- e) *The neighborhood development plan is consistent with the preliminary development plan.”* The proposed project is consistent with the approved Vesting Tentative Map 6716, Preliminary Development Plan, and the Woodlands East Findings of Substantial Conformance Approval Letter dated May 5, 2022.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Lathrop does hereby make the following finding that the proposed project is consistent with the land use goals and policies of the City of Lathrop General Plan, and will comply with the requirements of the Zoning Ordinance and design standards of the Lathrop Municipal Code upon development, as conditioned.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Lathrop based on substantial evidence in the administrative record of proceedings and pursuant to its independent review and consideration, does hereby approve the Neighborhood Development Plan for the Woodlands East District of River Islands at Lathrop (Phase 2).

PASSED AND ADOPTED by the Planning Commission of the City of Lathrop at a Special Meeting on the 29th day of March 2023, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Gloryanna Rhodes, Chair

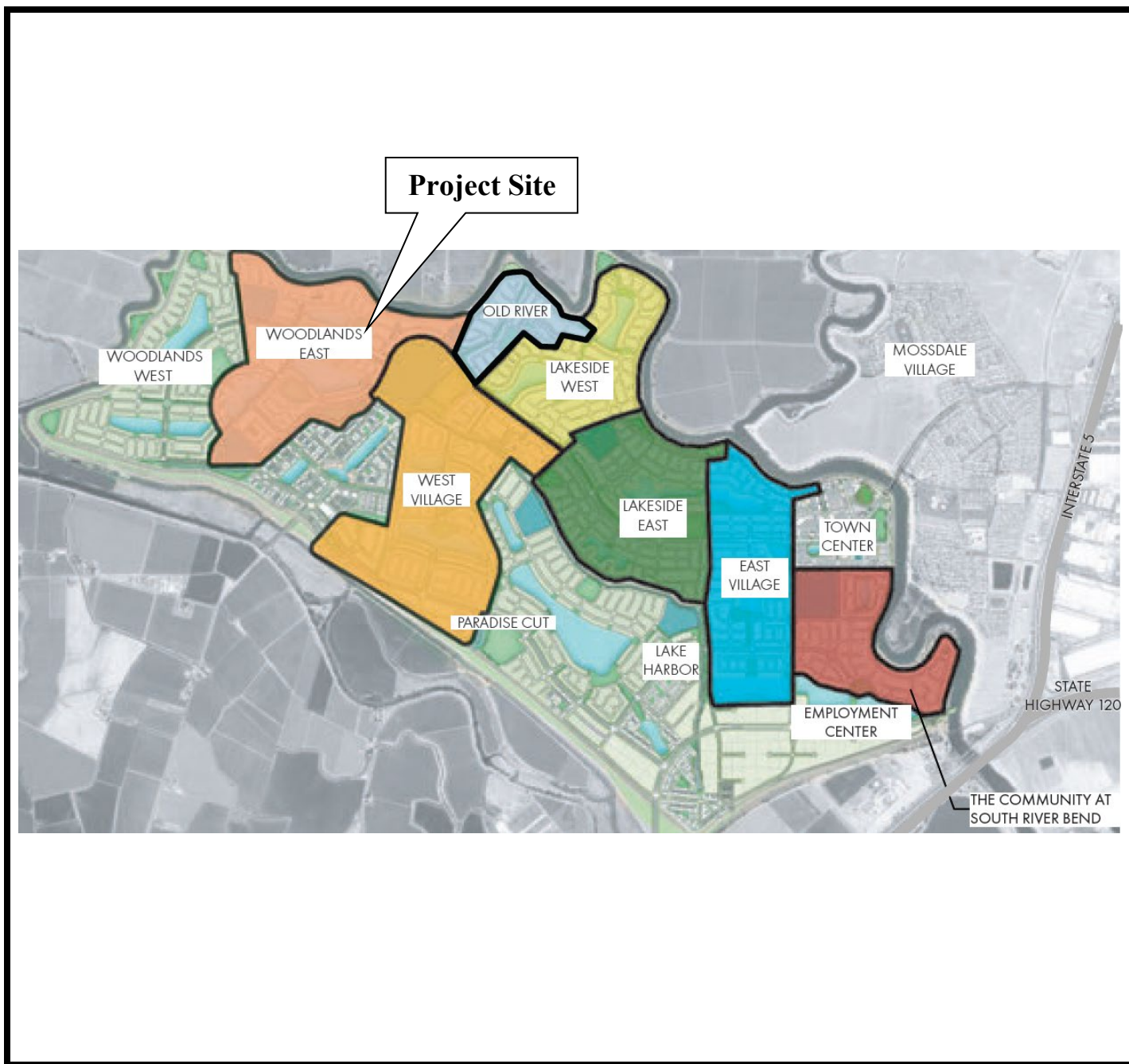
ATTEST:

APPROVED AS TO FORM:


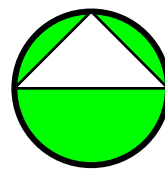


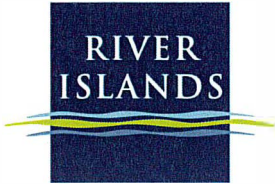
Mark Meissner, Secretary

Salvador Navarrete, City Attorney



**PLANNING DIVISION
Vicinity Map**

| | | |
|---|---|--|
|  <p>The seal of the City of Lathrop, California, featuring a sun, a train, and a person, with the text "CITY OF LATHROP", "INCORPORATED 1989", and "CALIFORNIA".</p> | <p>NDP-23-25 Neighborhood Design Plan Woodlands East District River Islands Phase 2</p> | <p>N</p>  <p>(Not to Scale)</p> |
|---|---|--|



March 15, 2023

Mark Meissner
City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330
Email: mmeissner@ci.lathrop.ca.us

Subject: Recommendation for Approval of River Islands Woodlands East Neighborhood Development Plan (NDP)

Dear Mark:

At its meeting of March 3, 2023, the Stewart Tract Design Review Committee voted unanimously to recommend approval of the Woodlands East Neighborhood Development Plan (NDP), with the suggestion that the document include language that accessory dwelling units (ADU's) be included as permitted uses in all residential uses, if found appropriate. An electronic copy of the document has already been transmitted to you.

If you have any questions regarding this letter, please feel free to contact me at (209) 879-7900 or at sdellosso@riverislands.com.

Sincerely,

A handwritten signature in blue ink, appearing to read "Susan", with a long, sweeping horizontal line extending to the right.

Susan Dell'Osso, President
River Islands Development Area 3, LLC

cc: Mark Meissner, City of Lathrop Community Development Director
Brad Taylor, City Engineer
Ed Short, City of Lathrop Chief Building Official
Rick Caguiat, City of Lathrop Assistant Community Development Director
David Niskanen, City of Lathrop Contract Planner
Trent Dedalt, City of Lathrop Assistant Planner
Ken Reed, Senior Construction Manager

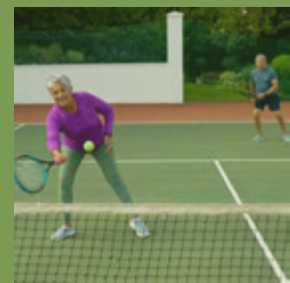


RIVER ISLANDS WOODLANDS EAST NEIGHBORHOOD DEVELOPMENT PLAN

Lathrop, California

PHASE

2



RIVER ISLANDS Phase 2 Woodlands East Neighborhood Development Plan DRAFT

03.10.2023

**Prepared for:
River Islands at Lathrop
73 W. Stewart Road
Lathrop, California 95330
(209) 879 - 7900**

**Prepared by:
O'Dell Engineering
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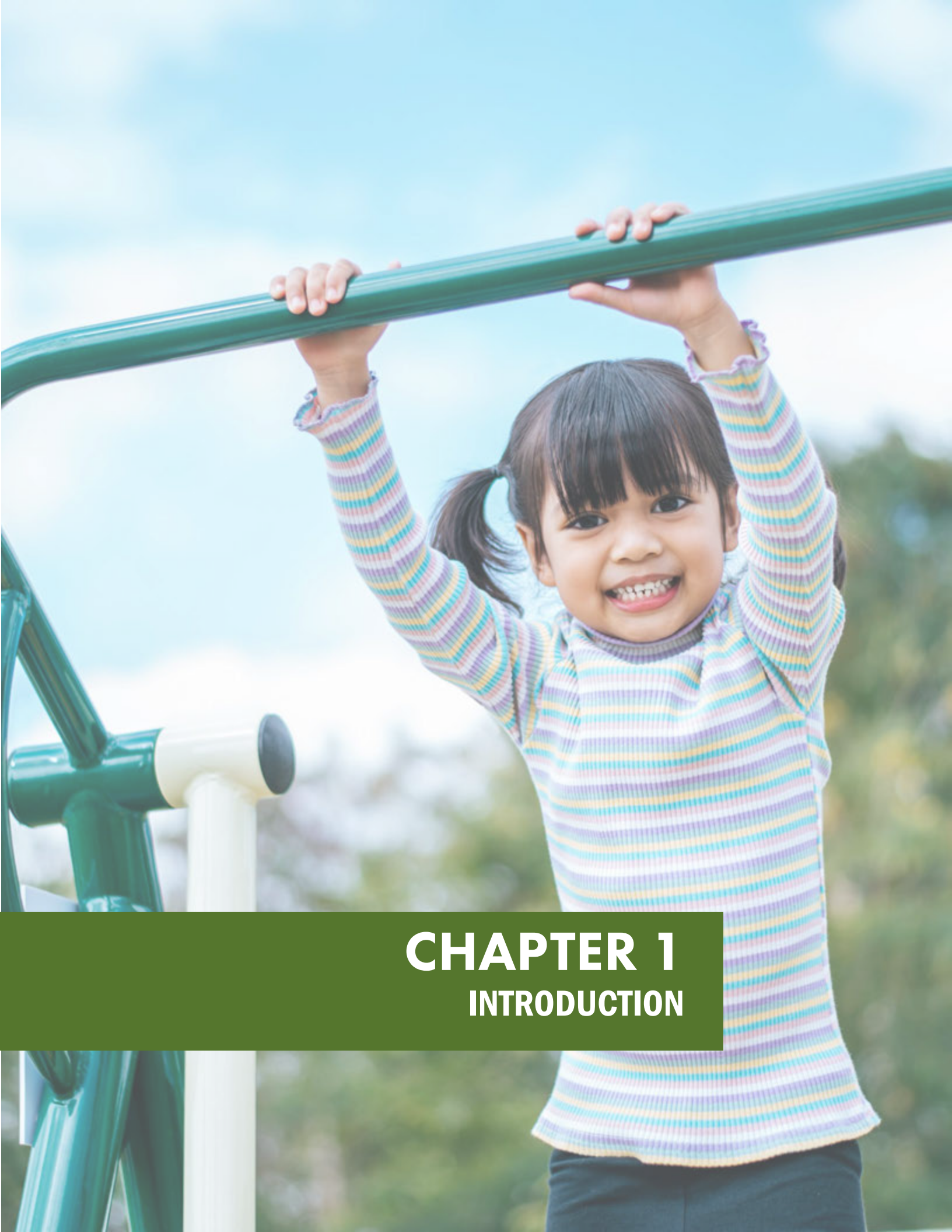
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CHAPTER 1

INTRODUCTION



INTRODUCTION

This Woodlands East Neighborhood Development Plan (NDP) lays out a network of parks, open spaces, trails, and paseos for the Woodlands East Neighborhood within the River Islands Phase 2 development. Woodlands East is unique from other River Islands NDP's due to the development of a formal urban community made up of different village neighborhoods, lakes, parks, and schools within the Woodlands East Neighborhood. In addition, this NDP aims to provide a variety of recreational amenities and opportunities for the community to experience and interact with the surrounding river system. Locations of parks and open spaces ensure that recreational amenities are accessible to all community members. Pedestrian and bicycle connections are laid out to facilitate safe non-vehicular circulation between the community and park sites.

1.1 PURPOSE OF DOCUMENT

The intent of this document is to create a consistent neighborhood concept for the neighborhoods within Woodlands East that blends the unique spirit of the San Joaquin Valley and its agricultural and riverways history. The development of Woodlands East strives to provide residents an idyllic and independent lifestyle, while also providing ways to connect with and celebrate the San Joaquin River. Opportunities to foster community and sense of place may be created through recreational programming, ease of access to open space and incorporating historical themes throughout the design.





Woodlands East serves to direct the course of the design and the intended character for the Woodlands East Neighborhood development. The neighborhood is broken down into several separate and distinct design aspects: Neighborhood Concept, Circulation, Streetscapes and Entries; Parks and Open Space; Landscape and Planting; Fencing and Walls; and Site Furnishings.

Woodlands East addresses the City of Lathrop's requirements for implementation of projects at the River Islands at Lathrop Master Planned Community as required by the West Lathrop Specific (Specific Plans or WLSP) and as specified in the Lathrop Municipal Code, Section 17.61.120. Woodlands East provides specific direction for the use, development, implementation and maintenance of developer-constructed portions of the River Islands project. The term "neighborhood(s)" refer to specific areas shown on page 19, Figure 2.1: Land Use Map.

This document is specific to "public or other public agencies" improvements that will be designed and built by River Islands Public Financing Authority (RIPFA) and RD2062. Individual builders will conform to the approved Architectural Guidelines (see Appendix 2: Architectural Guidelines). These guidelines and standards are referenced as needed and aspects that will be required by both Developer and Builder will be identified within this NDP and the approved Architectural Guidelines.

1.2 CONSISTENCY

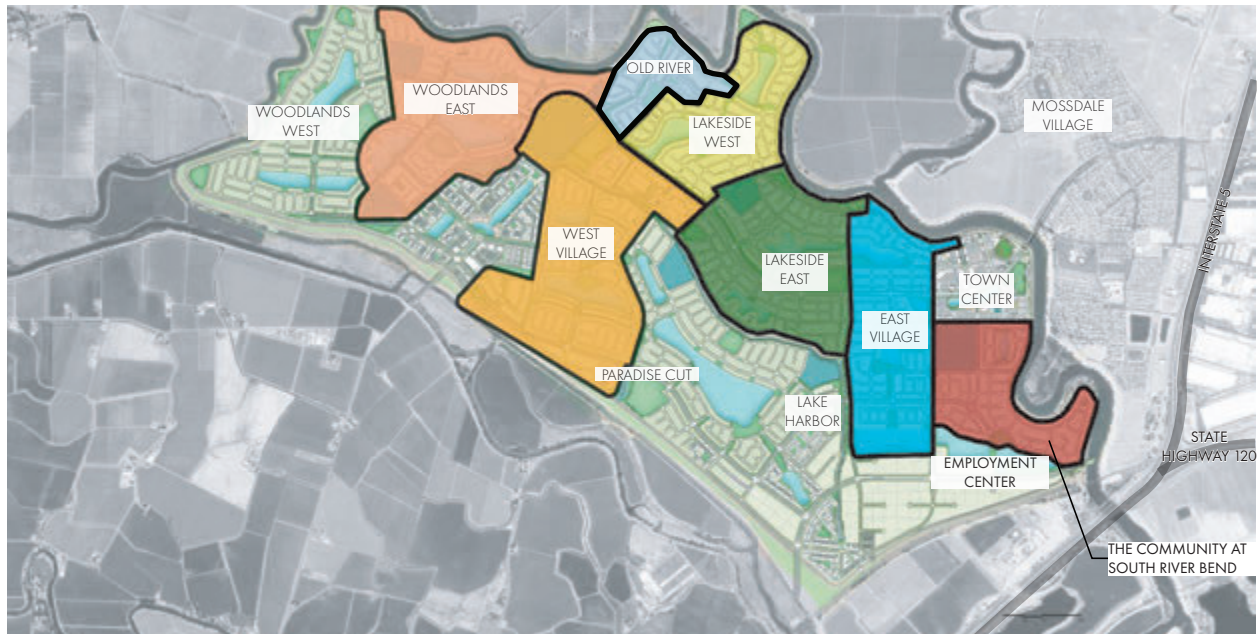
This NDP is intended to be consistent with the themes and concepts of the River Islands Development as previously defined and shall conform with the City of Lathrop's General Plan, Subdivision Code and Zoning Code. Images may differ, however, concepts shall be consistent with themes and intent. For purposes of this document, the term NDP shall mean Neighborhood Development Plan and/or Neighborhood Design Plan, which can be used interchangeably and share the same meaning under the adopted WLSP and UDC.





1.3 MASTER PLAN EVOLUTION

History, land use and plans evolve. Through cognizant land planning, study and vision, the River Islands Master Plan also evolved to best serve land use and circulation patterns. The Woodlands East concept continues to interact with the built environment and the natural context and character of the unique landscape of the California Delta.



1.4 CHARACTER & CONTEXT

River Islands attempts to intertwine the historical setting of the Delta Valley by paying homage to the riparian environment and the agricultural setting of the San Joaquin Valley. This concept blends modern homes into historical land uses of the Central Valley farm lands and surrounding waterways that give such life to the environment. The Woodlands East Neighborhood works to create its own unique identity while tying each of them together through familiar paseos, trails, open spaces and parks which reflect the region's agricultural and open feel.



1.5 VISION OF THE NDP/GUIDING PRINCIPLES

The vision for River Islands Woodlands East is to create a formal urban Woodlands East Neighborhood that has emerged within the context of a natural riparian and agricultural corridor of the delta. River Islands will celebrate the valley's historic riparian ties to its communities. The Woodlands East Neighborhood will promote development of strong pedestrian pathways that connect usable spaces and encourage pedestrian interaction.

Landscape character will intermingle the site's primary influences of rich agricultural farms and numerous serpentine San Joaquin waterways and habitat. This community will develop through a hierarchy of paseos and other pedestrian trails at and near lake systems. These areas will create a patchwork of distinct neighborhoods, all of which reflect the character of the Central Valley.

Guiding principles include:

- A community connected to the land and to unique employment, recreation, and cultural opportunities of the Central Valley.
- A lush and fertile landscape that blends rich waterways and wetlands into a structured environment with agrarian character of surrounding agricultural land.
- A community that continues to focus on principles of water management, native environments, and productive agricultural land.
- A thriving neighborhood community tied to the river and its waterways through walking opportunities and bike trails connecting quality parks and open spaces.
- A unique and self-supporting community embedded within an agricultural valley.



1.6 WOODLANDS EAST NEIGHBORHOOD DEVELOPMENT PLAN OVERVIEW

Chapter 1: Introduction (p.10)

This chapter introduces the purpose of the Woodlands East NDP, and reviews the process of preparation of the Neighborhood Development Plan.

Chapter 2: Neighborhood Concept (p.18)

This chapter provides proposed land use, concepts of neighborhood elements, and entry designs for the Woodlands East Neighborhood.

Chapter 3: Circulation (p.28)

This chapter provides circulation concepts of vehicular paths of travel and pedestrian trails within the framework of residential neighborhoods and open spaces.

Chapter 4: Streetscapes (p.34)

This chapter provides concepts of streetscapes including; street character, street trees, street sections, and key street connections to neighborhood gateways and entries.

Chapter 5: Parks and Open Space (p.51)

This chapter includes an overview of the proposed parks and open space, and preliminary park design concepts within the Woodlands East Neighborhood.

Chapter 6: Landscape and Planting (p.69)

This chapter provides proposed planting palette and irrigation concepts.

Chapter 7: Fencing and Walls (p.80)

This chapter includes hierarchy of fencing and walls to delineate spaces and uses within the Woodlands East Neighborhood.

Chapter 8: Site Furnishings (p.87)

This chapter provides the design and appearance of the Woodlands East Neighborhood, including site furniture, colors and paving, street lights, and street furniture.

Appendices (p.90)



Chapter 2

NEIGHBORHOOD CONCEPT

NEIGHBORHOOD CONCEPT

2.1 LAND USE

The River Islands Phase 2 Woodlands East neighborhood will be developed with 10 villages, 1,539 homes, related street improvements, two elementary schools, parks, trails and open spaces. These land uses comply with the West Lathrop Specific Plan, which designate the areas for Low Density and Medium Density Residential development with RL-RI and RM-RI zoning classifications. There is also an area designated and zoned for public utilities/open space. Per the Specific Plan, uses are as follows:

Permitted Uses:

Single Family Residential

Multifamily Residential

Public Parks and Open Space

Public Utilities

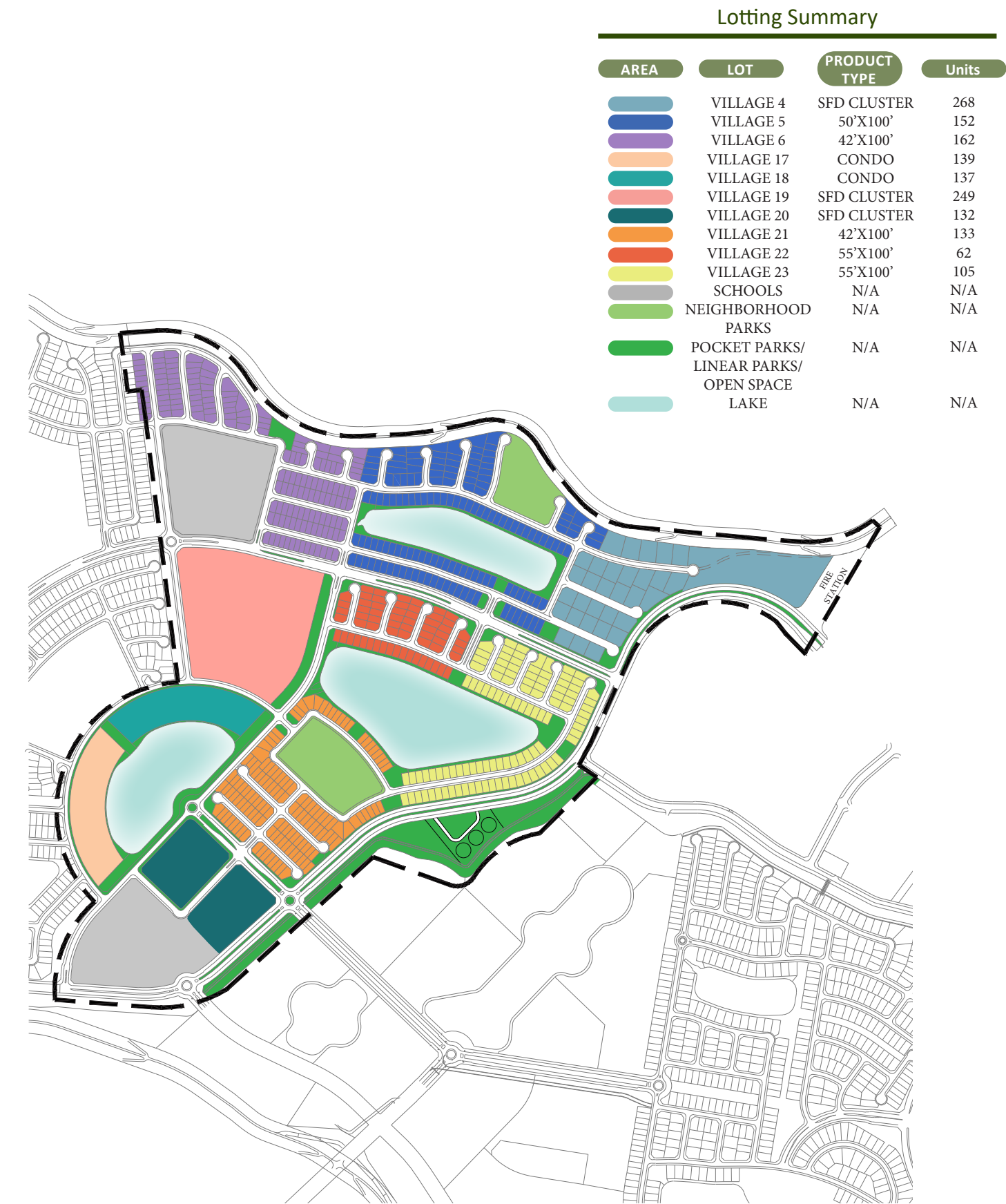
Home Business (subject to City approval)

Density:

7.9 dwelling units/Acre (Average Among All Land Use Designations), setbacks, lot depth and width, per Architectural Guidelines.



