



PLANNING COMMISSION
STAFF REPORT

DATE: August 16, 2023

APPLICATION NO: River Islands – Lake Harbor West Neighborhood Development Plan (NDP) & Architectural Design Guidelines and Development Standards (DG/DS) NDP-23-77

LOCATION: Lake Harbor West District (Phase 2 of River Islands at Lathrop)

REQUEST: Planning Commission to Consider Adoption of a Resolution Approving the Lake Harbor West Neighborhood Development Plan and Architectural Design Guidelines and Development Standards for River Islands at Lathrop (Phase 2)

APPLICANT: River Islands Area 1, LLC
73 W. Stewart Road
Lathrop, CA 95330

PROPERTY OWNER: River Islands Area 1, 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) and Architectural Design Guidelines and Development Standards (DG/DS) for the Lake Harbor West 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 and DG/DS for Planning Commission review and approval.

Staff recommends the Planning Commission adopt Resolution No. 23-10 approving the Neighborhood Development Plan and Architectural Design Guidelines and Development Standards for the Lake Harbor West District of River Islands at Lathrop (Phase 2).

SITE DESCRIPTION

The Lake Harbor West 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 three (3) villages intended for low and medium density residential housing, clustered single-family residential housing, and open space/pocket park areas. The location and boundary of the Lake Harbor West District is illustrated in Attachment 2.

BACKGROUND

In 2021, the River Islands project received approval for various major entitlements for Phase 2, including approval of a Subsequent Environmental Impact Report, Phase 2 WLSP, Phase 2 Urban Design Concept, 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 Phase 2 Preliminary Development Plan.

The West Lathrop Specific Plan for Phase 2 requires the preparation of a Neighborhood Development Plan (NDP) and Architectural Design Guidelines and Development Standards (DG/DS) 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. Alternatively, the purpose of the DG/DS is to establish design guidelines and standards for residential development and associated site improvements to be constructed by the residential builders. This includes overall residential design principles, guidelines for orientation, siting and architecture of new residences, and more specific guidelines for building form, roof style, wall and window details, outdoor spaces and colors.

The NDP & DG/DS for the Lake Harbor West District were submitted to the City for review and approval on July 10, 2023. These documents together provide the necessary standards and guidelines for development within the three proposed neighborhoods as well as master developer-constructed improvements, including but not limited to roadways, parkway landscaping, open space/pocket park areas, and signage.

The NDP & DG/DS for the Lake Harbor West District were presented to the Stewart Tract Design Review Committee (STDRC) on July 5, 2023. The STDRC voted unanimously to recommend the NDP and DG/DS for Planning Commission approval.

ANALYSIS

Neighborhood Development Plan

The proposed Lake Harbor West District 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: Reclamation District 2062 (“RD 2062”), Lathrop Irrigation District, and the River Islands Public Financing Authority (“RIPFA”) and subsequently maintained by either the City, RD 2062 or RIPFA. The Lake Harbor West 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 is a Gateway feature 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.

Design Guidelines and Development Standards

The proposed DG/DS for Lake Harbor West District includes the necessary development standards (e.g., lot sizes, setbacks, coverage, etc.) for Low and Medium Density Residential areas and Single-Family Clustered Residential areas; but High Density Residential areas are not proposed for this District. The DG/DS also establishes design guidelines and standards for residential development and associated site improvements to be constructed by the residential builders within this new development area. This includes overall design principles, guidelines for orientation, siting, and architecture of new residences with additional specific guidelines for building form, roof style, wall and window details, outdoor spaces, and colors for nine (9) distinct residential architectural styles. These styles include:

- * American Traditional
- * European Cottage
- * Savannah
- * California Ranch
- * Craftsman
- * California Modern
- * Modern Farmhouse
- * Spanish Eclectic
- * Modern Prairie

Similar to the other River Islands districts, the Lake Harbor West District DG/DS also describes specific development standards (i.e. building height, parking requirements) for each of the residential lot sizes. The DG/DS also specifies residential facades and side yards that will require “enhanced architectural elevations.” In addition, the DG/DS provides landscaping guidelines and standards for streetscapes, front yard areas, and rear yards on lake slopes of waterfront lots and walls and fences to be developed by the residential builders.

The NDP and DG/DS will serve 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 approval authority for the NDP and DG/DS. Approval of the NDP and DG/DS do not require a formal public hearing.

CEQA REVIEW

Environmental review for the River Islands project as a whole was completed 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 planned urban development of the Project Site.

The project would 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 project is required to conform to these mitigation measures.

RECOMMENDATION:


Staff recommends that the Planning Commission adopt Resolution 23-10 approving the Lake Harbor West Neighborhood Development Plan and Architectural Design Guidelines and Development Standards for River Islands at Lathrop (Phase 2).

Approvals:



James Michaels, Senior Planner

7/26/2023
Date



Rick Caguiat, Community Development Director

7/26/2023
Date



Salvador Navarrete, City Attorney

7.26.2023
Date

Attachments:

1. PC Resolution No. 23-10 for Lake Harbor West NDP & DG/DS
2. Vicinity Map
3. STDRC NDP and DG/DS Recommendation Letter dated July 5, 2023
4. Lake Harbor West NDP
5. Lake Harbor West DG/DS

**CITY OF LATHROP
PLANNING COMMISSION RESOLUTION NO. 23-10**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LATHROP
APPROVING THE NEIGHBORHOOD DEVELOPMENT PLAN (NDP) AND
ARCHITECTURAL DESIGN GUIDELINES AND DEVELOPMENT STANDARDS
(DG/DS) FOR THE LAKE HARBOR WEST DISTRICT OF RIVER ISLANDS AT
LATHROP PHASE 2 (NDP-23-77)**

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) and Architectural Design Guidelines and Development Standards (DG/DS) for the Lake Harbor West 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 Lake Harbor West 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 and Architectural Design Guidelines be prepared, reviewed by the Stewart Tract Design Review Committee (STDRC), and approved by the Planning Commission for each community within the River Islands project; and

WHEREAS, on July 5, 2023, the STDRC voted unanimously to recommend the NDP and DG/DS for Planning Commission approval; and

WHEREAS, the environmental review for the River Islands project as a whole was completed 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 planned urban development of the Project Site. The project would 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 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.

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

- **LU-1.4:** *“Continue to support the development of a variety of housing types and densities that meet the needs of individuals and families, and offers residents of all income levels, age groups and special needs sufficient housing opportunities and choices. (Additional policies specifically related to Housing are included in the General Plan’s Housing Element)”*
- **LU-1.7:** *“Ensure consistency between the Land Use Map and implementing plans, ordinances, and regulations.”*
- **LU-1.9:** *“Promote equitable land use patterns to ensure that all residents in neighborhoods have access to community amenities and transportation choices, and have safe places to walk and bike.”*

NOW, THEREFORE, BE IT 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 and Architectural Design Guidelines and Development Standards for the Lake Harbor West District of River Islands at Lathrop (Phase 2).

PASSED AND ADOPTED by the Planning Commission of the City of Lathrop at a Regular Meeting on the 16th day of August 2023, by the following vote:

AYES:


NOES:

ABSTAIN:

ABSENT:

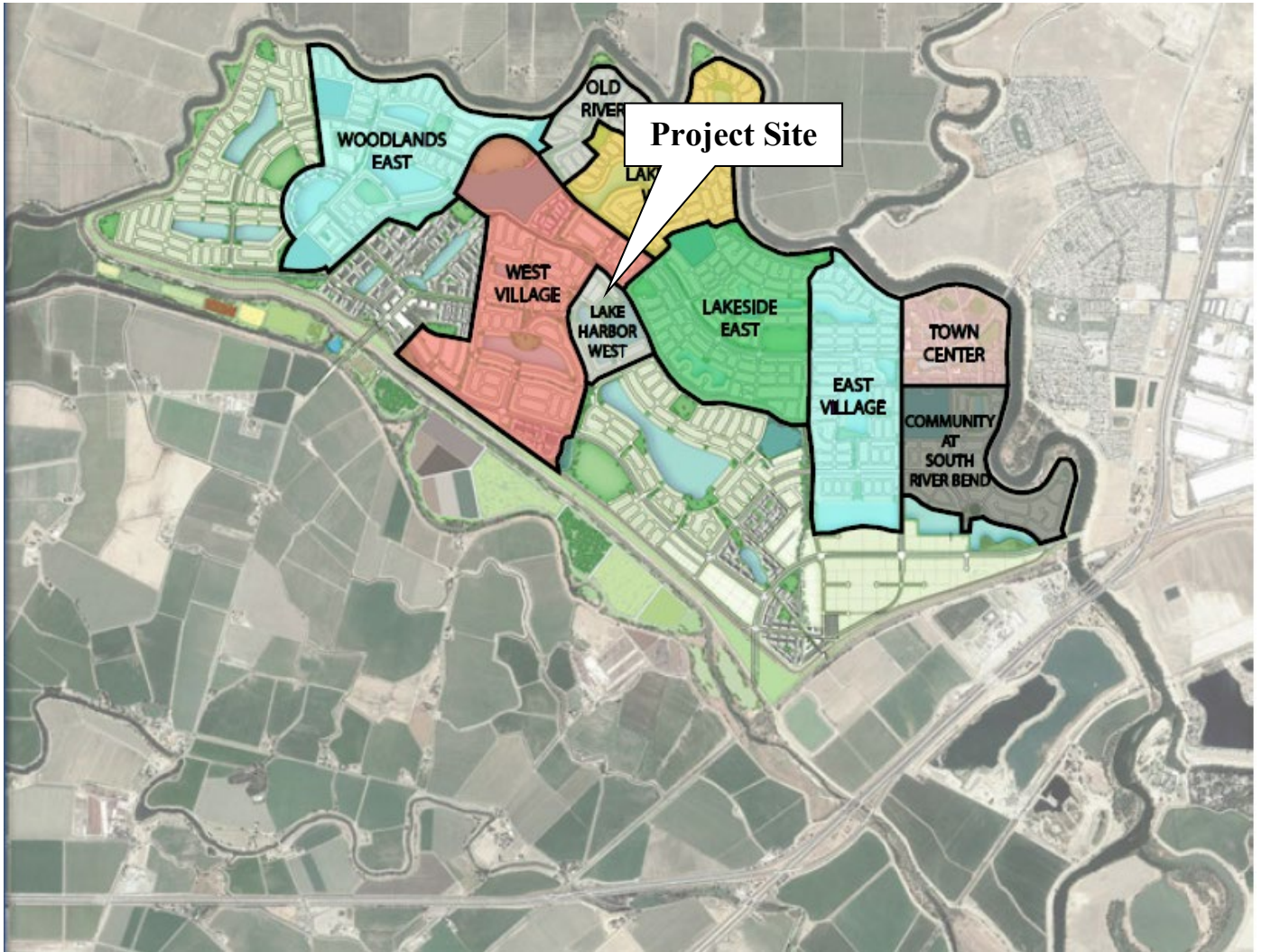
Tosh Ishihara, Chair

ATTEST:

APPROVED AS TO FORM:


Salvador Navarrete, City Attorney

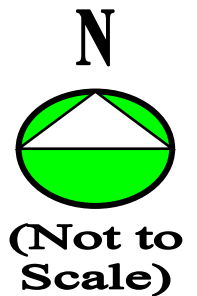
Rick Caguiat, Secretary



**PLANNING DIVISION
Vicinity Map**



**NDP-23-77
Neighborhood Design Plan & DG/DS
Harbor Lake West District
River Islands Phase 2**





July 5, 2023

Rick Caguiat
City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330
Email: rcaguiat@ci.lathrop.ca.us

Subject: Recommendation for Approval of River Islands Lake Harbor West NDP and AG/DS Documents

Dear Rick:

At its meeting of July 5, 2023, the Stewart Tract Design Review Committee voted unanimously to recommend approval of the Lake Harbor West Neighborhood Design Plan (NDP) and Architectural Guidelines and Design Standards (AG/DS) to the Lathrop Planning Commission

An electronic copy of the document will be transmitted to you. Please let us know if you require hard copies.

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

Sincerely,

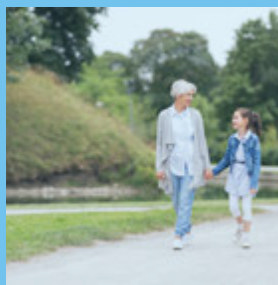
Susan Bell'Osso, President
River Islands Development Area 1, LLC

cc: Brad Taylor, City Engineer
Ed Short, City of Lathrop Chief Building Official
James Michaels, Senior Planner
Trent Dedalt, City of Lathrop Assistant Planner
Ken Reed, Senior Construction Manager



RIVER ISLANDS
LAKE HARBOR WEST
NEIGHBORHOOD
DEVELOPMENT PLAN
DRAFT
Lathrop, California

PHASE
2



RIVER ISLANDS

Phase 2 Lake Harbor West Neighborhood Development Plan

06.28.2023

DRAFT

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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CHAPTER 1

INTRODUCTION



INTRODUCTION

This Lake Harbor West Neighborhood Development Plan (NDP) lays out a network of parks, open spaces, trails, and paseos for the Lake Harbor West Neighborhood within the River Islands Phase 2 development. Lake Harbor West 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 a K-8 school within the Lake Harbor West Neighborhood. In addition, this NDP aims to meet the lifestyle needs of all ages by providing 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 Lake Harbor West that blends the unique spirit of the San Joaquin Valley and its agricultural and riverways history. The development of Lake Harbor West 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.





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

Lake Harbor West 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. Lake Harbor West 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 18 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, concept 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 Lake Harbor West 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 Lake Harbor West 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 Lake Harbor West is to create a formal urban Lake Harbor West 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 Lake Harbor West 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 LAKE HARBOR WEST NEIGHBORHOOD DEVELOPMENT PLAN OVERVIEW

Chapter 1: Introduction (p.9)

This chapter introduces the purpose of the Lake Harbor West NDP, and reviews the process of preparation of the Neighborhood Development Plan.

Chapter 2: Neighborhood Concept (p.17)

This chapter provides proposed land use and includes concepts of neighborhood elements and entries for the Lake Harbor West Neighborhood.

Chapter 3: Circulation (p.27)

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.33)

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.44)

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

Chapter 6: Landscape and Planting (p.55)

This chapter provides proposed planting palette and irrigation concepts.

Chapter 7: Fencing and Walls (p.65)

This chapter includes hierarchy of fencing and walls to delineate spaces and uses within the Lake Harbor West Neighborhood.

Chapter 8: Site Furnishings (p.72)

This chapter provides the design and appearance of the Lake Harbor West Neighborhood, including site furniture, colors and paving, street lights, and street furniture.

Appendices (p.77)



Chapter 2

NEIGHBORHOOD CONCEPT

NEIGHBORHOOD CONCEPT

2.1 LAND USE

The River Islands Phase 2 Lake Harbor West neighborhoods will be developed with 3 villages, 268 homes, related street improvements, a K-8 school, parks, trails and open spaces. These land uses comply with the West Lathrop Specific Plan, which designate the areas as Low Density Residential development with an RL-R1 zoning classification. Per the Specific Plan, uses are as follows:

Permitted Uses:

Single Family Residential

Public Parks and Open Space

Home Business (subject to City approval)

Density:






6.5 dwelling units/ Acre (Max. Coverage 50%)

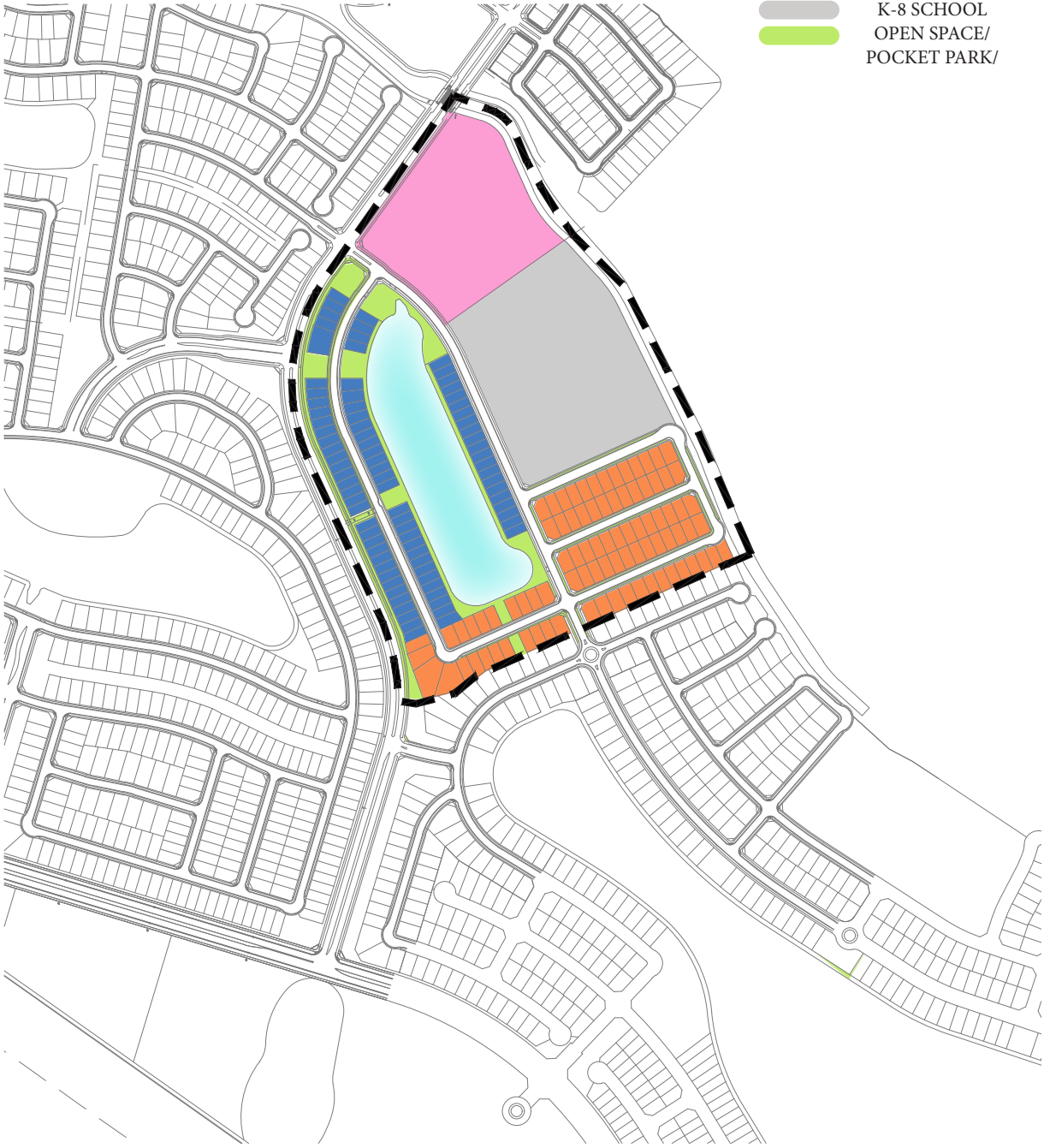
Setbacks, lot depth and width, per UDC. (See Architectural Guidelines for lot standards.)



FIGURE 2.1 LAND USE MAP

Lotting Summary

AREA	LOT	PRODUCT TYPE	Units
	VILLAGE 40	52'X100'	87
	VILLAGE 41	42'X110'	81
	VILLAGE 44	SFD CLUSTER	100
	K-8 SCHOOL	N/A	N/A
	OPEN SPACE/ POCKET PARK/	N/A	N/A





2.2 NEIGHBORHOOD ELEMENTS

The Lake Harbor West 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 Lake Harbor West Neighborhood that blends River Island’s consistent theme of colors, plantings, site furnishings, and signage with the community’s own unique identity. The Lake Harbor West Neighborhood establishes its unique character through urban elements that create community spaces at pedestrian scales and programs that specifically meet the needs of the adult demographic. The combination of parks, trails, and recreational amenities will contribute to the distinctive quality of the Lake Harbor West Neighborhood.

Lake Harbor West 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 encourage interaction with natural and rural opportunities surrounding River Islands. Recreational amenities will be easily accessible and convenient within Lake Harbor West. They include pollinator gardens, dog park, 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.

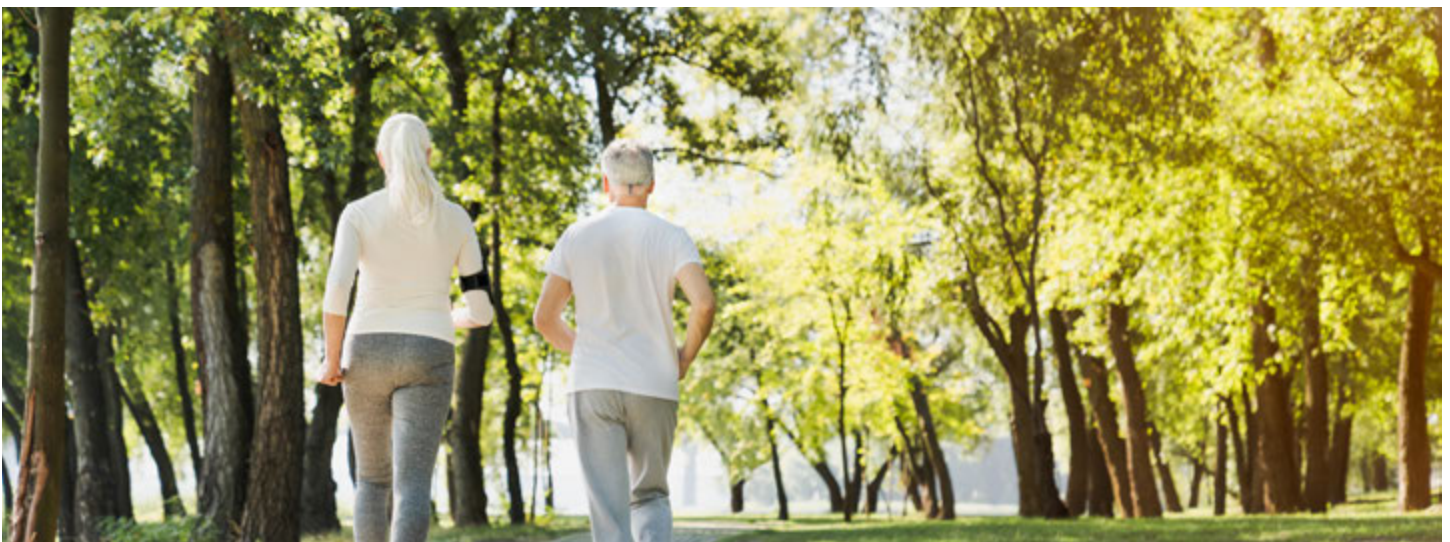
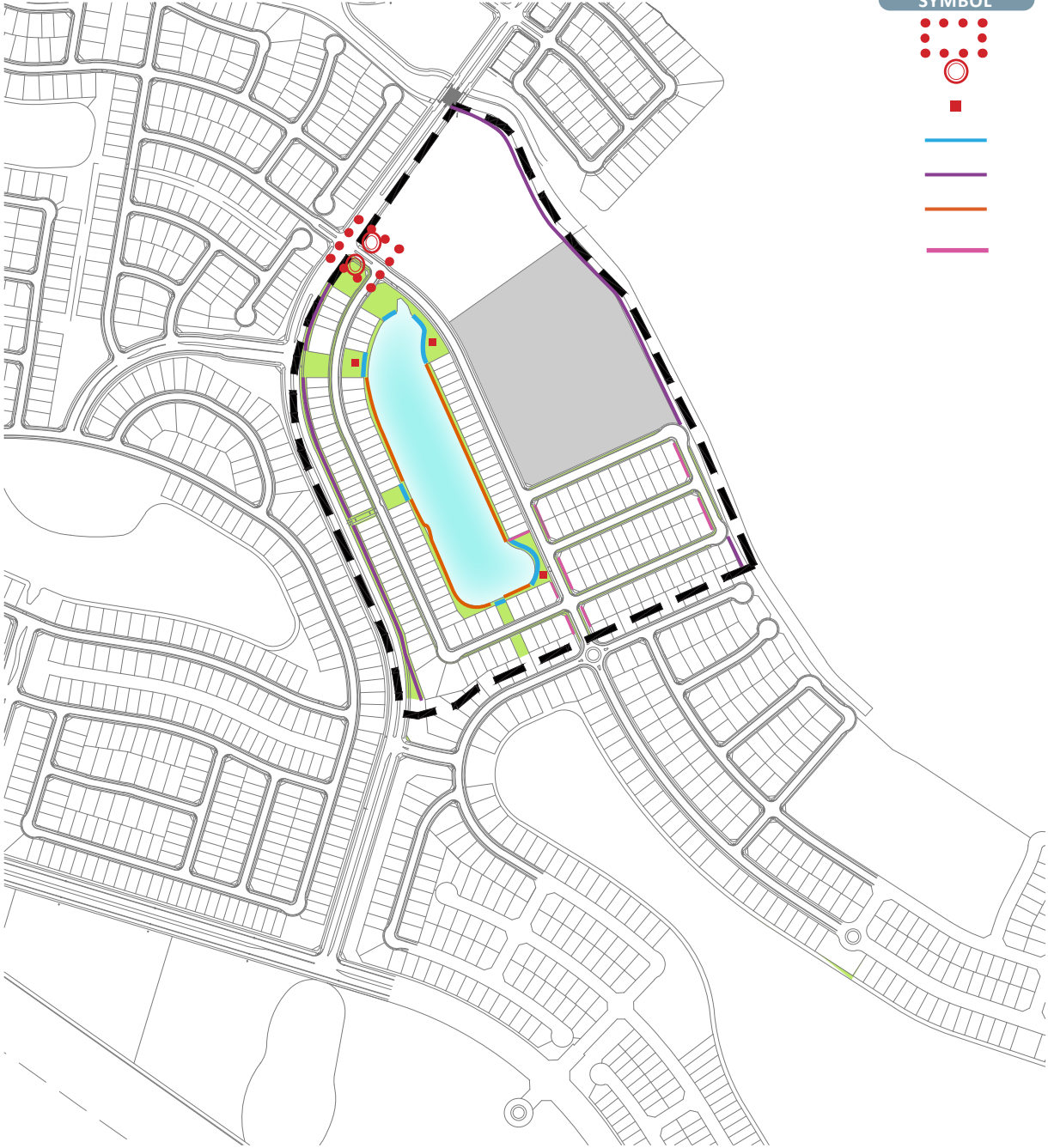


FIGURE 2.2 NEIGHBORHOOD ELEMENTS MAP

Neighborhood Elements Legend

FEATURE AREA	PARK NAME
	Pocket Park/ Open Space

SYMBOL	FEATURE TYPE
	Neighborhood Entry
	Neighborhood Gateway
	Water View Node
	Open Space Railing
	Community Fence
	Open View Fence
	6' Decorative Wood Lot Fencing



2.3 OPEN SPACE AND LAND USE

As a recreation-based neighborhood, the Lake Harbor West 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 Lake Harbor West 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.