FIGURE 2.1 LAND USE MAP





2.2 NEIGHBORHOOD ELEMENTS











The Woodlands East allows residents to enjoy a relaxed, low-maintenance lifestyle, where the region's history, the proximity to the San Joaquin River, and the natural environment have been woven into the design of both this neighborhood and River Islands. A strong sense of neighborhood character continues throughout the Woodlands East Neighborhood that blends River Island's consistent theme of colors, plantings, site furnishings, and signage with the community's own unique identity. The Woodlands East Neighborhood establishes its unique character through urban elements that create community spaces at pedestrian scale and programming dedicated to promote community inclusion. The combination of parks, trails, and recreational amenities will contribute to the distinctive quality of the Woodlands East Neighborhood.

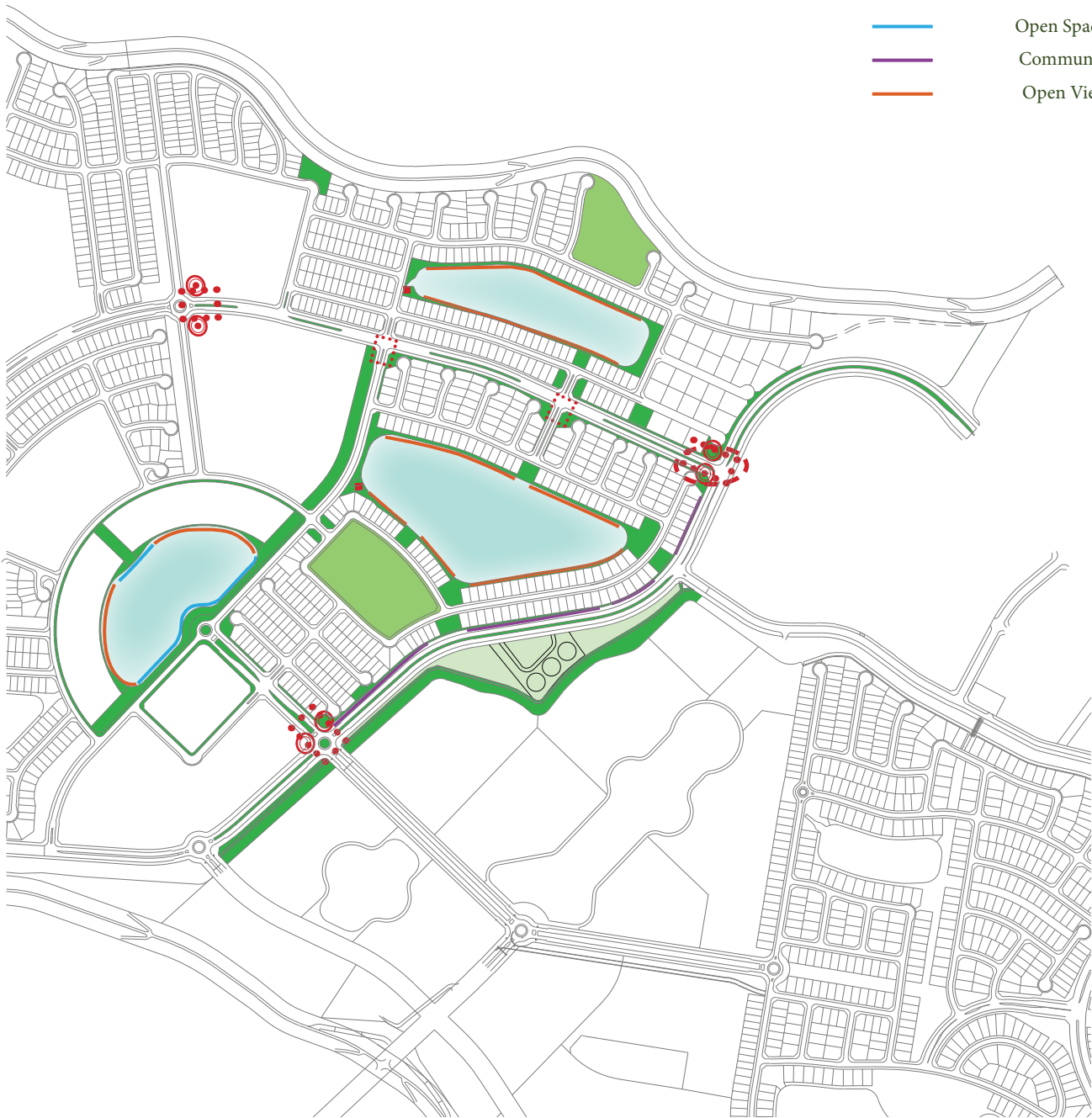
The Woodlands East encourages pedestrian access throughout the entire community and aims to revitalize residents' connection with nature. A network of trails and pathways throughout River Islands makes this a walkable community and encourages interaction with natural and rural opportunities surrounding River Islands. Recreational amenities will be easily accessible and convenient within Woodlands East. They include fitness centers, sport courts, community gardens, and walking and biking trails, providing opportunities for both passive and active recreation. In addition, residences will come in appropriate lot sizes and types for the community. New neighborhoods will be connected through a strong framework of roads, entries and numerous open spaces, lakes, and parks.



FIGURE 2.2 NEIGHBORHOOD ELEMENTS MAP

Neighborhood Elements Legend

| FEATURE AREA | | PARK NAME | |
|---|--|-----------------------------|--|
|  | | Neighborhood Park | |
|  | | Pocket Park/Linear Park/ | |
|  | | Public Utilities/Open Space | |
| SYMBOL | | FEATURE TYPE | |
|  | | Neighborhood Entry | |
|  | | Neighborhood Gateway | |
|  | | Community Gateway | |
|  | | Water View Node | |
|  | | Open Space Railing | |
|  | | Community Fence | |
|  | | Open View Fence | |



2.3 OPEN SPACE AND LAND USE

As a recreation-based neighborhood, the Woodlands East comprises of a network of trails, pathways, and streets that intersect with parks and open spaces, lake frontage, and residential lots. The close proximity and convenient access to these diverse and numerous spaces encourage residents to explore and interact with the natural environment and recreational amenities within the community. Opportunities to learn about and connect with the region's rural past are provided through the combined design of outdoor spaces, urban elements, and other unique features. The following highlight the different types of outdoor spaces proposed within the community:

Open spaces help define places and provide meeting locations, recreational opportunities and visually stimulating points of interest. Open spaces can be defined as large neighborhood parks, pocket parks, lake frontage, streetscapes and trails. Each open space creates an environment specific to its location and context.

In tract streetscapes are designed as landscape areas between curbs and sidewalks and create consistent themes for streets within each community.

Off-site streetscapes are areas outside the subdivision along major streets and include parkway strips, areas between the sidewalk and masonry walls or fences and neighborhood gateways. These spaces create a consistent theme throughout the Woodlands East Neighborhood and encourage passive recreation and pedestrian interaction.

Open spaces adjacent to lakes should also encourage light recreation and provide small scale open pedestrian interaction. These spaces should provide opportunities for relaxation and contemplation within a visually stimulating environment.

Neighborhood parks, linear parks, and pocket parks should create places for more structured recreational interaction. Parks should encourage large scale pedestrian use and create opportunities for exercise, relaxation, and physical recharge from day-to-day obligations.

A signature feature of the Woodlands East is the abundant accessibility and connectivity of pedestrian trails within the neighborhood beyond typical street sidewalks. Many trails weave throughout the neighborhood, allowing many opportunities for recreation and interactions with the natural environment within a short distance from home.

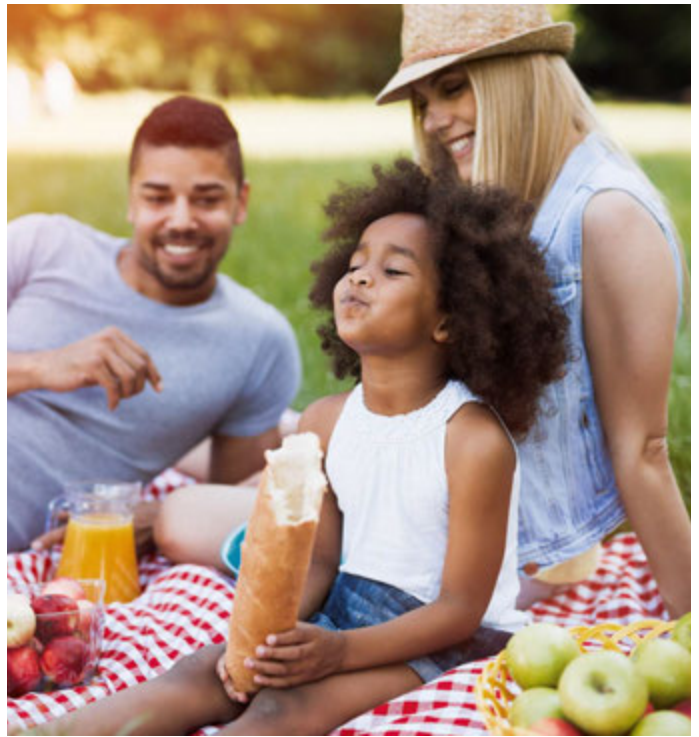






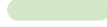













FIGURE 2.3 OPEN SPACE LAND USE MAP

Open Space / Streetscapes Legend

| OPEN SPACE AREA | FEATURE NAME |
|---|-----------------------------|
|  | Water Related Park |
|  | Lake Side Open Space |
|  | Pocket Park |
|  | Linear Park |
|  | Off-Site Streetscape |
|  | Neighborhood Park |
|  | Open Space/Public Utilities |
|  | School Sites |

| IN-TRACT STREETScape | LOT NAME |
|---|------------|
|  | Village 4 |
|  | Village 5 |
|  | Village 6 |
|  | Village 17 |
|  | Village 18 |
|  | Village 19 |
|  | Village 20 |
|  | Village 21 |
|  | Village 22 |
|  | Village 23 |



Phase 2 Parks Master Plan

The parks and open spaces, along with trails and pathways, within the Woodlands East are part of a larger network of parks and open space within the River Islands development.

The Park Designation Map, Figure 2.4 on the following page, provides an overall summary of all parks and open space proposed to be constructed within Phase 2 of River Islands. The tables include Neighborhood Parks/Pocket Parks/Community Parks/Linear Parks, Lakes, Trails, and Water Related Open Space. All Neighborhood and community park facilities are proposed to count towards the developer's Quimby Act park acreage. The chart on the following page summarizes the acreage and locations of the Quimby Act required facilities.



The City of Lathrop's conditions of approval and the Phase 2 vesting tentative map for River Islands requires that park facilities that are adjacent to water bodies (e.g. river or lake) shall be owned by a non-City public agency, with a right of reverter back to the City should the non-City public agency not properly maintain the park or otherwise be incapable of its maintenance. Island Reclamation District 2062 ("RD 2062") is authorized to own recreational facilities such as parks under the State's Water Code and will own all other "wet parks" in the future.

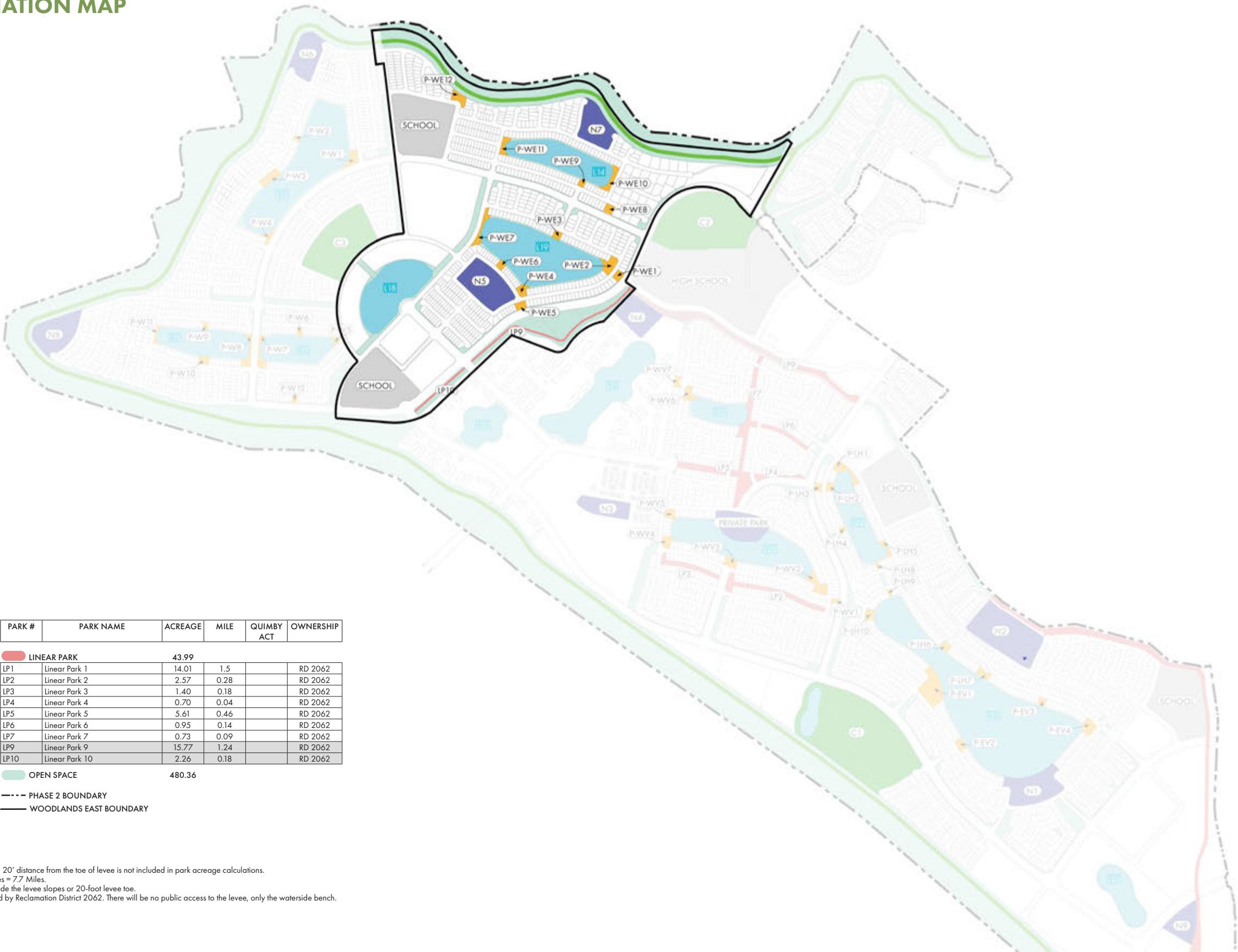
Maintenance of parks and open space is/will be conducted by River Islands Public Financing Authority (RIPFA) and RD 2062.

The parks and open spaces in Woodlands East will feature a mixture of passive and active recreational opportunities that meets the needs of both the community and visitors. Park design attempts to provide the highest level of accessibility and safety possible for the benefit of the community and for the parks' continued success. Typical amenities include open lawn areas, shaded benches/tables, community gardens, and fitness equipment. The parks and open spaces located within the Woodlands East has facilities and programs that not only provide health benefits, but also educational, cultural, and historical benefits for the community to engage with.



FIGURE 2.4 PHASE 2 PARK DESIGNATION MAP

| PARK # | PARK NAME | ACREAGE | QUIMBY ACT | OWNERSHIP |
|-------------------|----------------------------------|---------|------------|-----------|
| NEIGHBORHOOD PARK | | 69.23 | | |
| N1 | Neighborhood Park 1 | 7.18 | x | RD 2062 |
| N2 | Neighborhood Park 2 | 12.47 | x | CITY |
| N3 | Neighborhood Park 3 | 4.0 | x | CITY |
| N4 | Neighborhood Park 4 | 5.4 | x | CITY |
| N5 | Neighborhood Park 5 | 7.8 | x | CITY |
| N6 | Neighborhood Park 6 | 6.5 | x | RD 2062 |
| N7 | Neighborhood Park 7 | 5.4 | x | RD 2062 |
| N8 | Neighborhood Park 8 | 6.48 | x | CITY |
| N9 | Neighborhood Park 9 | 4.0 | x | CITY |
| | School Sites | 10 | x | SCHOOL |
| POCKET PARK | | 23.17 | | |
| P-EV1 | Pocket Park - East Village - 1 | 2.72 | | |
| P-EV2 | Pocket Park - East Village - 2 | 0.47 | | |
| P-EV3 | Pocket Park - East Village - 3 | 0.31 | | |
| P-EV4 | Pocket Park - East Village - 4 | 0.81 | | |
| P-LH1 | Pocket Park - Lake Harbor - 1 | 0.94 | | |
| P-LH2 | Pocket Park - Lake Harbor - 2 | 0.34 | | |
| P-LH3 | Pocket Park - Lake Harbor - 3 | 0.29 | | |
| P-LH4 | Pocket Park - Lake Harbor - 4 | 0.19 | | |
| P-LH5 | Pocket Park - Lake Harbor - 5 | 0.42 | | |
| P-LH6 | Pocket Park - Lake Harbor - 6 | 0.37 | | |
| P-LH7 | Pocket Park - Lake Harbor - 7 | 0.49 | | |
| P-LH8 | Pocket Park - Lake Harbor - 8 | 0.12 | | |
| P-LH9 | Pocket Park - Lake Harbor - 9 | 0.13 | | |
| P-LH10 | Pocket Park - Lake Harbor - 10 | 0.51 | | |
| P-W1 | Pocket Park - Woodland - 1 | 0.75 | | |
| P-W2 | Pocket Park - Woodland - 2 | 0.16 | | |
| P-W3 | Pocket Park - Woodland - 3 | 0.87 | | |
| P-W4 | Pocket Park - Woodland - 4 | 0.39 | | |
| P-W5 | Pocket Park - Woodland - 5 | 0.32 | | |
| P-W6 | Pocket Park - Woodland - 6 | 0.2 | | |
| P-W7 | Pocket Park - Woodland - 7 | 0.68 | | |
| P-W8 | Pocket Park - Woodland - 8 | 0.73 | | |
| P-W9 | Pocket Park - Woodland - 9 | 0.22 | | |
| P-W10 | Pocket Park - Woodland - 10 | 0.42 | | |
| P-W11 | Pocket Park - Woodland - 11 | 0.27 | | |
| P-W12 | Pocket Park - Woodland - 12 | 0.22 | | |
| P-WE1 | Pocket Park - Woodland East - 1 | 0.36 | | |
| P-WE2 | Pocket Park - Woodland East - 2 | 0.89 | | |
| P-WE3 | Pocket Park - Woodland East - 3 | 0.33 | | |
| P-WE4 | Pocket Park - Woodland East - 4 | 0.52 | | |
| P-WE5 | Pocket Park - Woodland East - 5 | 0.4 | | |
| P-WE6 | Pocket Park - Woodland East - 6 | 0.3 | | |
| P-WE7 | Pocket Park - Woodland East - 7 | 0.73 | | |
| P-WE8 | Pocket Park - Woodland East - 8 | 0.38 | | |
| P-WE9 | Pocket Park - Woodland East - 9 | 0.22 | | |
| P-WE10 | Pocket Park - Woodland East - 10 | 0.68 | | |
| P-WE11 | Pocket Park - Woodland East - 11 | 0.5 | | |
| P-WE12 | Pocket Park - Woodland East - 12 | 0.66 | | |
| P-WV1 | Pocket Park - West Village - 1 | 0.19 | | |
| P-WV2 | Pocket Park - West Village - 2 | 1.12 | | |
| P-WV3 | Pocket Park - West Village - 3 | 0.57 | | |
| P-WV4 | Pocket Park - West Village - 4 | 0.54 | | |
| P-WV5 | Pocket Park - West Village - 5 | 0.46 | | |
| P-WV6 | Pocket Park - West Village - 6 | 0.65 | | |
| P-WV7 | Pocket Park - West Village - 7 | 0.33 | | |
| COMMUNITY PARK** | | 97.44 | | |
| C1 | Community Park 1 | 31.93 | x | CITY |
| C2 | Community Park 2 | 22.5 | x | CITY |
| C3 | Community Park 3 | 15.00 | x | CITY |
| C4 | Levee Trail | 28.00 | x | RD 2062 |



**Community Park 1 acreage does not include wetland area. When a park is adjacent to the levee, a 20' distance from the toe of levee is not included in park acreage calculations.
***Levee Trail Calculation: Total Linear Feet x 30' width = total sq ft (43,560 sq ft = 1 acre). Total Miles = 7.7 Miles.
The 30' wide levee trail has been used to calculate acreage of the Quimby Act and does not include the levee slopes or 20-foot levee toe.
The applicant intends to regrade the federal levee into a waterside bench which will be maintained by Reclamation District 2062. There will be no public access to the levee, only the waterside bench.

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Chapter 3

CIRCULATION



CIRCULATION

3.1 CIRCULATION CONCEPT

Streets create a necessary and important framework for the River Islands Woodlands East Neighborhood. This framework connects and separates neighborhoods, creates key vehicular paths of travel, and creates identifiable community spaces and pedestrian-friendly routes throughout the community. As depicted in the circulation exhibit on the following page, the street network has a hierarchy of major roads, collector streets and neighborhood streets.

3.2 CIRCULATION BIKE AND PEDESTRIAN CONCEPT

In order to support a healthy, active community, the River Islands Master Plan has developed recreational infrastructure intent on encouraging bicycle and pedestrian pathways. Safe pedestrian and bicyclist connections linking parks and open spaces throughout the Woodlands East is a priority. An intricate, non-motorized circulation system has been developed for the Woodlands East, as part of larger circulation framework for Phase 2 River Islands. The circulation typology (as reflected in Figure 3.2 - Circulation Bike and Pedestrian Concept Map) consists of classes 1, 2 & 3 bicycle lanes, pedestrian trails, and pedestrian connections that pair well with the different street types within the community (Figure 3.1).



FIGURE 3.1 CIRCULATION CONCEPT






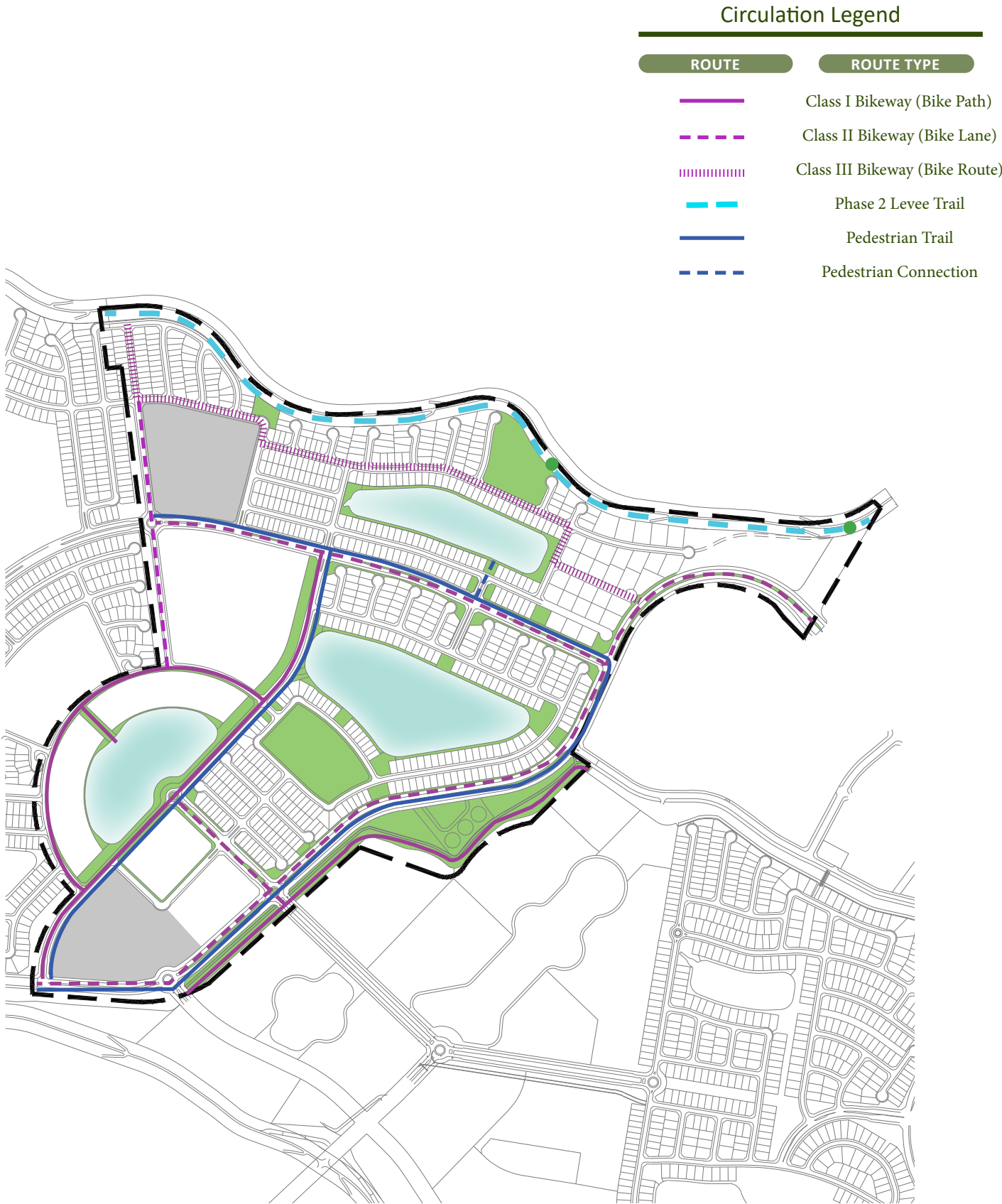
| Circulation Legend | |
|---|---------------------------|
| ROUTE | ROUTE TYPE |
|  | Regional Arterial |
|  | Neighborhood Collector |
|  | Neighborhood Arterial St |
|  | Neighborhood Local Street |
|  | Pedestrian Access Route |

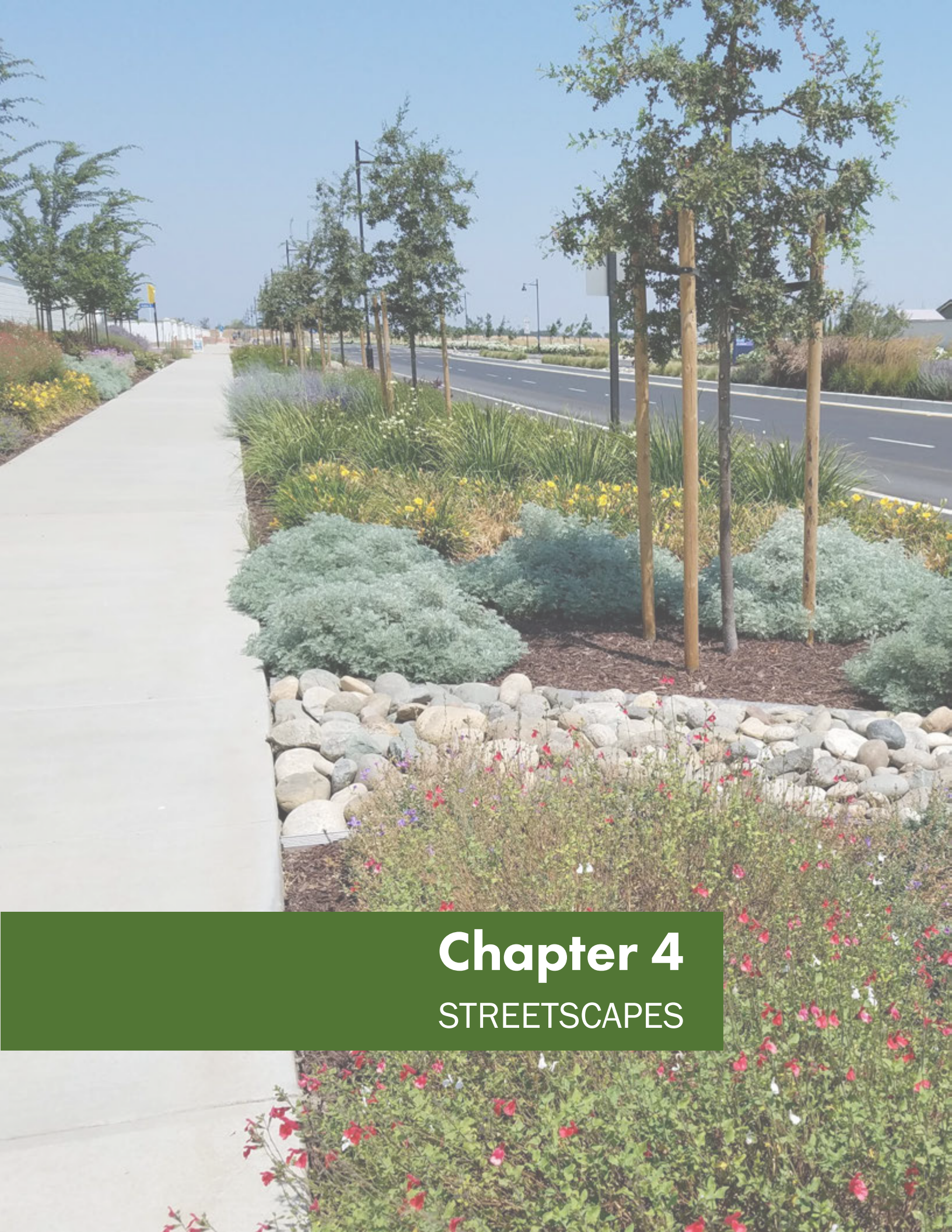




FIGURE 3.2 CIRCULATION BIKE AND PEDESTRIAN CONCEPT MAP







Chapter 4

STREETSCAPES

STREETSCAPES

4.1 STREET CHARACTER

Streets are classically defined by the trees that line them. These streets create a sense of identity and pedestrian friendly environments. Street trees help create memorable, livable spaces. However, trees do much more than just define spaces. Trees create much needed shade for pedestrians, help reduce energy consumption, moderate temperatures and increase property values. Proper selection of tree species help identify and differentiate communities, spaces and uses. Trees also provide habitat value for wildlife. To this purpose, this Woodlands East NDP proposes street tree varieties for the roadways as identified on page 37.

Local neighborhood streets are scaled to support lower volumes of traffic and encourage pedestrian and bicycle use. Separated parkway strips provide continuous landscape buffers between vehicular traffic and support a street lined tree canopy. Each neighborhood should receive one to two varieties of street tree species to maintain a community identity, buffer against potential losses due to disease and insects and bolster diversity in the urban forest.

Streets within Woodlands East shall consist of trees, signage, and urban street elements, such as light poles, that create a unified sense of community identity and character in every neighborhood. Street trees, along with parkway strips and front yard landscape plantings, are thoughtfully selected for each neighborhood to develop a distinct community identity and contribute to the local biodiversity in the San Joaquin Valley.







Neighborhood Gateways

Woodlands East encourages pedestrian connection to each of the communities and promotes interaction with the natural environment and community sense of place. Gateways should be inviting and comfortable to all pedestrians, create visual interest to passing vehicles, and be unique enough to create a sense of individuality and identity for each community.

Streets within Woodlands East not only serve as important neighborhood gateways for vehicles, but also for pedestrians and bicyclists with safe and walkable sidewalks, landscape buffers, and wide trails to encourage non-motorized mobility throughout the community. Ornamental side plantings, street tree rows, and urban site features should be consistently used to provide aesthetic value and to promote community identity, while also using design elements to resemble the natural context of the delta water ways.

Neighborhood Entries

Neighborhood entries have been identified to establish more formal and traditional entrances to interior villages within Woodlands East. The entries will be defined by structured plantings that differentiate themselves from more naturalized riparian plantings of surrounding collector streets. Plantings should include columnar trees along the edges of the roadways with flowering trees in entry medians.

Neighborhood entryways mark pedestrian entrances to each neighborhood within Woodlands East. Designs should incorporate the large spatial environment of major street intersections and create a distinct and inviting entrances. Each entry should have unique elements such as monument features that are typical of the surrounding delta water ways.

Entryways may include seating areas, patterns typical of row crops, paving materials typical of waterways (cobble and decomposed granite) and monuments such as light houses, windmills, sails, and nautical structures. These spaces may create inviting and interesting landmarks with way finding and community identity benefits.

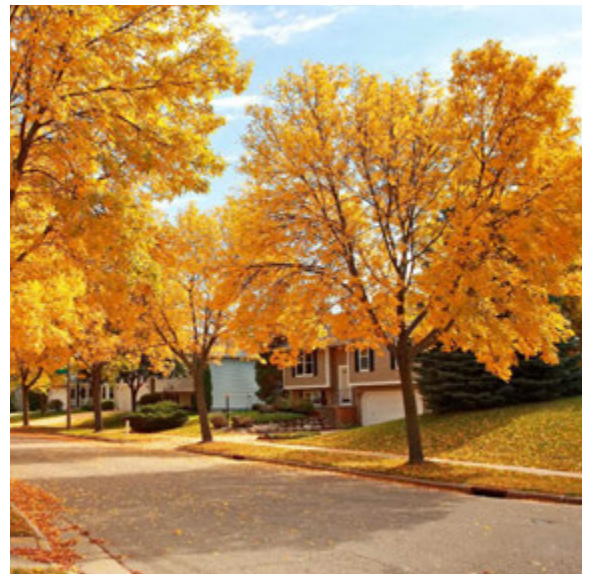


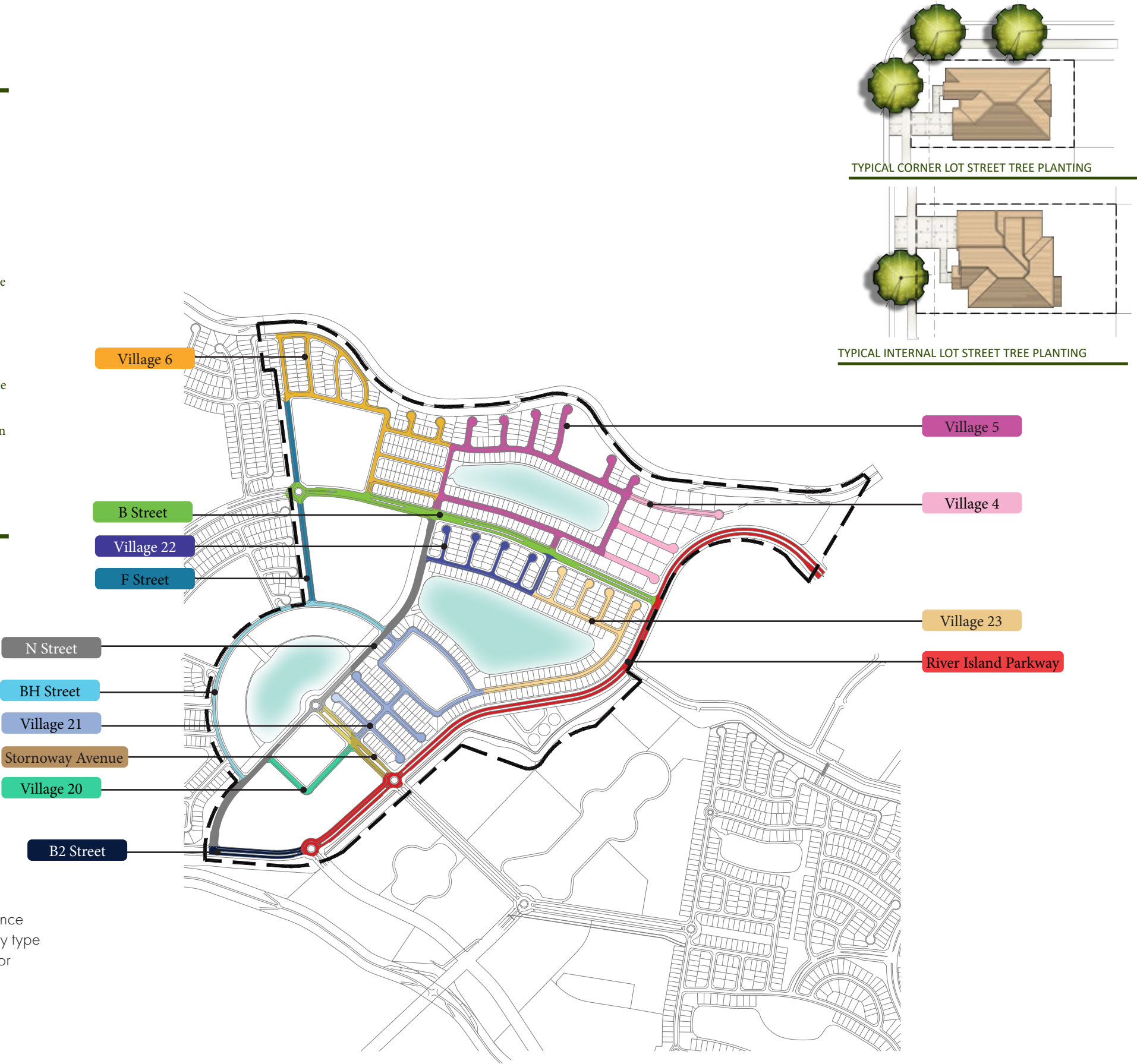
FIGURE 4.1 STREET TREE MASTER PLAN

| STREET TREE MASTER LIST | | | |
|-------------------------|------------------|-----------------------------|-------------------------------|
| LOTS | STREET DIRECTION | BOTANICAL NAME | COMMON NAME |
| Village 4 | East/West | Acer rubrum 'October Glory' | October Glory Red Maple |
| Village 5 | North/South | Ulmus p. 'Drake' | October Glory Red Maple |
| | East/West | Acer rubrum 'October Glory' | Chinese Evergreen Tree |
| Village 6 | North/South | Chitalpa t. 'Pink Dawn' | Pink Dawn Chitalpa |
| | East/West | Ulmus p. 'Drake' | Chinese Evergreen Tree |
| Village 20 | North/South | Pistacia c. 'Keith Davey' | Keith Davey Chinese Pistache |
| | East/West | Zelkova s. 'Greenspire' | Green Vase Zelkova |
| Village 21 | North/South | Acer rubrum 'October Glory' | October Glory Red Maple |
| | East/West | Ulmus p. 'Drake' | Chinese Evergreen Tree |
| Village 22 | North/South | Pistacia c. 'Keith Davey' | Keith Davey Chinese Pistache |
| | East/West | Zelkova s. 'Greenspire' | Green Vase Zelkova |
| Village 23 | North/South | Tilia c. 'Greenspire' | Greenspire Little-Leaf Linden |
| | East/West | Zelkova s. 'Greenspire' | Green Vase Zelkova |

| STREET TREE LIST BY CONNECTOR STREET | | |
|--------------------------------------|-----------------------------|-------------------------|
| STREET | BOTANICAL NAME | COMMON NAME |
| BH Street | Platanus a. Columbia | Columbia Plane Tree |
| B Street | Zelkova s. 'Green Vase' | Green Vase Zelkova |
| N Street | Acer rubrum 'October Glory' | October Glory Red Maple |
| Stornoway Avenue | Ginkgo biloba | Ginkgo |
| River Island Parkway | Quercus coccinea | Scarlet Oak |
| B2 Street | Zelkova s. 'Green Vase' | Green Vase Zelkova |
| F Street | Platanus a. Columbia | Columbia Plane Tree |

| ACCENT TREE LIST | |
|------------------------------|----------------------------|
| BOTANICAL NAME | COMMON NAME |
| Cercis occidentalis | Western Redbud |
| Chitalpa tashkentensis | Chitalpa |
| Lagerstroemia indica | Crape Myrtle |
| Prunus c. 'Krauter Vesuvius' | Purple Leaf Flowering Plum |
| Prunus serrulata 'Kwanzan' | Kwanzan Flowering Cherry |

Note: These species are for reference and are not intended to by the only type of accent trees. See Appendix B for additional species.