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 Lake Harbor West 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.

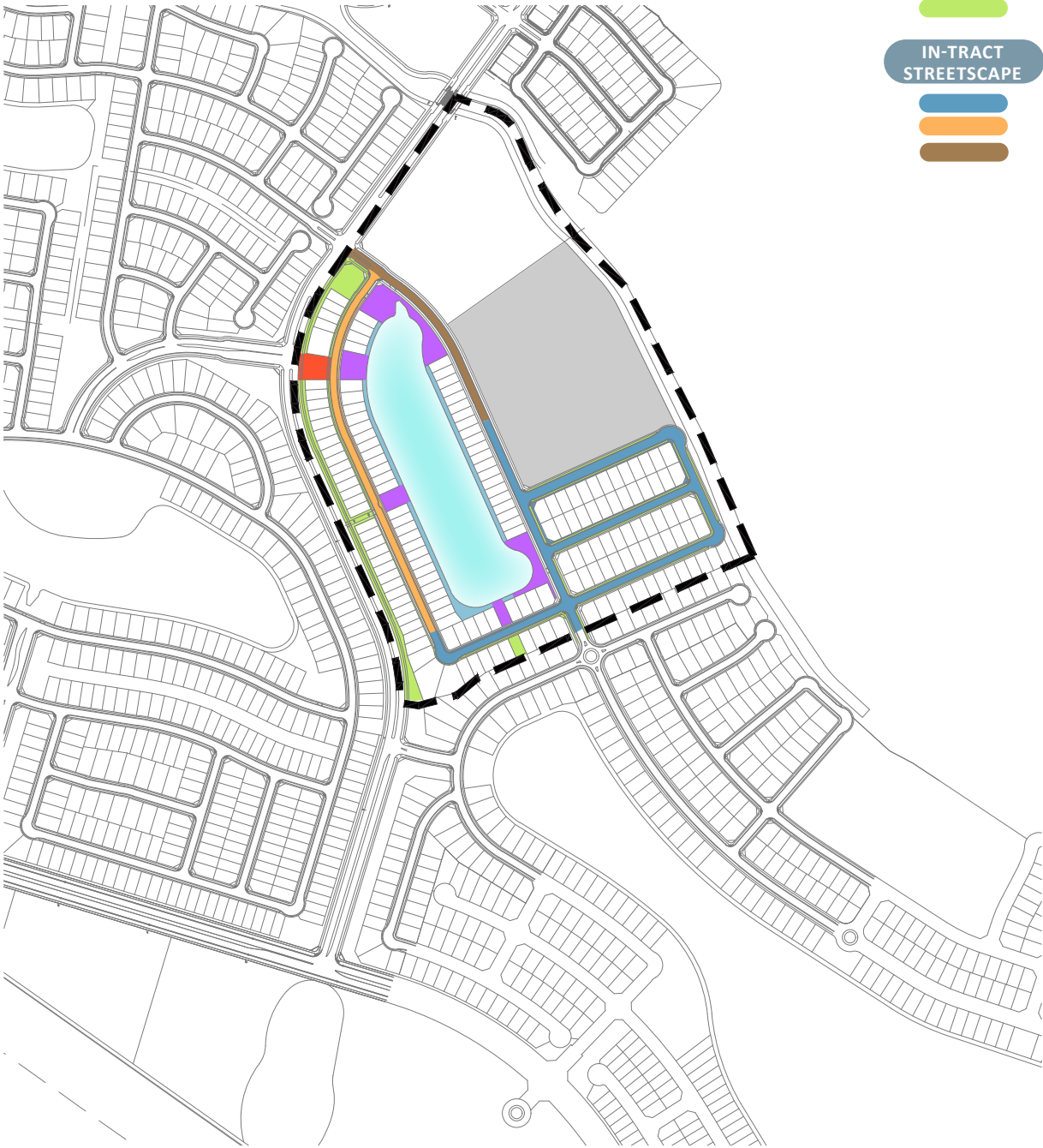


FIGURE 2.3 OPEN SPACE LAND USE MAP

Open Space / Streetscapes Legend

OPEN SPACE AREA	FEATURE NAME
	Water Adjacent Pocket Park
	Lake Side Open Space
	Pocket Park
	Off-site Streetscape

IN-TRACT STREETScape	LOT NAME
	Village 40
	Village 41
	Village 44



Phase 2 Parks Master Plan

The parks and open spaces, along with trails and pathways, within the Lake Harbor West 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, 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 Lake Harbor West will feature a mixture of passive and active recreational opportunities that meets the needs of both resident 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 design may even feature unique site elements such as a zen garden or a labyrinth to promote relaxation and good health. The parks and open spaces located within Lake Harbor West have 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 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		

PARK #	PARK NAME	ACREAGE	MILE	QUIMBY ACT	OWNERSHIP
LINEAR PARK		43.99			
LP1	Linear Park 1	14.01	1.5		RD 2062
LP2	Linear Park 2	2.57	0.28		RD 2062
LP3	Linear Park 3	1.40	0.18		RD 2062
LP4	Linear Park 4	0.70	0.04		RD 2062
LP5	Linear Park 5	5.61	0.46		RD 2062
LP6	Linear Park 6	0.95	0.14		RD 2062
LP7	Linear Park 7	0.73	0.09		RD 2062
LP9	Linear Park 9	16.69	1.71		RD 2062
LP10	Linear Park 10	2.26	0.18		RD 2062

OPEN SPACE 480.36

--- PHASE 2 BOUNDARY



** 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 Lake Harbor West. 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, as well as pedestrian and bicycle routes.

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 Lake Harbor West is a priority. An intricate, non-motorized circulation system has been developed for Lake Harbor West, as part of larger circulation framework for Phase 2 River Islands. The circulation typology (as reflected in Figure 3.2 - Circulation Bike and Pedestrian Map) consists of classes 1, 2 & 3 bicycle lanes, pedestrian trails, and pedestrian connections that pair well with the different vehicular street corridors within the community (Figure 3.1).



FIGURE 3.1 VEHICULAR CIRCULATION CONCEPT

Circulation Legend

ROUTE	ROUTE TYPE
	Neighborhood Collector
	Neighborhood Local Street
	Pedestrian Access Route





FIGURE 3.2 CIRCULATION BIKE AND PEDESTRIAN CONCEPT







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 Lake Harbor West NDP proposes street tree varieties for the roadways as identified on page 35.

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 Lake Harbor West 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.



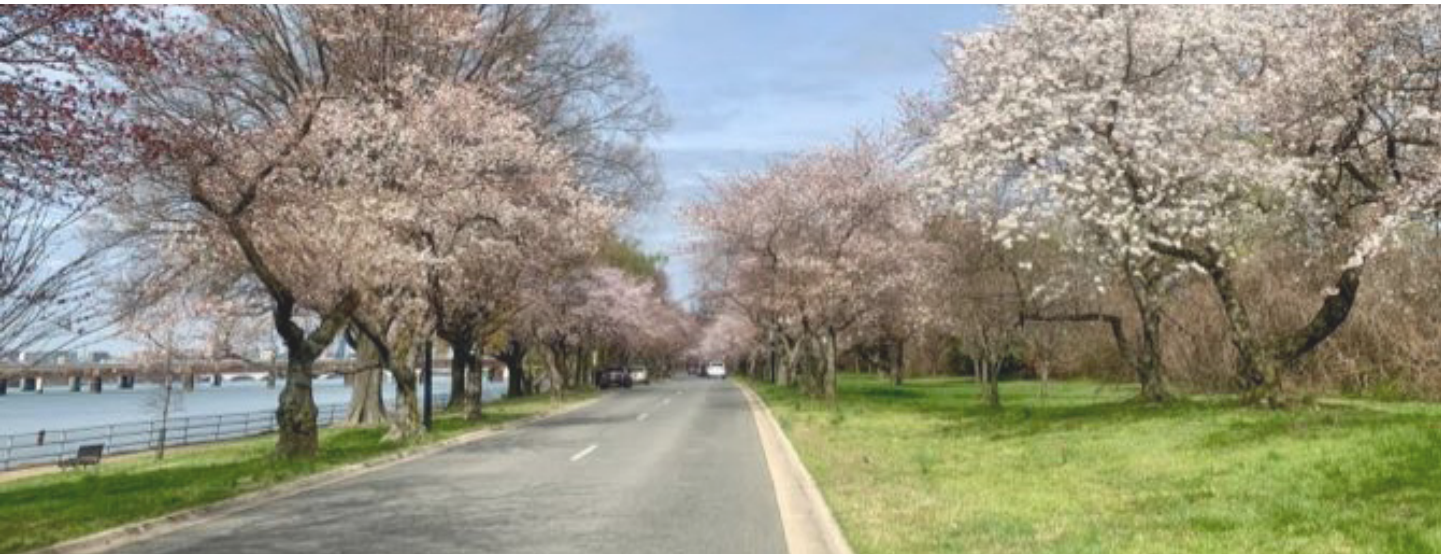


FIGURE 4.1 STREET TREE MASTER PLAN

STREET TREE MASTER LIST

LOTS	STREET DIRECTION	BOTANICAL NAME	COMMON NAME
Village 40	North/South East/West	Platanus a. 'Columbia' Quercus lobata	Columbia Plane Tree Valley Oak
Village 41	North/South East/West	Zelkova s. 'Green Vase' Quercus lobata	Green Vase Zelkova Valley Oak

STREET TREE LIST BY CONNECTOR STREET

STREET	BOTANICAL NAME	COMMON NAME
Harbor View Avenue	Acer rubrum 'October Glory'	October Glory Red Maple
Callerton Avenue	Zelkova serrata 'Green Vase'	Green Vase Zelkova

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 be the only type of accent trees. See Appendix B for additional species.

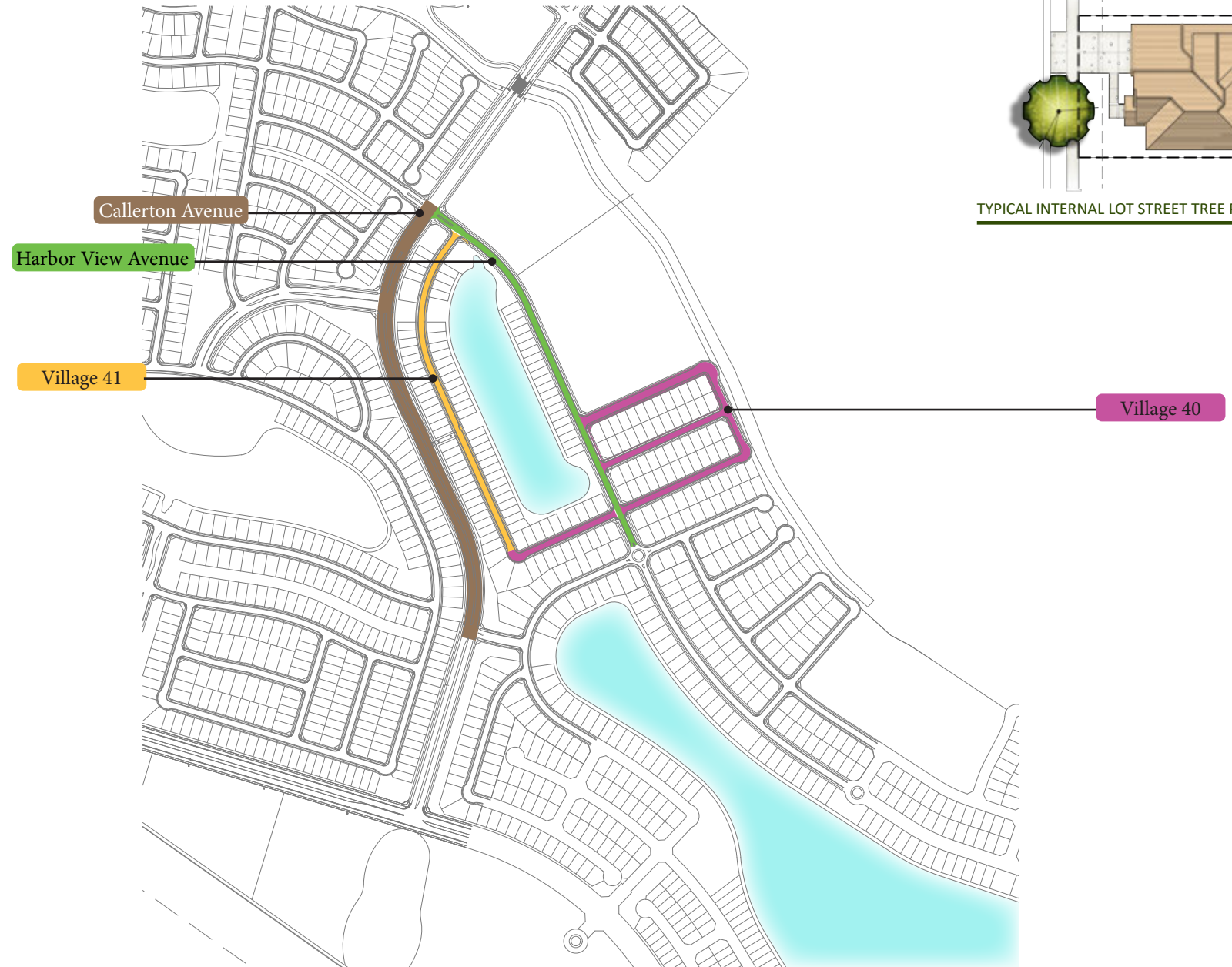
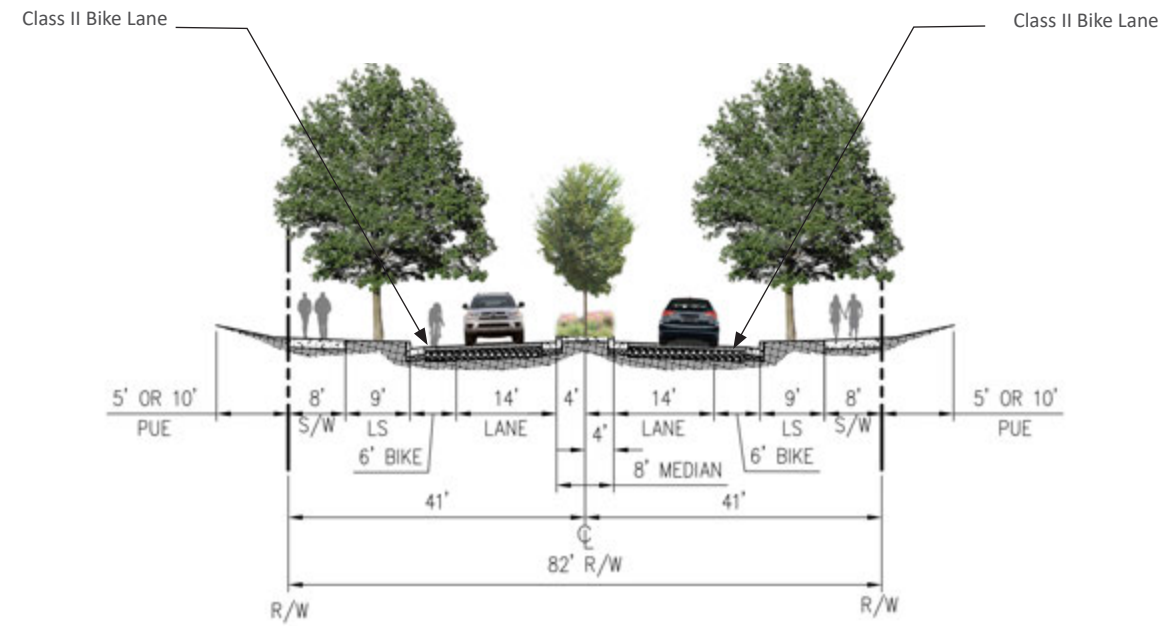
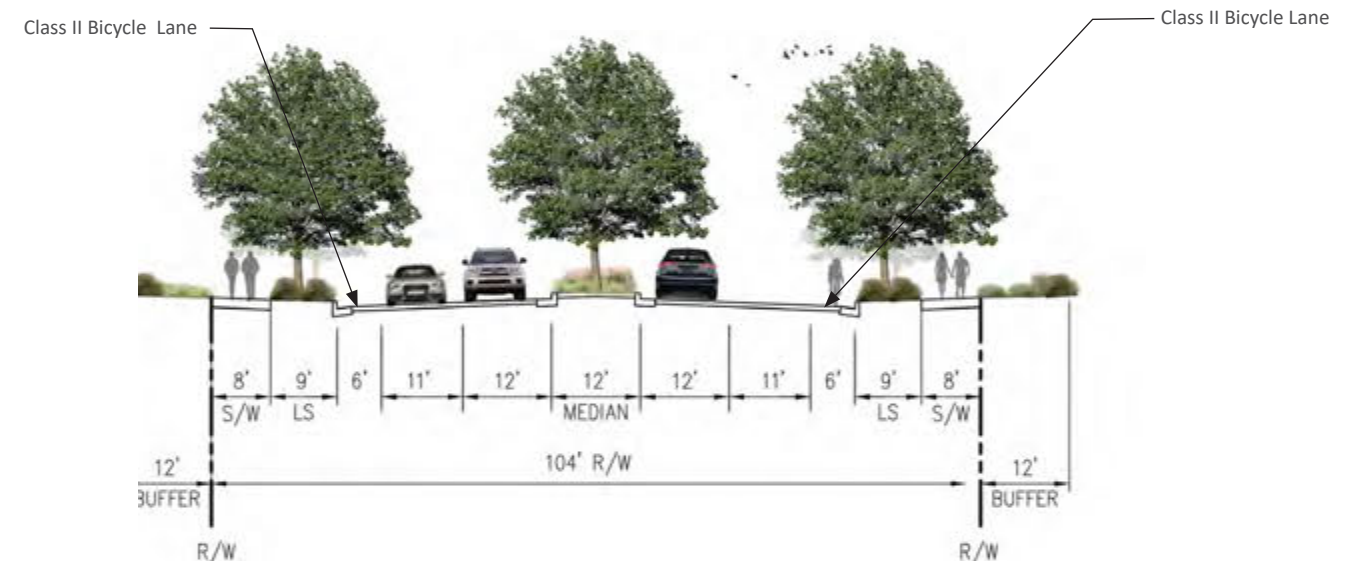


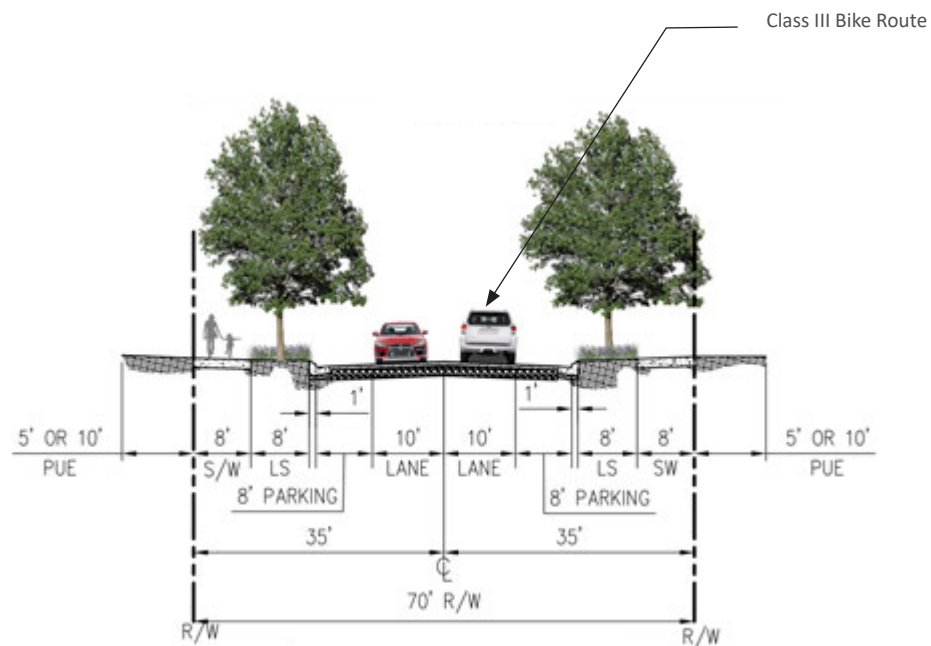
FIGURE 4.2 STREET SECTIONS



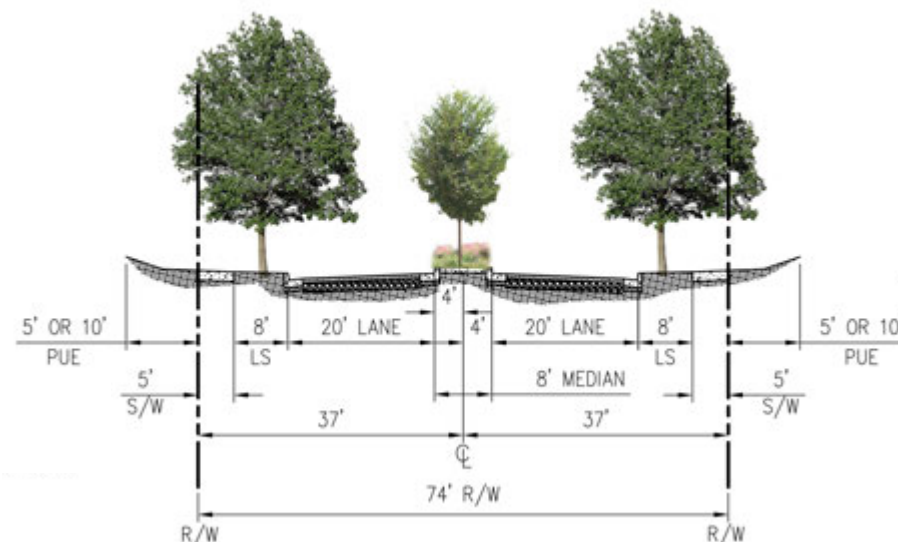
TYPICAL HARBOR VIEW AVENUE ENTRY SECTION
NOT TO SCALE



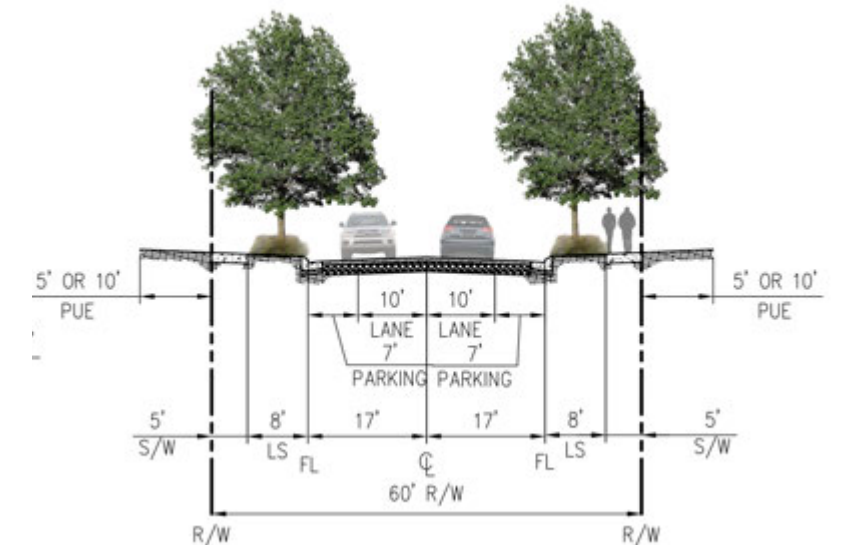
TYPICAL CALLERTON AVENUE COLLECTOR SECTION
NOT TO SCALE



TYPICAL HARBOR VIEW AVENUE SECTION
NOT TO SCALE



TYPICAL LOCAL STREET ENTRY SECTION
NOT TO SCALE



TYPICAL LOCAL STREET SECTION
NOT TO SCALE



4.2 COMMUNITY COLLECTOR STREETS

Community collector streets connect a series of neighborhoods marked by gateways and entries. 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 uses of the Delta Valley river lands.

The vision for the River Islands Lake Harbor West 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.





Neighborhood Gateways

Lake Harbor West 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 Lake Harbor West 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 street 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 Lake Harbor West. The entries will be defined by structured plantings that differentiate themselves from more naturalized riparian plantings of surrounding collector streets. Plantings include canopy trees along the edges of the roadways with flowering trees in entry medians.

Neighborhood entryways mark pedestrian entrances to each neighborhood within Lake Harbor West. Designs 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 4.3 NEIGHBORHOOD GATEWAYS AND ENTRIES

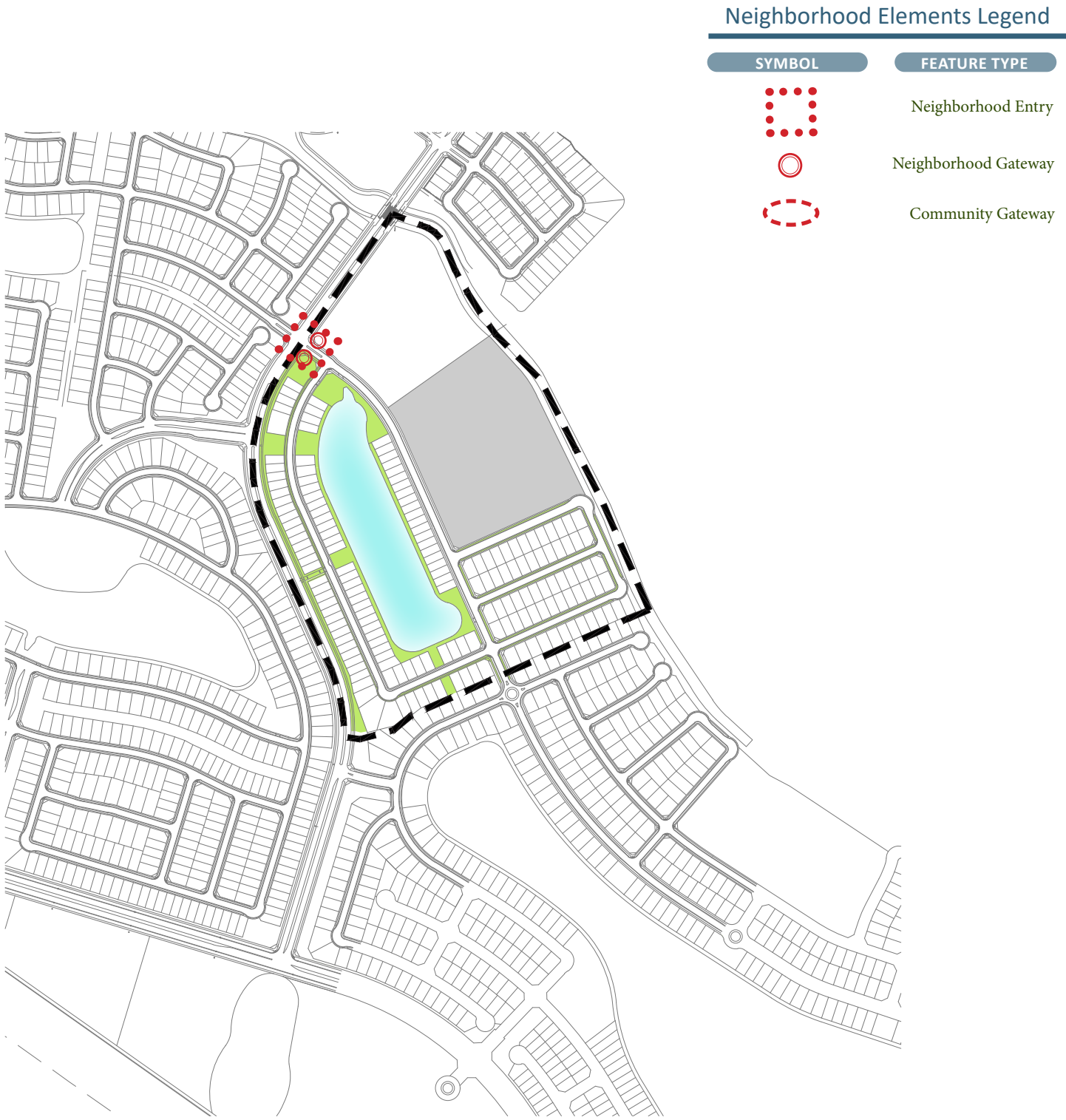


FIGURE 4.4 EXAMPLE TYPICAL ROUNDABOUT

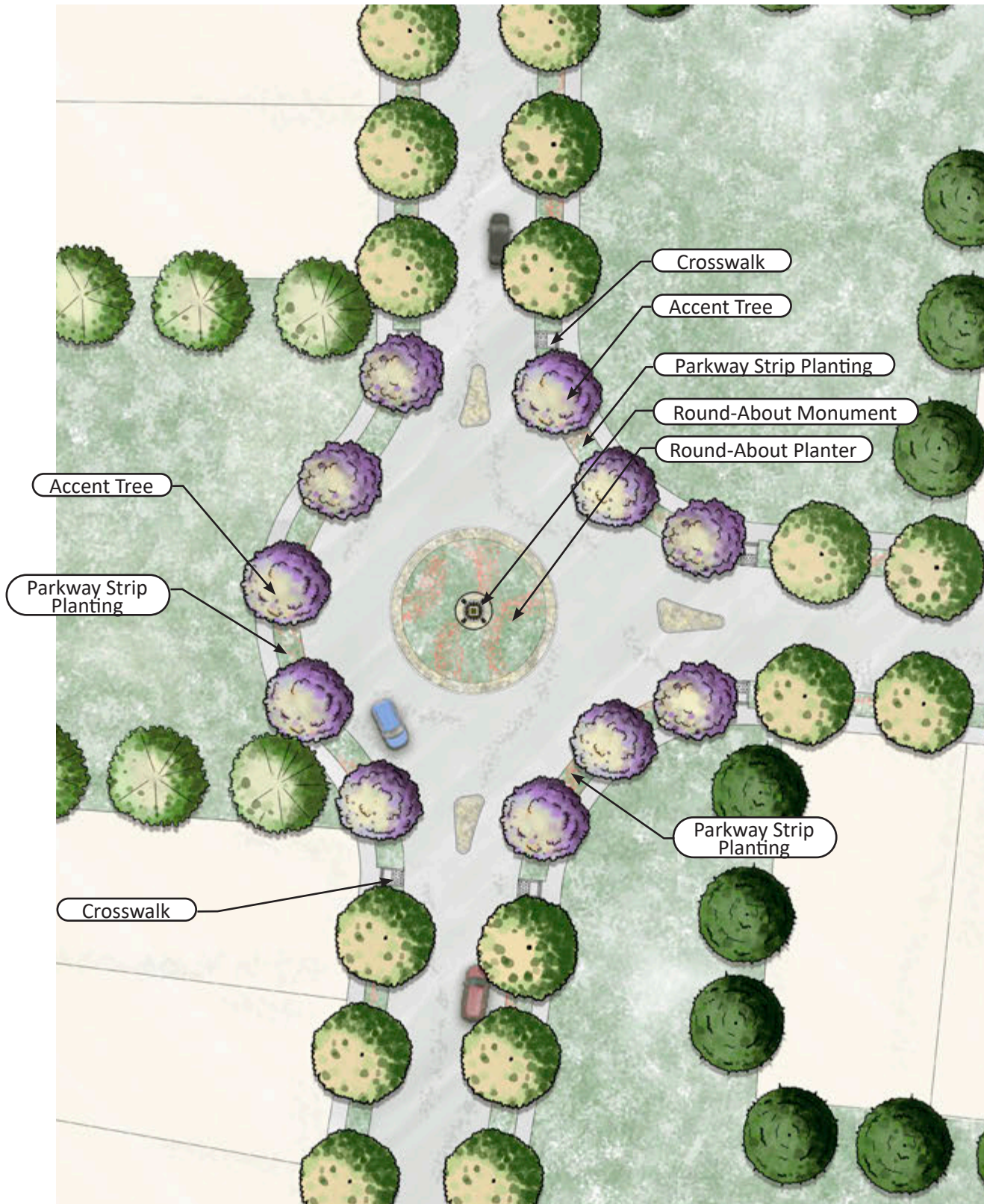


FIGURE 4.5 CALLERTON AVE & HARBOR VIEW AVE GATEWAY & ENTRY CONCEPT PLAN

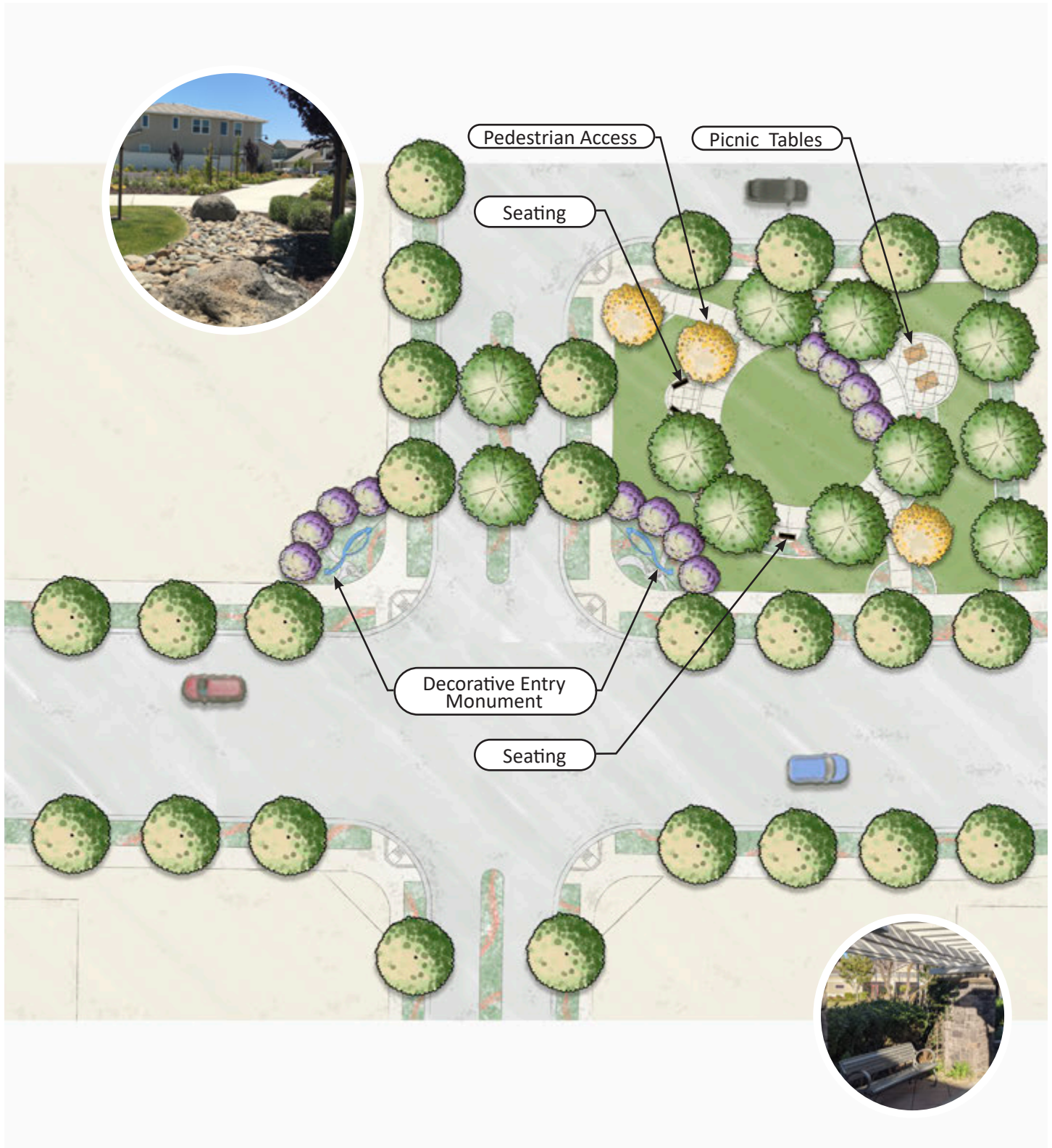


FIGURE 4.6 EXAMPLE ROUND-ABOUT MONUMENT SIGNAGE





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 NEIGHBORHOOD PARKS

Neighborhood parks serve as an extended back yard for local residents and provide both passive and active recreation opportunities. The idea Neighborhood Park connects residents to outdoor recreation and increases residents' sense of ownership of their own community. Neighborhood parks are generally a minimum of four acres and are recommended to be accessible to resident within a quarter to half mile radius.

Lake Harbor West District contains one 12.47 acre neighborhood park and provides residents ample open space for leisurely sports, walking trails, picnic tables for social gatherings and a small and large dog park.

5.3 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 LAKE HARBOR WEST PARK DESIGNATION MAP

Park #	Park Name	AC.	Quimby Act	OWNERSHIP
--------	-----------	-----	------------	-----------

 Pocket Park - - - - - 3.80 acres

P-LH1	Pocket Park-Lake Harbor-1	0.94		RD 2062
P-LH2	Pocket Park-Lake Harbor-2	0.34		RD 2062
P-LH3	Pocket Park-Lake Harbor-3	0.29		RD 2062
P-LH4	Pocket Park-Lake Harbor-4	0.19		RD 2062
P-LH5	Pocket Park-Lake Harbor-5	0.42		RD 2062
P-LH8	Pocket Park-Lake Harbor-8	0.12		RD 2062

 Open Space - - - - - 2.52 acres

 Linear Park - - - - - 1.14 acres

 Lake - L24



FIGURE 5.2 POCKET PARK-LAKE HARBOR-1



PARK AMENITIES

- Picnic Tables
- Open Lawn Space
- Lake Overlook

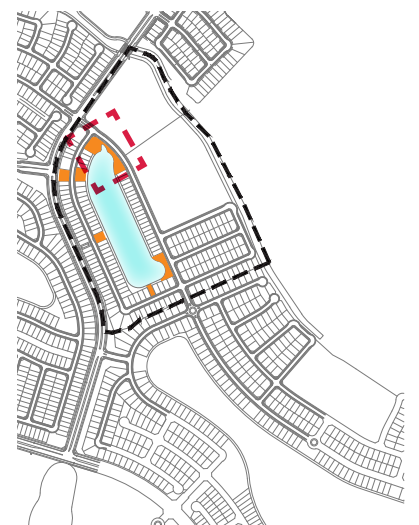


FIGURE 5.3 POCKET PARK-LAKE HARBOR-2



PARK AMENITIES

- Picnic Tables
- Open Lawn Space
- Lake Overlook

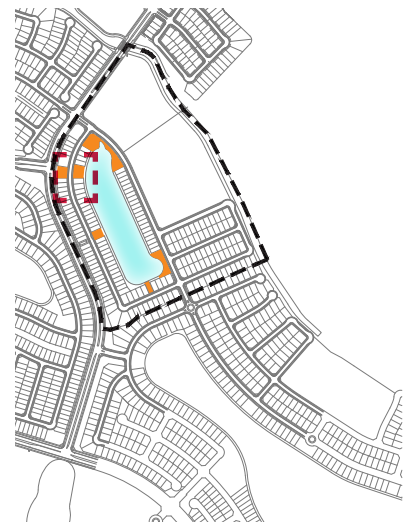


FIGURE 5.4 POCKET PARK-LAKE HARBOR-3



PARK AMENITIES

Picnic Tables

Open Lawn Space

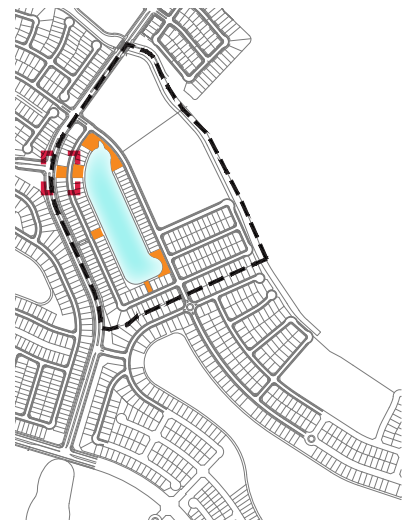


FIGURE 5.5 POCKET PARK-LAKE HARBOR-4



PARK AMENITIES

- Picnic Tables
- Open Lawn Space
- Lake Overlook

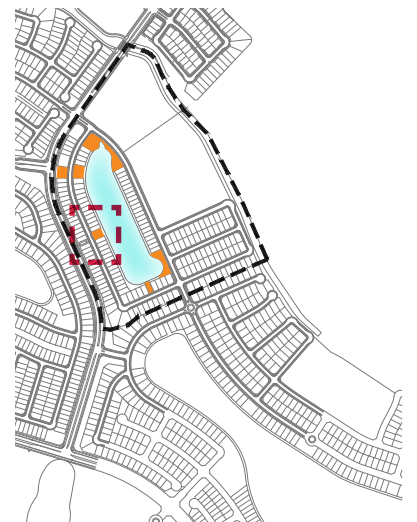


FIGURE 5.6 POCKET PARK-LAKE HARBOR-5



PARK AMENITIES

- Picnic Tables
- Open Lawn Space
- Lake Overlook

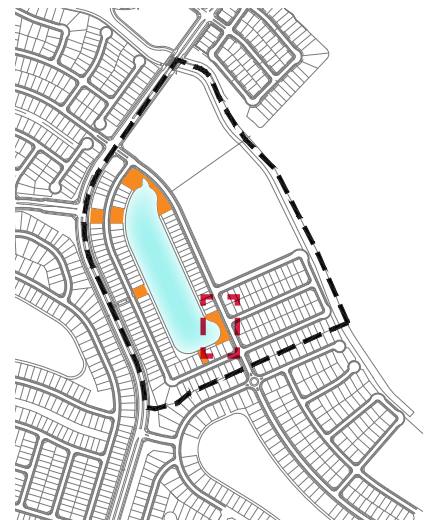


FIGURE 5.7 POCKET PARK-LAKE HARBOR-8



PARK AMENITIES

- Bench
- Open Lawn Space
- Lake Overlook

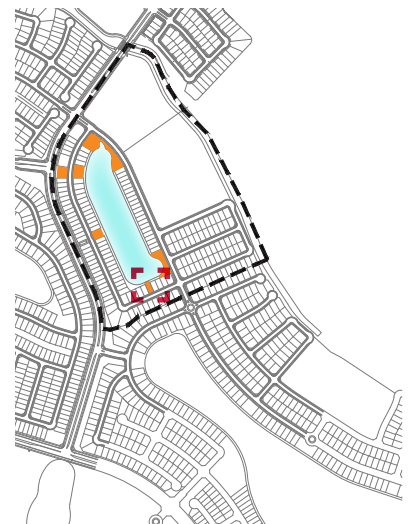
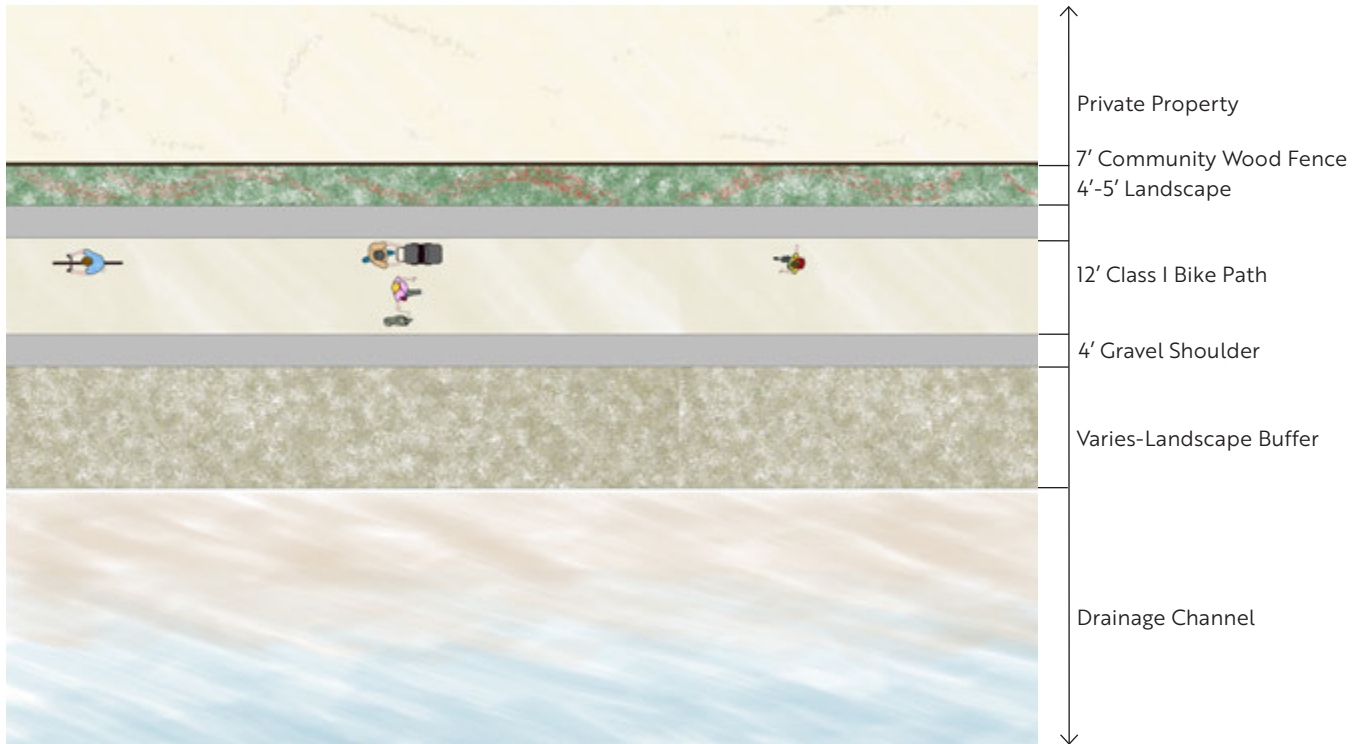


FIGURE 5.8 LINEAR PARK 09-TYPE 5



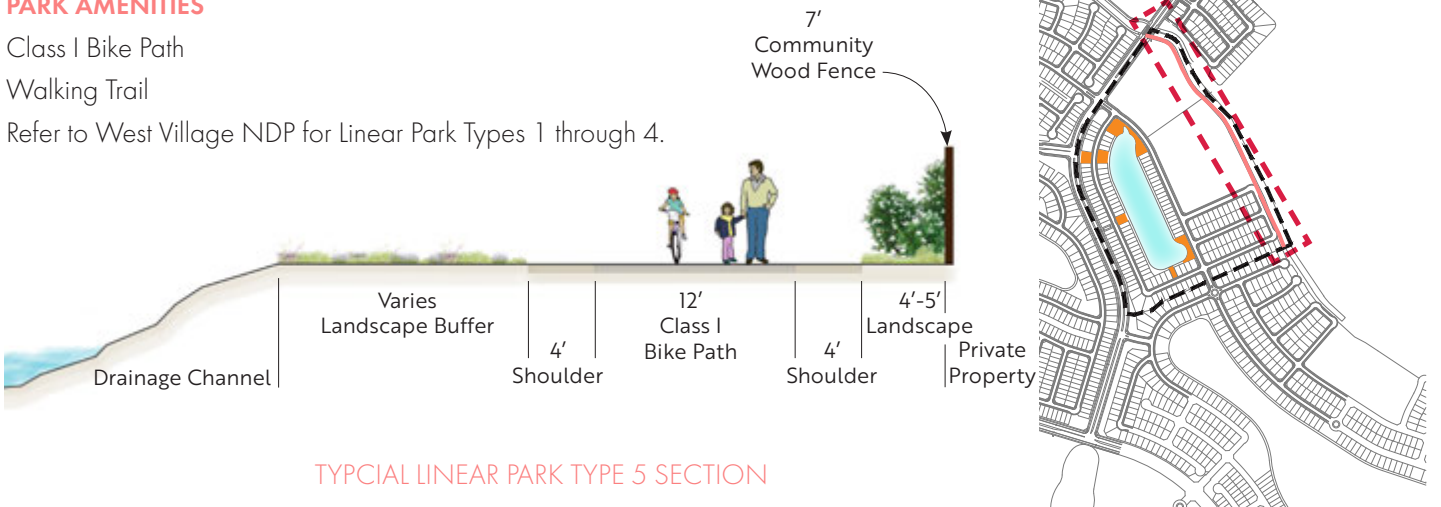
For illustrative purposes only

PARK AMENITIES

Class I Bike Path

Walking Trail

Refer to West Village NDP for Linear Park Types 1 through 4.



TYPICAL LINEAR PARK TYPE 5 SECTION



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 Lake Harbor West (see Figure 2.2). 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, 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 maintaining their private yard areas (front yards and back yards) enclosed within fenced areas and parkway strips along their street frontage(s). 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.

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 with homeowners responsible for lake slope maintenance.
- » 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 Appendix B starting on page 87 for appropriate plant species list for Parks & Open Spaces within River Islands Phase 2 Lake Harbor West. 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 harken 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.

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 Water Efficient Landscape Ordinance (WELO).

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 sheeting 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 (MWELO) and AB 1881.