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FIGURE 4.2 STREET SECTIONS

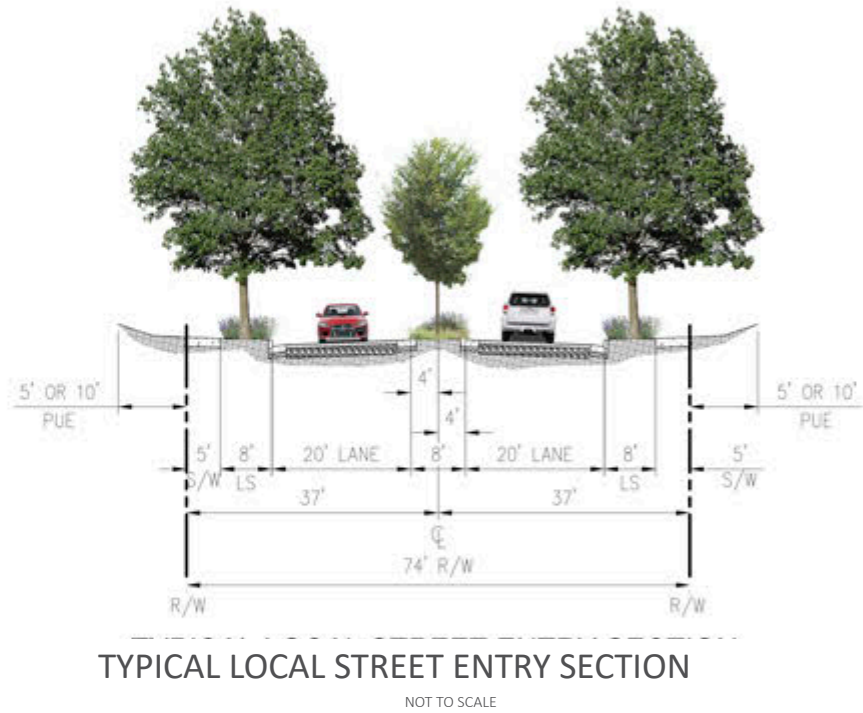
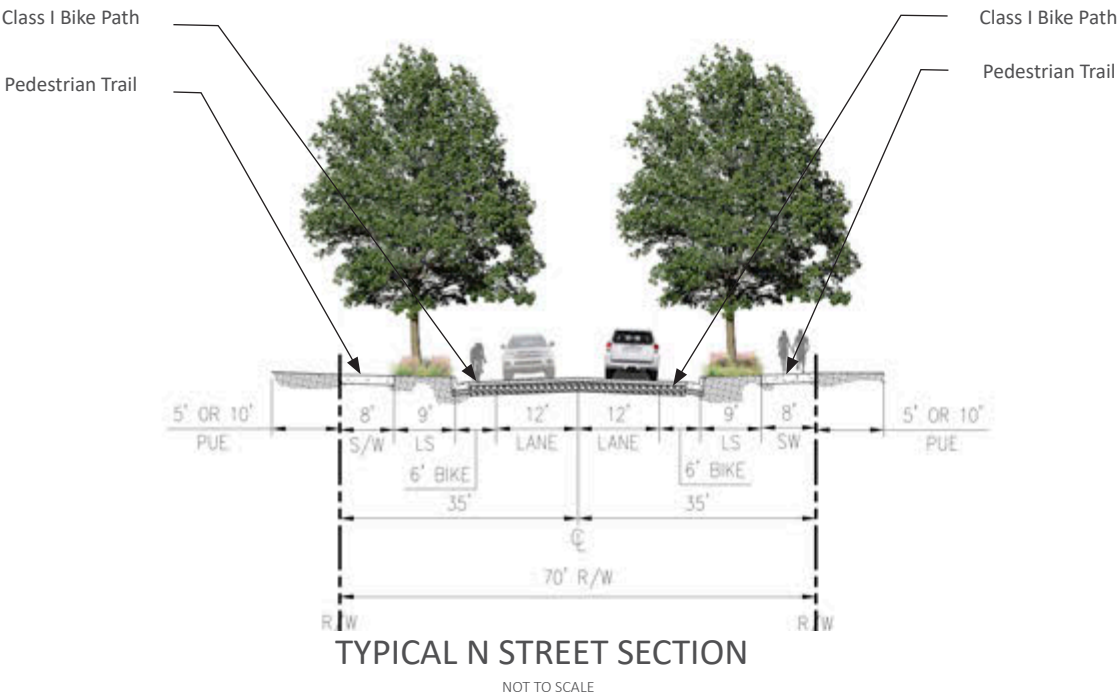
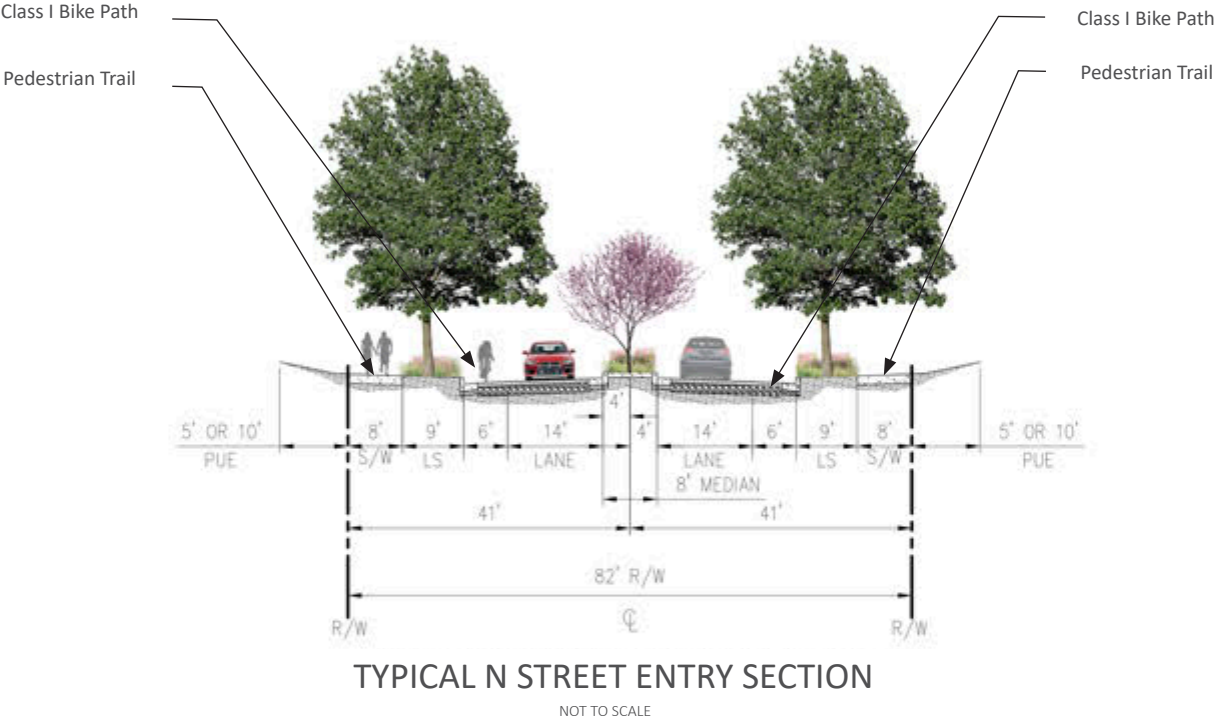
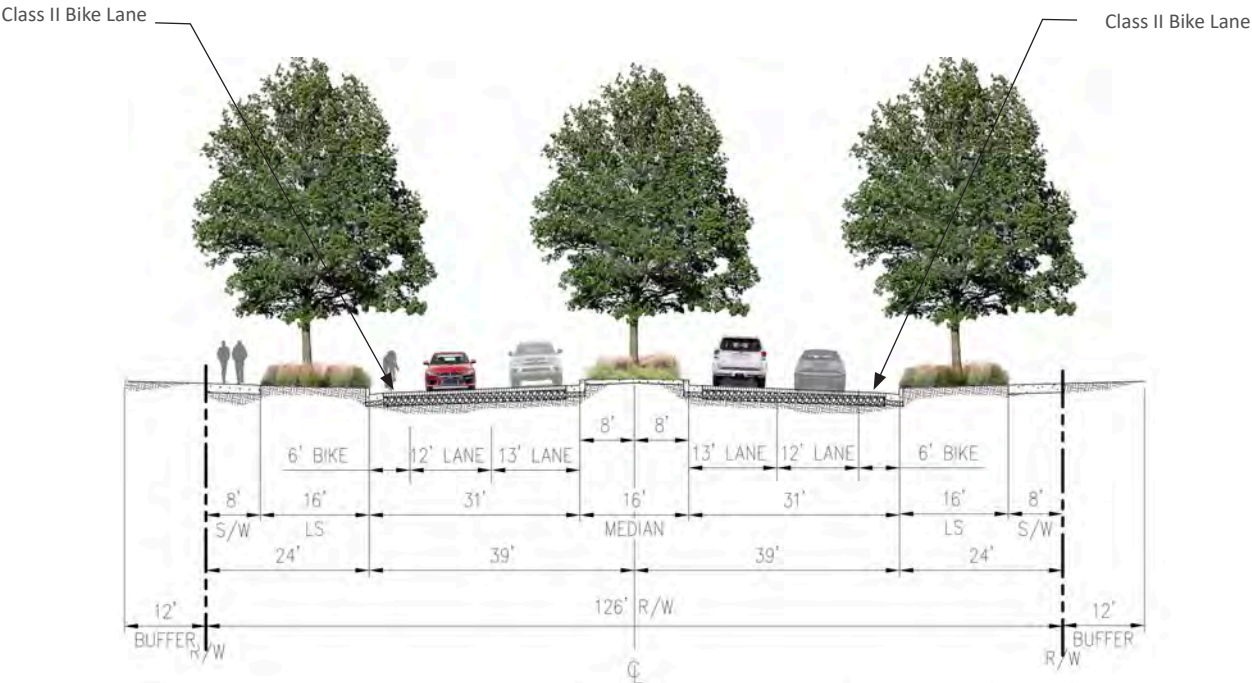
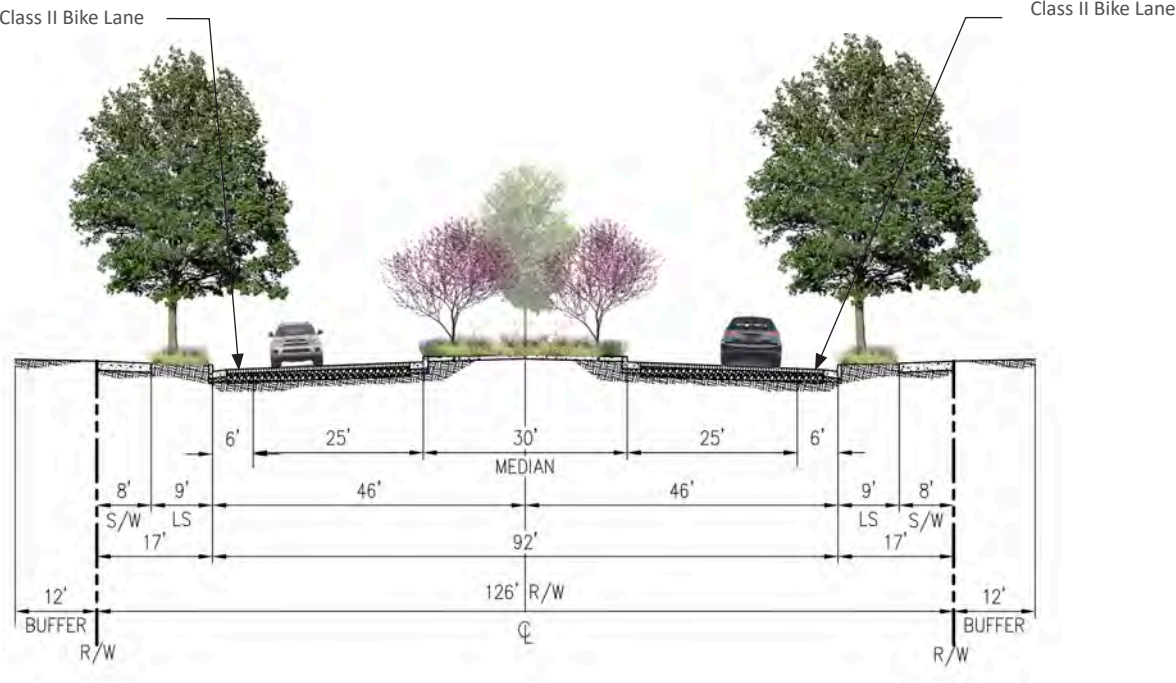


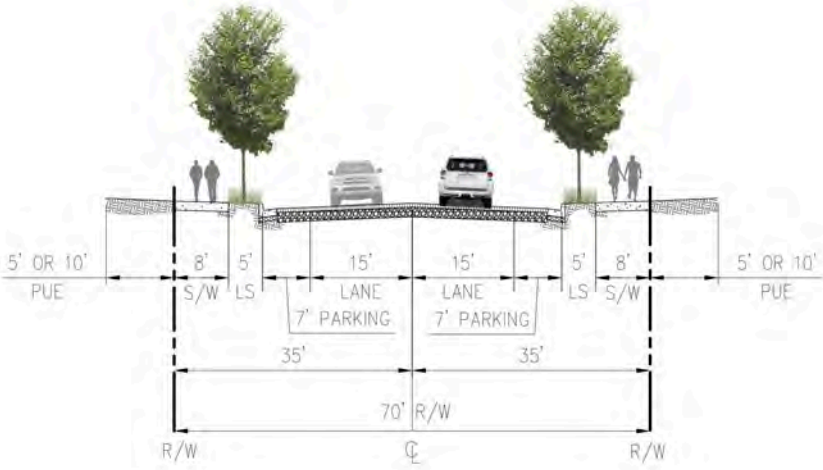
FIGURE 4.3 STREET SECTIONS



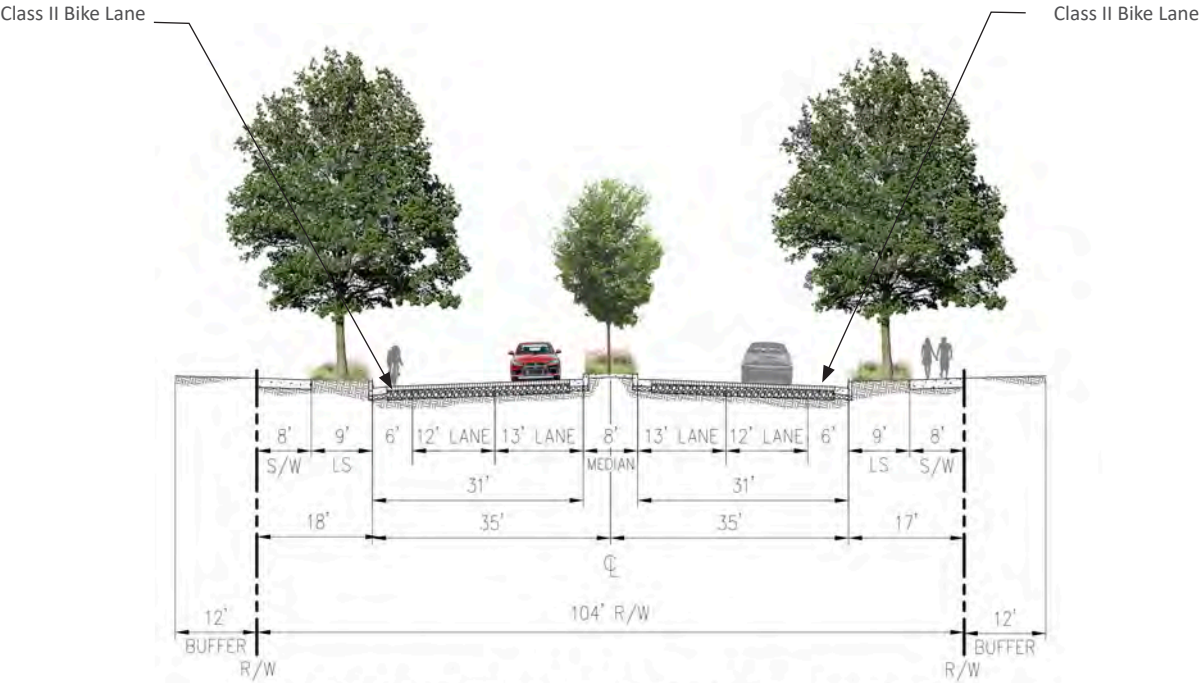
TYPICAL RIVER ISLANDS PARKWAY SECTION
NOT TO SCALE



TYPICAL STORNOWAY AVE SECTION
NOT TO SCALE



TYPICAL SCHOOL FRONTAGE STREET SECTION
NOT TO SCALE



TYPICAL B STREET & B2 STREET SECTION
NOT TO SCALE



4.2 COMMUNITY COLLECTOR STREETS

Community collector streets connect a series of neighborhoods marked by gateways and entires. It is important to establish a project theme as these entries are entrances into and through major project amenities, such as lakes, parks, trails, and open space.

Establishment of formal, landscaped neighborhood gateway entries followed by a rural feel of windrow shade trees and a riparian river concept will lead visitors along major collector streets. A naturalized riparian corridor serves as an immediate reminder of historical ecology of the Delta Valley river lands.

The vision for the River Islands Woodlands East streetscapes is to formalize the natural context of the delta riparian and agricultural corridors. Use of natural materials like meandering bands of river cobble and boulders that mimic the numerous waterways of the Delta Valley surrounded by groundcovers and both evergreen and flowering shrubs should be the overriding layout within parkway strip areas. Perimeter boundary plantings should receive large, more structured shrubs that take on their own natural shape without the need for hedging or continuous pruning to maintain size and shape. These spaces imitate the numerous hedgerow plantings that abut the waterways and agricultural fields. (See Appropriate Plant Species List in Appendices.) Plans shown in this document are illustrative and are intended to provide guidelines for the overall design of the neighborhood.



FIGURE 4.4 NEIGHBORHOOD GATEWAYS & ENTRIES



FIGURE 4.5 EXAMPLE TYPICAL ROUNDABOUT

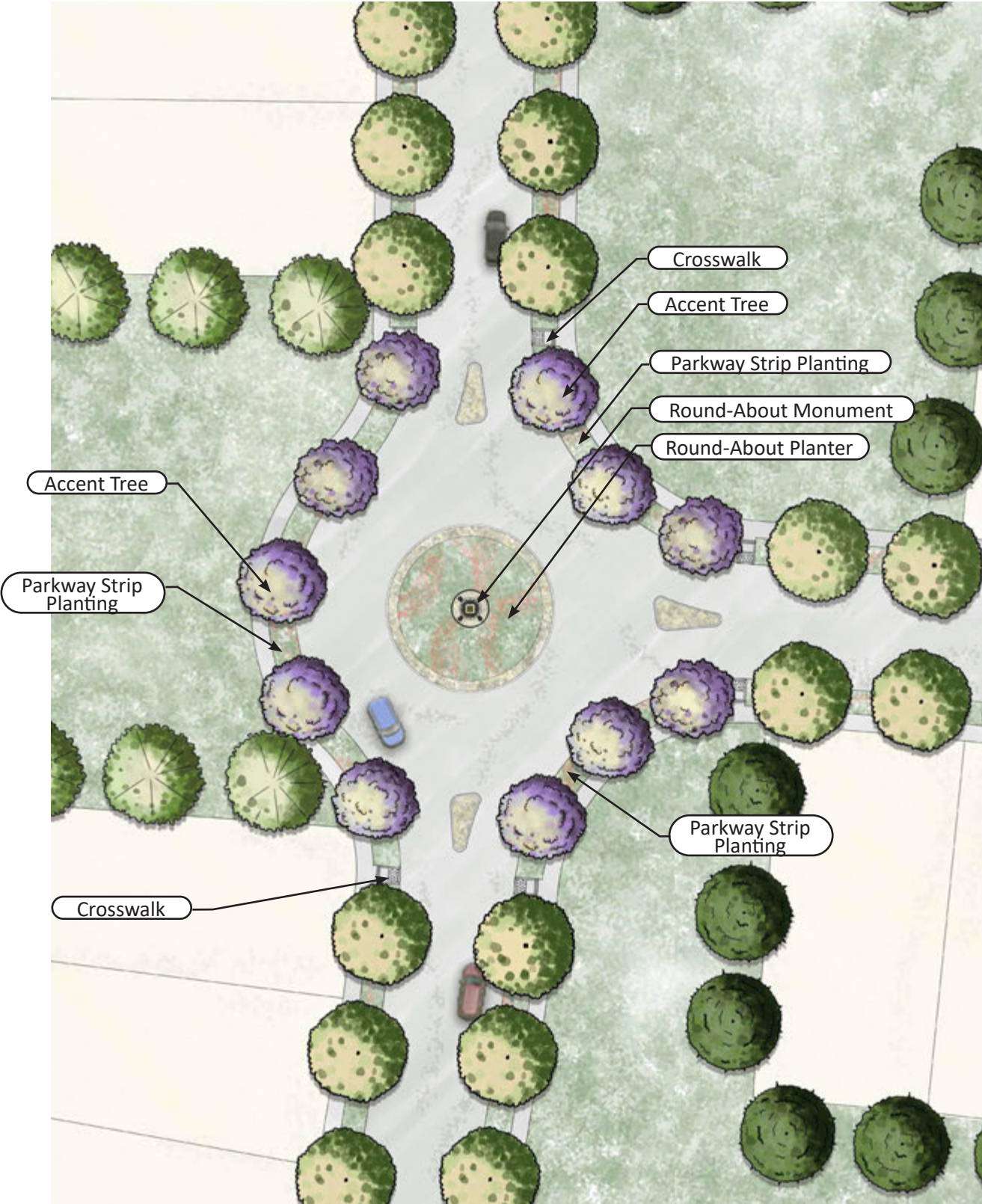


FIGURE 4.6 B STREET AND N STREET GATEWAY/ENTRY CONCEPT PLAN

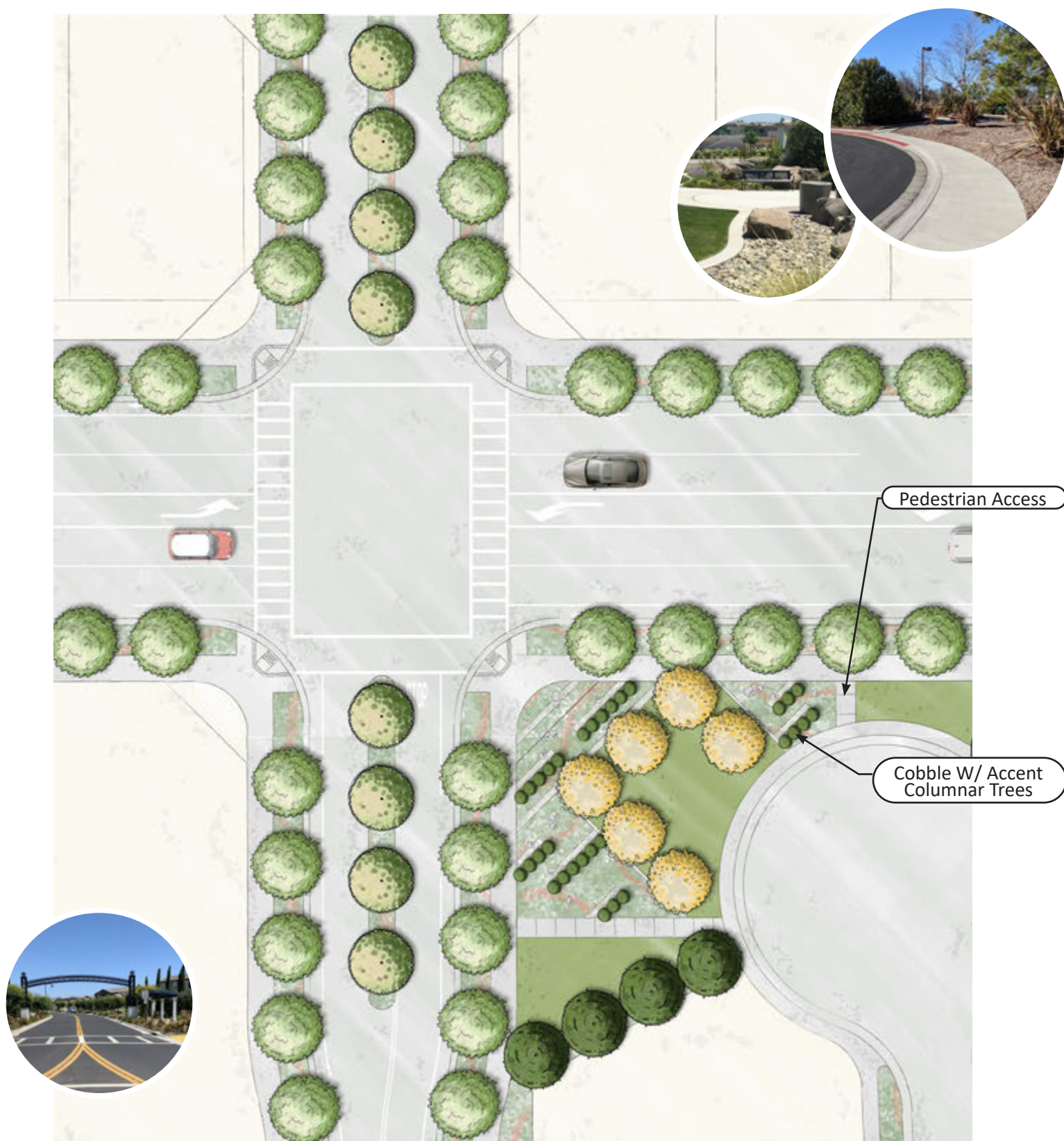


FIGURE 4.7 B STREET AND RIVER ISLANDS PARKWAY COMMUNITY GATEWAY CONCEPT PLAN



**FIGURE 4.8 STORNOWAY AVENUE AND RIVER ISLANDS PARKWAY
GATEWAY/ENTRY CONCEPT PLAN**

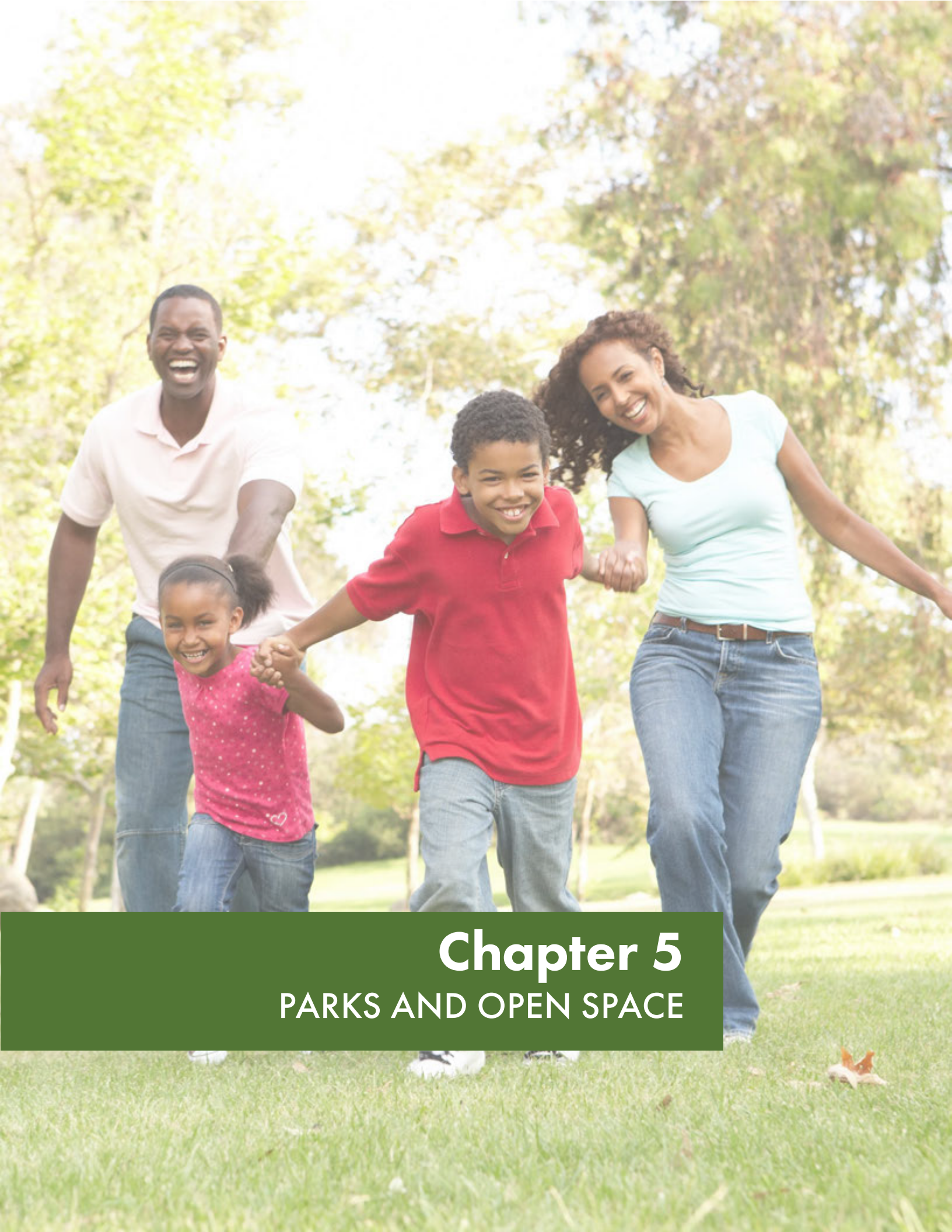


FIGURE 4.9 EXAMPLE MONUMENT SIGNAGE



FIGURE 4.10 EXAMPLE ROUND-ABOUT MONUMENT SIGNAGE





Chapter 5

PARKS AND OPEN SPACE

PARKS AND OPEN SPACE

5.1 MASTER PLAN INTENT

The River Islands Phase 2 Parks Master Plan lays out the network of pocket, neighborhood and community parks, trails, and paseos within the River Islands master planned community. In addition to parks and open spaces that offer varying scales and levels of passive and active recreation, the Master Plan highlights the relationship between the community and the San Joaquin River by providing opportunities for water-oriented, outdoor living and recreation.

Locations of parks and open spaces ensure that recreational amenities are accessible to all community members, including pedestrian and bicycle connections that facilitate non-vehicular circulation throughout the community and between park sites. Varying classes (Class I, II, and III) of bicycle paths are integrated to promote easy access to open space and extend cycling or running opportunities to River Islands and Lathrop residents. Parks are designed to support community members of all age and abilities.

5.2 POCKET PARKS

Lots and open space areas that front onto these lakes should present a canvas of creative and useful spaces that accommodate pedestrian activities for recreation and relaxation while providing views of the lakes and wildlife prevalent there. Landscape occurring behind single family detached parcels should create visual interest through a palette of plant material that contains varying textures, heights, and year round color variation in both flower and leaf color. Park spaces should celebrate the connection to the water and encourage both active and passive recreation to maximize this resource.

Lots with lake frontage shall maintain visual access from adjacent parcels to encourage visual access to surrounding spaces. Additionally, Pocket parks may also allow access to adjacent lots through boat access docks or observation platforms. No trees shall be planted along slopes outside of the backyard fenced areas. A decorative masonry column shall be placed at the property line of every Pocket Park.





FIGURE 5.1 WOODLANDS EAST DESIGNATION MAP

| Park # | Park Name | AC. | Quimby Act | OWNERSHIP |
|-----------------------------|----------------|------|------------|-----------|
| Linear Park - - - - - 11.76 | | | | |
| LP9 | Linear Park 9 | 9.50 | | RD 2062 |
| LP10 | Linear Park 10 | 2.26 | | RD 2062 |

| Park # | Park Name | AC. | Quimby Act | OWNERSHIP |
|-----------------------------------|----------------------|-----|------------|-----------|
| Neighborhood Parks - - - - - 13.2 | | | | |
| N5 | Neighborhood Park N5 | 7.8 | x | CITY |
| N7 | Neighborhood Park N7 | 5.4 | x | RD 2062 |

| Park # | Park Name | AC. | Quimby Act | OWNERSHIP |
|----------------------------------|-----------|-----|------------|-----------|
| Open Space - - - - - 16.85 acres | | | | |

| Park # | Park Name | AC. | Quimby Act | OWNERSHIP |
|-----------------------------|-------------------------|------|------------|-----------|
| Pocket Parks - - - - - 5.97 | | | | |
| P-WE1 | Pocket Park-Woodland-1 | 0.36 | | |
| P-WE2 | Pocket Park-Woodland-2 | 0.89 | | |
| P-WE3 | Pocket Park-Woodland-3 | 0.33 | | |
| P-WE4 | Pocket Park-Woodland-4 | 0.52 | | |
| P-WE5 | Pocket Park-Woodland-5 | 0.4 | | |
| P-WE6 | Pocket Park-Woodland-6 | 0.3 | | |
| P-WE7 | Pocket Park-Woodland-7 | 0.73 | | |
| P-WE8 | Pocket Park-Woodland-8 | 0.38 | | |
| P-WE9 | Pocket Park-Woodland-9 | 0.22 | | |
| P-WE10 | Pocket Park-Woodland-10 | 0.68 | | |
| P-WE11 | Pocket Park-Woodland-11 | 0.5 | | |
| P-WE12 | Pocket Park-Woodland-12 | 0.66 | | |



FIGURE 5.2 NEIGHBORHOOD PARK N5**PARK AMENITIES**

Playground
 Basketball Court
 Picnic Tables
 Benches
 Shade Structures
 Agility Course
 Dog Parks

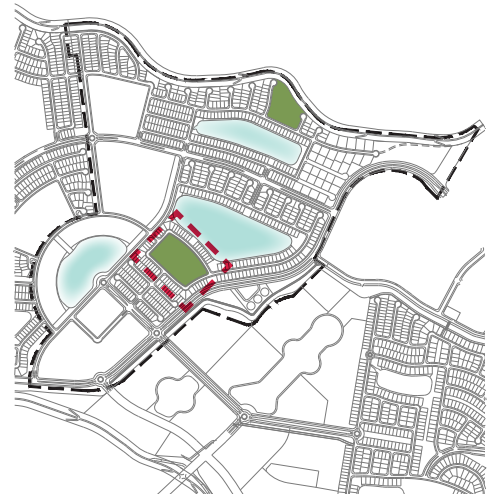


FIGURE 5.3 NEIGHBORHOOD PARK N7



For illustrative purposes only

PARK AMENITIES

- Picnic Tables
- Shade Structures
- Walking Trails
- Playground
- Open Lawn Space
- Levee Trail Access

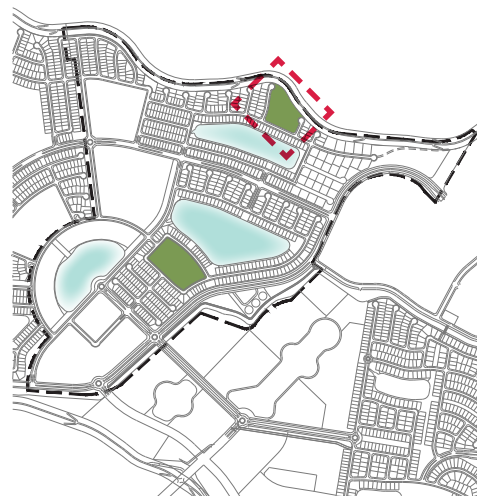


FIGURE 5.4 POCKET PARK-WOODLANDS EAST-1



For illustrative purposes only

PARK AMENITIES

Benches
Open Lawn Space



FIGURE 5.5 POCKET PARK-WOODLANDS EAST-2



PARK AMENITIES

- Picnic Tables
- Benches
- Open Lawn Space
- Lake Overlook

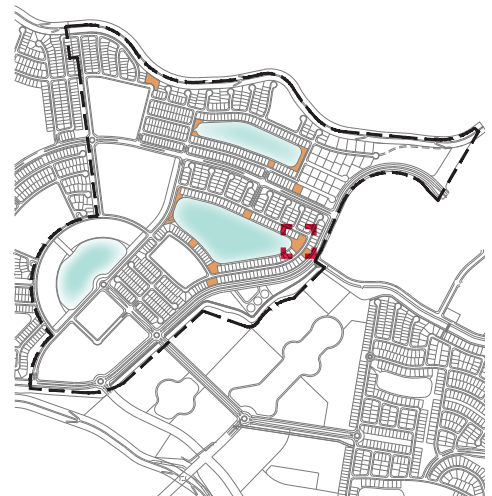


FIGURE 5.6 POCKET PARK-WOODLANDS EAST-3**PARK AMENITIES**

Benches
 Open Lawn Space
 Lake Overlook



FIGURE 5.7 POCKET PARK-WOODLANDS EAST-4



PARK AMENITIES

Picnic Tables
Open Lawn Space
Lake Overlook

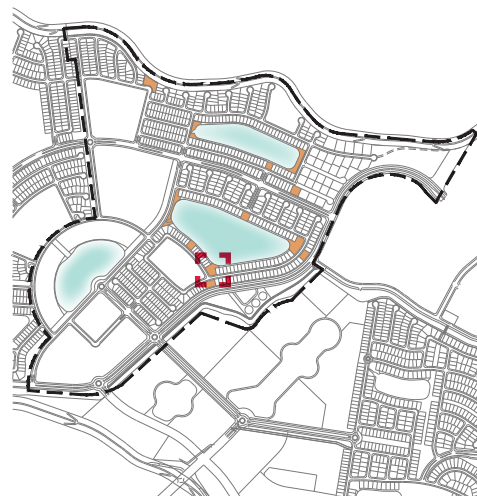


FIGURE 5.8 POCKET PARK-WOODLANDS EAST-5



PARK AMENITIES

Benches
Open Lawn Space



FIGURE 5.9 POCKET PARK-WOODLANDS EAST-6



PARK AMENITIES

- Bench
- Open Lawn Space
- Lake Overlook

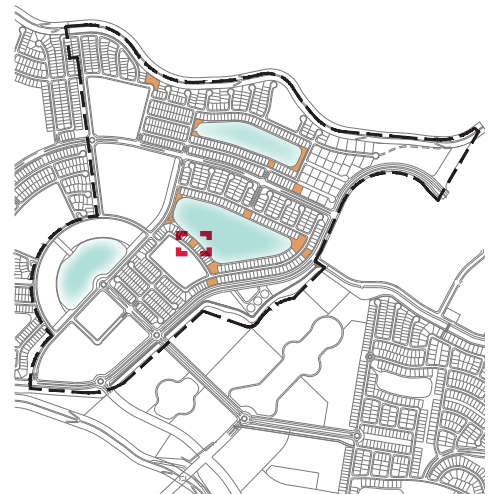


FIGURE 5.10 POCKET PARK-WOODLANDS EAST-7**PARK AMENITIES**

Bench
Open Lawn Space
Boat Ramp

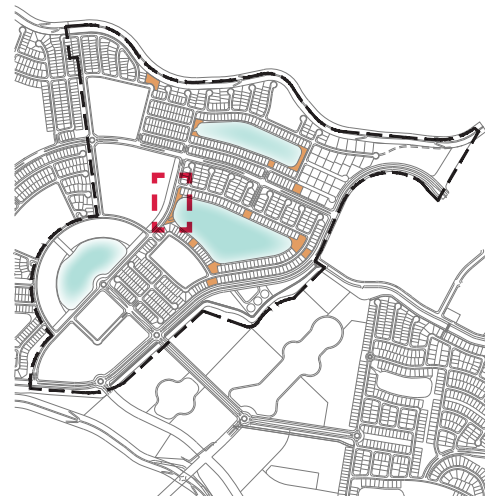


FIGURE 5.11 POCKET PARK-WOODLANDS EAST-8



PARK AMENITIES

Benches

Open Lawn Space

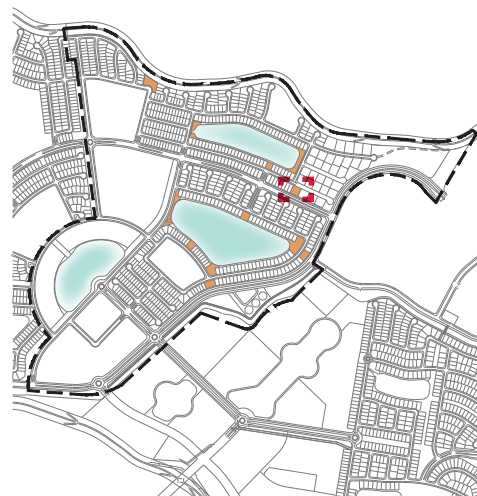


FIGURE 5.12 POCKET PARK-WOODLANDS EAST-9**PARK AMENITIES**

Picnic Tables
 Open Lawn Space
 Boat Ramp



FIGURE 5.13 POCKET PARK-WOODLANDS EAST-10



PARK AMENITIES

- Benches
- Picnic Tables
- Open Lawn Space

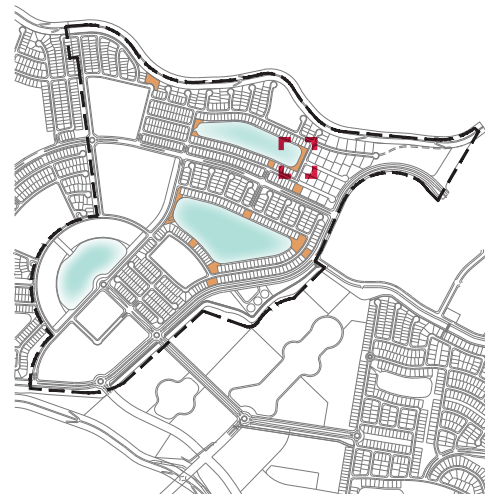


FIGURE 5.14 POCKET PARK-WOODLANDS EAST-11**PARK AMENITIES**

Benches
 Picnic Tables
 Open Lawn Space
 Boat Ramp



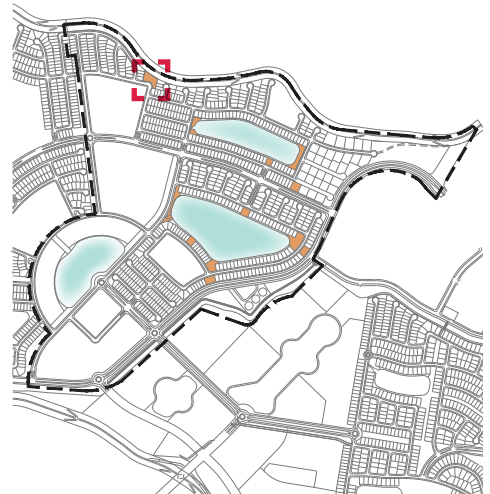
FIGURE 5.15 POCKET PARK-WOODLANDS EAST-12



For illustrative purposes only

PARK AMENITIES

Picnic Tables
Open Lawn Space
Levee Trail Connection





Chapter 6

LANDSCAPE AND PLANTING



LANDSCAPE AND PLANTING

6.1 LANDSCAPE PLAN

River Islands will be responsible for the design, construction and maintenance of all public use areas within the Phase 2 Woodlands East Neighborhood (see Figure 2.3). These include but are not limited to: public streets (also referred to as streetscapes), parks, trails, open-space lake frontage, levees and/or river edges. In some cases, builders will be responsible for levee installation.

Ongoing maintenance will be continued under the jurisdiction of one of the following agencies, including but not limited to: River Islands Public Finance Authority (RIPFA) , RD 2062 and the City of Lathrop. Individual use areas will be assigned to specific jurisdictions based upon their overall facility use.

Generally, each builder will be responsible for landscaping individual private yards, parkway strips, alleys, courtyards, private parks and rear yard lake frontage. Homeowners will be responsible for private yards (front yards and backyards) enclosed within fenced areas. Homeowners shall also be responsible for maintenance of private yards and parkway strips. Homes with rear yard lake frontage will be irrigated and installed by the individual builder through a common design. Following construction, the rear yard lake frontage will be irrigated by a common area irrigation service, but individual homeowners remain responsible for maintenance of the landscaped area on the lake slope under an easement agreement with RIPFA/RD 2062.



Construction Intent of Landscape Areas

Construction of individual landscape areas will be based upon phasing and builder programs. Preferred schedule for the installation of landscape and maintenance of streetscapes will be as follows:

- » Developer/Builder will install individual tract improvements (including underground utilities (wet & dry), curbs and sidewalks, finished road surfaces and perimeter walls/fences.
- » Developer/Builder will then install all pertinent landscape improvements to off-site areas including streetscapes, parks, and open space lake frontages.
- » Builder will then build individual homes and in-tract (property line) fencing.
- » Builder will then install front yard landscape and parkway landscape strips. For the lots that abut the lakes, the builder will install landscape areas adjacent to lake areas.
- » Homeowners will maintain their own parkway strip landscape areas including the irrigation which is part of their isolated irrigation system.
- » Parkway strip landscape areas at the neighborhood entries will be installed by the developer and will be maintained by the appropriate jurisdiction. Neighborhood entries may include the parkway strip areas between the curb and sidewalk from the primary collector street down to the first cross-street in-tract.



» In some cases individual lots may include a side-yard or rear-yard slope area that is not owned by a public agency in which this area will be granted as an easement to the property owner and said property owner may landscape, irrigate and maintain the slope area in conformance to the public agencies requirements. The property owner must grant the public agency access for inspection of slope areas on an as needed basis.

» Landscape areas may also include medians and landscape areas from the back of the sidewalks to the side-yard fences from the collector street to the first cross-street in-tract.

Proposed Plant Materials

Plant materials will be selected from the Appendix starting on page 91. Appropriate Plant Species List for Parks & Open Spaces within River Islands Phase 2 Woodlands East. Alternative species may be substituted or added and will be considered by the River Islands Architectural Review Board (RIARB) based on the suitability of the species in terms of similarity of theme, characteristics, size, form, tolerance of climatic conditions, soil requirements and water usage.



Planting themes have been selected to mimic existing characteristics and habitat of the delta waterways and vegetated agricultural hedgerows. Plant material selection should strongly consider the use of drought-tolerant, durable and long-lived species that give the appearance and imagery of the Delta Valley. Species should be well adapted to the climatic conditions and soil types typical of the River Islands Development. Robust evergreen shrub species intermixed with flowering native shrub species are strongly encouraged. Large naturally shaped flowering shrub species should be selected to mimic the image of traditional hedgerows typical of the surrounding agricultural region. Flowering species that create year-round interest are of high preference.

Plant and tree selections should avoid varieties with invasive characteristics, such as: surface roots that can spread, creating trip hazards or that can be destructive to surrounding curbs and walls, species that produce large wind blown seed varieties that become invasive or destructive, varieties that are extremely allergenic and varieties with toxic properties that can be ingested by humans or animals.

While fruiting varieties of trees or shrubs may hearken to the true agricultural use of the River Islands project, the use of such species can create maintenance challenges and become problematic as litter creating rodent or pest problems. These species should be avoided except in specific locations where maintenance and control can be exercised. If fruiting varieties are desired, refrain from planting within 20' of hardscape to reduce fruit litter on walking paths and reduce maintenance.

Plant selections should be determined based upon natural shape of species with minimal pruning or maintenance. Shrubs should be considered for use as a screen of fences or utility structures. Evergreen plant material as a background is preferable to maintain year-round screening, however, the usage of decorative deciduous plant species is desirable and recommended with care being taken to maintain year-round interest and structure. Spacing of plant material should be selected based upon the species being utilized to create fullness and allow for ultimate growth impact.

The use of traditional "lawn" species and spaces should be limited to parks and open spaces that should encourage recreational uses unless individual builders incorporate grey water usage. Drought-tolerant, durable and long-lived ground cover species that maintain a year round cover and interest through leaf structure or flower varieties should be encouraged. When "lawn" species are utilized, varieties should include deep rooting species that use less water than traditional varieties. The use and application of "lawn" species shall follow the guidelines and requirements set in the California Model Water Efficient Landscape Ordinance (MWEL0).



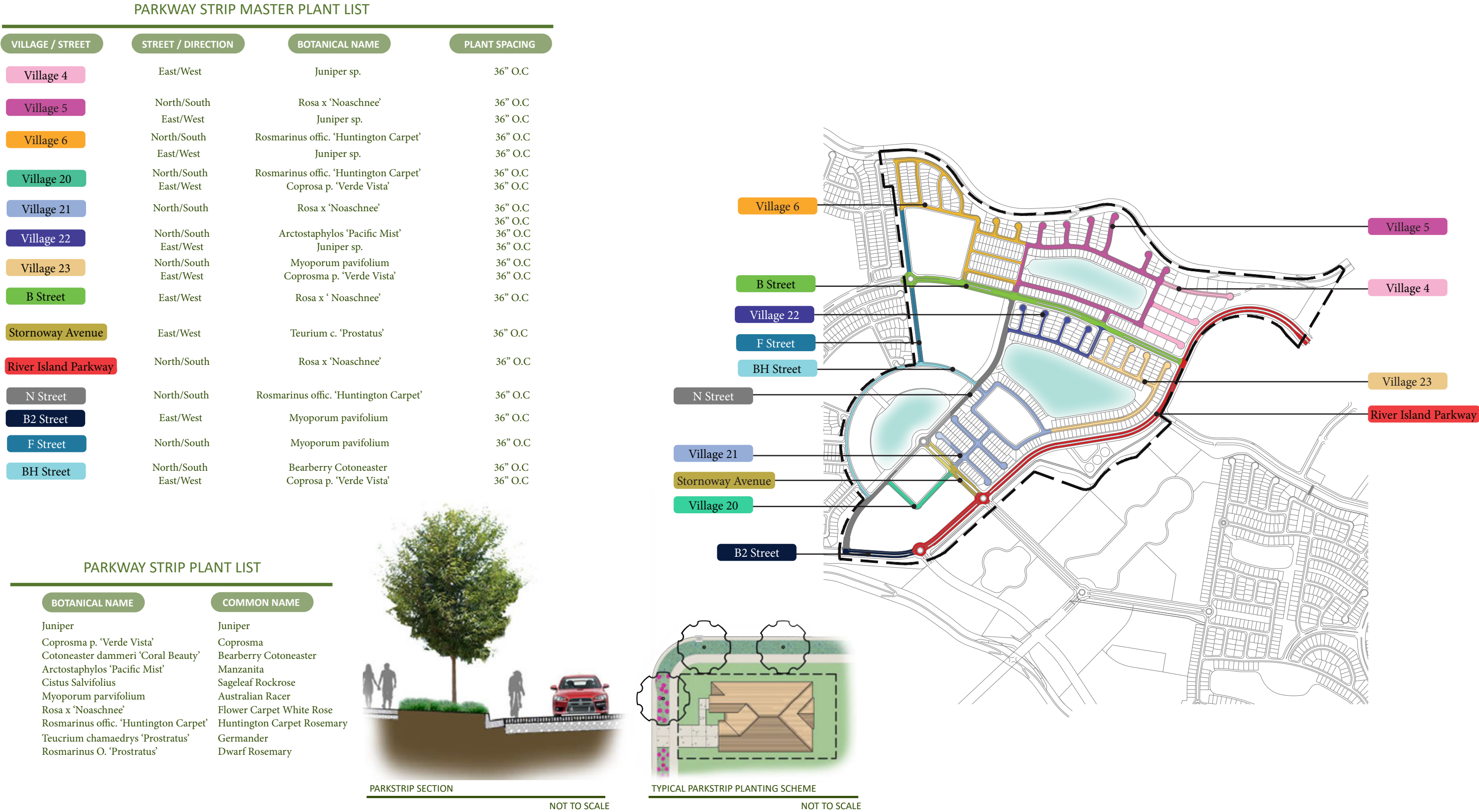
Tree varieties should be selected to imitate a rural Delta Valley aesthetic and should include a predominance of Oak species typical in valley habitats. Evergreen varieties should be used to frame and give additional interest year-round to selected areas. Flowering or accent trees should be selected for year-round interest through flower characteristics, branching patterns, bark color and shape.