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

PARKWAY STRIP MASTER PLANT LIST

VILLAGE / STREET	STREET / DIRECTION	BOTANICAL NAME	PLANT SPACING
Village 40	North/South	Coprosma p. Verde Vista	36" O.C
	East/West	Juniper	36" O.C
Village 41	North/South	Arctostaphylos 'Pacific Mist'	36" O.C
	East/West	Juniper	36" O.C
HARBOR VIEW AVE	North/South	Myoporum pavifolium	36" O.C
CALLERTON AVE.	North/South	Varies	36" O.C



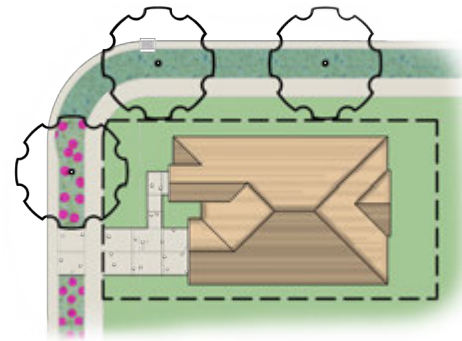
PARKWAY STRIP PLANT LIST

BOTANICAL NAME	COMMON NAME
Juniper	Juniper
Coprosma p. 'Verde Vista'	Coprosma
Cotoneaster dammeri 'Coral Beauty'	Bearberry Cotoneaster
Arctostaphylos 'Pacific Mist'	Manzanita
Cistus salvifolius	Sageleaf Rockrose
Myoporum parvifolium	Australian Racer
Rosa x 'Noaschnee'	Flower Carpet White Rose
Rosmarinus offic. 'Huntington Carpet'	Huntington Carpet Rosemary
Teucrium chamaedrys 'Prostratus'	Germander
Rosmarinus o. 'Prostratus'	Creeping Rosemary



PARKSTRIP SECTION

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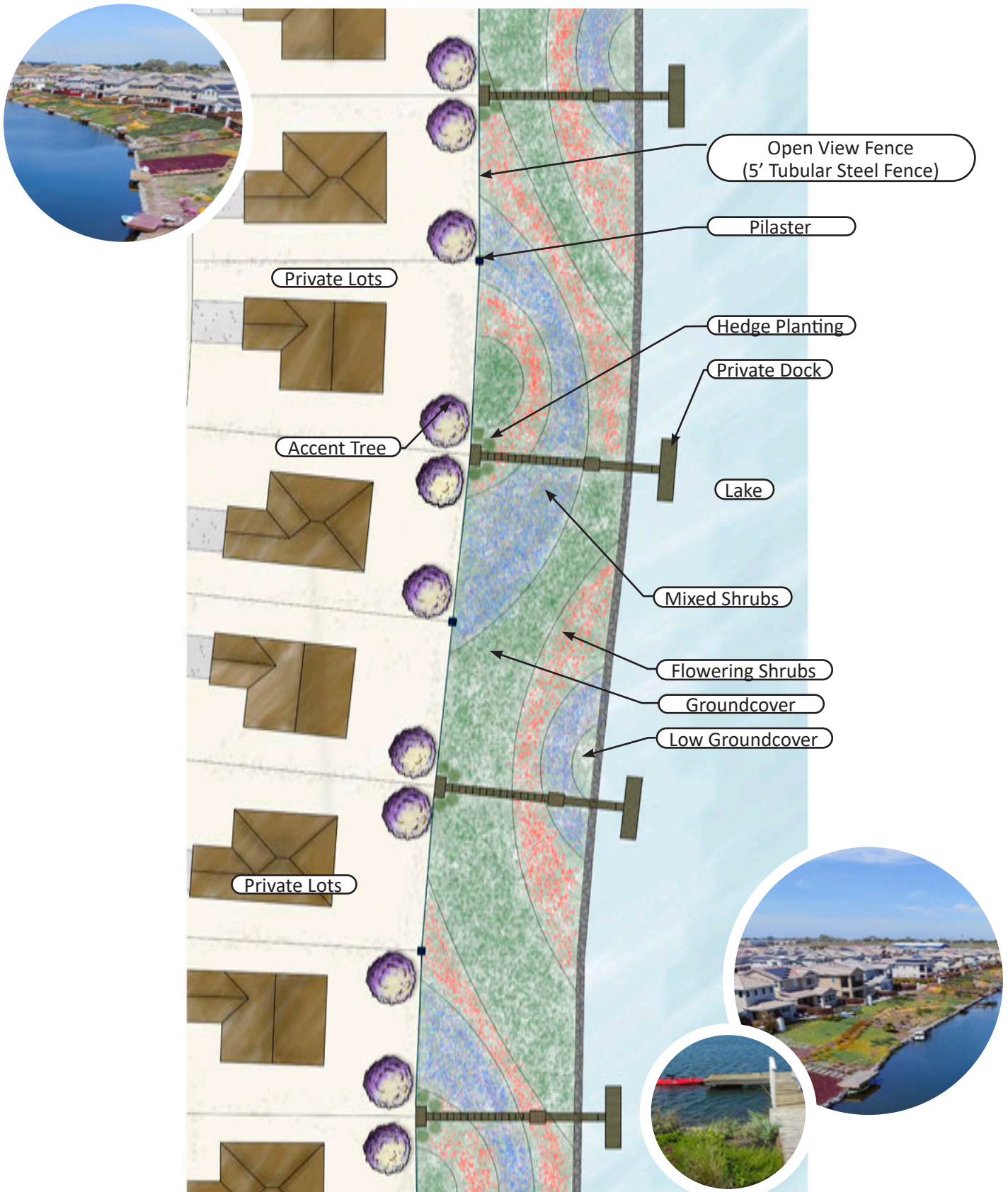


TYPICAL PARKSTRIP PLANTING SCHEME

NOT TO SCALE

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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 (MWEL0). 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 Lake Harbor West 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 to efficiently and uniformly distribute water to all plant material.

Plant material will be 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 data received 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 introduce 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 Lake Harbor West 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 67-68 for fencing examples.



FIGURE 7.1 FENCING AND WALLS MAP

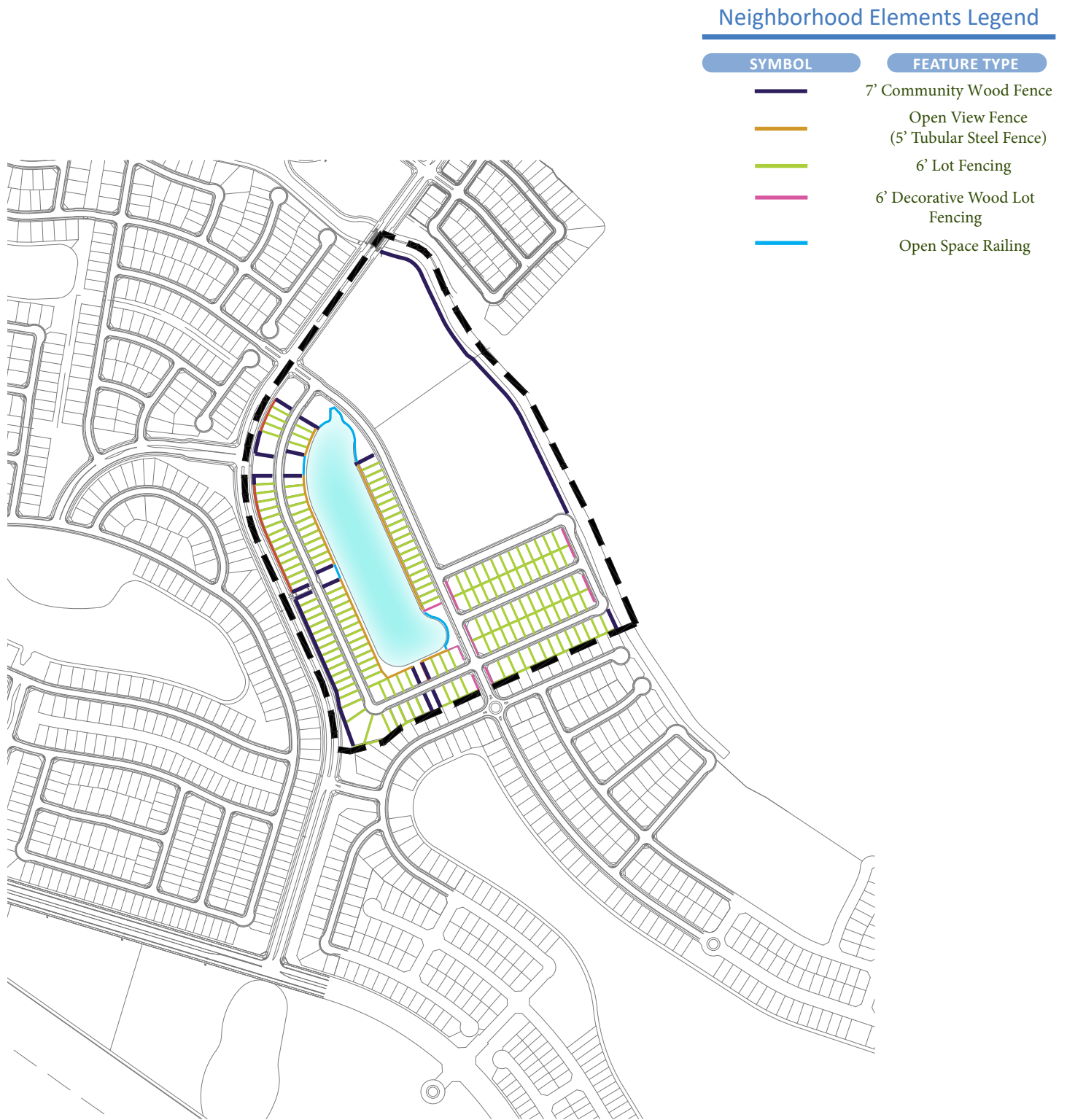


FIGURE 7.2 FENCING AND WALLS IMAGERY



6' Decorative Wood Lot Fencing



7' Decorative Wood Community Fence



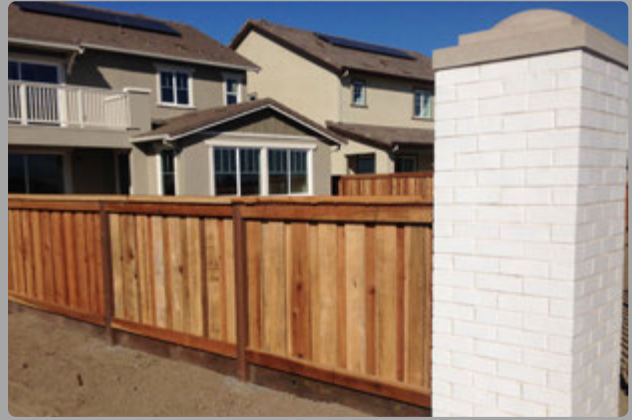
6' Wood Side Yard (Lot to Lot) Fence



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

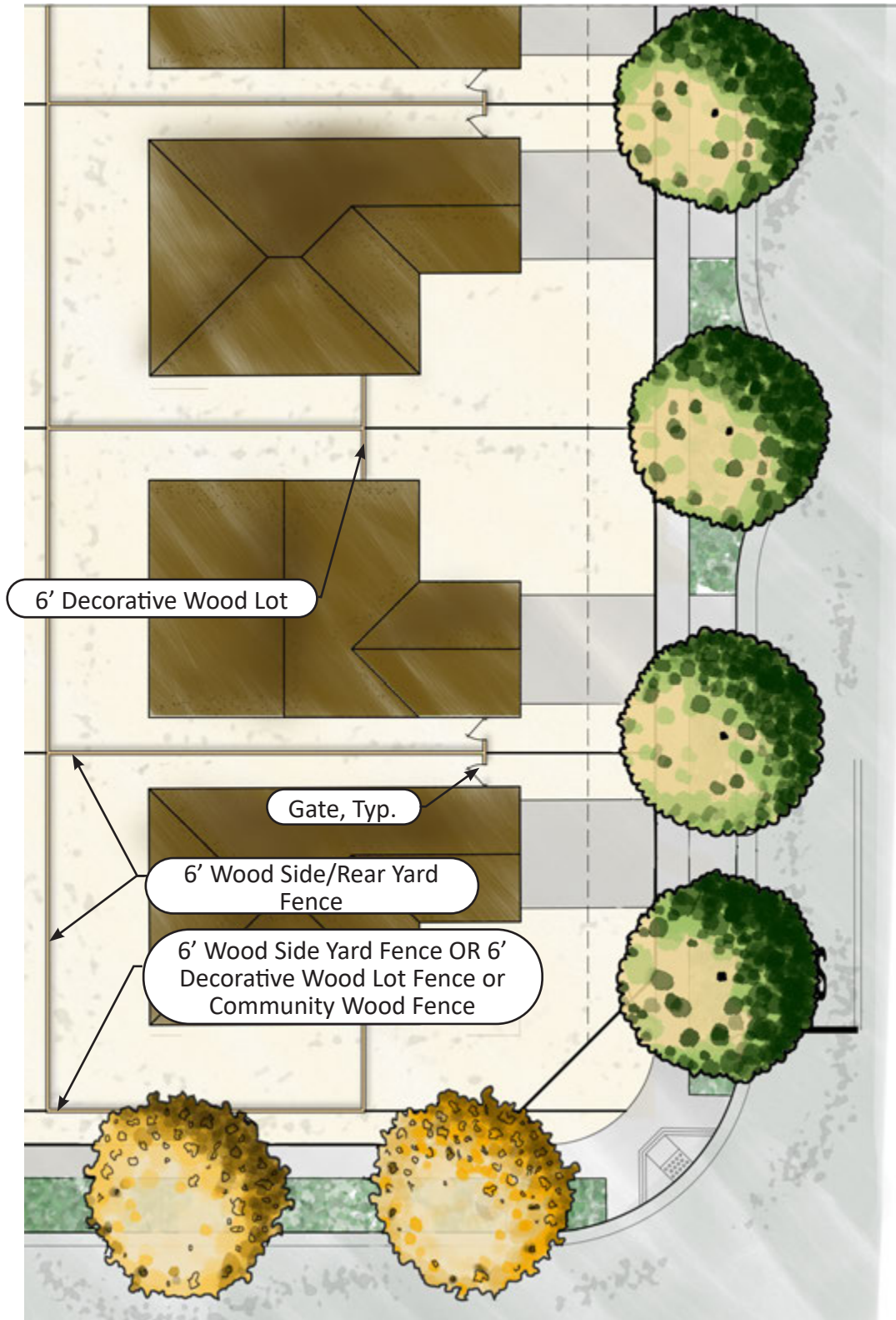
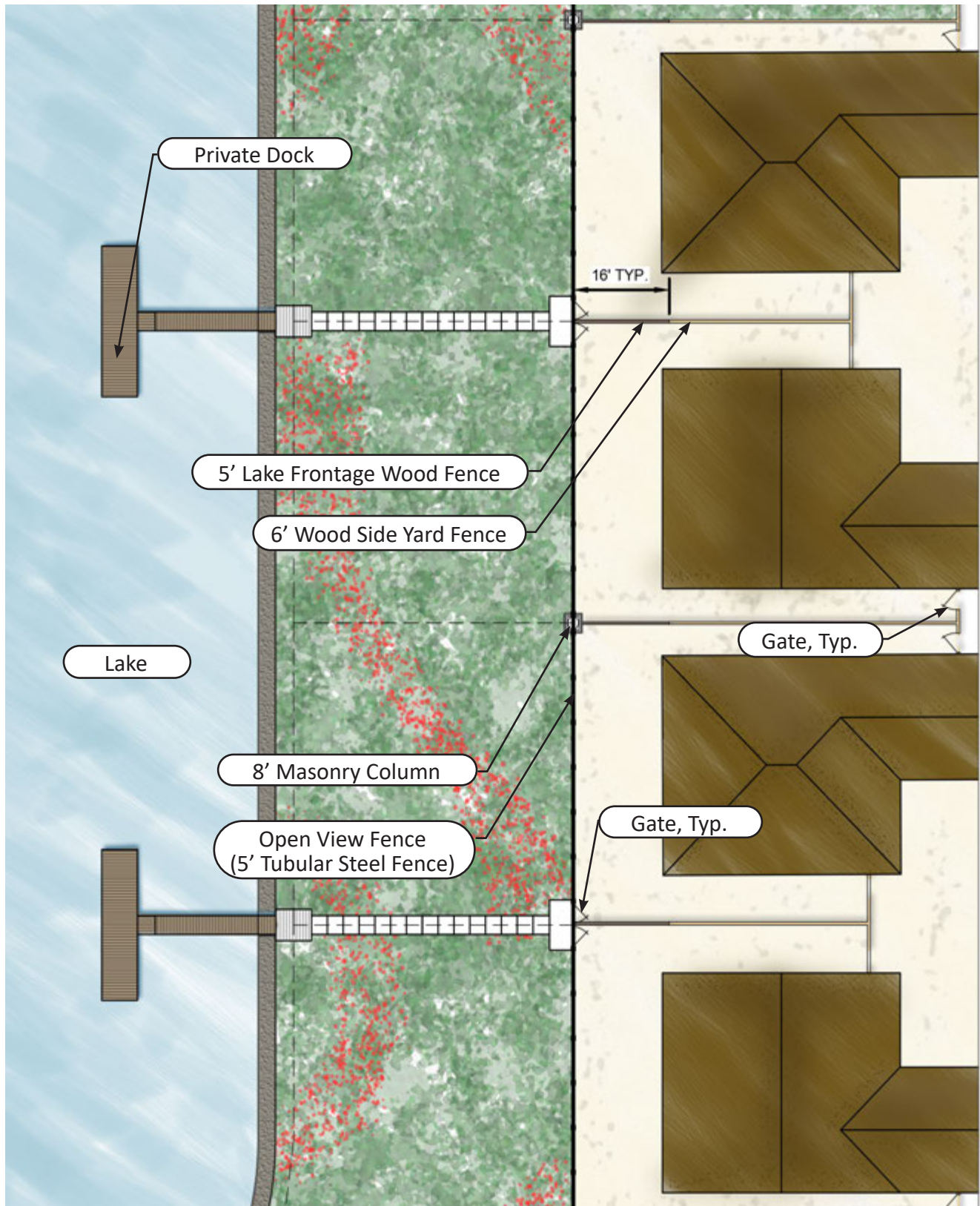


FIGURE 7.4 TYPICAL LAKE FRONTAGE FENCING LAYOUT





Chapter 8

SITE FURNISHINGS

SITE FURNISHINGS

8.1 SITE FURNITURE

Site Furnishings within the Lake Harbor West 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 by utilizing durable materials.
- » 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.
- » 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 Lake Harbor West 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 Lake Harbor West Neighborhoods will continue the feel and physical characteristics of street lights established in initial phases of River Islands development.

Landscape lighting includes:

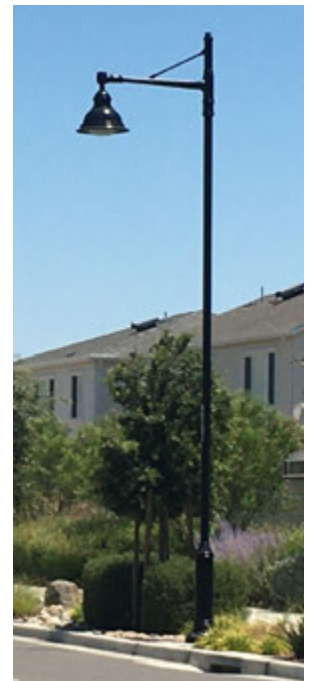
- » Street Lights
- » Bollard Lighting
- » Special feature lighting at neighborhood gateways



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, yet discouraging laying down, 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



RI Park Sign: Outdoor Creations



BBQ: Outdoor Creations 300A-3001A



Table: Outdoor Creations #100S



Bench: DuMor 169-60-SER



Outdoor Creations #500



Bike Rack: DuMor 292-S-2

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



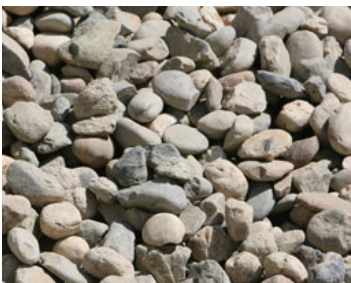
Decomposed Granite



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

APPROPRIATE PLANT SPECIES FOR PARKS & OPEN SPACES WITHIN RI PHASE 2 LAKE HARBOR							
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 LAKE HARBOR WEST							
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	
✓	✓	Anisodonteia 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 LAKE HARBOR WEST							
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</i> 'Belle Etoile'	Purple Spot Mock Orange	5'-7'	5'-7'	M	
✓	✓	<i>Phormium x tenax</i> 'Atropurpureum'	New Zealand Flax	4'-5'	4'-5'	L	Burgundy-bronze bladed foliage
✓	✓	<i>Phormium</i> 'Yellow Wave'	Yellow Wave New Zealand Flax	4'-5'	4'-5'	M	Yellow and lime green bladed foliage
✓	✓	<i>Prunus caroliniana</i> 'Brite N Tight'	Compact Carolina Cherry Laurel	8'-10'	4'-5'	L	
✓	✓	<i>Raphiolepis indica</i>	India Hawthorn	4'-5'		L	
✓		<i>Raphiolepis indica</i> 'Clara'	India Hawthorn	3'-5'	3'-5'	L	
✓		<i>Raphiolepis indica</i> 'Springtime'	India Hawthorn	4'-6'		L	
✓	✓	<i>Raphiolepis umbellata</i>	Yeddo Hawthorn	4'-6'	4'-6'	L	
✓	✓	<i>Rhamnus californica</i> 'Mound San Bruno'	San Bruno Coffeberry	3'-15'	8'	L	
✓	✓	<i>Rhamnus californica</i> 'Eve Case'	Eve Case Coffeberry	4'-8'	4'-6'	L	
✓	✓	<i>Rhamnus crocea</i>	Redberry	2'-3'	3'-6'	L	
✓	✓	<i>Rhamnus tomentella</i>	Hoary Coffeberry			L	
	✓	<i>Ribes aureum</i> (var. <i>gracillimum</i>)	Golden Currant	3'-6'		L	
✓		<i>Ribes sanguineum</i>	Pink Flowering Currant	4'-12'		L	
	✓	<i>Rosa californica</i> 'Plena'	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.</i> 'Spring Bouquet'	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</i> . (varieties)	Glossy abelia	1'-4'	4'-6'		
✓	✓	<i>Berberis thunbergii</i> (varieties)	Japanese Barberry	3'-5'	3'-5'	M	Deep red/burgundy foliage
✓	✓	<i>Callistemon citrinus</i> 'Compacta'	Bottlebrush			L	
✓	✓	<i>Callistemon viminalis</i> 'Little John' or 'Captain Cook'	Dwarf Bottlebrush	3'	3'	L	
✓	✓	<i>Coleonema pulchrum</i> (varieties)	Pink Breath of Heaven	3'-4'	4'	M	Light green foliage with tiny pink flowers
✓	✓	<i>Mahonia aquifolium</i> 'Compacta'	Compact oregon grape	2'-3'	4'	M	

APPROPRIATE PLANT SPECIES FOR PARKS & OPEN SPACES WITHIN RI PHASE 2 LAKE HARBOR WEST							
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 LAKE HARBOR WEST							
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 LAKE HARBOR WEST							
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 'Glauca'	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 brachyantherum '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 LAKE HARBOR WEST							
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	
✓	✓	Artemesia 'Powis Castle'	Powis Castle Artemesia	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 LAKE HARBOR							
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 LAKE HARBOR WEST							
Parks	Trail*	Botanical Name	Common Name	Use Height	Use Width	Water Use	Attributes
✓		<i>Clytostoma callistegioides</i>	Violet Trumpet Vine			M	
✓		<i>Distictis buccinatoria</i>	Trumpet Vine	20'-30'		M	Red flower
✓	✓	<i>Ficus pumila</i>	Creeping Fig	10'		M	
✓	✓	<i>Hardenberdia violacea</i> 'Happy Wanderer'	Hardenbergia Vine	10'		M	Purple flower
✓		<i>Jasminum polyanthum</i>	Pink Jasmine	20'		M	
✓		<i>Lonicera hispidula</i>	Honeysuckle	3-10'		L	Yellow flower
✓		<i>Macfadyena unguis-cati</i>	Cats Claw	20-40'		L	Yellow flower
	✓	<i>Vitis californica</i>	California Wild Grape	12-30'		VL	Deciduous
✓		<i>Wisteria sinensis</i> 'Alba' or 'Cooke's Special'	Chinese Wisteria	10'-20'		M	

* Trails near waterways, bioswales, or other stormwater related infrastructure, streetscapes, and open spaces.

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.



RIVER
ISLANDS

LAKE HARBOR WEST DISTRICT

JUNE 12, 2023

ARCHITECTURAL
DESIGN GUIDELINES

&

DEVELOPMENT
STANDARDS

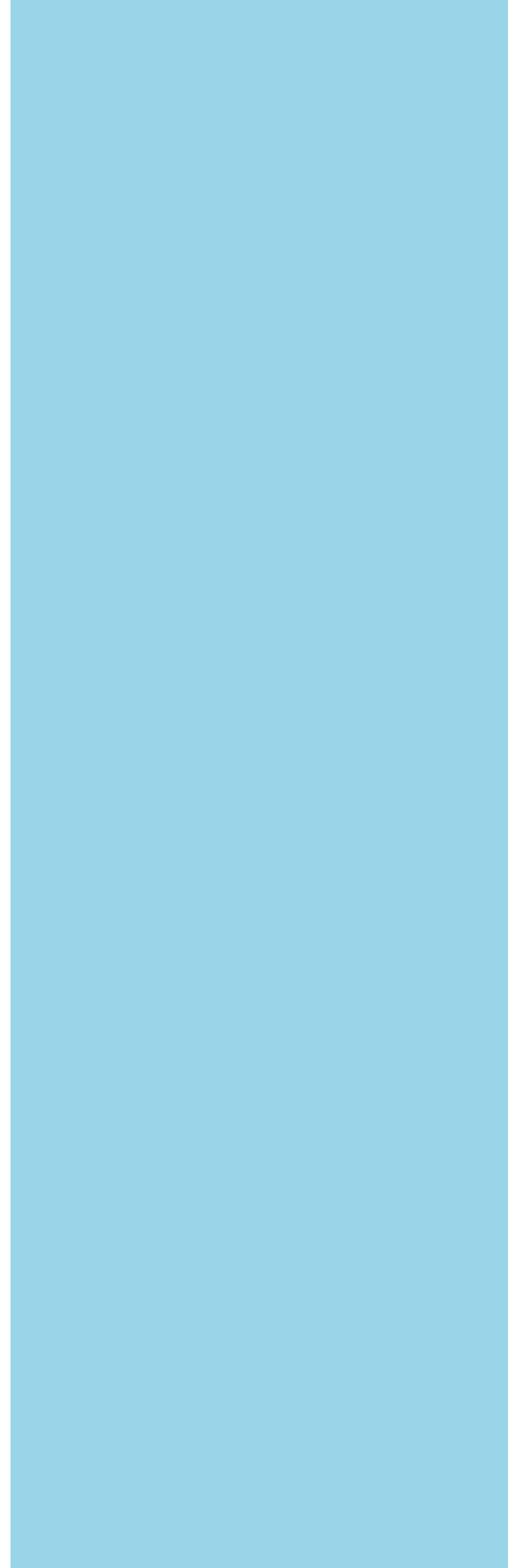


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RIVER ISLANDS



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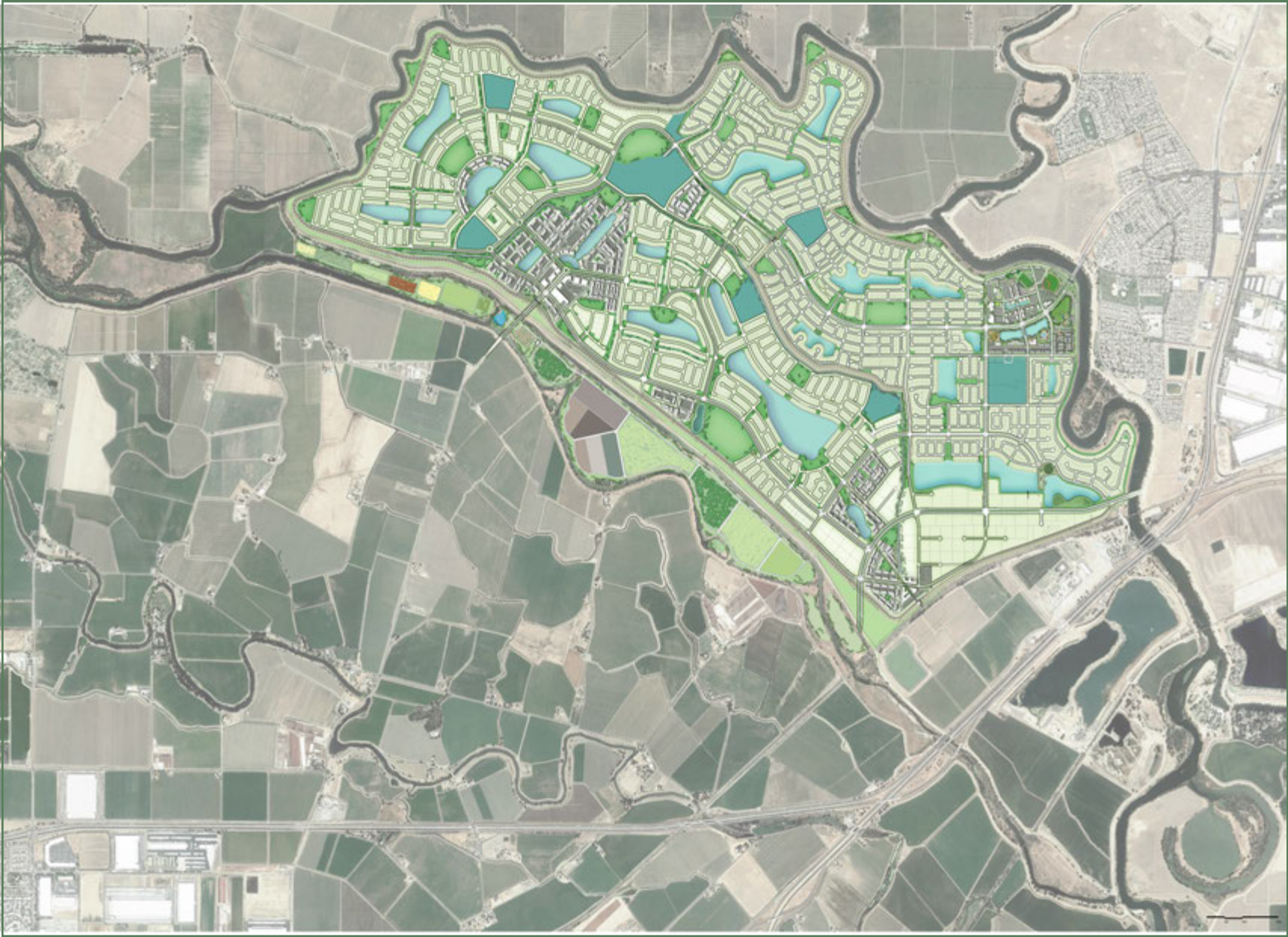


Figure 1.0 River Islands Overall Illustrative Map

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1.1 Introduction

River Islands has been designed as the premier master planned community in Northern California. Its island location, on the San Joaquin River in Lathrop, provides a backdrop of nearly 5,000 acres for a mixed use community of 15,010 homes, nearly 4 million square feet of commercial space and ten schools. Such community recreational amenities as lakes, walking trails, parks and a boathouse are all part of the vision for our first neighborhoods. The Lake Harbor West District will contain approximately 268 residential units.

Figure 1.1 shows the location of River Islands, and its relationship to the major highways and surrounding cities.

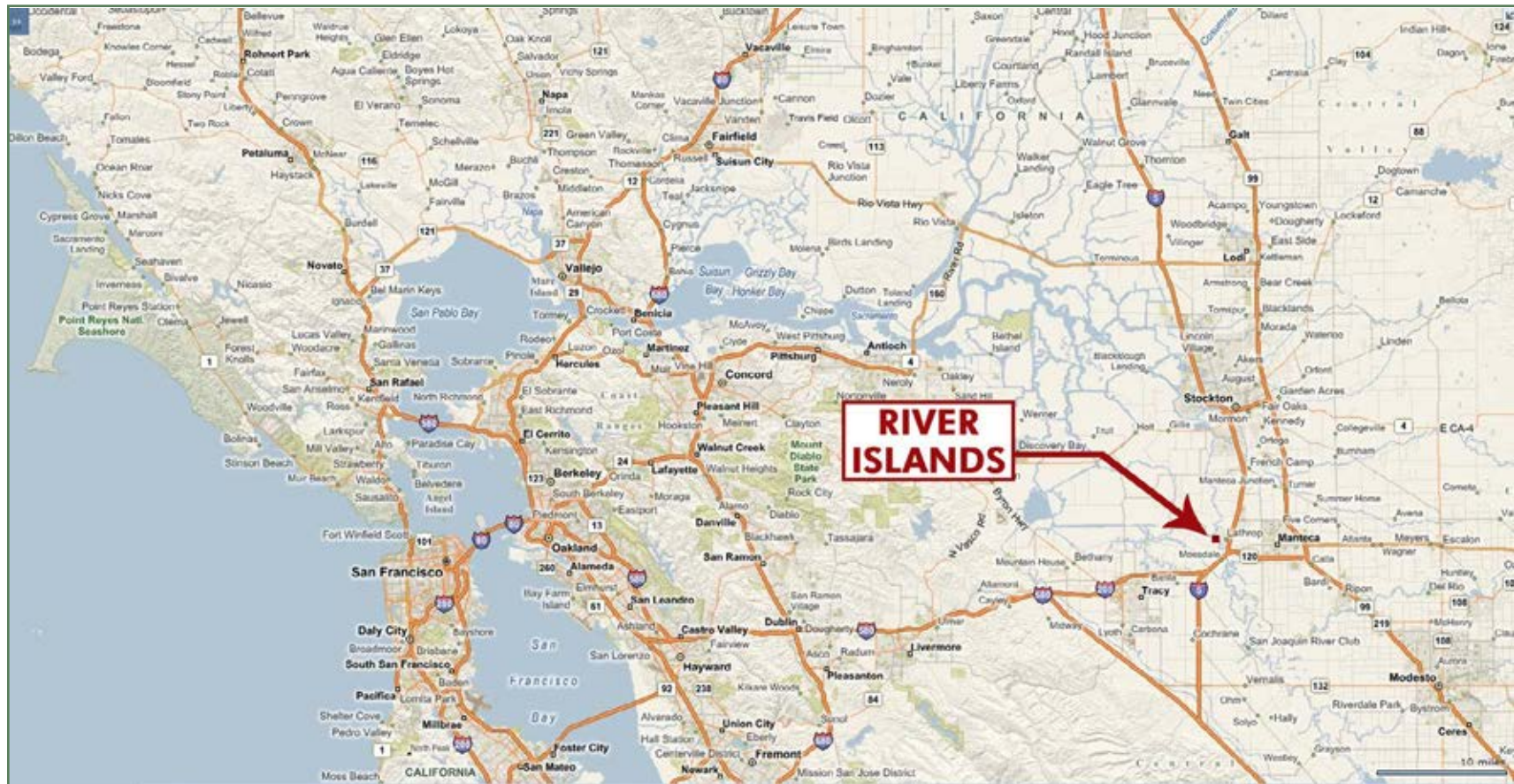


Figure 1.1 Location Map

1.1.1 Purpose & Intent

The Design Guidelines and Development Standards of River Islands (AG/DS) complement the River Islands Urban Design Concept (UDC) adopted by the Lathrop City Council. The Phase 2 UDC contains the conceptual framework for the design of the River Islands project consistent with the performance standards of the West Lathrop Specific Plan (WLSP). These AG/DS are specific to the Lake Harbor West District as allowed under the WLSP. The intent of the AG/DS is to provide the specific standards and guidelines necessary for the Stewart Tract Design Review Committee (STDRC) and the City of Lathrop Community Development Department to review and evaluate proposed new homes for Villages 40, 41 and 44 of Phase 2 of River Islands. Along with the UDC, this handbook is intended to provide home builders and their architects and planners the documents to fully analyze and guide any given development project.

The Design Guidelines describe the overall design quality that River Islands envisions. Complementary sketches, imagery, diagrams, and other graphic materials further illustrate the AG/DS design intent. The words “should”; “may” and “can” indicates that the guideline is highly recommended and suggests possible design solutions that are acceptable and encouraged, but not required.

The Development Standards section addresses the particular design criteria, conditions and standards that shall be met when designing homes and landscape. The River Islands AG/DS uses careful language to assist the STDRC in reviewing design proposals. The words, “shall”, “will”, and “must” are to be implemented requirements. All development standards intended to supplement the WLSP’s and City of Lathrop’s zoning requirements use this language.

The Project Implementation Section will guide home builders and home owners through the approval and permit process.

1.1.2 Relationship to West Lathrop Specific Plan

The West Lathrop Specific Plan (WLSP) provides the authority under which the River Islands DG/DS has been prepared. As described in the WLSP, each Specific Plan sub area is required to have a written document that provides guidelines for development. This set of AG/DS applies only to the River Islands portion of the Specific Plan area known as Lake Harbor West District. Other areas of Lake Harbor will be covered by subsequent document(s).

1.1.3 Language and Organization of Document

These AG/DS are divided into three major sections: Architecture; Landscape and Project Implementation. Architecture and Landscape are each further divided into Design Guidelines and Development Standards. Together, these will assure that neighborhood home builders and individual homeowners have the guidance to carry out the vision for River Islands.

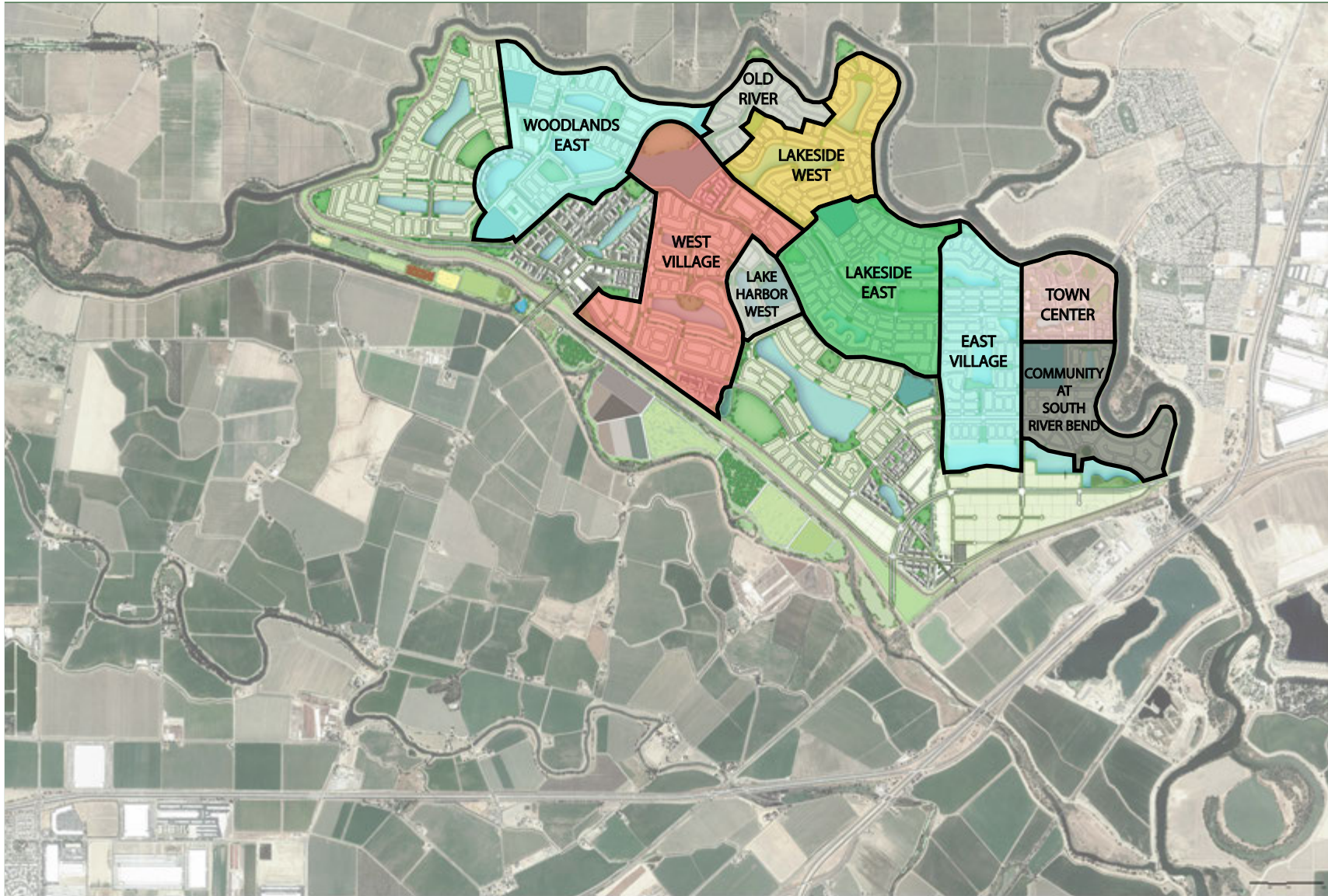


Figure 1.2 Current River Islands Districts

1.2 Architecture Design Principles

The character and quality of River Islands' architecture is an important factor in creating the overall identity of the community. Although it is likely that there will ultimately be a variety of architectural styles in the community, the following design principles are intended to provide the guidance that will assure unity and consistency in architectural design.

1.2.1 Regional Precedents

The region of San Joaquin and Sacramento River Deltas is rich in precedents that can serve as the basis for the architecture of River Islands. These include not only the historical architectural tradition, but the climate, natural environment, and cultural history. There are 4 distinct influences identified for this area, that provide us with the architectural styles that will be considered for the River Islands community.

River Edge

The use of the river system for commerce has been largely replaced by recreational use. Still, remnants of the river's use as the primary conduit for goods and materials, as well as the agricultural products of the region, remain. The simple, economical forms and materials of river edge industrial buildings, and their docks and quays provide a meaningful source for the architecture of the Town Center.

Similarly, the tradition of placing large homes on high ground near the river edge, with their small docks and boat houses provides inspiration for the design of residential buildings along the river.

River Delta

Because of the abundant water, flat slopes and easily worked soils, river deltas have always been desirable for agriculture. The tradition of farmsteads in the Delta, with their simple farmhouses and outbuildings, can be a particularly rich source for residential building design.



Mediterranean Climate

The climate of the delta is Mediterranean: cool, moist winters are followed by warm, dry summers. The prevailing westerly winds bring in cool air from the Pacific, making evenings pleasant, even in the summer. Often homes in this area were built with large roof overhangs and porches to limit the heat gain in the house, or with carefully placed large trees and shade structures.

Delta History & Climate

Originally part of the Rancho Pescadero, River Islands has a direct historical connection to the Spanish and Mexican Land Grant system that characterized California in the eighteenth and early nineteenth century. The discovery of gold north and east of River Islands, and the subsequent boom are also part of the region's architectural influences. The simple, slapdash architecture of boom towns, and the subsequent opulence of the Victorian Era are a part of the architectural history of the region. The traditions of agriculture and river-based industry are the most prevalent historical influences, however, and provide perhaps the most fitting stimulus for architectural design at River Islands.

1.2.2 Three Architectural Districts

River Islands is divided into three architectural districts based primarily on the dominant use within the district: Residential, Town Center and Employment Center. The requirements for the architecture of each district vary, as described in the following paragraphs.

Residential District

The architecture of the residential districts of the River Islands community will contain a wide variety of architectural styles and influences. The styles will be based on historical precedents from the region, such as those found in farmsteads, the river edge, or in the older residential neighborhoods of valley and delta cities. Modern adaptations of these styles may be proposed, though the intent is to create an appearance and feeling of old tradition architecture. The mixing of styles within individual neighborhoods will be limited so that visual unity can be achieved, and strange juxtapositions avoided.

Employment Center District

As the primary uses of this district are office, retail and commercial, the architectural styles will be the most contemporary of any of the three districts. Office and commercial buildings will generally be simple, modern, rectilinear forms with flat roofs. Masonry, concrete tilt-up and other economical building types will predominate. Buildings with historical references will likely be limited to retail centers or restaurants. Architectural design guidelines & development standards for Town Center and Employment Center Districts will be developed and adapted to supplement the UDC at the appropriate time prior to the official launch of these two districts.

Town Center District

The architecture of the Town Center will vary according to land use and location. Next to the river, particularly in the retail and commercial areas, the architecture should be based on historical commercial and industrial building types that might have been found in other river front towns. Ideally, this area should appear as if it developed over time, with the participation of numerous designers. Unity will be achieved primarily by uniformity of use and development standards, such as building mass and setbacks.

Residential areas of the Town Center may follow the guidelines for the residential district described previously, or may show the influence of riverfront industrial buildings, or Victorian estates. Individual development proposals will be judged by the Stewart Tract Design Review Committee on the effectiveness with which they create an architectural richness in the Town Center that mimics real riverfront towns.

Civic buildings, such as schools and city offices, can be special architectural features of the Town Center. They may be traditional or modern in architectural treatment.

1.2.3 Energy Efficiency

All buildings within River Islands should be designed to conserve energy. Among the methods that should be considered are:

- ^ Passive solar design: thermal masses to absorb winter sun energy, roof overhangs, and carefully placed deciduous trees to provide summer shade;
- ^ Active solar design: solar collectors to heat water, or photo voltaic cells to generate electricity;
- ^ Energy efficient mechanical equipment for heating and cooling, such as heat pumps;
- ^ Extra thermal insulation in roofs and walls to control heat gain and loss;
- ^ Operable windows in commercial buildings; to reduce dependence on mechanical ventilation;
- ^ Home integrated systems: wireless PC based systems that allow homeowners to program appliances to restrict usage during peak energy periods;
- ^ Load shifting technologies: thermal energy storage for residential and commercial use that moves the operation of air conditioning compressors from on-peak operation to off-peak hours;
- ^ Thermal rated glazing, including reflective coatings to reduce heat load in the summer;
- ^ Utilization of Energy Star rated appliances.

RIVER ISLANDS



CHAPTER 2

ARCHITECTURE

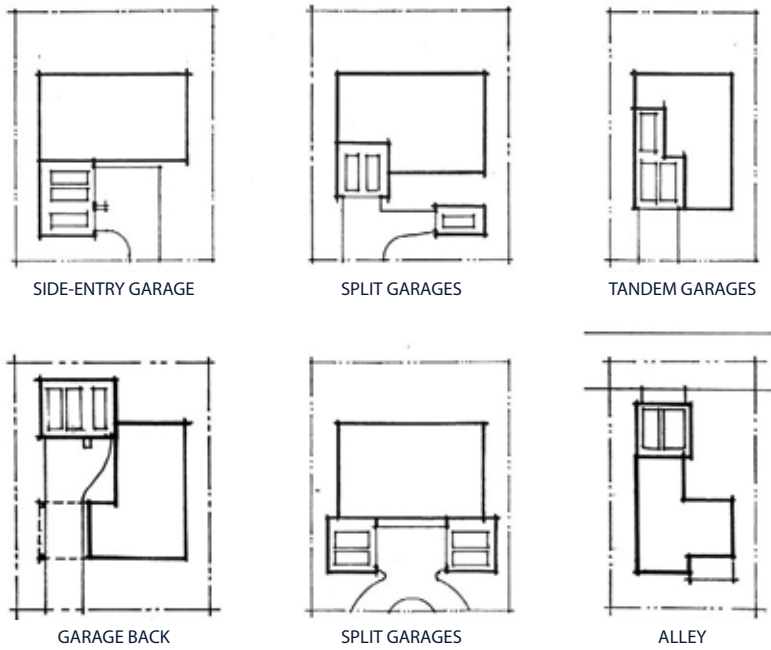
2

2.1 Design Guidelines

2.1.1 Architectural Character

Future residential village neighborhoods in River Islands will present diverse and varied streetscapes with interesting mix of architectural styles and motifs. Individual Village Districts should be designed and developed into themed residential neighborhoods with a coordinated mix of plans and elevation styles within any specific housing product line. The primary theme of each residential neighborhood will aim to create authentic Central Valley-inspired community with well crafted architectural mix and site-specific landscape features.

The key to a visually cohesive residential neighborhood can be achieved by modern interpretation of heritage architectural styles surveyed and collected throughout the region with keen attention to details and craftsmanship.



Encouraged garage layouts

2.1.2 Streetscape

Minimizing the visual impact of garage doors on the front elevations is strongly encouraged. Merchant builders are encouraged to mix their product to provide a variety of garage placements relative to floor plan and site plan. By providing a mix of side facing or angled garage doors, garage doors set back further than living areas and garage doors that tie into courtyard entry portals, as well as by setting street facing garage doors back a minimum 18" into structures, this impact can be minimized. To encourage streetscape variety, side-facing garages may in some cases reduce front yard setbacks so as not to prohibit buildable square footage. Tandem (two deep) garages are encouraged so as to cut down on the number and width of garage doors facing the street. Front facing garage doors are encouraged to be single width and builders must strive to reduce driveway paving, including the use of 18' long driveways when allowed by the standards for certain lot sizes.

Garages that are not tandem or split, shall be a minimum size of 20'x20' (at least 20' deep) and are encouraged to be deeper to accommodate longer vehicles. All garages shall allow for the parking of at least two cars.

Mailboxes shall be ganged together and not on individual lots. Cluster box units similar to Florence "vogue" series should be used, location to be determined.

2.1.3 Building Elements

Building Form

The massing, articulation and proportion of homes within River Islands should be designed to reflect the interior uses and the specific architectural style. Attention to massing, articulation and proportion are not limited to the primary street elevation. Equal care should be given to any elevation that sides or backs onto an alley or street when that elevation is visible from the street or in public view. Particular attention should be given to ensuring that appropriate window openings are incorporated in these instances.

The design should focus on breaking the main façade of the home into three to four distinct elements: entry, main building mass, a single story element and the roof. The following guidelines will encourage greater massing variety:

Massing:

- ^ The upper level of a two or three-story home should step back min. 24" to reduce the scale of the front building façade facing the street, unless appropriate to a historical style. This can be achieved with a roofed porch provided all other criteria are met.
- ^ Two-story houses should have a single story element, e.g. porch, bay window or building projection closest to the front of the house and/or next to the street.
- ^ Varying front setbacks, addition of a defined entry courtyard and a covered porch will be encouraged to create architectural interest and diversity along residential street front.
- ^ Alleys are encouraged to promote pedestrian friendly streetscapes.



Roof Form and Slope

Roof form and slope are important design elements in creating a well-conceived streetscape.

- Roof treatments should be consistent with the architectural style of residential unit.
- A mix of single story, two story elements, and undulating planes, wall and garage plans. No two story flat walls more than two houses in a row.
- Variety of roof design and treatment is encouraged to provide visual diversity through the village neighborhoods by extensive use of gable, cross-gable, hip or a combination of these roof forms.
- When visible from a public space or street, repetitious gable ends framed side to side on rear elevations are not permitted along perimeter edges of residential neighborhoods.
- Vertical and horizontal roof articulations are strongly encouraged.

Roof Materials

Developments of residential neighborhoods within River Islands should have varying roof materials, such as concrete shake, Spanish tile or “architectural” grade composition shingles. Metal roofings are encouraged when appropriate to an architectural style.



2.1.4 Building Materials and Colors

Building materials and color are important elements to maintain the visual quality of homes within the neighborhoods of River Islands at Lathrop. The use of traditional materials and colors should dominate throughout the residential neighborhoods.

- ^ Selection and application of architectural materials and details should relate well and be expressive of the architectural style of the residence.
- ^ Exterior materials and architectural details should be designed to appear as an integral part of the design.
- ^ Acceptable primary exterior building materials including brick, masonry, stucco, stone and wood, (or a high quality wood composite material, such as Hardie siding or similar.)
- ^ Secondary or accent materials should include real or cultured masonry materials (such as stone, brick and decorative block or tile), horizontal siding, and composite wood shingles, or composite shingles.
- ^ Material changes at the outside corners of structures provide the visual impression of thinness and artificiality. Materials should fully wrap around outside building corners to the next substantial change in wall planes or direction, i.e. at an inside corner, or fence line.
- ^ The color palette should be selected with the design intent of avoiding monotony while providing balanced variety of color schemes that further enhancing visual diversity. A minimum of 2 (3 preferred) color schemes per elevation style is required.
- ^ Homes shall have a minimum of 3 colors per elevation, for field (body), accent and trim locations. If 2 different siding materials are used, 2 different but complementary colors are highly encouraged. (Stone or masonry not included).
- ^ The same color schemes shall not be plotted next to each other.



2.1.5 Architectural Styles

For concept and inspiration, architectural tradition across many notable and well established residential neighborhoods in proximity to the City of Lathrop were surveyed and compiled to generate 5 representative heritage architectural styles recommended for the River Islands neighborhoods. These heritage architectural styles have proven to possess market appeal, and community acceptance when they are successfully executed and delivered by contemporary merchant home builders. Additionally, modern influenced styles have been added based on current buyers tastes. The architectural styles are categorized into three architectural groups. Each group represents a major residential stylistic development trend introduced in the Central Valley over the past decades. Builders may propose additional styles which can be added by administrative action.

Continental Influence

- American Traditional
- European Cottage
- Savannah



Western Regional Influence

- California Ranch
- Craftsman



Modern Influence

- California Modern
- Modern Farmhouse
- Spanish Eclectic
- Modern Prairie



More detailed descriptions of the nine representative building styles are presented on the following pages and are intended to guide the builders and developers in creating a quality and finesse to the homes in the Lake Harbor West District.



- 1) Window shutters
- 2) Centered front gable (pediment)
- 3) Entry porch
- 4) Elliptical fanlight over paneled door
- 5) Multi-paned windows with double hung sashes



American Traditional

The American Traditional, also known as Colonial Revival, is a nationalistic style. When “manifest destiny” was at its peak in the early 1890s, Americans began to value their own heritage and architecture. Colonial Revival sought to follow the style of the period around the Revolutionary War. Distinctive in this style are multiple columned porches and doors with fanlights and sidelights. The trend arrived in California soon after the turn of century in reaction to the excessive usage of the Queen Anne style at the time.

Exterior Features

American Traditional style features porticos, slender columns, restrained capitals and classical Greek moldings, and narrow clapboard siding is used to cover the exterior and trimmed with strong accent colored shutters.