Private Landscape Areas

Design of private landscape areas should incorporate energy efficient methodologies such as the use of local materials, local suppliers and natural on-site composting through mulching to reduce green waste. Plant material should be selected to reduce constant pruning and sheering to reduce green waste. Tree species should be selected to encourage solar gain during the winter months and to shade windows and large walls to reduce energy consumption during the summer months. Irrigation of private landscape spaces should be installed and should conform to current state water reduction mandates(MWEL0) and AB1881.

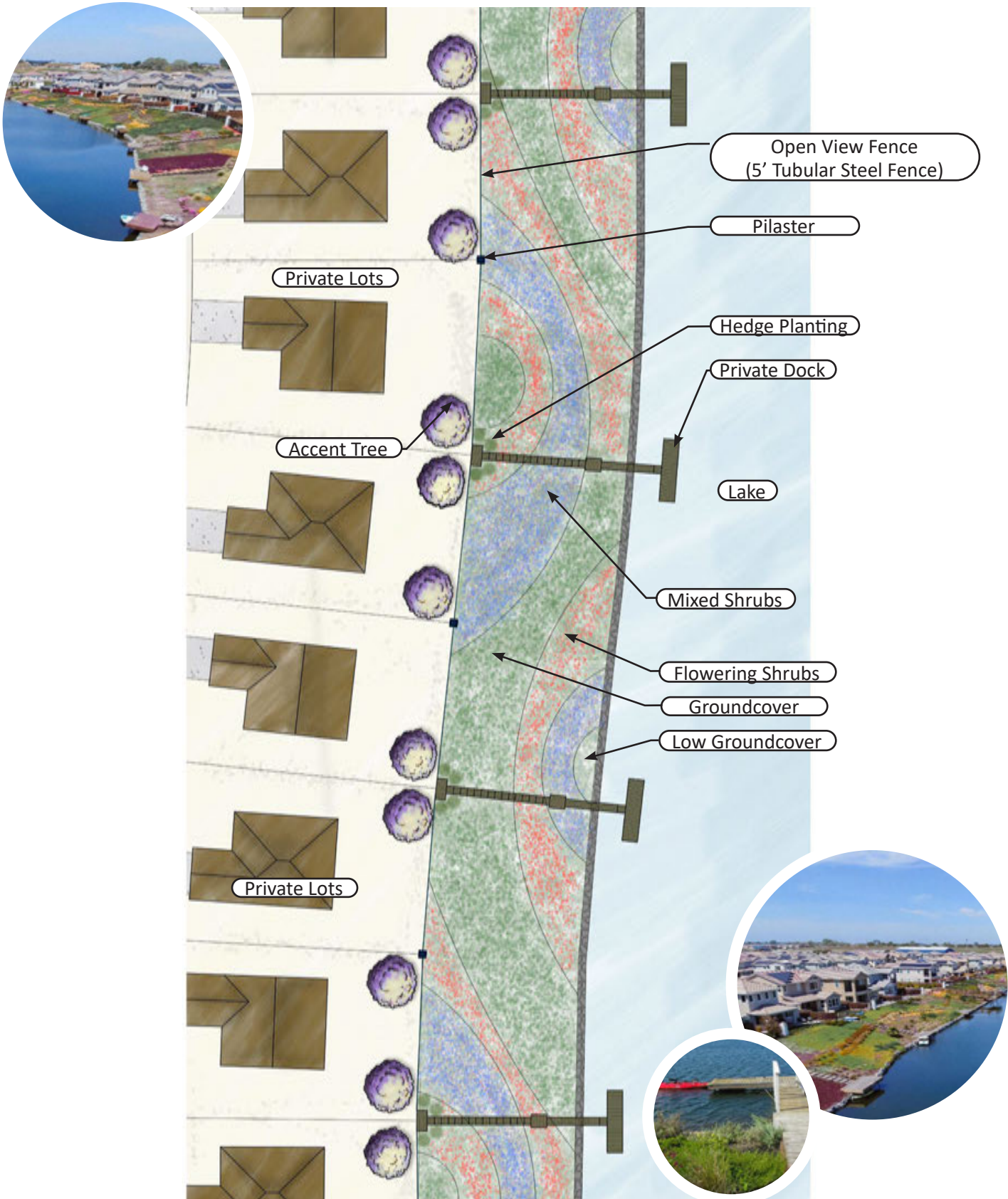
Landscape plans for all areas shall be prepared by a landscape architect licensed to practice in the State of California.

FIGURE 6.1 PARKWAY STRIPS



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FIGURE 6.2 REAR YARD LAKE FRONTAGE



6.2 IRRIGATION

The State of California's current water shortage has created valuable opportunities for River Islands to show its conservation emphasis and ties to the region's innovative irrigation techniques. Currently the State of California has instituted measures to reduce waste of water through high distribution products and control systems capable of automatic adjustment and proper system management. Designers and contractors familiarize themselves with all pertinent guidelines, standards and requirements to align irrigation system design with the best intent of the State's Water Mandate (MWEL). The City of Lathrop Municipal Code, Chapter 17.92 - Landscape and Screen Standards, contains additional requirements for irrigation and water conservation.



Irrigation Design

The following applies to all landscape areas to be constructed within Woodlands East Neighborhood.

Non-potable water shall be the preferred source for irrigation applications. In areas that are to receive non-potable water, designated installation methodologies shall comply with RD2062, City of Lathrop, and State guidelines for the application of non-potable water. In locations where non-potable water will be utilized, connections will be coordinated to the best of the ability of the design team to foresee irrigation "stub-outs". There are areas, however, that may not be deemed appropriate for "non-potable" water applications, and will instead utilize potable water service.

Irrigation shall be provided to all planted areas and shall be designed and laid out to efficiently and uniformly distribute water to all plant material. Plant material will be laid out and organized into similar water use hydrozones by separating high, medium and low water-use plant materials as best as possible. Irrigation zones should also take into account all sun exposures (north/east versus south/west). Trees should be designed and placed on separate irrigation zones to aid in the proper applications of water to promote long term health of trees. Irrigation shall be designed and installed to accommodate water demands by plant type. The use of low volume overhead broadcast heads, drip and bubbler types is strongly encouraged; however, all innovative irrigation techniques should be considered only if they adhere to State and local guidelines and requirements. Irrigation components will have the following requirements:

- » **Overhead broadcast heads** will incorporate "in-head" pressure regulation and check valves.
- » **Drip tubing** will be of a "brown" color and will incorporate individual pressure compensating emitters; and will utilize a root inhibitor.



- » When utilizing **reclaimed water**, conform to national guidelines regarding product color and identification.
- » **Bubblers** will incorporate a built in pressure compensator and filter.
- » **Tree bubbler** will utilize a “deep root” water device that incorporates a bubbler, check valve and swing joint with filter “sock” around tube to reduce impaction of soil into air tube device.
- » **Valves** will be capable of adding pressure regulating devices to them at any time and valves that utilize filter for drip distribution will incorporate filters with mechanical image notification of the filter clogs and built-in pressure compensation to reduce overall size of the irrigation valve box.
- » **Main lines** will have 18” of cover and have a conduit for the irrigation control wire to reduce the potential of damage to wire and aid in future repairs or renovations.

With advancements in standard irrigation control, system design should include master valves and flow sensors that have the ability to maximize system flows to reduce overall run-times by operating multiple valves per program and/or multiple programs simultaneously. Irrigation controllers will be selected that can be programmed simply and easily from the controller itself with no outside components and have the ability to be remotely controlled and programmed via internet connection. Controllers will have the ability to produce flow, run time and system failure reports. Controllers will also be able to automatically adjust irrigation schedules based upon real-time weather reports from industry recognized and approved devices and/or services.

In an effort to further properly manage irrigation systems, only allow certified and trained personnel to operate the system. Controllers shall have the ability to be remotely locked and only be adjusted by utilizing individual “PIN” codes to identify personnel making adjustments to irrigation programming. Individual irrigation zones will be programmed with other similar type irrigation zones of the same distribution type and water consumption demands.

With the nature of construction and the methodology of phased construction, the use of “2-Wire” irrigation technology is strongly encouraged.

The irrigation system designed moving forward for River Islands may include Toro Sentinel / Toro Evolution or Rain Bird ESP-LXIVM utilizing the Rain Bird IQ central control software. This system will allow control of up to (8) Points of Connection (POC) with flow management of each POC and control 200 valves per controller. The system allows for traditional programming and adjustment at the controller with all facets of the programming capability and may be monitored with the 2-way communication, reports and email notifications, as well as be automatically adjusted with ET (evapo-transpiration) data. No system is capable of running itself and therefore, proper training and management of the irrigation system is mandatory. Frequent and regimented inspections should be factored into all maintenance operations to ensure long term efficient application. Installing contractors will perform irrigation audits on the constructed system prior to the installation of plant material, and make necessary adjustments to aid in the success of the system. Annual irrigation audits and quarterly system reviews will be performed to ensure proper maintenance practices and care are being implemented.



6.3 SOIL PREPARATION

The River Islands Master Plan will require an Agricultural Suitability Test be performed to ensure successful and healthy plant environments. Due to mass grading of the overall site, the once fertile ground that provided such a stable base for vegetation and crops that covered the development in the past may no longer be within the planting soil horizon.

Ongoing installation of required underground utilities, compaction and construction materials may have introduced less fertile growing mediums and therefore, the landscape area should be ripped to a depth of 12" and then thoroughly tilled to a depth of 8".

Tests will identify current agricultural suitability, parasitic nematodes, leftover herbicides or other contaminants. Soils test will be performed from several different locations to ensure proper and thorough soil amendment requirements.

All planting areas will receive amendment in an effort to improve the planting medium and ensure healthy soil structure needed for plant establishment and long term suitability.

Soil amendments should include: Nitrified compost or redwood shavings, soil sulfur, gypsum, Nitrogen, Potassium, and Iron Sulfate at a minimum with any other amendment suggested by a soil laboratory. Amendments shall evenly displaced and be completely roto-tilled into the top 6" of soil. For plant material whose initial rooting depth will extend beyond the 6" amended soil horizon, plant pits will be additionally amended with the topsoil and additional soil amendments and plant fertilizer tablets.

All planting areas, except lawn or lawn like substitutes, shall receive a 3" minimum layer of chip bark or otherwise approved organic mulch after all plantings have been completed. This will help reduce evaporation and weed growth.

To avoid staining of concrete or pavement surfaces, contractors will avoid prolonged storage of soil, soil amendments, and bark and shall sweep and clean surfaces at the end of each work day.



Chapter 7

FENCING AND WALLS



FENCING AND WALLS

7.1 FENCES AND WALLS

The Woodlands East NDP uses a hierarchy of elements to delineate spaces and uses. Walls and fences that create usable spaces are key to maintaining continuity and identity.

Decorative community wood fencing and masonry columns will frame the major collector streets and establish a solid, formal pedestrian space. Masonry soundwalls will be deferred to noise studies. Upgrades to decorative community wood fencing may occur upon approval from the DRC and City Planning Commission. Minor neighborhood collectors are established with decorative wood fences. Any fences along top slopes should be installed at top of slope.

All individual lot fences may be decorative wood fences at a slightly smaller scale, while maintaining a formal yet natural feel. Lots fronting any lakes will have lake access via individual ramps and docks. Side-yard fencing will reduce from 6' to 5' tall within 16' of the rear property line and an open view fence (tubular steel) will line at the rear property line to enhance peripheral views of the lakes from individual backyard spaces.

Open spaces and parks adjacent to public open space lakes will receive an "open space railing" to establish continuity throughout the development. See pages 82-83 for fencing examples.

FIGURE 7.1 FENCING AND WALLS MAP

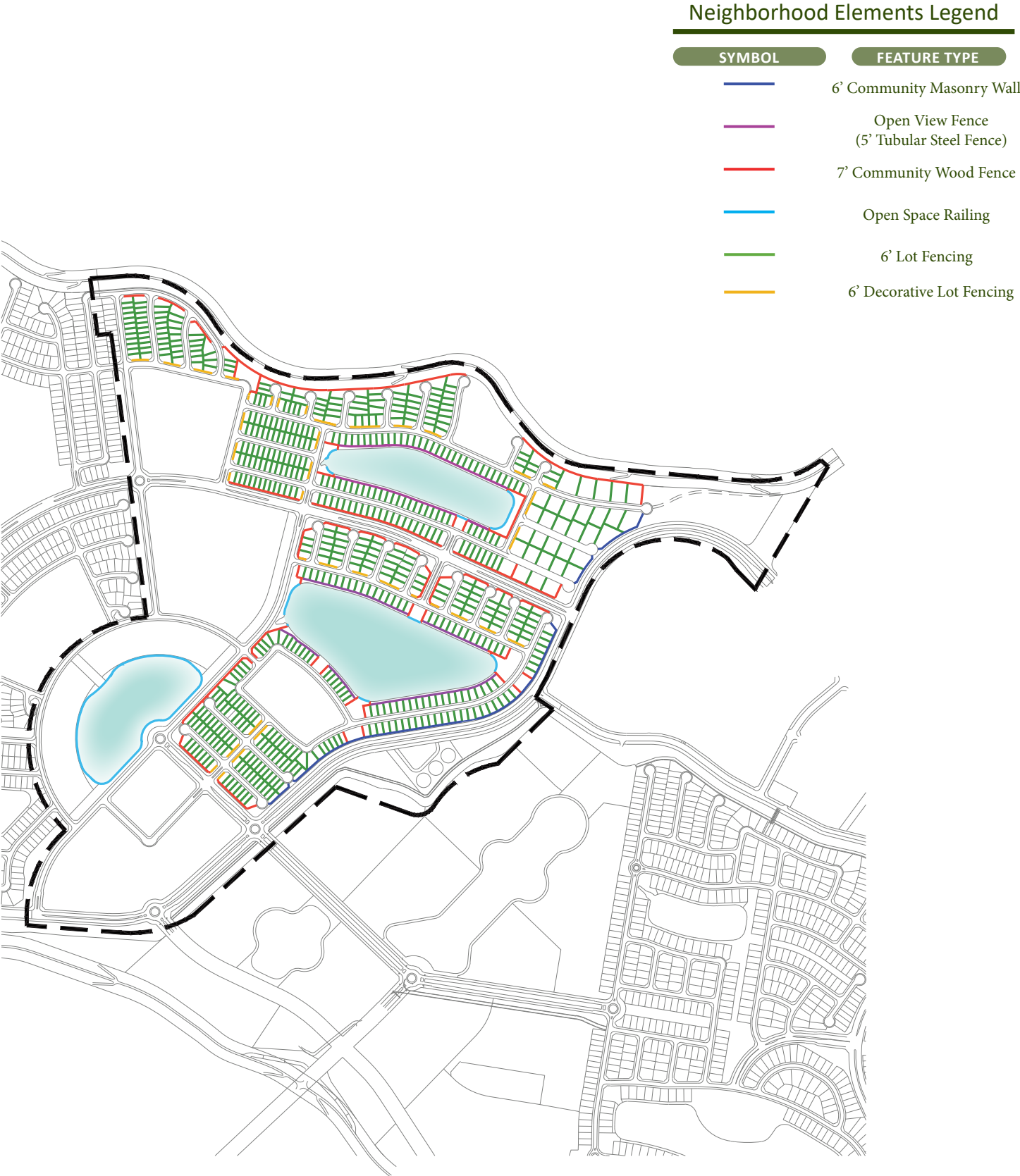
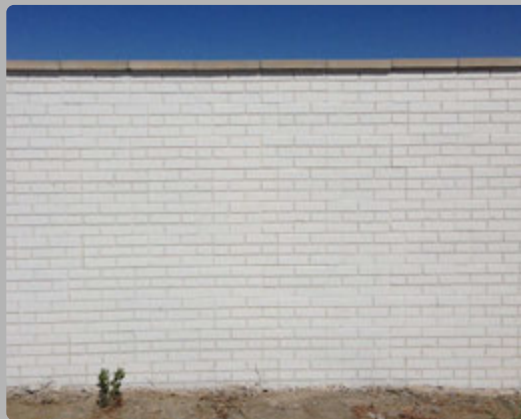


FIGURE 7.2 FENCING AND WALLS IMAGERY



8' Masonry Column with 6' Community Masonry Wall



6' Masonry Wall



8' Masonry Column with Decorative Wood Community Fence



6' Decorative Wood Lot Fencing



7' Decorative Wood Community Fence



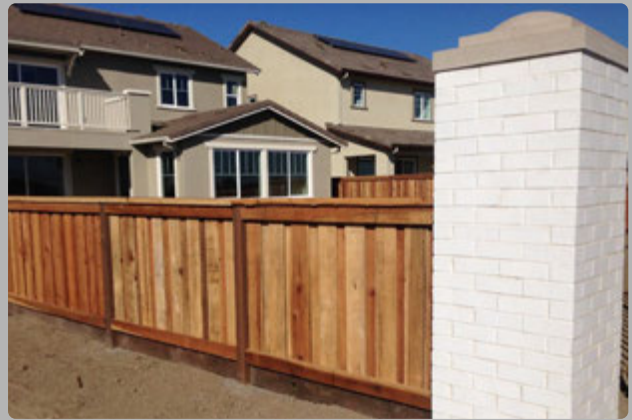
6' Wood Side Yard (Lot to Lot) Fence



5' to 6' Lake Front Transition Fence



8' Masonry Column with Open View Fence
(5' Tubular Steel Fence)



8' Masonry Column with 5' Lake Front Transition Fence



Open Space Rail Fence

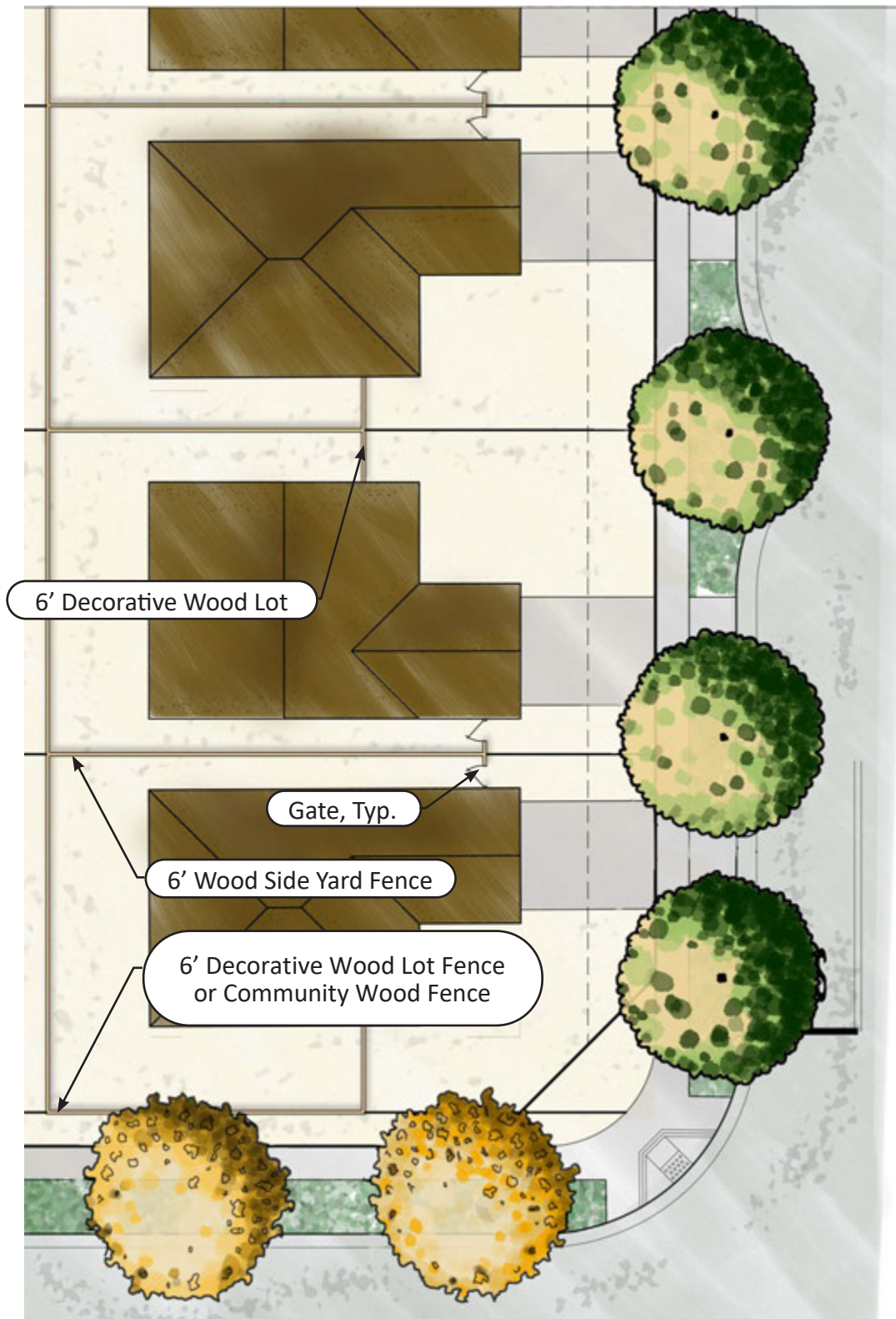
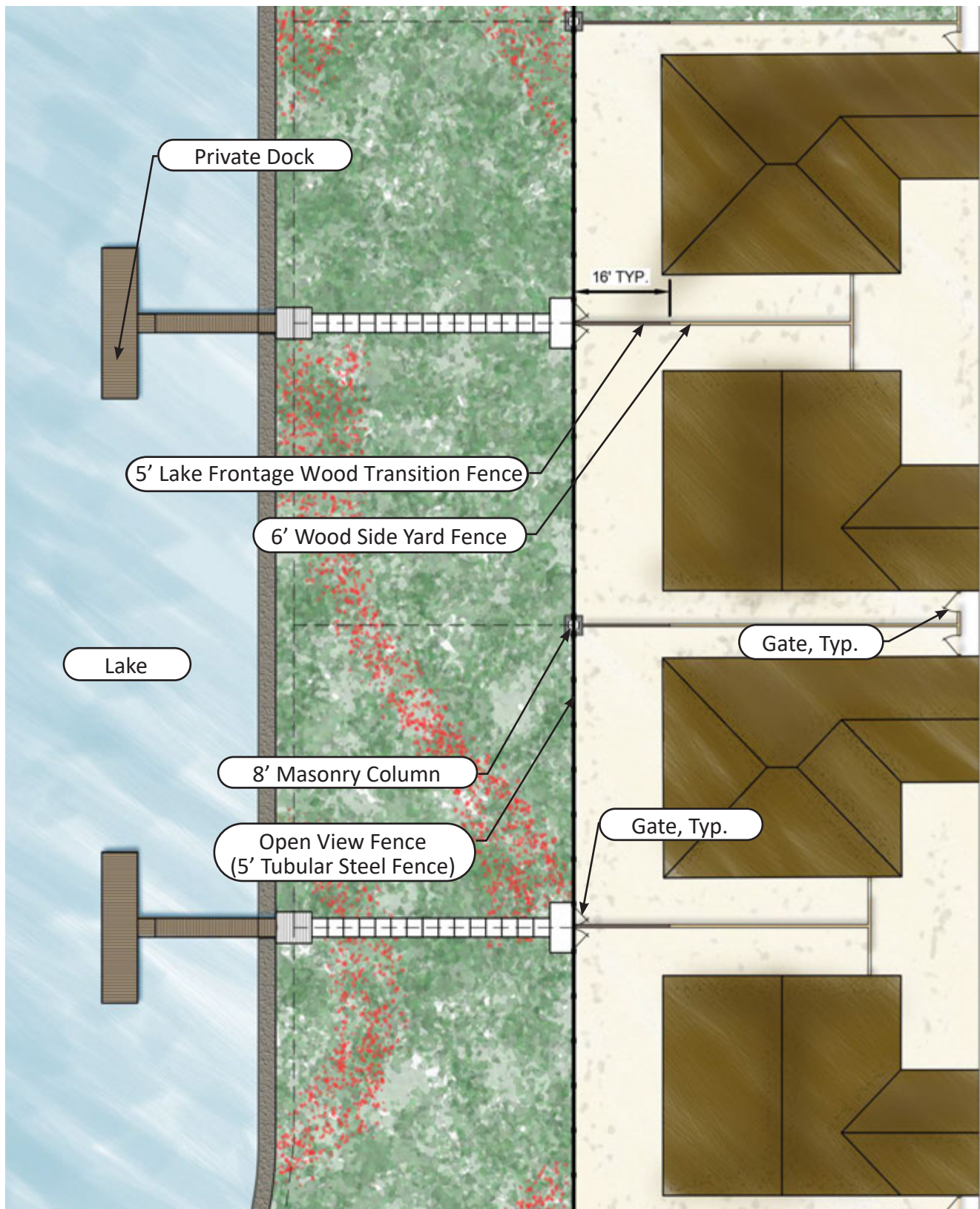
FIGURE 7.3 TYPICAL INTERIOR LOT FENCING LAYOUT

FIGURE 7.4 TYPICAL LAKE FRONTAGE FENCING LAYOUT





Chapter 8

SITE FURNISHINGS

SITE FURNISHINGS

8.1 SITE FURNITURE

Site Furnishings within the Woodlands East Neighborhoods should be made up of consistent materials, colors, and themes to promote community sense of place and identifiable neighborhood character, while creating aesthetic value and blending with the region's agricultural and natural environment. Site furniture should follow these guidelines:

- » Site furniture should be attractive and inviting, yet durable enough to withstand heavy use.
- » Site furniture will be manufactured to include the River Islands logo to reinforce consistent community sense of place.
- » Post concise, bilingual signage (English & Spanish) requiring dog owners to clean up after their pets.
- » Add dog waster bag dispensers at prominent entrances and at intervals along pedestrian pathways at park facilities.
- » Fixtures should be selected that will discourage lying down. Hand-rail-divided or curvilinear benches are options.
- » Site furniture and other fixtures should discourage skateboarding and activities in non-designated areas.
- » Site furniture should be made of durable material that can withstand heavy use.
- » Select fixtures that will not create visual obstructions or potential blind spots which could impair surveillance.
- » Provide trash receptacles at locations that may be easily monitored and emptied by maintenance staff.
- » Park signs will include the River Islands logo and City of Lathrop logo to reinforce commitment to the community.
- » Site furniture will be approved by the City of Lathrop. Drinking fountains should include an option for dog watering stations where appropriate.



8.2 COLORS AND PAVING

The color palette for the Woodlands East Neighborhoods should be based upon earthy, natural colors derived from the Delta Valley and riparian themes. These colors should be used on structures for public spaces such as parks, open spaces, trails, bridges, site furnishings, and hardscapes.

Pavement concepts should establish strong, bold direct lines wide enough to encourage multi-directional use. Colors should be earth tones with contrasting shades to establish differing paths or shapes.

River Islands Colors and Paving



8.3 STREET LIGHTS AND BOLLARDS

The lighting concept for the Woodlands East Neighborhoods will continue the feel and physical characteristics of street lights established in initial phases of River Islands development.

Landscape lighting includes:

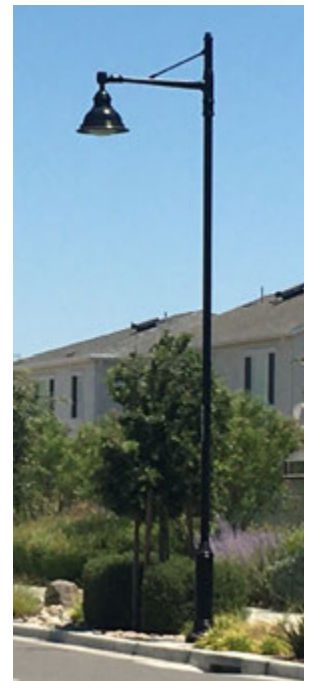
- » Street Lights
- » Bollard Lighting
- » Special feature lighting at neighborhood gateways



Bollard Light



Arterial Street Lights



Collector/Residential Street Lights

8.4 STREET FURNITURE

Street furniture should be available to all and provide a benefit to the community by enhancing use of all spaces. Benches should be welcoming and comfortable, located to create destinations and promote both recreational use as well as visual engagement with the community. All furnishings with logos will include the City of Lathrop's logo.

Street furniture includes:

- » Benches
- » Bike racks
- » Trash receptacles
- » Bollards
- » Bus shelters

River Islands Street Furnishings

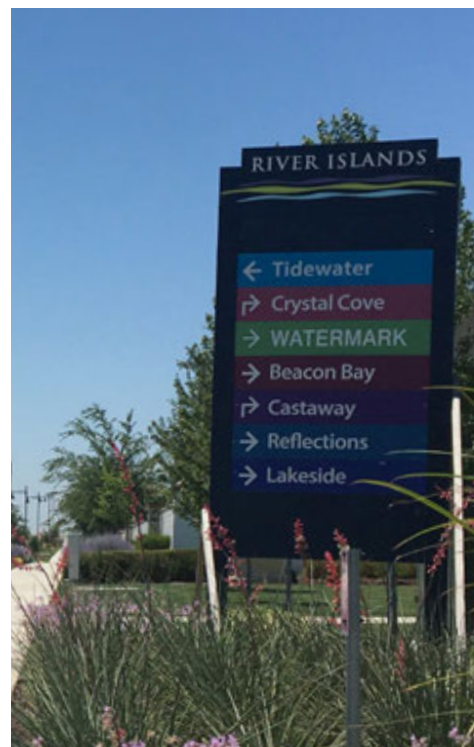


8.5 SIGNAGE

Signage helps the public travel through spaces and establishes order. Proposed signage continues the theme of the River Islands Master Plan by evoking images typical of waterways and the historic nature of the valley's rural communities. Signage is intended to be placed in parkway strips that are a minimum 5' wide and up to 15'. Signage height shall be a minimum of 7' when adjacent or within sidewalk. Street signs shall comply with the current version of CA MUTCD.

Signage includes:

- » Street signs
- » Neighborhood/Amenity signs





Appendix

APPENDIX A EXAMPLE OF CONSTRUCTION AND PLANT MATERIALS

EXAMPLE OF CONSTRUCTION AND PLANT MATERIALS

Inert Materials



4" - 8" Inch Cobbles



Decomposed Granite



1 1/2 Inch Crushed stone



Colored Asphalt w/ Pattern



2 Inch Minus Cobble



Large Boulders



Colored Concrete w/ Pattern



Granite Blocks

APPENDIX B PARKS & OPEN SPACE PLANT SPECIES LIST

| APPROPRIATE PLANT SPECIES FOR PARKS & OPEN SPACES WITHIN RI PHASE 2 WOODLANDS EAST | | | | | | | |
|--|--------|--|-------------------------------|------------|-----------|-----------|---|
| Parks | Trail* | Botanical Name | Common Name | Use Height | Use Width | Water Use | Attributes |
| Trees | | | | | | | |
| | ✓ | Acer negundo var. californica | California Box Elder | 30'-50' | 50' | M | |
| ✓ | ✓ | Acer rubrum 'Armstrong', 'October Glory', Redpointe' | Red Maple Varieties | 40'-50' | 15' | M | |
| ✓ | | Aesculus carnea | Red Horsechestnut | 40' | 30' | M | |
| | ✓ | Alnus rhombifolia | White Alder | 50'-90' | 40'-60' | H | |
| ✓ | ✓ | Arbutus unedo | Strawberry Tree | 8'-25' | 8'-25' | L | |
| ✓ | ✓ | Arbutus 'Marina' | Marina' Strawberry Tree | 20'-30' | 20'-30' | L | |
| ✓ | ✓ | Arbutus Marina - ('Multi-trunked') | Strawberry Tree | 15'-30' | 15'-20' | L | Dark green oblong foliage with rosy pink fall flowers |
| ✓ | | Betula jacquemontii (Betula utilis jacquemontii) | White Barked Himalyan Birch | 40'-60' | 25'-30' | H | |
| ✓ | ✓ | Carpinus betulus 'Fastigiata' | European Hornbeam | 40' | 30' | M | |
| ✓ | ✓ | Catalpa speciosa | Western Catalpa | 40'-60' | 20'-40' | M | |
| ✓ | ✓ | Cercidium x 'Desert Museum' | Desert Museum Palo Verde | 20' | 20' | VL | |
| ✓ | ✓ | Cercis canadensis 'Oklahoma' | Eastern Redbud | 25'-35' | 25'-35' | M | |
| ✓ | ✓ | Cercis occidentalis | Western Redbud | 10'-20' | 10'-20' | VL | |
| | ✓ | Cercocarpus betuloides | Island Mountain Mahogany | 5'-20' | 5'-20' | VL | |
| ✓ | ✓ | Chilopsis linearis 'Monhews' | Timeless Beauty Desert Willow | 15'-20' | 15'-20' | VL | Fragrant showy purple flowers |
| ✓ | ✓ | Cupressus sempervirens | Mediterranean Cypress | 40' | 20' | VL | |
| ✓ | ✓ | Ginkgo biloba 'Autumn Gold' (Male only) | Ginkgo, 'Autumn Gold' | 35'-40' | 25'-35' | M | Use male only varieties |
| ✓ | ✓ | Gleditsia tracanthos | Golden Honey Locust | 60'-80' | 60'-80' | L | |
| ✓ | ✓ | Koelreuteria paniculata | Goldenrain Tree | 20'-35' | 25'-40' | M | |
| ✓ | ✓ | Juniperus 'Staked' | Juniper | 15'-25' | 15'-20' | L | Red Flowers |
| ✓ | ✓ | Lagerstroemia x fauriei 'Natchez' | Natchez Crape Myrtle | 20'-30' | 15'-20' | L | White flowers |
| ✓ | ✓ | Lagerstroemia x fauriei 'Natchez' - 'Multi-Trunked' | Natchez Crape Myrtle | 15'-20' | 12' Wide | L | White flowers |
| ✓ | ✓ | Lagerstroemia x fauriei 'Muskogee' | Muskogee Crape Myrtle | 20'-30' | 15'-20' | L | Lavender flowers |
| ✓ | ✓ | Magnolia grandiflora 'D.D. Blanchard' | D.D. Blanchard Magnolia | 50' | 25'-35' | M | Evergreen |
| ✓ | ✓ | Malus 'Snowdrift' | Flowering Crabapple | 15'-20' | 15'-20' | M | White flowers |
| ✓ | ✓ | Olea europaea 'Swan Hill' | Swan Hill Olive | 25'-30' | 25'-30' | VL | Evergreen fruitless |
| ✓ | | Parkinsonia aculeata | Mexican Palo Verde | 15'-20' | 10'-20' | VL | |

| APPROPRIATE PLANT SPECIES FOR PARKS & OPEN SPACES WITHIN RI PHASE 2 WOODLANDS EAST | | | | | | | |
|--|--------|---|------------------------------|------------|-----------|-----------|---------------|
| Parks | Trail* | Botanical Name | Common Name | Use Height | Use Width | Water Use | Attributes |
| ✓ | | <i>Pinus pinea</i> | Stone Pine | 40'-80' | 40'-60' | L | |
| ✓ | | <i>Pinus radiata</i> | Monterey Pine | 80'-100' | 25'-35' | M | |
| ✓ | ✓ | <i>Pistacia chinensis</i> 'Pearl Street', 'Red Push' or 'Keith Davey' | Chinese Pistache Varieties | 30'-60' | 50' | L | |
| ✓ | | <i>Platanus Xacerifolia</i> 'Bloodgood' | Bloodgood London Plane | 40'-50' | 25'-30' | M | |
| ✓ | | <i>Platanus X acerifolia</i> 'Columbia' | Columbia London Plane | 40'-50' | 25'-40' | M | |
| ✓ | | <i>Platanus racemosa</i> | California Sycamore | 50'-90' | 30'-50' | M | |
| | ✓ | <i>Populus alba</i> 'Pyramidalis' | Seedless Bolleana Poplar | 50' | 15' | M | |
| | ✓ | <i>Populus fremontii</i> | Fremont Cottonwood | 40'-60' | 30'-40' | M | |
| | ✓ | <i>Populus nigra</i> 'Italica' | Lombardy Poplar | 100' | 15'-30' | M | |
| | | <i>Prunus cerasifera</i> 'Krauter Vesuvius' | Krauter Vesuvius Cherry Plum | 15'-20' | 15'-20' | M | |
| | | <i>Pyrus calleryana</i> 'Bradford' | Bradford Pear | 30'-50' | 20'-35' | M | |
| ✓ | | <i>Prosopis glandulosa</i> 'Maverick' | Texas Mesquite | 25'-30' | 25'-30' | L | |
| ✓ | ✓ | <i>Quercus agrifolia</i> | Coast Live Oak | 20'-70' | 40'-80' | VL | |
| ✓ | ✓ | <i>Quercus coccinea</i> | Scarlet Oak | 60'-80' | 40'-60' | M | |
| ✓ | ✓ | <i>Quercus douglasii</i> | Blue Oak | 30'-50' | 40'-70' | VL | |
| ✓ | | <i>Quercus ilex</i> | Holly Oak | 40'-60' | 40'-60' | L | |
| ✓ | ✓ | <i>Quercus lobata</i> | Valley Oak | 50'-75' | 50'-80' | L | |
| ✓ | | <i>Quercus muehlenbergii</i> | Chinquapin Oak | 40'-50' | 50'-60' | M | |
| ✓ | ✓ | <i>Quercus robur</i> | English Oak | 50'-60' | 30' | M | |
| ✓ | | <i>Quercus suber</i> | Cork Oak | 30'-60' | 30'-60' | L | |
| ✓ | | <i>Quercus virginiana</i> | Southern Live Oak | 40'-80' | 60'-90' | M | |
| ✓ | | <i>Quercus wislizenii</i> | Interior Live Oak | 30'-70' | 30'-70' | VL | |
| ✓ | | <i>Robinia</i> 'Purple Robe' | Purple Robe Robinia | | | L | |
| | ✓ | <i>Salix goodingii</i> | Gooding's Black Willow | 10'-25' | | H | |
| | ✓ | <i>Salix laevigata</i> | Red Willow | 15'-30' | | H | |
| | ✓ | <i>Salix lucida</i> var. <i>lasiandra</i> | Pacific Willow | | | H | |
| ✓ | ✓ | <i>Schinus molle</i> | California Pepper tree | 25'-40' | 25'-40' | L | |
| ✓ | | <i>Tilia cordata</i> 'Greenspire' | Greenspire Littleleaf Linden | 30'-50' | 15'-30' | M | |
| ✓ | | <i>Ulmus parvifolia</i> 'Drake' | Chinese Drake Elm | 40'-60' | 50'-70' | M | Weeping Habit |
| ✓ | | <i>Ulmus x 'Frontier'</i> | Frontier Elm | 30'-40' | 20'-31' | M | |
| ✓ | ✓ | <i>Ulmus x 'Patriot'</i> | Patriot Elm | 40' | 25' | L | |
| ✓ | ✓ | <i>Ulmus x 'Emerald Sunshine'</i> | Emerald Sunshine Elm | 35' | 25'-30' | M | |
| ✓ | ✓ | <i>Ulmus wilsoniana</i> 'Prospector' | Prospector Elm | 40'-50' | 25'-30' | L | |
| ✓ | ✓ | <i>Umbellularia californica</i> | California Laurel | 20'-35' | 20'-35' | M | |
| ✓ | ✓ | <i>Zelkova serrata</i> 'Green Vase' | Zelkova, Green Vase | 50' | 50' | M | |

APPROPRIATE PLANT SPECIES FOR PARKS & OPEN SPACES WITHIN RI PHASE 2 WOODLANDS EAST

| Parks | Trail* | Botanical Name | Common Name | Use Height | Use Width | Water Use | Attributes |
|---------------------------|--------|---|------------------------|------------|-----------|-----------|---|
| Shrubs (Large Background) | | | | | | | |
| ✓ | ✓ | Abelia grandiflora (varieties) | Glossy Abelia | 5'-8' | 5' | M | |
| | ✓ | Agave filifera | | 2'-3' | 2'-3' | L | |
| ✓ | ✓ | Anisodonte x hypomandarum | Cape Mallow | 4' | 4' | M | Purple/pink flowers |
| ✓ | ✓ | Arbutus u. 'Oktoberfest' | Strawberry Tree | 6'-8' | 6'-8' | L | Dark green foliage |
| ✓ | ✓ | Berberis thunbergii | Japanese Barberry | 4'-6' | 4'-6' | L | |
| ✓ | ✓ | Buddleja davidii | Butterfly Bush | 6'-10' | 6'-10' | M | |
| ✓ | ✓ | Carpenteria californica | Bush Anemone | 3'-6' | 3'-6' | L | |
| | ✓ | Cephalanthus occidentalis | Button Willow | 3'-15' | 3'-15' | M | |
| ✓ | ✓ | Cistus hybridus (Cistus corbariensis) | White Rockrose | 2'-5' | 2'-4' | L | |
| ✓ | ✓ | Cistus ladanifer (Cistus ladaniferus maculatus) | Crimson-Spot Rockrose | 3'-5' | 3'-5' | L | |
| ✓ | ✓ | Cistus x purpureus | Orchid Roserock | 4' | 4' | M | Dark pink flowers |
| | ✓ | Cornus stolonifera (sericea) 'Bailey' | Red-Twigged Dogwood | 6'-8' | 6'-8' | H | |
| ✓ | | Cotinus coggygria (Rhus cotinus) 'Purpureus' | Smoke BTree | 15' | 15' | L | |
| ✓ | | Coprosma repens | Mirror Plant | 3'-5' | 4'-6' | M | |
| ✓ | ✓ | Dodonaea viscosa 'Purpurea' | Purple Hopseed Bush | 10' | 8'-10' | L | Red/burgundy foliage |
| ✓ | ✓ | Elaeagnus pungens | Silverberry | 6'-15' | | L | |
| | ✓ | Eriogonum fasciculatum | California Buckwheat | 1'-3' | 4' | L | |
| ✓ | | Fremontodendron californicum | California Flannelbush | | | VL | |
| ✓ | ✓ | Grevillea x 'Noelii' | Noelii Grevillea | 5' | 6' | L | Glossy lime green needle-like foliage with pink and white flowers |
| ✓ | ✓ | Heteromeles arbutifolia | Toyon | 6'-10' | | VL | |
| ✓ | ✓ | Laurus nobilis | Bay Laurel | 12'-40' | | L | |
| ✓ | ✓ | Lavatera maritima | Tree Mallow | 6' | 6' | L | Gray-Green foliage with light pink/purple flowers |
| ✓ | ✓ | Lavatera thuringiaca 'Mrs Barnsley' | Mallow | | | L | |
| ✓ | ✓ | Leucophyllum frutescens 'Compactum' | Texas Ranger | 4'-5' | 4'-5' | L | |
| | ✓ | Lorepetalum chinese 'Rubrum' | Chinese Fringe Flower | 3'-6' | 3'-6' | | Red/burgunday foliage, Pink Flowers |
| ✓ | ✓ | Lupinus arboreus | Yellow Bush Lupine | 5'-8' | 5'-8' | L | |
| ✓ | ✓ | Mahonia aquifolium | Oregon Grape | 6' | | M | |
| ✓ | ✓ | Nerium oleander 'Little Red' | Dwarf Red Oleander | 4' | 4' | L | Red flowers |
| ✓ | ✓ | Nerium oleander 'Petite Pink' | Dwarf Pink Oleander | 4' | 4' | L | Pink flowers |

| APPROPRIATE PLANT SPECIES FOR PARKS & OPEN SPACES WITHIN RI PHASE 2 WOODLANDS EAST | | | | | | | |
|--|--------|--|--------------------------------|------------|-----------|-----------|--|
| Parks | Trail* | Botanical Name | Common Name | Use Height | Use Width | Water Use | Attributes |
| ✓ | | <i>Osmanthus fragrans</i> | Sweet Olive | 10' | 10'-12' | M | |
| ✓ | | <i>Osmanthus x fortunei</i> | Hybrid Tea Olive | 6'-20' | 10'-12' | M | |
| | ✓ | <i>Philadelphus lewisii</i> | Wild Mock-orange | 4'-10' | 6'-10' | M | |
| | ✓ | <i>Philadelphus 'Belle Etoile'</i> | Purple Spot Mock Orange | 5'-7' | 5'-7' | M | |
| ✓ | | <i>Phormium x tenax 'Atropurpureum'</i> | New Zealand Flax | 4'-5' | 4'-5' | L | Burgundy-bronze bladed foliage |
| ✓ | | <i>Phormium 'Yellow Wave'</i> | Yellow Wave New Zealand Flax | 4'-5' | 4'-5' | M | Yellow and lime green bladed foliage |
| ✓ | ✓ | <i>Prunus caroliniana 'Brite N Tight'</i> | Compact Carolina Cherry Laurel | 8'-10' | 4'-5' | L | |
| ✓ | | <i>Raphiolepis indica</i> | India Hawthorn | 4'-5' | | L | |
| ✓ | | <i>Raphiolepis indica 'Clara'</i> | India Hawthorn | 3'-5' | 3'-5' | L | |
| ✓ | | <i>Raphiolepis indica 'Springtime'</i> | India Hawthorn | 4'-6' | | L | |
| ✓ | ✓ | <i>Raphiolepis umbellata</i> | Yeddo Hawthorn | 4'-6' | 4'-6' | L | |
| ✓ | ✓ | <i>Rhamnus californica 'Mound San Bruno'</i> | San Bruno Coffeberry | 3'-15' | 8' | L | |
| ✓ | ✓ | <i>Rhamnus californica 'Eve Case'</i> | Eve Case Coffeberry | 4'-8' | 4'-6' | L | |
| ✓ | ✓ | <i>Rhamnus crocea</i> | Redberry | 2'-3' | 3'-6' | L | |
| ✓ | ✓ | <i>Rhamnus tomentella</i> | Hoary Coffeeberry | | | L | |
| | ✓ | <i>Ribes aureum (var. gracillimum)</i> | Golden Currant | 3'-6' | | L | |
| ✓ | | <i>Ribes sanguineum</i> | Pink Flowering Currant | 4'-12' | | L | |
| | ✓ | <i>Rosa californica 'Plena'</i> | California Wild Rose | | | L | |
| ✓ | ✓ | <i>Salvia gregii</i> | Autumn Sage | | | L | |
| ✓ | | <i>Teucrium fruticans</i> | Bush Germander | 4'-8' | 4'-10' | L | Gray leaves, lavender flowers |
| ✓ | | <i>Viburnum t. 'Spring Bouquet'</i> | Spring Bouquet Viburnum | 4'-6' | 4'-6' | M | Deep green leathery foliage with tight clusters of pink buds and white flowers |
| ✓ | ✓ | <i>Xylosma congestum</i> | Shiny Xylosma | 8-10' | 8-10' | L | |
| Shrubs (Medium Foreground) | | | | | | | |
| ✓ | ✓ | <i>Abelia grandiflora. (varieties)</i> | Glossy abelia | 1'-4' | 4'-6' | | |
| ✓ | ✓ | <i>Berberis thunbergii (varieties)</i> | Japanese Barberry | 3'-5' | 3'-5' | M | Deep red/burgundy foliage |
| ✓ | ✓ | <i>Callistemon citrinus 'Compacta'</i> | Bottlebrush | | | L | |
| ✓ | ✓ | <i>Callistemon viminalis 'Little John' or 'Captain Cook'</i> | Dwarf Bottlebrush | 3' | 3' | L | |
| ✓ | ✓ | <i>Coleonema pulchrum (varieties)</i> | Pink Breath of Heaven | 3'-4' | 4' | M | Light green foliage with tiny pink flowers |
| ✓ | ✓ | <i>Mahonia aquifolium 'Compacta'</i> | Compact oregon grape | 2'-3' | 4' | M | |