American Traditional - (Detached Homes)

American Traditional design details

Elements	Minimum	Enhanced
Form	-Symmetrical one- and two-story stacked massing -Simple plan form massing and simple roof design	
Roof	-Front to back dominant gable roof with one intersecting gable roof -Moderate pitched roof slope (5:12-9:12 slope) -Wide projecting eaves with exposed rafter tails, and decorative beams or braces added under the gables -Flat tile -Composition shingles of high quality	-Gambrel roof form
Walls	-Blend of stucco and siding at exterior finish -Used brick -Stucco sand, light lace, or medium dash finish	-Narrow clapboard, board/batten, wood shingles or siding as primary building material -Brick veneer wainscot -Decorative shingles -Stone or brick accent materials
Windows	-Symmetrical placement of windows on front elevation -Vertical, wood cased, multi-paned -Standardized, single hung windows	-Bay window as principal window on front elevation
Details	-Colonial detailing -Porticos with colonial detailing -Decorative attic vents -Door trim surround is simple and elegant	-Cornice gable-end trim -Doors with fan lights and side lights -Louver, plank, or panel shutters -Restrained moldings
Colors	-Off-white to light colors with contrasting trim and accent colors	
Outdoor Space	-Porch, 4'-6' minimum depth -Substantial portion of front elevation	

Decorative gable vent & gable enhancement



Lap siding

Square columns

Entry porch

Shutters
Multi grid single housing windows

Lap siding



Shingle siding



Entry Porch Square columns Pickets

American Traditional/Design Element Kit of Parts

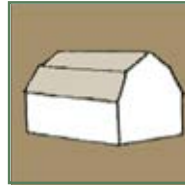
Roof types



Side



Cross



Gambrel

Posts, columns, and piers



Wood post with bracket



Wood post with corbel



Double wood posts



Round columns



Square column

Chimneys



Stucco



Stucco



Brick



Lap siding

Door shapes



Rectilinear



Flat arch

Door styles



Panel door



Panel door with glass



Single with divided lite

Window shapes



Rectangular



Round



Square

Window style



Single hung with mullions



Slider with mullions



Picture



Bay window

American Traditional/Design Element Kit of Parts

Window sills



Trim surround



Header and sill



Sill with corbels

Shutter designs



Louver



Panel



Plank

Eaves and fascia



Square rafter tails



Chamfered rafter tails



Corbel to fascia



Bracket to fascia



Cornice



Return at rake

Garage door styles



Framed panel



Framed panel w/ door lights

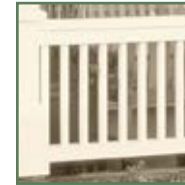


Carriage Door

Railing



Decorative



Straight picket



Turned picket

Detail elements



Ornamental light fixture



Louvered vent



Decorative gable detailing



Gamble dormer



Classical entry features



- 1) Dominant front facade with multiple, steeply pitched front gables
- 2) Massive chimneys crowned by decorative chimney pots
- 3) Multi-paned ribbon window
- 4) Recessed entry alcove



European Cottage

The European Cottage is a style that evolved out of Medieval Tudor and Norman architecture. The combination of these two architectural influences eventually translated into the popular English and French “Cottage” style homes that received further acceptance with the addition of stone and brick veneer details developed in the 1920s.

Exterior Features

This evolving architectural style is characterized by its steep roofs, that are usually side-gabled, and facades that are dominated by cross gables. The primary material is stucco with heavy use of stone and brick at bases, as are rounded doorways, multi-paned casement windows, large and elaborate chimney feature. Some of the most recognizable features for this style are the accent details in gable ends, sculptured swooping walls at the front elevation and tower or alcove element at the entry.

European Cottage - (Detached Homes)

Elements	Minimum	Enhanced
Form	-Asymmetrical one- and two-stories -Rectangular plan form mass	-Varied plan shapes -Tower at entry
Roof	-Side-gabled, rarely hipped or front-gabled -Façade dominated by one or more cross gables -Steeply pitched roof -Gable roof overhang, 9"-24" eave -Architectural quality wood/ asphalt shingles, or smooth flat concrete tiles	-Sculptured swooping roofs -Steeply pitched roof: 8:12 to 12:12 and steeper
Walls	-Primary Walls: Stucco – sand, light lace, or medium dash finish	-Stucco – smooth finish -Use of stone & brick -Horizontal siding accents -Wood claddings on principal gables or upper stories
Windows	-Tall, narrow windows, usually in multiple groups and with multi-pane glazing -Typically casements of wood or metal or double hung sash windows	-Bay window as principal window on front elevation -Stone mullions to divide casements and transoms -Grouped in strings of three or more -Stone mullions to divide casements and transoms
Details	-Louver and panel shutters -Simple round-arched doorways with board-and batten doors -Small boxed eaves -Accent details at gable ends	-Elaborate chimney feature -Entry accents with real or faux stone -Decorative details -Partial porches with wood columns and railings
Colors	-Off-white and light tones with contrasting color accents/trim	
Outdoor Space	-Porches or enclosed front yards -5' minimum depth	

European Cottage design details



Louvered vent

Entry accents with real or faux stone

Panel shutter design

Off-white and light tones with contrasting color accents/trim

Decorative gable-end detailing

Decorative wooden balcony



European Cottage/Design Element Kit of Parts

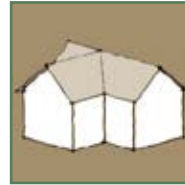
Roof types



Front



Side



Cross

Posts, columns, and piers



Wood post with bracket

Chimneys



Stucco



Brick



Stone

Door shapes



Rectilinear



Full arch



Flattened Arch

Door styles



Panel door



Panel door with glass



Single with divided light



Plank door



Plank door with glass

Window shapes



Rectangular



Square



Rectangular horizontally proportioned

Window styles



Single hung with mullions



Slider with mullions



Picture



Bay window



Multi-sash

European Cottage/Design Element Kit of Parts

Window sills



Trim surround



Sculptured stucco



Potsheff with corbels

Shutter designs



Louver



Panel



Plank

Eaves and fascia



Square eaves



Cornice

Garage door styles



Framed panel



Framed panel w/ door lights



Plank w/ door lights

Railing



Decorative



Straight pick& t



Turned pick& t

Detail elements



Ornamental light fixture



Brick surrounds



Louvered vent



Wood pot shelf



Decorative gable-end detailing



Entry tower



Decorative wooden balcony



- 1) Dominant decorated brick chimney
- 2) Wide hipped roof extends over porch
- 3) Wide wrap-around porch (galleries)
- 4) Wooden square column



Savannah

The Savannah, also known as Rural French Colonial, Tidewater or Plantation, typically refers to the two-story square-shaped home plan, which originated near Southern waterways. It is designed with a central entrance that leads to the traditional hall-and-parlor floor plan. Tidewater house plans, with their distinctive abundant windows and doors and large shade porches (galleries), were built for the Southern marshy climates.

Exterior Features

The Savannah style features symmetrical massing with dual-pitched hipped roofs and always lack interior hallways. Openings are placed solely for the convenience of the interior often with the rear range of rooms consisting of an open loggia with a small room at each end known as a cabinet.

Savannah - (Detached Homes)

Elements	Minimum	Enhanced
Form	-Asymmetrical one- and two-story massing -Strong horizontal emphasis	
Roof	-Side-gabled or hip roofs -Modest to high pitched roof -Shallow or moderate eave overhangs (3" - 18")	-Dual-pitched hipped roof -Concrete shake roof tiles -Metal roofs -Flat composite roofs
Walls	-Clapboard, wood shingles or siding	Accent material -Brick
Windows	-Multi-paned windows -Double-hung casement, sliding and picture windows	-Bands of vertically-proportioned windows tied together with continuous head and or sill trim
Details	-Front porch supported by square hood columns -Full porches and second story balconies -Shallow-molded, unadorned cornice on front facade -Single posts should be a minimum 6x6 dimension	-Dormers -Featured cornice with decorative moldings -Paired columns -Triple grouped columns at corners of porches
Colors	Light to medium earth tone colors with contrasting trim and accent colors	
Outdoor Space	-Wide porch/balcony, 5' minimum depth	

Savannah design details



Brick chimney

Square windows

Square Column



Single hung windows with mullions

Straight picket railing

Rectilinear panel door



Wood shingles

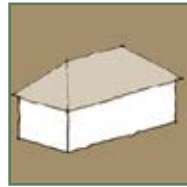
Square Column

Savannah/Design Element Kit of Parts

Roof types



Side



Hip

Posts, columns, and piers



Double wide wood posts



Double wood posts



Square Column

Chimneys



Stucco



Brick



Lap siding

Door shapes



Rectilinear

Door styles



Panel door



Panel door with glass



Single with divided light

Window shapes



Rectangular



Round



Square

Window styles



Single hung with mullions



Slider with mullions



Picture



Multi-sash

Savannah/Design Element Kit of Parts

Window sills



Trim surround



Header and sill

Shutter designs



Louver



Panel

Eaves and fascia



Square rafter tails



Chamfered rafter tails



Cornice



Cornice

Garage door styles



Framed panel



Framed panel w/ door lights



Carriage Door

Railing



Cut out panels



Straight picket



Turned picket

Detail elements



Ornamental light fixture



Louvered vent



- 1) Low pitched cross-gabled roof with wide eave overhang
- 2) Partial width porch
- 3) Enclosed entry courtyard



California Ranch

The Ranch style was originated in the mid-1930s by several creative California architects. It gained in popularity during the 1940s to become the dominant style throughout the country. The style is loosely based on early Spanish Colonial precedents of the American southwest, modified by influences borrowed from Craftsman and Prairie modernism of the early 20th Century.

Exterior Features

Asymmetrical one-story shapes with low-pitched roofs dominate. Moderate or wide eave overhangs with exposed rafters, along with built-in garage, wood or brick exterior walls, sliding and picture windows, and sliding doors leading to patios are the characteristics for the California Ranch style.

California Ranch - (Detached Homes)

California Ranch design details

Elements	Minimum	Enhanced
Form	-Asymmetrical one- and two-story massing -Strong horizontal emphasis	-Single story massing
Roof	-Front to back gable or hip with intersecting hip or gable roofs -Low to moderate pitched roof (3:12 - 5:12) -Moderate or wide eave overhangs with exposed rafters 12" - 30" -Flat concrete tile to simulate shake or split shake high quality composition shingle	-Lower pitched main roof or porch: 3:12 - 4:12 -Wide eave overhangs (18"~24") with exposed rafters -Concrete shake roof tiles
Walls	-Stucco with Clapboard, Wood Shingles or Siding -Stucco sand, light lace, or medium dash finish	-Clapboard, wood shingles, or siding as primary material -Use of stone and brick -Stone or brick accent materials
Windows	-Vertical multi-paned double hung casement windows -Multi-paned windows -Sliding and picture windows	-Bay window as principal window on front elevation -Round top accent or bay windows
Details	-The entry should be covered by porch -Front porch supported by square wood columns with trim -Full porches and balconies -Wood porches with classic square railings -Simplified cornice trim at gable ends	-Wide porch with decorative columns and trim -Entry doors will have side-lights, basic geometric patterns, and or multi paned windows with wood trim surround -Enhanced sills and louvered shutters
Colors	-Light to medium earth tone colors with contrasting trim and accent colors	
Outdoor Space	-Wide porch, 5' minimum depth	



Stone surround
Panel door with glass
Straight picket railing



Single hung windows with mullions
Wood post with bracket
Brick accent material



Low pitched roof
Bay window

California Ranch/Design Element Kit of Parts

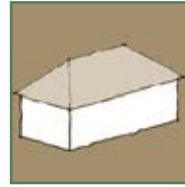
Roof types



Front



Side



Hip



Cross

Posts, columns, and piers



Wood post with bracket



Double wood posts



Wood post with corbel

Chimneys



Stucco



Stucco



Brick



Lap siding

Door shapes



Rectilinear

Door styles



Panel door



Panel door with glass



Single with divided light

Window shapes



Rectangular



Square



Rectangular horizontally proportioned

California Ranch/Design Element Kit of Parts

Window styles



Single hung with mullions



Slider with mullions



Picture



Bay window



Multi-sash

Window sills



Trim surround



Header and sill



Sill with corbels

Shutter designs



Louver



Panel



Plank

Eaves and fascia



Square rafter tails



Chamfered rafter tails



Quarter round rafter tails



Shaped rafter tails



Bracket to fascia

Garage door styles



Framed panel



Framed panel w/ door lights



Carriage Door

Railing



Cut out panels



Straight picket



Turned picket

Detail elements



Ornamental light fixture



Louvered vent



- 1) Low pitched gabled roof with wide, unenclosed eave overhang
- 2) Full width entry porch with square tapered column support
- 3) Decorative (false) triangular knee brace under gable
- 4) Exposed roof rafter tails
- 5) Battered or tapered columns



Craftsman

The Craftsman style was inspired by the English Arts and Crafts movement of the late 19th Century, and is considered native to the California architectural tradition with notable early contribution by architects such as Greene and Greene and Bernard Maybeck.

Exterior Features

The physical character is dominated by its low-pitched, gabled roof with wide, unenclosed eave overhang. In addition, the style features exposed roof rafters and decorative beams or braces commonly added under gables. Large porches with distinctive supporting columns that extend across the entire front of the house along with extensive use of natural materials (wood and stones) are all defining features of the Craftsman style.

Craftsman - (Detached Homes)

Elements	Minimum	Enhanced
Form	-Asymmetrical one- and two-story boxy forms -Low lines with simple wide projecting roofs	-Horizontal forms through boxed massing with vertical and horizontal offsets
Roof	-Low-pitched gable roofs, rarely hipped PITCH -Low pitched roof slopes (3:12 - 5:12) -Wide projecting eaves with exposed rafter tails, and decorative beams or braces added under the gables (12"-30") -Flat concrete tile -Composition shingles of high quality	-Varied porch roofs: shed or gabled -Minimum Overhang: 18" -Concrete shakes
Walls	-Blend of stucco and siding at exterior finish -Stucco sand, light lace, or medium dash finish	-Clapboard, board/batten, wood shingles or siding as primary building material -River rock stone or brick accent materials
Windows	-Simple double-hung casement windows -Large front windows, often in 3 parts -Typically, multi-paned upper sash with single pane below	-Bands of vertically-proportioned windows tied together with continuous head and or sill trim
Details	-Exposed structural elements -Prominent front porch with columns and gabled roof element -Wide projecting eaves, decorative beams, or added braces under gables -Strong header and sill with beams or braces under sill -Exposed eaves and rafter tails	-Heavy square or tapered columns resting on stone or brick piers -Arts and Crafts style lighting fixtures -"Dormers" with shed or gable roof
Colors	-Light to medium earth tone colors with contrasting trim and accent colors	
Outdoor Space	-Wide porch, 5' minimum depth	

Craftsman design details

Stucco chimney

Sill with corbels

Decorative gable
-end portal



Decorative gable
-end detailing

Single hung with
mullions



Knee brace



Panel door

Craftsman/Design Element Kit of Parts

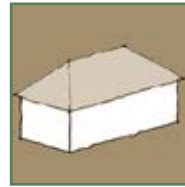
Roof types



Front



Side



Hip



Cross

Posts, columns, and piers



Wood post with bracket



Double wood posts



Battered columns



Corbel



Knee brace

Chimneys



Stucco



Stucco



Stone



Brick



Lap siding

Door shapes



Rectilinear

Door styles



Panel door



Panel door with glass



Single with divided light



Plank door



Plank door with glass

Window shapes



Square

Craftsman/Design Element Kit of Parts

Window styles



Single hung with mullions



Slider with mullions



Picture



Multi-sash



Awning

Window sills



Trim surround



Header and sill



Sill with corbels

Shutter designs



Louver



Panel



Plank

Eaves and fascia



Square rafter tails



Chamfered rafter tails



Quarter round rafter tails



Shaped Tails

Garage door styles



Framed panel



Framed panel w/ door lights



Carriage Door

Railing



Decorative



Straight picket

Detail elements



Ornamental light fixture



Decorative gable-end detailing



Decorative gable-end portal



- 1) Mix of shed, hipped or gable roofs
- 2) Mix of stucco, wood and stone siding
- 3) Horizontal lines
- 4) Clean detailing



California Modern

As the economy continues to bounce back, Contemporary styled homes continue to grow in popularity. California Modern homes take traditional styles and contemporize the shapes, massing and details, which often appeals to a younger demographic of homeowner. Simple detailing and careful selection of low maintenance materials characterize this style.

Exterior Features

Sculptural forms can include smooth surfaces, shifted volumes, and projecting cantilevers. Floor-to-ceiling windows and an array of square openings placed throughout the façade present straightforward geometry. Retractable shutter panels provide ways to both shade interiors from daylight while maintaining a cutting-edge look. A mix of roof styles can include hip, gable, and sloping shed. A mix of stucco and wood, horizontal lines with contrasting vertical towers or elements and distinct design elements such as sunshades add to the new geometry of the California Modern home.

California Modern - (Detached Homes)

Elements	Minimum	Enhanced
Form	-Asymmetrical one- and two-story boxy forms -Low lines with simple wide projecting roofs	-Horizontal character through the use of boxed massing with vertical and horizontal offsets
Roof	-Low-pitched hipped roofs, low & steep pitched gables, shed form -A mix of low and steep-pitched roof slopes (3:12 - 5:12) & (8:12 - 10:12) -Wide eaves with enclosed rafter tails, decorative beams/braces under gables (12"-30") -Flat concrete tile -Composition shingles of high quality	-Varied porch roofs: shed or gabled -Minimum Overhang: 18" -Concrete shakes -Composition shingle with shadow relief
Walls	-Stucco and siding at exterior finish -Stucco sand, light lace, or medium dash finish -Horizontal siding and panel systems	-Stucco, clapboard, board/batten, wood shingles or siding -Horizontal stone
Windows	-Double-hung casement windows -Large front windows, often divided -Square windows, minimal breakups	-Vertically-proportioned windows tied together with continuous head or sill trim -Storefront windows -Stacking window walls
Details	-Prominent front porch with columns and gabled roof element -Wide projecting eaves, decorative beams, or added braces under gables -Strong header and sill with beams or braces under sill -Enclosed eaves and rafter tails -Use of Horizontal stone columns - sometimes spanning 1 - 1/2 stories.	-Heavy square or tapered columns resting on horizontal stone -Contemporary lighting fixtures
Colors	-Light to medium earth tone colors with contrasting trim and accent colors, bold base colors, multi colored	
Outdoor Space	-Wide porch, 5' minimum depth	

California Modern design details

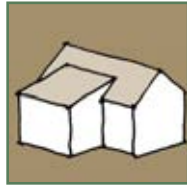


California Modern / Design Element Kit of Parts

Roof types



Shed



Shed



Side



Hip



Cross

Posts, columns, and piers



Round columns



Square Columns

Door styles



Panel door



Single with glass



Panel door with side lights



Panel door with glass and side lights

Eaves and fascia



Enclosed Eaves



Enclosed Eaves

California Modern / Design Element Kit of Parts

Window styles



Multi sash (Fixed or arching)



Multi paned



Picture



Plate glass



Square



Window wall with stacking doors

Exterior Lighting



Ornamental light fixture



Ornamental light fixture



Ornamental light fixture

Garage door styles



Framed panel with door lights



Framed panel w/ door lights



Framed panel w/ door lights

Railing



Tube Steel



Straight picket



Cable railing



Vertical Picket



- 1) Mix of shed, hipped or gable roofs
- 2) Mix of stucco, wood and stone siding
- 3) Vertical lines
- 4) Clean detailing



Modern Farmhouse

The Modern Farmhouse style is a contemporary interpretation of the traditional farmhouse that incorporates classic farmhouse elements such as gable end roofs, strong vertical lines, and a sense of overall symmetry and puts a contemporary spin on them for a more streamlined modern feel. Modern Farmhouse homes are simply framed and rectangular in shape, with the most recognizable characteristic being the gable roof, typically with a 12:12 pitch. The steep pitch emphasizes the height of the house, and sets the tone for strong vertical lines.

Exterior Features

Most Modern Farmhouse-styled homes are two-story buildings with symmetrical arrangement of parts, with entrance at the center and typically a strong vertical element capped with a gable roof. A short set of wide steps leads from the sidewalk to the porch at the front entrance. The two main exterior siding materials commonly found on Modern Farmhouse styles are lap, and board and batten. Shutters commonly found on the traditional farmhouse are typically replaced with horizontal working barn door style shutters.

Modern Farmhouse - (Detached Homes)

Elements	Minimum	Enhanced
Form	-Simple plan form massing and roof shape	
Roof	-6:12 to 12:12 roof pitch -Front-to-back main gable roof -12" minimum overhangs -Smooth, flat concrete tiles or high-quality composition singles -Standing seam material	-Main gable roof with one or two intersecting gable roofs -16" minimum overhangs
Walls	-Blend of siding, stone and stucco -Stucco sand, light lace, or medium dash finish	-Full-wrapped horizontal siding, board-and batten or fine-sand finish stucco
Windows	-Vertical, multi-lined windows at front elevations	-Built-up header trims at front windows
Details	-Porches with simple wood columns and wood railings. -Stucco finished or horizontal siding-wrapped chimney, if applicable -Complementary garage door patterns -Barn door style shutters -Wood columns shall be doubled (or tripled at corners) or 6" min. dimension	-Shaped-wood columns with brackets and knee braces -Wood pot shelves -Gable or hip dormers at front elevation -Doors with fan-lights and side lite windows
Colors	-Light to medium colors with contrasting trim and accent colors	
Outdoor Space	- Wide porch: Minimum 6' in depth	

Modern Farmhouse design details

Enclosed eaves

Square columns

Panel door with glass



Ornamental light fixture

Panel shutter



Single hung window

Light to medium colors with contrasting trim and accent



Modern Farmhouse / Design Element Kit of Parts

Roof types



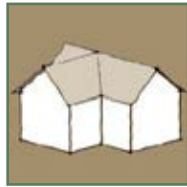
Front



Shed



Side



Cross

Posts, columns, and piers



Round columns



Square Columns

Door styles



Panel door



Barn door



Single with glass



Panel door with side lights



Panel door with glass and side lights

Eaves and fascia



Enclosed Eaves



Enclosed Eaves

Modern Farmhouse / Design Element Kit of Parts

Window styles



Multi sash (Fixed or arching)



Multi paned



Picture



Plate glass



Square



Window wall with stacking doors

Exterior Lighting



Ornamental light fixture



Ornamental light fixture



Ornamental light fixture

Garage door styles



Framed panel with door lights



Framed panel w/ door lights



Framed panel w/ door lights



Carriage Door

Railing



Tube Steel



Straight picket



Cable railing



Vertical Picket



- 1) Arched entrance
2. Tiled roof material
- 3) Use of window shutters
- 4) Spanish vent element



Spanish Eclectic

The Spanish Eclectic style is a modern interpretation of the traditional Spanish style that incorporates classic Spanish elements such as arched walls, tile roofs, along with a mix of contemporary elements from other styles to create a more modern feel. Spanish Eclectic homes have clean lines, can be one or two story, utilizing muted earth tone color schemes.

Exterior Features

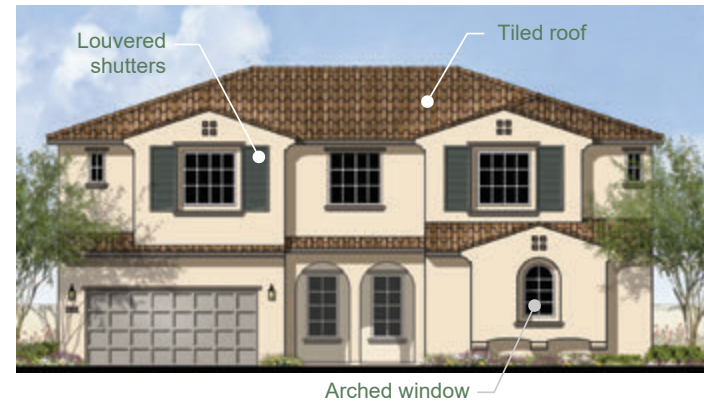
Most Spanish Eclectic-styled homes are two-story buildings with asymmetrical arrangement of parts, often with the entrance to one side of the front elevation or with the front door angled away from the rest of the front elevation wall. A mix of exterior materials can be used, including stucco, stone veneer, lap or horizontal siding, and/or board and batten. Shutters usually not found on other Spanish styles are commonly found with the Spanish Eclectic-styled homes.



Spanish Eclectic - Detached homes

Elements	Minimum	Enhanced
Form	Asymmetrical form with rustic details and flared wall accents	
Roof	-Front to back gable or hip with intersecting hip or gable roofs -Low to moderate pitched roof (3:12 - 5:12) - Moderate or zero overhang -S or villa style roof tiles	Medium 12" overhang, exposed eaves
Walls	Stucco with with foam trim, arched openings, and flared accents at gable or massing	
Windows	Slider, fixed or single hung windows	Window grids and recessed massing
Details	Enhanced window trim at projecting building massing. Flared foam trim at gable ends and at covered porches	
Colors	-Light to medium earth tone colors with contrasting trim and accent colors	
Outdoor Space	15' minimum open space	

Spanish Eclectic Design Images



Spanish Eclectic - Design Element/Kit of parts

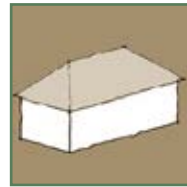
Roof types



Front



Side



Hip



Cross

Posts, columns, and piers



Wood post with bracket



Double wood posts



Wood post with corbel



Stucco columns



Brick



Lap siding

Chimneys

Door shapes and styles



Rectilinear



Panel door



Glazed panel door

Window shapes



Rectangular



Square



Arched

Garage door styles



Louvered shutter



Light fixture



Flared eave



Tile Vents



- 1) Low pitched hip roof structure
- 2) Strong stone accent material
- 3) Deep overhang at entry
- 4) Strong contrasting accent color to house body



Modern Prairie

Modern Prairie is a mid-American architectural style that features low-pitched hipped roofs with deep overhangs, low but strong horizontal lines, and bands of windows. Natural materials are emphasized in the exterior elevation.

Exterior Elements

The Modern Prairie style features nearly symmetrical massing with low-pitched hipped roofs. While stucco is the primary exterior material, strong accents with stone, masonry and wood styled siding are utilized and sometimes mixed. Glazing is typically single hung windows, but picture/fixes and sliding windows can also be utilized. Neutral tones are preferred for exterior color with use of bolder accent color for contrast.