APPROPRIATE PLANT SPECIES FOR PARKS & OPEN SPACES WITHIN RI PHASE 2 WOODLANDS EAST

| Parks | Trail* | Botanical Name | Common Name | Use Height | Use Width | Water Use | Attributes |
|------------------|--------|--|------------------------------|------------|-----------|-----------|---|
| ✓ | ✓ | Myrsine africana | African Boxwood | 3'-8' | 3'-6' | L | |
| ✓ | ✓ | Punica granatum 'Nana' | Dwarf Pomegranate | 3' | 5' | L | Orange flowers with small fruit |
| ✓ | ✓ | Rhaphiolepis indica 'Ballerina' | Dwarf Pink Indian Hawthorne | 2' | 4' | L | Pink flowers |
| ✓ | ✓ | Salvia greggii / Salvia x jamensis | Autumn Sage | 3'-4' | 2' | L | |
| ✓ | ✓ | Salvia greggii 'Alba' | | 1'-4' | 1'-4' | L | |
| ✓ | ✓ | Salvia microphylla | Mint Bush Sage | 3'-5' | 4'-8' | M | |
| ✓ | ✓ | Spiraea japonica | Spiraea | 2'-3' | 3'-4' | M | |
| ✓ | ✓ | Spiraea japonica bumalda 'Goldflame' | Goldflame Spirea | 3'-4' | 4' | M | Yellow-green foliage with pink/red flowers |
| ✓ | ✓ | Viburnum davidii | David Viburnum | 3'-4' | 3'-4' | M | Part shade, Large glossy green deep veined foliage, pink buds and white flowers |
| ✓ | | Zauschneria californica | California Fuschia | 3' | 3'-4' | L | Gray Leaves with red flowers |
| Shrubs (Accents) | | | | | | | |
| | ✓ | Achillea millefolium californica | Yarrow | 1'-3' | 1'-3' | L | |
| | ✓ | Achillea millefolium rosea 'Island Pink' | Pink Yarrow | 1'-3' | | L | |
| | ✓ | Achillea tomentosa | Woolly Yarrow | 6" | | L | |
| | ✓ | Aloe species | | varies | | L | |
| | ✓ | Amsonia tabernaemontana | Blue Star Flower | 2'-3' | | M | |
| | ✓ | Aquilegia eximia | Serpentine Columbine | 2' | 1'-3' | L | |
| ✓ | ✓ | Artemisia 'Powis Castle' | Powis Castle Sagebrush | 3' | 6' | L | |
| | ✓ | Asclepias fascicularis | Narrow-leaved Milkweed | 1'-3' | 1' | L | |
| ✓ | ✓ | Dietes bicolor | Fortnight Lily, Bicolor Iris | 2'-3' | 2'-3' | L | Yellow flowers |
| ✓ | ✓ | Erigeron karvinskianus | Santa Barbara Daisy | 1'-2' | 3'-5' | L | White with some pink flowers |
| ✓ | | Helleborus x hybridus | Lenten Rose | 1'-2' | 1'-2' | M | Part Shade |
| ✓ | ✓ | Hemorcallis x 'Stella de Oro' | Stella De Oro Dwarf Daylily | 2' | 2' | M | Heavy clusters of large yellow flowers |
| ✓ | ✓ | Hesperaloe parviflora | Coral Yucca | 2' | 2' | L | |
| ✓ | ✓ | Heuchera 'Lillian's Pink' | Lillian's Pink Coral Bells | 1'-2' | 1'-2' | L | |
| ✓ | ✓ | Heuchera 'Rosada' | Rosada Coral Bells | 1'-2' | 1'-2' | M | |
| ✓ | ✓ | Heuchera sanguinea | Coral Bells | 1'-2' | 1'-2' | M | |
| | ✓ | Iris 'Canyon Snow' | Canyon Snow Pacific Iris | 1'-2' | 1'-2' | M | |
| ✓ | ✓ | Kniphofia uvaria | Red Hot Poker | 2'-3' | 2'-3' | M | |
| ✓ | ✓ | Lavandula angustifolia | English Lavender | 8"-2' | 8"-2' | L | |

| APPROPRIATE PLANT SPECIES FOR PARKS & OPEN SPACES WITHIN RI PHASE 2 WOODLANDS EAST | | | | | | | |
|--|---------|--|------------------------------------|------------|-----------|-----------|---|
| Parks | Trail * | Botanical Name | Common Name | Use Height | Use Width | Water Use | Attributes |
| ✓ | ✓ | Lavandula a. 'Buena Vista' | English Lavender | 2' | 2' | L | Gray-green foliage with deep violet blue flowers |
| ✓ | ✓ | Lavandula 'Goodwin Creek Grey' | Goodwin Creek Lavender | 2'-3' | 3'-4' | L | |
| ✓ | ✓ | Lavandula stoechas 'Otto Quast' | Otto Quast Spanish Lavender | 18"-3' | 2'-3' | L | |
| ✓ | | Liriope muscari | Lily Turf | 1'-1 1/2' | 1'-2' | M | |
| ✓ | ✓ | Lupinus albifrons | Bush Lupine | 3-5' | 2-3' | L | |
| ✓ | ✓ | Penstemon heterophyllus 'Margarita' Bop | Foothill Penstemon | 1'-3' | 1'-2' | L | Lavender flowers |
| ✓ | ✓ | Penstemon species | | | | M-L | |
| ✓ | ✓ | Penstemon spectabilis | Showy Penstemon | 3'-4' | 3'-4' | M-L | |
| ✓ | ✓ | Perovskia a. 'Little Spire' | Little Spire Russian Sage | 2' | 2' | L | Vertical spikey gray-green foliage with lavender-blue flowers |
| ✓ | | Phormium tenax 'Apricot Queen' | New Zealand Flax | 3' | 5' | M | Yellow wit green margined bladed foliage |
| ✓ | | Phormium tenax 'Dusky Chief' | New Zealand Flax | 5'-6' | 4'-5' | M | Reddish brown bladed foliage |
| ✓ | | Phormium tenax 'shirazz' | New Zealand Flax | | | M | |
| ✓ | ✓ | Salvia speices | Sage | | | L-M | |
| ✓ | ✓ | Salvia 'Bee's Bliss' | Bee's Bliss Salvia | 1'-2' | 4'-6' | M | |
| ✓ | ✓ | Salvia m. 'Hot Lips' | Hot Lips Sage | 2'-3' | 2'-3' | L | Red/white flowers |
| ✓ | ✓ | Salvia 'Mrs. Beard' | Mrs. Beard Salvia | 1'-2' | 3 - 4' | L | |
| ✓ | ✓ | Salvia sonomensis | Creeping Sage | 8"-12" | 2'-3' | L | |
| ✓ | ✓ | Salvia spathacea | Hummingbird Sage | 1'-2' | 3'-4' | L | |
| | ✓ | Solidago californica | California Goldenrod | 1-3' | 18"-3' | L | |
| | ✓ | Symphyotrichum chilense | California aster | 1-3' | | L | |
| ✓ | ✓ | Tulbaghia violacea | Society Garlic | 18" | 18" | L | Purple flowers |
| ✓ | ✓ | Tulbaghia v. 'Silver lace' | Variegated Society Garlic | 18" | 18" | L | Silver/white blades w/ purple flowers |
| ✓ | ✓ | Zauschneria californica 'Catalina' | Island California Fuschia | 1-3' | 1-3' | L | |
| ✓ | ✓ | Zauschneria californica | California Fuschia | 2-3' | 18"-3' | L | |
| Shrubs (Grasses) | | | | | | | |
| ✓ | | Bouteloua gracilis | Blue Grama Grass | 6"-18" | 6"-1' | L | |
| ✓ | ✓ | Calamagrostis x acutiflora 'Karl Foerster' | Karl Foerster's Feather Reed Grass | 2'-3' | 2' | L | Stunning vertical feathery plumes, turn golden in fall |
| ✓ | ✓ | Carex barbarae | White Santa Barbara Sedge | 1'-3' | 1'-3' | M | Deep green native meadow grass |

APPROPRIATE PLANT SPECIES FOR PARKS & OPEN SPACES WITHIN RI PHASE 2 WOODLANDS EAST

| Parks | Trail * | Botanical Name | Common Name | Use Height | Use Width | Water Use | Attributes |
|-------|---------|--|-------------------------------|------------|-----------|-----------|---|
| ✓ | ✓ | Carex divulsa | Berkeley Sedge | 18"-2' | 18"-2' | L | Deep green clumping evergreen grass |
| ✓ | ✓ | Carex pansa | California Meadow Sedge | 6"-8" | 1' | M | |
| ✓ | ✓ | Carex praegracilis | Clustered-field Sedge | 1' | 6" | M | |
| ✓ | ✓ | Carex testacea | Orange Sedge | 18"-24" | 18"-24" | M | Evergreen, green and orange spring / summer, vibrant orange in winter |
| ✓ | ✓ | Chondropetalum tectorum | Cape Rush | 2'-3' | 3'-4' | H | |
| ✓ | ✓ | Deschampsia cespitosa | Tufted Hair Grass | 1'-3' | 1'-3' | L | |
| ✓ | ✓ | Deschampsia elongata | Slender Hair Grass | 3' | | L | |
| ✓ | ✓ | Eleocharis macrostachys | Spike Rush | 3' | 2' | L | |
| ✓ | ✓ | Elymus glaucus 'Anderson' | Blue Wild Rye | 2-3' | 2' | L | |
| ✓ | ✓ | Elymus triticoides | Creeping Wildrye | | | L | |
| ✓ | ✓ | Eschscholzia californica | California Poppy | 1' | 1.5' | VL | |
| ✓ | ✓ | Festuca californica | California Fescue | 2'-3' | 2-3' | M | |
| ✓ | | Festuca idahoensis 'Siskiyou Blue' | Blue Bunch Grass | 1'-2' | 112" | L | |
| ✓ | ✓ | Festuca mairei | Atlas Fescue | 2'-3' | 2-3' | L | Evergreen clumping yellowish gray-green foliage |
| ✓ | ✓ | Festuca occidentalis | | | | M | |
| ✓ | ✓ | Festuca ovina 'Glaucia' | Elijah's Blue, Blue Festuca | 4"-10" | 6" | M | |
| ✓ | ✓ | Festuca rubra | Red Fescue | 3"-12" | 6" | M | |
| ✓ | ✓ | Grindelia camporum | Gum Plant | 1'-3' | 1'-3' | L | |
| ✓ | ✓ | Helictotrichon sempervirens | Blue Oat Grass | 2'-3' | | L | |
| ✓ | ✓ | Hordeum brachycantherum 'Californicum' | Meadow Barley | | | VL | |
| | ✓ | Imperata cylindrica 'Rubra' | Japanese Blood Grass | 1'-2' | 1' | H | |
| | ✓ | Juncus balticus (balticus?) | Baltic Rush | 3' | | H | |
| | ✓ | Juncus effusus | Pacific Rush | 3'-6' | 3' | H | |
| | ✓ | Juncus patens | California Gray Rush | 2' | 2' | H | |
| | ✓ | Leersia oryzoides | Rice Cutgrass | | | M | |
| ✓ | ✓ | Leymus condensatus 'Canyon Prince' | Canyon Prince Wild Rye | 2'-4' | 3' | VL | |
| ✓ | ✓ | Leymus triticoides 'Grey Dawn' | Creeping Wild Rye | 2' | 18" | VL | |
| ✓ | ✓ | Lomandra l. 'Breeze' | Dwarf Mat Rush | 2'-3' | 2'-4' | L | |
| ✓ | ✓ | Melica imperfecta | Coast Melic Grass, Oniongrass | 1'-2' | 1'-2' | VL | |
| ✓ | ✓ | Melica californica | Melica | 4' | | L | |
| ✓ | ✓ | Miscanthus sinensis | Japanese Silver Grass | 5'-6' | 3'-4' | M | |

APPROPRIATE PLANT SPECIES FOR PARKS & OPEN SPACES WITHIN RI PHASE 2 WOODLANDS EAST

| Parks | Trail* | Botanical Name | Common Name | Use Height | Use Width | Water Use | Attributes |
|-----------------------|--------|--|------------------------------|------------|-----------|-----------|---|
| ✓ | ✓ | Miscanthus sinensis 'Morning Light' | Variegated Eulalia | 5'-6' | 3'-4' | M | |
| ✓ | ✓ | Muhlenbergia capillaris | Hairy Awn Muhly | 3' | 6' | L | |
| ✓ | ✓ | Muhlenbergia rigens | Deer Grass | 4' | 4' | L | |
| ✓ | ✓ | Nasella pulchra 'Yolo' | Purple Needle Grass | 2' | 2'-3' | L | Self-sows |
| ✓ | ✓ | Pennisetum alopecuroides 'Little Bunny' | Dwarf Fountain Grass | 18" | 18" | L | Trim to ground in winter |
| ✓ | ✓ | Pennisetum alopecuroides 'Moudry' | Black Fountain Grass | 18"-2' | 18"-2' | L | |
| ✓ | ✓ | Pennisetum orientale | Oriental Fountain Grass | 12"-18" | 12-18" | L | |
| ✓ | ✓ | Pennisetum setaceum 'Rubrum' | Red Fountain Grass | 3'-4' | 3'-4' | L | |
| ✓ | ✓ | Scirpus americanus | Three-square Bulrush | 5' | 5' | H | |
| ✓ | ✓ | Scirpus actus var. occidentalis | Hardstem Bulrush | 5'-8' | 5'-8' | H | |
| ✓ | ✓ | Scirpus californica | California Bulrush | 6"-10" | 6"-10" | H | |
| ✓ | | Scirpus microcarpus | Small-fruited Bulrush | 6"-10" | 6"-10" | H | |
| | ✓ | Sporobolus airoides | Alkali Sacaton | 1'-3' | 3' | VL | |
| ✓ | ✓ | Stipa cernua | Nodding Feather Grass | 2'-3' | 2'-3' | VL | |
| ✓ | ✓ | Stipa pulchra | Purple Needle Grass | 1'-2' | 1'-2' | L | |
| ✓ | ✓ | Stipa gigantea | Giant Feather Grass | 2'-3' | 2-3' | VL | |
| ✓ | ✓ | ETY Mix (Carex Divulsa, Eschscholzia californica, Festuca Idahoensis, Layaia platyglossa, Salvia l. "Bee's Bliss", Sysyrinchium idahoensis) | Entry Mix | 1'-2' | 1-2' | L | |
| ✓ | ✓ | Native Mow Free Mix (Festuca idahoensis, Festuca rubra, Festuca occidentalis) | No Mow Fescue | 12"-18" | | M | |
| Shrubs (Groundcovers) | | | | | | | |
| ✓ | | Acacia r. 'Desert Carpet' | Desert Carpet Acacia | 1'-2' | 10'-12' | L | Leathery gray green foliage with puffy yellow ball shaped flowers |
| ✓ | ✓ | Arctostaphylos 'Pacific Mist' | Pacific mist manzanita | 2'-3' | 4'-6' | L | |
| ✓ | ✓ | Artemisia californica 'Montara' | California Sagebrush | 18"-5' | | L | |
| ✓ | ✓ | Artemisia 'Powis Castle' | Powis Castle Artemisia | 3' | 5' | M | gray green foliage |
| ✓ | | Baccharis pilularis | Coyote Bush | | | L | |
| ✓ | | Baccharis pilularis 'Pigeon Point' | Dwarf Coyote Brush | 6' | 6' | L | |
| ✓ | ✓ | Ceanothus griseus horizontalis 'Yankee Point' | Yankee Point Ceanothus | 2'-3' | 8' | L | Blue flowers |
| ✓ | ✓ | Ceanothus maritimus 'Valley Violet' | Valley Violet Maritime Lilac | 2' | 4' | L | |
| ✓ | ✓ | Ceanothus thyrsiflorus 'Skylark' | Blueblossom | 3'-6' | 5' | L | |

APPROPRIATE PLANT SPECIES FOR PARKS & OPEN SPACES WITHIN RI PHASE 2 WOODLANDS EAST

| Parks | Trail* | Botanical Name | Common Name | Use Height | Use Width | Water Use | Attributes |
|-------|--------|--|----------------------------------|------------|-----------|-----------|----------------------------|
| ✓ | ✓ | Ceanothus 'Concha' | Concha Ceanothus | 6'-7' | 6'-8' | L | |
| ✓ | ✓ | Ceanothus 'Dark Star' | Dark Star California Lilac | 5'-6' | 8'-10' | L | |
| ✓ | ✓ | Ceanothus 'Joyce Coulter' | Wild California Lilac | 3'-5' | 8'-10' | L | |
| ✓ | ✓ | Ceanothus 'Ray Hartman' | Ray Hartman California | 12'-20' | 15'-20' | L | |
| ✓ | ✓ | Cistus salvifolius | Sageleaf Rockrose | 2' | 6' | L | |
| ✓ | ✓ | Coprosma kirkii | Kirk's Coprosma | 2-3' | | L | |
| ✓ | ✓ | Cotoneaster dammeri (varieties) | Bearberry Cotoneaster | 8" | 6'-8' | L | White flowers, red berries |
| ✓ | ✓ | Cotoneaster lacteus (Cotoneaster parneyi) | | 8' | 10' | L | |
| ✓ | ✓ | Cotoneaster microphyllus | Rockspray Cotoneaster | 2-3' | 6' | L | |
| ✓ | ✓ | Erigeron 'Wayne Roderick' | Wayne Roderick Seaside Daisy | 8" | 1 1/2' | M | |
| ✓ | ✓ | Erigeron karvinskianus | Santa Barbara Daisy | 10"-20" | 3' | L | |
| | ✓ | Eschscholzia californica | California Poppy | 1' | 1.5' | VL | |
| ✓ | | Hypericum calycinum | Aaron's Beard | 1' | | M | |
| ✓ | | Hypericum moserianum | Gold Flower | 3' | 3' | M | |
| ✓ | | Lessingia filaginifolia var. californica 'Silver Carpet' | Silver Carpet California-Aster | | | M | |
| | ✓ | Lobularia maritima | Sweet Alyssum | 2"-12" | 8"-12" | M | Self-sows |
| | ✓ | Lupinus microcarpus | Chick Lupine | 2 1/2' | 18"-2' | M | Annual |
| | ✓ | Myoporum parvifolium | Myoporum | 6" | 9' | L | |
| ✓ | | Oenothera hookeri | Evening Primrose | 1'-3' | 1'-3' | L | |
| | ✓ | Ribes viburnifolium | Evergreen Currant | 3'-6' | 12' | L | |
| ✓ | | Rosa 'Noamel' | Apple Blossom Flower Carpet Rose | 2' | 3' | M | White/pink flowers |
| ✓ | | Rosa 'Noare' | Red Flower Carpet Rose | 2' | 3' | M | Red flowers |
| ✓ | ✓ | Rosa 'Noaschnee' | White Flower Carpet Rose | 2' | 3' | M | White flowers |
| ✓ | | Rosa 'Noatraum' | Pink Flower Carpet | 2' | 3' | M | Pink flowers |
| ✓ | | Rosmarinus o. 'Irene' | Rosemary | 1'-1 1/2' | 2"-3" | L | Blue flowers |
| ✓ | | Rosmarinus o. Prostratus | Creeping Rosemary | 2' | 4' | L | Blue flowers |
| | ✓ | Sisyrinchium bellum | Blue-eyed Grass | 4"-12" | 6"-24" | L | |
| ✓ | | Trachelospermum asiaticum | Asian Jasmine | 2' | 10' | M | |
| ✓ | | Trachelospermum jasminoides | Star Jasmine | 2' | 10' | M | |
| Vines | | | | | | | |
| | ✓ | Aristolochia californica | California Pipevine | | | L | |
| ✓ | | Clematis armandii 'Snow Drift' | Evergreen clematis | 15-20' | | M | |

APPROPRIATE PLANT SPECIES FOR PARKS & OPEN SPACES WITHIN RI PHASE 2 WOODLANDS EAST

| Parks | Trail* | Botanical Name | Common Name | Use Height | Use Width | Water Use | Attributes |
|-------|--------|---|-----------------------|------------|-----------|-----------|---------------|
| ✓ | | Clytostoma callistegioides | Violet Trumpet Vine | | | M | |
| ✓ | | Distictis buccinatoria | Trumpet Vine | 20'-30' | | M | Red flower |
| ✓ | ✓ | Ficus pumila | Creeping Fig | 10' | | M | |
| ✓ | ✓ | Hardenberdia violacea 'Happy Wanderer' | Hardenbergia Vine | 10' | | M | Purple flower |
| ✓ | | Jasminum polyanthum | Pink Jasmine | 20' | | M | |
| ✓ | | Lonicera hispidula | Honeysuckle | 3-10' | | L | Yellow flower |
| ✓ | | Macfadyena unguis-cati | Cats Claw | 20-40' | | L | Yellow flower |
| | ✓ | Vitis californica | California Wild Grape | 12-30' | | VL | Deciduous |
| ✓ | | Wisteria sinensis 'Alba' or 'Cooke's Special' | Chinese Wisteria | 10'-20' | | M | |

* Trails near waterways, bioswales, or other stormwater related infrastructure

Note: Current conditions and regulations do not allow irrigation, and thus horticultural plantings, to be installed on the levee and within 20' of the levee toe. It is possible that regulations may change, and that other design features such as "super levees" will be allowed to include irrigation and planting. If conditions and regulations are revised by the State, modifications to landscaping will be considered.