Modern Prairie - (Detached Homes)

Elements	Minimum	Enhanced
Form	- Single story form with emphasis on horizontal linear massing and slender vertical columns in accent stone or brick	
Roof	- Low slope hip roof ranging from 3:12 to 4:12 with deep overhangs	- 12"-16" overhangs
Walls	- Stucco with stone wainscoting and accent material on columns	- Use of stone and siding as accent materials
Windows	-Slider, fixed or single hung windows	- Grids in selected locations
Details	- Prominent use of stone or brick columns and horizontal trim lines - Modern paneled entry doors	
Colors	- Neutral tones with bold contrasting colors	
Outdoor Space	- Porch, minimum 5' in depth	

Modern Prairie Design Element Kit of Parts

Roof types



Hip



Shed



Side

Door styles



Panel door

Posts, columns, and piers



Masonry columns

Detail elements



Ornamental light fixture

Garage door style



Modern panels with side lights

Window styles



Trim surround

2.2 Development Standards

The River Islands Architectural Development Standards contains specific development standards for the first Residential Neighborhood. Future Residential Neighborhoods may be modified or updated over time as the project evolves.

The numerical and dimensional development standards necessary to regulate housing development of the Residential Neighborhoods within River Islands are summarized in Table 2.1 Summary of River Islands - Architectural Development Standards.

The summary is supplemented with more detailed development standards for each Architectural land use designation in illustrative lot diagrams based on various lot sizes. Yard-street relationships, lot design, setbacks and building height are covered in detail.

The Lake Harbor West Development Standards augment and further define the standards and guidelines initially described in the River Islands UDC.

The City, based on recommendation of the STDRC shall have the authority to accept, review and grant any minor architectural variance on a case document so long as such variances are not in direct conflict with this document or the UDC.

Final layout may vary with recorded final maps.



Figure 2.1 The Lake Harbor West District Illustrative Plan

LEGEND

 ENHANCED ARCHITECTURAL ELEVATION LOCATIONS

Enhanced architectural elevations are side and/or rear elevations that are in more visible locations to the general area, including lakes, major streets, and near levees. Additional architectural elements, such as enhanced trim, window treatments, wainscotting, and similar items will likely be required by designers.

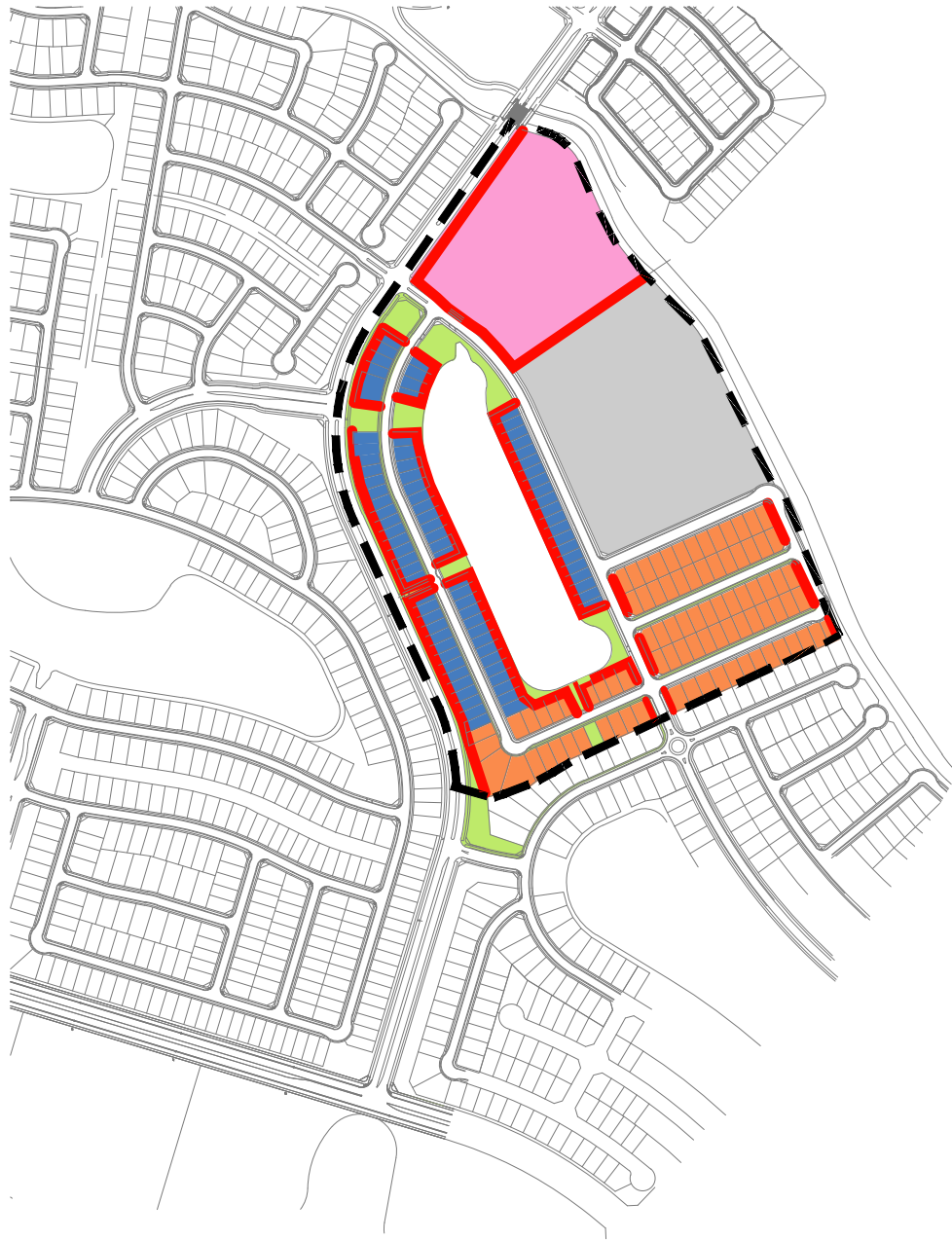
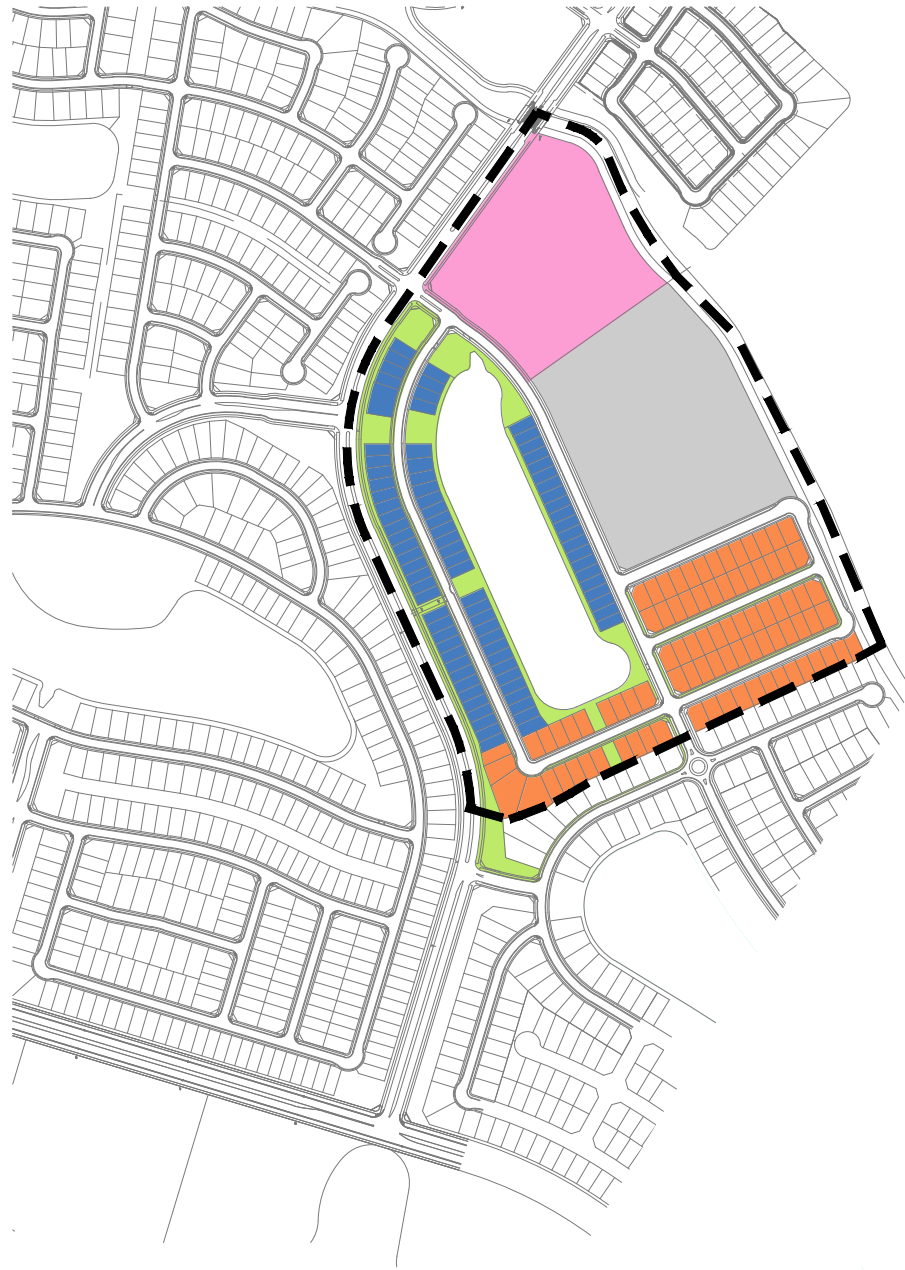


Figure 2.2 The Lake Harbor West District Enhanced Architectural Elevation Location Map



Lotting Summary




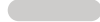

AREA	LOT	PRODUCT TYPE	Units
	VILLAGE 40	52'X100'	87
	VILLAGE 41	42'X110'	81
	VILLAGE 44	SFD CLUSTER	100
	K-8 SCHOOL	N/A	N/A
	OPEN SPACE/ POCKET PARK/	N/A	N/A

Figure 2.3 The Lake Harbor West District Land Use Map

2.2.1 Low Density Architectural (LDR) Development Standards - Lake Harbor West

The LDR land use designation is intended to provide a wide range of single family detached housing products. The permitted density range for this category is typically between 3~9 dwellings per acre (du/ac), with lot sizes ranging from approximately 4,200 s.f. to 5,200 s.f.

Land Use Designation:	Low Density Residential Front Loaded Lots	
Lot Sizes:	52 X 100 Lots	42 X 100 Lots
Setbacks (Minimum)		
Front Yard @ street		
Living Space (First/Second Story)	(15'/20')	(14'/16')
Porch (5' min. clear depth)	12'	8'
Garage Front Facing (Door)	20'	18'
Side-Entry Garage Wall ⁽⁴⁾	Not Allowed	Not Allowed
Front Courtyard walls	10'	Not Allowed
Side-Entry Garage Conversion	Not Allowed	Not Allowed
Side Yard		
Living Space (Interior Property Line) ⁽⁵⁾	5'	4/3' ⁽⁵⁾
Living Space (Corner Property Line)	10'	9'
Wrap Around Porch (Corner)	7'	7'
Detached Garages	5'	N/A
Rear Yard		
Living Space (Min./Ave) ⁽¹⁾	(15'/20')	(8'/12')
Front Entry Attached/Detached	N/A	5'
Garages ⁽²⁾		
Garages with Rear Access	N/A	N/A
Patio Covers/CA Rooms (1 Story Height) ⁽⁸⁾	10' min.	10' min.
Height (Maximum to Ridge Line)		
Primary Dwelling	35' (2 Stories)	35' (2 Stories)
Detached Garage	N/A	N/A
Detached Garage/Accessory Unit	N/A	N/A
Parking		
Resident (Garage)	2 Cars min.	2 Cars min.
Guest (Apron)	2 Min.	2 Min.
Building Coverage	55%	60%

Notes:

1. Minimum rear setback may be for only 1/2 width of the allowed house width.
2. Front entry garages located in rear of lot limited to 22' in width
3. Single story only; facades shall have enhanced architectural elements.
4. Parking space shall be a minimum of 10', with width of 12' to allow for ease of use; adequate back-up distance shall be provided on lot.
5. At 4' side yard minimums unless an exception is approved for 3' on one side - at least one side yard must provide front yard access.
6. Front, side, rear and street side yard setbacks may be reduced and lot coverage increase for single story units at STDRC recommendation to encourage single story units. To be considered for these exceptions, the product must demonstrate reduced massing from other units in the subdivision, create a diverse front yard streetscape by varying setbacks and encourage living space of the unit to be forward of the garage. Under no circumstance shall an exception be granted that allows encroachment into a public utility easement.
7. See Appendix for accessory structure standards.
8. Two story patio covers/California Rooms (a.k.a. "sleeper porches") may be placed within a 10' rear yard setback when the rear yard is adjacent to open space, a lake, or is otherwise not adjacent to another residential lot.

2.2.2 Medium Density Architectural (MDR) Development Standards

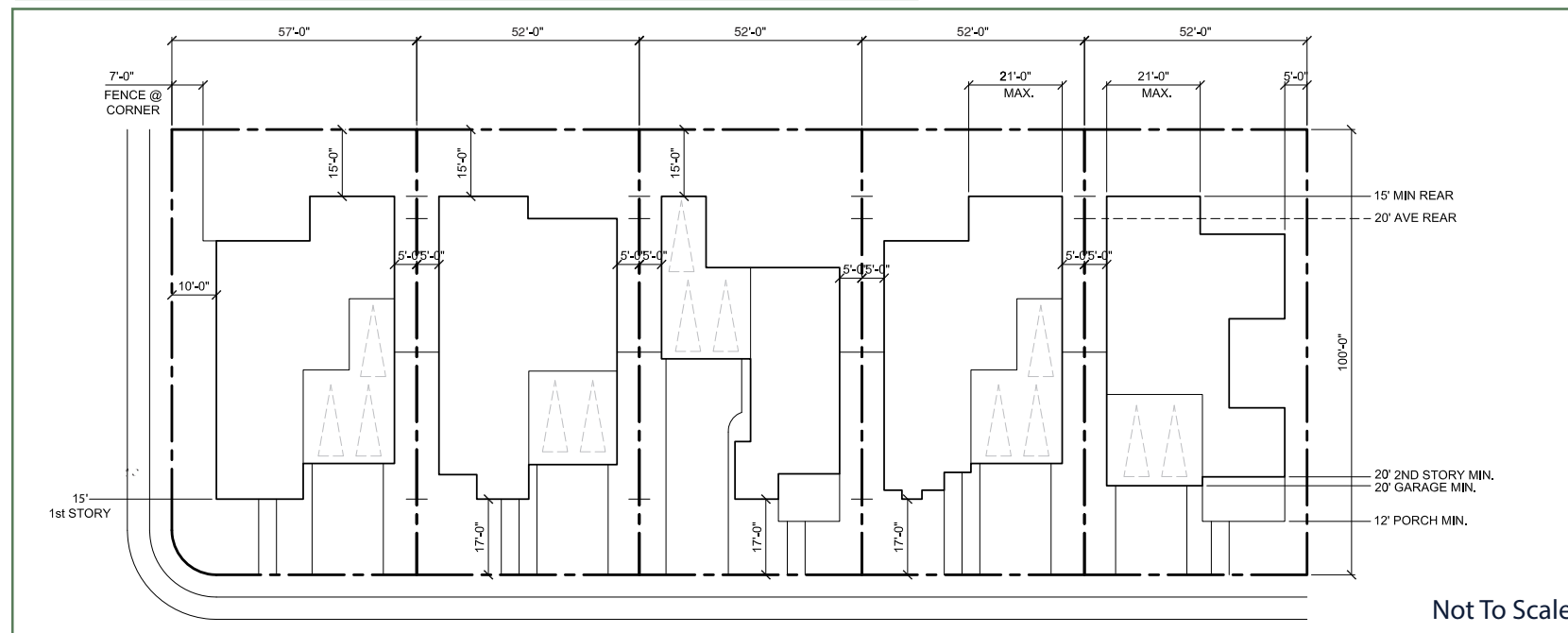
The MDR land use designation is intended to provide a denser attached single family or multi-family housing products. The permitted density range for this category is 6 to 14 units per acre.

Lot Sizes:	Four Packs	Four Packs + ADUs	Six and Eight Packs - Alt. 1	Six and Eight Packs - Alt. 2	Bungalows
Setbacks (Minimum)					
Front Yard @ Street					
Living Space (First/Second Story)	(10'/14')	(10'/10')	(10'/10')	(10'/10')	(10'/10')
Porch (5' min. clear depth)	10'	5'	5'	5'	5'
Garage Front Facing (Door)	18'	18'	18'	18'	N/A
Side-Entry Garage Wall	N/A	N/A	N/A	N/A	N/A
Front Courtyard walls	N/A	N/A	N/A	N/A	N/A
Front walls (Private Street)	N/A	N/A	N/A	N/A	3'
Front Yard @ Private Street					
Living Space (First/Second Story)	7'/10'	7'/10'	7'/10'	5'/5'	
Porch (5' min. clear depth)	4'	3'	3'	5'	
Garage Front Facing (Door)	18'	18'	18'	5'	
Side-Entry Garage Wall	N/A	N/A	N/A	N/A	
Side Yard					
Living Space (Interior Property Line)	4'	4'	4'	4'	4'
Living Space (Corner Property Line)	N/A	N/A	N/A	N/A	N/A
Detached Garages	N/A	N/A	N/A	N/A	N/A
Street Side Yard	10'	10'	10'	10'	N/A
Rear Yard					
Living Space (Min./Ave)	10'/10'	10'/10'	10'/10'	10'/10'	10'/10'
Front Entry Attached/Detached Garages	N/A	N/A	N/A	N/A	3'
Garages with Rear Access (Apron)	N/A	N/A	N/A	N/A	N/A
Patio Covers (1 Story Height)	N/A	N/A	N/A	N/A	N/A
Paseo Walk					
Living Space (to enter of Paseo)	N/A	N/A	N/A	N/A	N/A
Porch (to center of Paseo)	N/A	N/A	N/A	N/A	N/A
Alley / Private Drive					
Garage (door)	18'	18'	18'	5'	3'
Garage (to center of Private Drive)	N/A	N/A	N/A	N/A	14'
Porch	5'	4'	4'	5'	5'
Height (Maximum to Ridge Line)					
Primary Dwelling	35' (2 Stories)	35' (2 Stories)	35' (2 Stories)	35' (2 Stories)	35' (2 Stories)
Detached Garage/Accessory Unit	N/A	N/A	N/A	N/A	N/A
Parking					
Resident (Garage)	2 Cars min.	2 Cars min.	2 Cars min.	2 Cars min.	2 Cars min.
Guest (Apron)	N/A	N/A	N/A	N/A	0.25 cars per unit
Building Coverage	N/A	N/A	N/A	N/A	N/A

Table 2.1 Summary of Lake Harbor West - Architectural Development Standards (Continued)

Table 2.3 Low Density Architectural (LDR) - 52 x 100 Lots

Setbacks (minimum)	
Front Yard	
Living Space (First/Second Story)	(15'/20')
Porch (5' min. Clear Depth)	12'
Garage Front Facing (Door)	20'
Side-Entry Garage Wall ⁽¹⁾	Not Allowed
Side-Entry Garage Conversion ⁽¹⁾	Not Allowed
Front Courtyard walls	10'
Side Yard	
Living Space (Interior Property Line)	5'
Living Space (Corner Property Line)	10'
Wrap Around Porch (Corner)	7'
Detached Garages/Accessory Unit	5'
Rear Yard	
Living Space (Min./Ave.) ⁽⁴⁾	(15'/20')
Front Entry Attached/Detached Garages	5'
Garages with Rear Access	N/A
Patio Covers (1 Story Height)	10' min
Building Coverage	55% ⁽⁶⁾



Dimensions shown are for example purpose only
See table above for setbacks

Table 2.4 Low Density Architectural (LDR) - 42 x 100 Lots

Setbacks (minimum)	
Front Yard Living Space (First/Second Story) Porch (5' min. Clear Depth) Garage Front Facing (Door) Side-Entry Garage Wall ⁽¹⁾ Side-Entry Garage Conversion ⁽¹⁾ Front Courtyard walls	(14'/16') 10' 18' Not Allowed Not Allowed 10'
Side Yard Living Space (Interior Property Line) Living Space (Corner Property Line) Wrap Around Porch (Corner) Detached Garages/Accessory Unit	4'/3' 9' 7' N/A
Rear Yard Living Space (Min./Ave.) ⁽⁴⁾ Front Entry Attached/Detached Garages Garages with Rear Access Patio Covers (1 Story Height)	(8'/12') 5' N/A 10' min
Building Coverage	60% ⁽⁶⁾

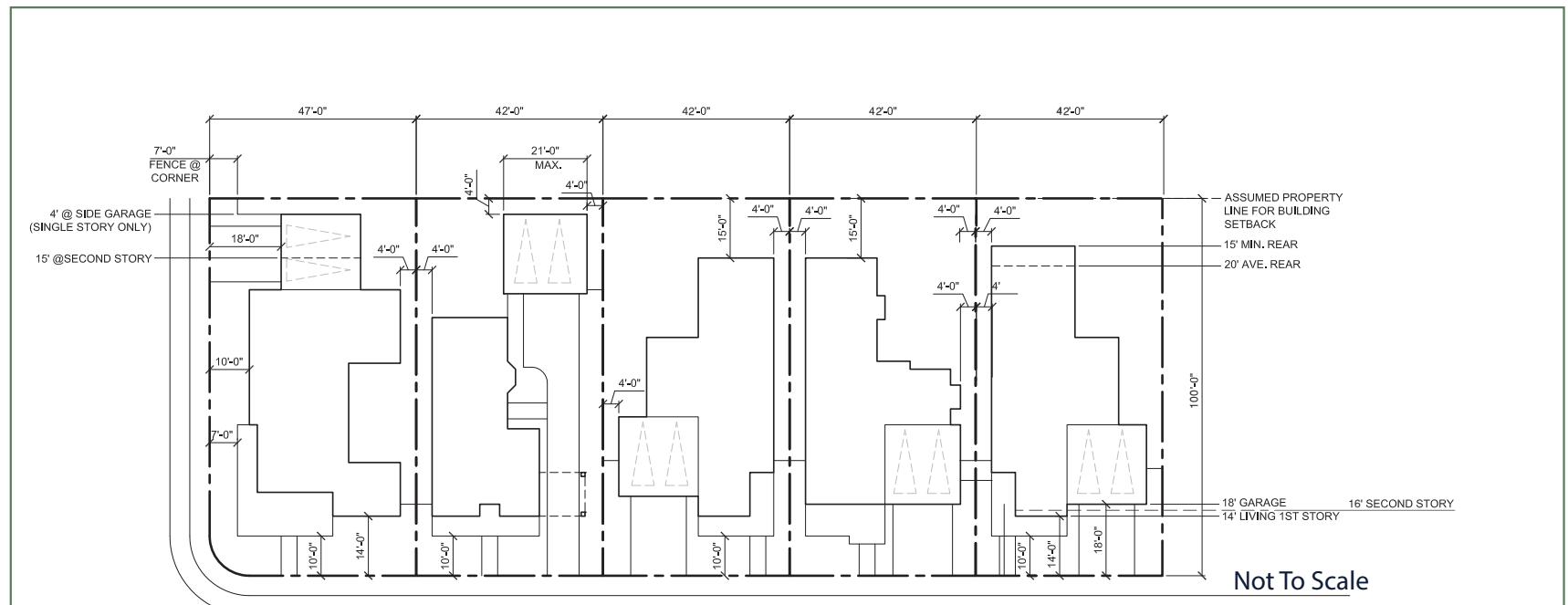
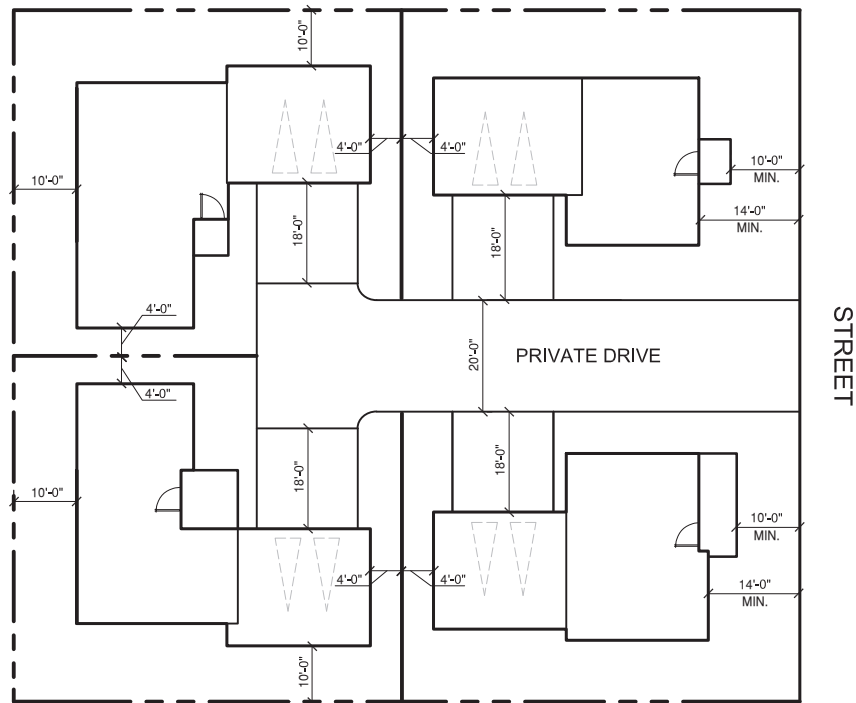


Table 2.5 Medium Density Architectural (MDR) - Courtyard - "Four Packs"

Setbacks (Minimum)		Setbacks (Minimum)		Setbacks (Minimum)	
Front Yard @ Street		Side Yard		Alley / Private Drive	
Living Space (First/Second Story)	(10'/14')	Living Space (Interior Property Line)	4'	Garage (door)	18'
Porch (5' min. clear depth)	10'	Living Space (Corner Property Line)	N/A	Garage (to center of Private Drive)	N/A
Garage Front Facing (Door)	18'	Wrap Around Porch (Corner)	N/A	Porch	5'
Side-Entry Garage Wall	N/A	Detached Garages	N/A	Height (Maximum to Ridge Line)	
Front Courtyard walls	N/A	Street Side Yard	10'	Primary Dwelling	35' (2 Stories)
Front Yard @ Private Street		Rear Yard		Detached Garage	N/A
Living Space (First/Second Story)	(7'/10')	Living Space (Min./Ave)	10'/10'	Parking	
Porch (5' min. clear depth)	4'	Front Entry Attached/Detached Garages	N/A	Residence (Garage)	2 cars min.
Garage Front Facing (Door)	18'	Garages with Rear Access	N/A	Guest (Apron)	N/A
Side-Entry Garage Wall	N/A	Patio Covers (1 Story Height)	N/A	Building Coverage	
					N/A



Not To Scale

Dimensions shown are for example purpose only
See table above for setbacks

Table 2.6 Medium Density Architectural (MDR) - Courtyard - "Four Pack ADU"

Setbacks (Minimum)	
Front Yard @ Street	
Living Space (First/Second Story)	(10'/10')
Porch (5' min. clear depth)	5'
Garage Front Facing (Door)	18'
Side-Entry Garage Wall	N/A
Front Courtyard walls	N/A
Front Yard @ Private Street	
Living Space (First/Second Story)	(7'/10')
Porch (5' min. clear depth)	3'
Garage Front Facing (Door)	18'
Side-Entry Garage Wall	N/A

Setbacks (Minimum)	
Side Yard	
Living Space (Interior Property Line)	4'
Living Space (Corner Property Line)	N/A
Wrap Around Porch (Corner)	N/A
Detached Garages	N/A
Street Side Yard	10'
Rear Yard	
Living Space (Min./Ave)	10'/10'
Front Entry Attached/Detached Garages	N/A
Garages with Rear Access	N/A
Patio Covers (1 Story Height)	N/A

Setbacks (Minimum)	
Alley / Private Drive	
Garage (door)	18'
Garage (to center of Private Drive)	N/A
Porch	4'
Height (Maximum to Ridge Line)	
Primary Dwelling	35' (2 Stories)
Detached Garage	N/A
Parking	
Residence (Garage)	2 cars min.
Guest (Apron)	N/A
Building Coverage	
	N/A

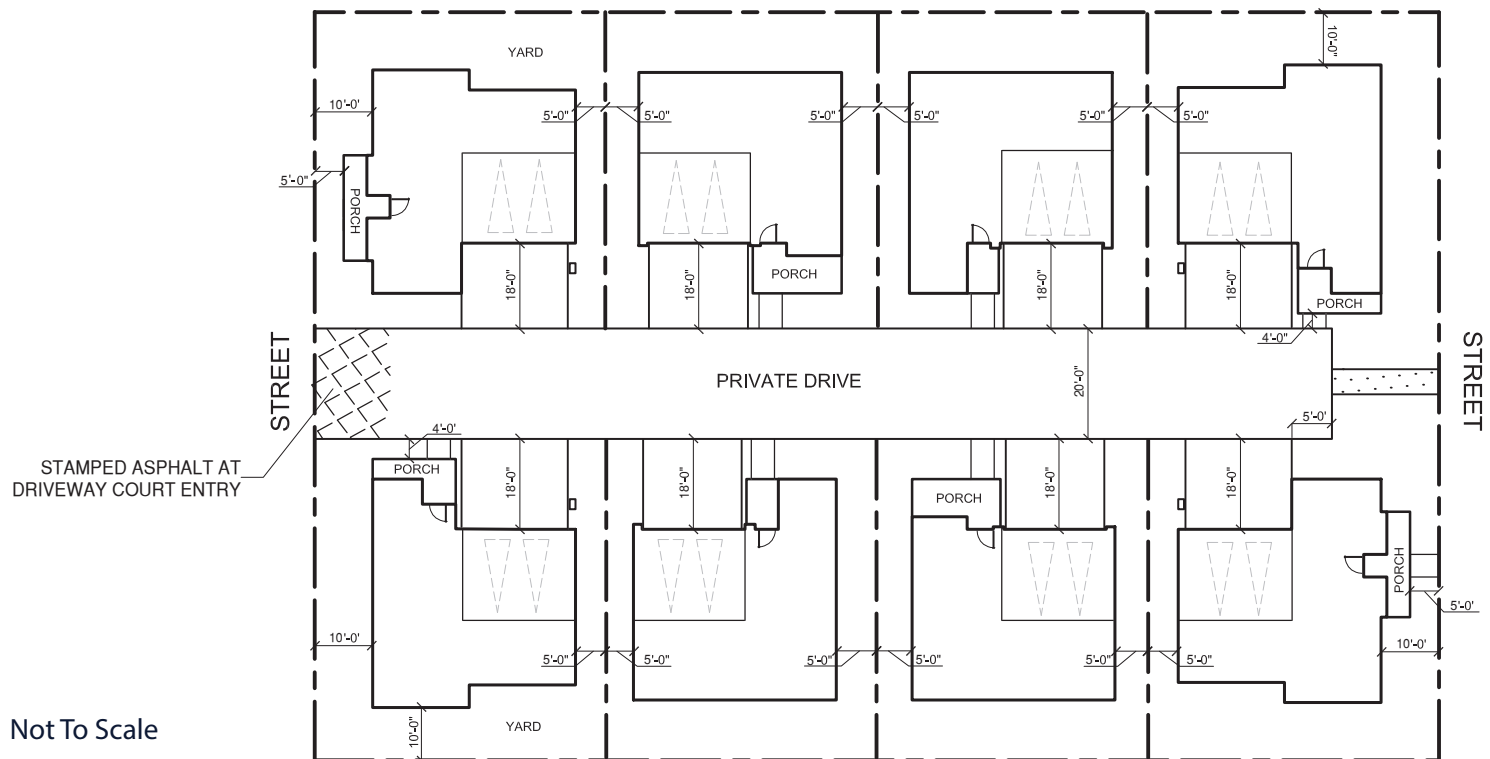
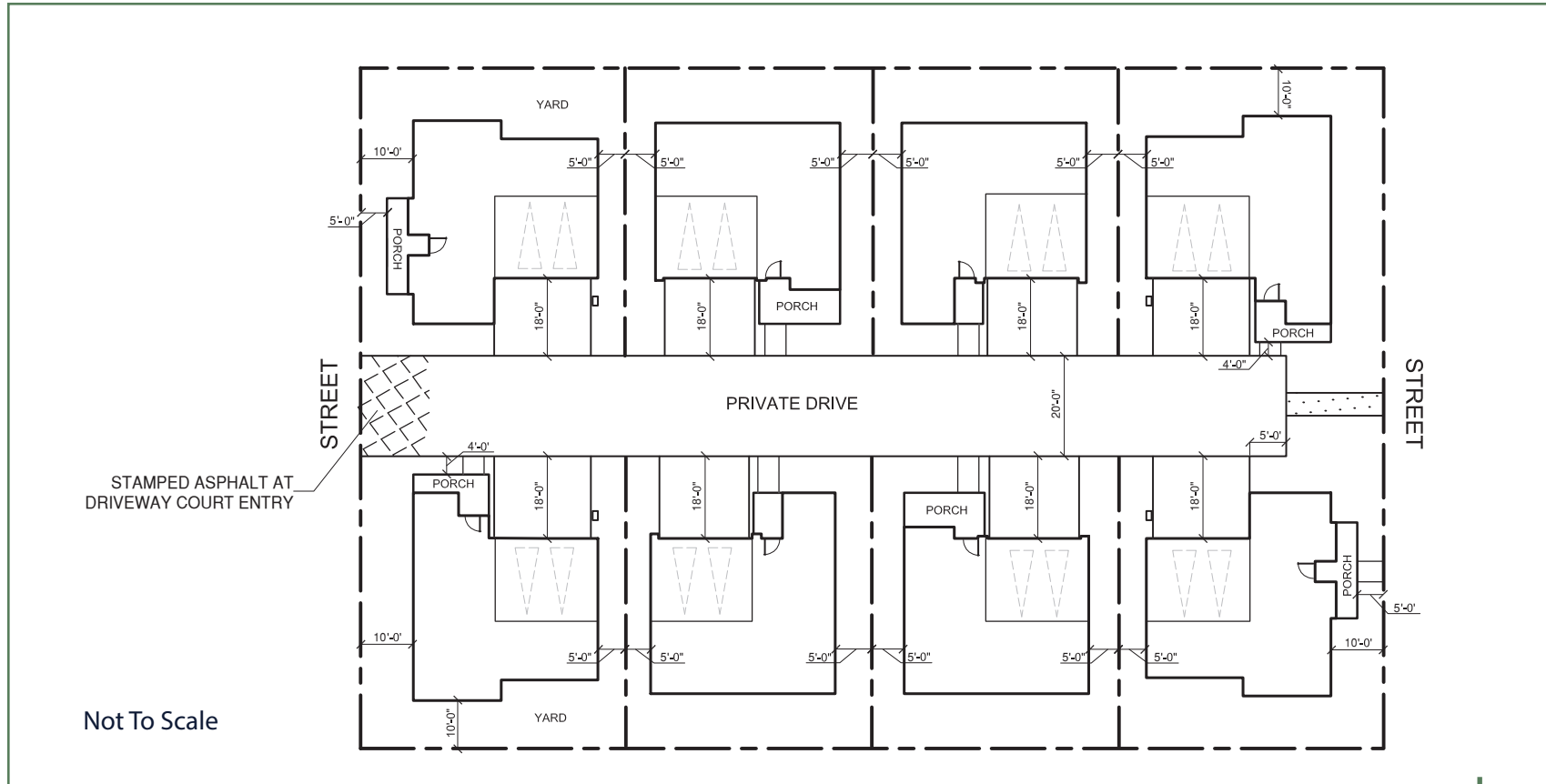


Table 2.7 Medium Density Architectural (MDR) - Courtyard - "Six and Eight Packs" - Alternative One

Setbacks (Minimum)		Setbacks (Minimum)		Setbacks (Minimum)	
Front Yard @ Street		Side Yard		Alley / Private Drive	
Living Space (First/Second Story)	(10'/10')	Living Space (Interior Property Line)	4'	Garage (door)	18'
Porch (5' min. clear depth)	5'	Living Space (Corner Property Line)	N/A	Garage (to center of Private Drive)	N/A
Garage Front Facing (Door)	18'	Wrap Around Porch (Corner)	N/A	Porch	4'
Side-Entry Garage Wall	N/A	Detached Garages	N/A	Height (Maximum to Ridge Line)	
Front Courtyard walls	N/A	Street Side Yard	10'	Primary Dwelling	35' (2 Stories)
Front Yard @ Private Street		Rear Yard		Detached Garage	N/A
Living Space (First/Second Story)	(7'/10')	Living Space (Min./Ave)	10'/10'	Parking	
Porch (5' min. clear depth)	3'	Front Entry Attached/Detached Garages	N/A	Residence (Garage)	2 cars min.
Garage Front Facing (Door)	18'	Garages with Rear Access	N/A	Guest (Apron)	N/A
Side-Entry Garage Wall	N/A	Patio Covers (1 Story Height)	N/A	Building Coverage	
					N/A



Dimensions shown are for example purpose only
See table above for setbacks

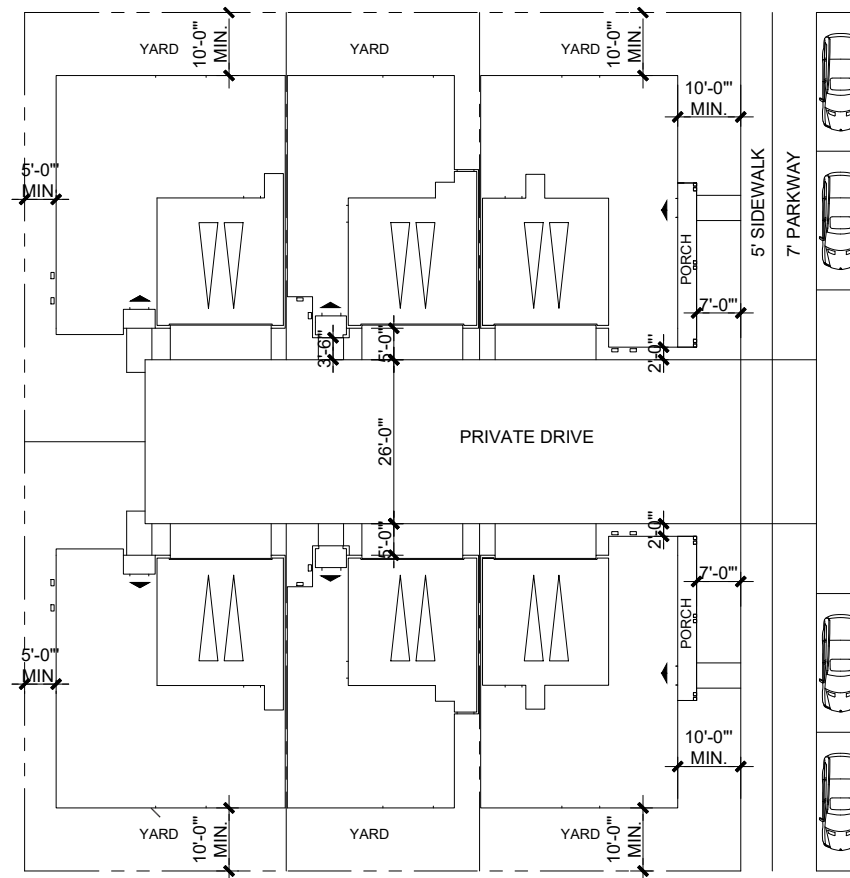


Table 2.8 Medium Density Architectural (MDR) - Courtyard - "Six and Eight Packs" - Alternative Two

Setbacks (Minimum)	
Front Yard @ Public Street	
Living Space (First/Second Story)	(10'/10')
Porch (5' min. clear depth)	5'
Garage Front Facing (Door)	18'
Side-Entry Garage Wall	N/A
Front Courtyard walls	N/A
Front Yard @ Private Street	
Living Space (First/Second Story)	(5'/5')
Porch (5' min. clear depth)	5'
Garage Front Facing (Door)	5
Side-Entry Garage Wall	N/A

Setbacks (Minimum)	
Side Yard	
Living Space (Interior Property Line)	N/A
Living Space (Corner Property Line)	N/A
Wrap Around Porch (Corner)	N/A
Detached Garages	N/A
Street Side Yard	10'
Rear Yard	
Living Space (Min./Ave)	10'/10'
Front Entry Attached/Detached Garages	N/A
Garages with Rear Access	N/A
Patio Covers (1 Story Height)	N/A

Setbacks (Minimum)	
Alley / Private Drive	
Garage (door)	5'
Garage (to center of Private Drive)	N/A
Porch	5'
Height (Maximum to Ridge Line)	
Primary Dwelling	35' (2 Stories)
Detached Garage	N/A
Parking	
Residence (Garage)	2 cars min.
Guest (Apron)	N/A
Building Coverage	
	N/A



2

Table 2.9 Medium Density Architectural (MDR) - Bungalows

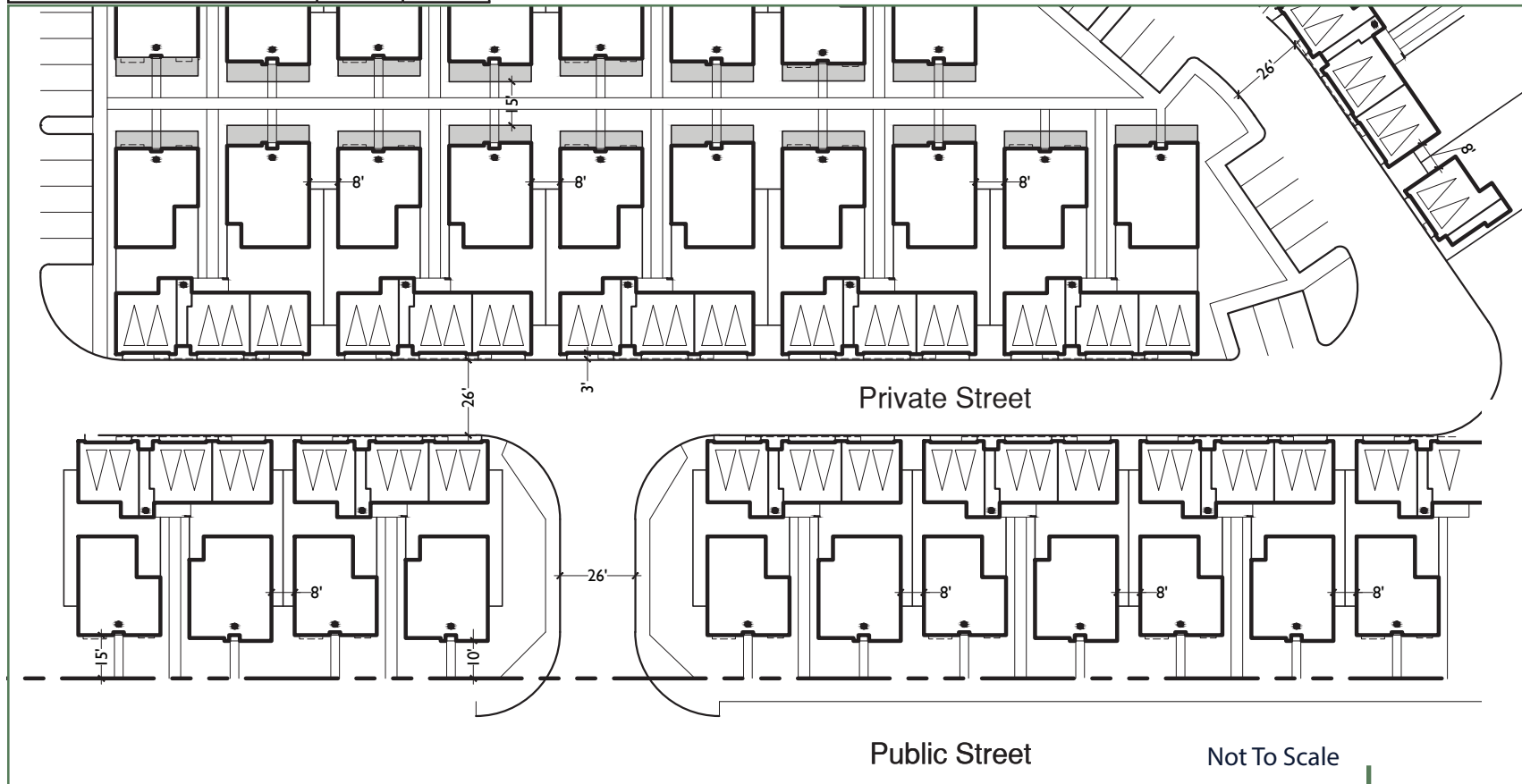
Setbacks (Minimum)		
Front Yard @ Street		
Living Space (First/Second Story)	(10'/10')	(10'/10')
Porch (5' min. clear depth)	5'	5'
Garage Front Facing (Door)	N/A	N/A
Side-Entry Garage Wall	N/A	N/A
Front walls (Private Street)	2'	2'
Front Yard @ Non-Street Frontage		
Living Space (First/Second Story)	(5'/5')	(5'/5')
Porch (5' min. clear depth)	5'	5'
Garage Front Facing (Door)	N/A	N/A
Side-Entry Garage Wall	5'	5'
Front walls (Private Street)	2'	2'

Setbacks (Minimum)		
Rear Yard		
Living Space (Min./Ave) - See Note 6	10'	10'
Front Entry Attached/Detached Garages	3'	N/A
Garages with Rear Access	Not Allowed	Not Allowed
Patio Covers (1 Story Height)	Not Allowed	Not Allowed
Alley / Private Drive		
Garage (door)	2' Apron	2' Apron
Garage (to center of Private Drive)	14'	14'
Lot Coverage		N/A
Structure Height (Maximum)		35'

Side Yard		
Living Space (Interior Property Line)	4'	4'
Living Space (Corner Property Line)	N/A	N/A
Wrap Around Porch (Corner)	Not Allowed	Not Allowed
Detached Garages/Accessory Unit	Not Allowed	Not Allowed

Special Development Standards:

1. No accessory structures shall be allowed.
2. No pools shall be allowed and spa and hot tubs permitted only within courtyards subject to City building code.
3. No building additions shall be allowed.
4. Balconies shall only be allowed on carriage units subject to the setback requirements shown on this page.
5. Guest parking shall be provided at 0.25 spaces per unit.



2.3 Technical Specifications:

2.3.1 Structural Wiring

Introduction

The Structured Wiring System shall be installed in a star topology (often called a homerun topology). The system shall consist of a central structured wiring panel (SWP) that terminates cable feeds from each telecommunications provider's network demarcation point. Cables emanate from the SWP and terminate in outlets conveniently located throughout the home.

When possible, all connecting hardware, cables, and SWP shall be purchased from a single manufacturer and installed to the manufacturer's specifications required to provide for a limited product warranty.

All components shall be installed in compliance with applicable local, state, and national building codes. If these specifications conflict with building codes, the building codes shall apply.

Components

Outlets and Terminations

Outlet Locations:

- ^ A minimum of three (3) Media Outlets shall be installed in each home. Media Outlets should be considered in the Kitchen, Home Office, Master Bedroom, and Family Room/Living Room locations. Builders are encouraged, but not required to add more media outlets than the required minimum.
- ^ A minimum of one (1) Quad Media Outlet shall be installed in each home. Typically, this outlet should be placed in the Family Room/Great Room or wherever the main audio/video entertainment equipment is placed within the home. Builders are encouraged, but not required to add more quad media outlets than the

required minimum.

- ^ A minimum of two (2) Data Outlets shall be installed in each home. Data Outlets should be considered in the Kitchen/Great Room area and in the Master Bedroom. A Media Outlet may be substituted. Builders are encouraged, but not required to add more data outlets than the required minimum.
- ^ All outlets shall be located within three feet (3') of an electrical outlet.
- ^ It is recommended that two (2) Media Outlets be installed on opposing walls in each Master Bedroom.

Terminations:

Cat 5e/6 cables shall be placed from the SWP to the following locations:

- ^ Near the HVAC Unit (within 16", blank plated)
- ^ Near any irrigation control (within 16", blank plated)
- ^ These cables are not terminated and shall be labeled by destination (example: "HVAC").

Cable and Connection Requirements

Data:

- ^ All Cat 5e/6 connections are made with an RJ-45 8-conductor modular plugs and jacks wired to the EIA 568A criteria.
- ^ All components shall be rated for Cat 5e/6 performance, including those designated for telephone terminations. Cable runs shall meet EIA 568A criteria for performance, minimum bend radius, and connections.
- ^ Cross-connects at the SWP shall use modular jacks and plugs. The incoming service feeds may use "punch-down" termination.

Video:

- ^ Only hex crimp or radial compression connectors may be used. Twist-on and reusable type connectors are not acceptable.
- ^ Media Outlets are the minimum requirement for any video location.
- ^ All unused coax network ports shall be terminated into a 75-ohm termination device or utilize self-terminating connectors.
- ^ The video distribution system shall include a 4 port passive "splitter" for the distribution of RF signals. If more than 4 video outlets are active, then a bi-directional amplifier shall be installed.

General:

- ^ Unshielded twisted pair (UTP) cable compliant with the Cat 5e/6 or greater EIA 568A specification shall be used to distribute voice and data signals.
- ^ RG-6 coaxial cable is used to distribute video and data signals.
- ^ All cabling shall be installed in a homerun from the SWP to each outlet with maximum individual cable lengths of no greater than 295' (90m) in compliance with TIA/ EIA 568A specifications.
- ^ Cables shall be installed according to manufacturers' instructions adhering to minimum bending radius and cable tension specifications.
- ^ At least eighteen inches (18") of cable slack shall be left at all outlets.
- ^ Where possible, the horizontal routing of the cables shall be done between floors (ceilings) and basements or crawlspace (if applicable/available) rather than through studs.
- ^ All cables installed into the SWP shall include a minimum of 24" of slack.

- ^ All installed cable runs shall be tested individually, end-to-end for parity and continuity after final termination. It is recommended that all Cat 5e/6 cabling be mapped and certified to then current, industry accepted standards for the cabling grade.
- ^ The cables can be deployed individually or bundled in a common sheath.
- ^ Hard fasteners may compromise cable performance and shall not be used.
- ^ All cables shall be at least twelve inches (12") from parallel 110 VAC cable runs, and shall never pass through the same holes. If the cable must cross the 110 VAC cable, it shall do so at a 90-degree angle.
- ^ Electrical boxes may cause damage by exceeding allowable bend radius to cables and will not allow for the required 18" of wire or wires to be left for future re-configuring. Cables and outlet cover plates shall be clearly labeled. All cables entering or exiting the SWP shall be labeled. A legend shall be left in the SWP.
- ^ Where it is necessary to penetrate a fire-rated wall, the hole shall be sleeved with EMT. The sleeve and penetrating hole shall be sealed with a fire retardant sealant. Where it is necessary to place an outlet in a fire-rated wall, install a plaster ring (P-Ring), and then block, drywall, and caulk per local fire coding.
- ^ All wires and cables in the attic shall not contact bathroom vents, lighting fixtures, hot water pipes, and heating vents. If possible, all wires and cables in the attic should be routed above the attic floor.

Service Feed:

Service feed cabling shall be placed from the exterior network termination location in an uninterrupted path to the SWP. The service feed bundle shall contain a minimum of two (2) Cat 5e/6 cables and two (2) RG-6 cables. The service feed cable shall exit

the home at a height of 5' 6" (five foot, six inches) above finished grade.

Structured Wiring Panel (SWP) and Components

- ^ The SWP shall accommodate all necessary wiring and devices, while maintaining minimum bend radius requirements for incoming and outgoing wiring.
- ^ When the SWP is mounted on an interior concrete wall, plywood backing shall be used.
- ^ A 110 VAC 20 Amp, non-GFI dedicated duplex outlet shall be installed within the SWP.
- ^ The SWP shall be located within the climate controlled (conditioned space) area of the home.

Router:

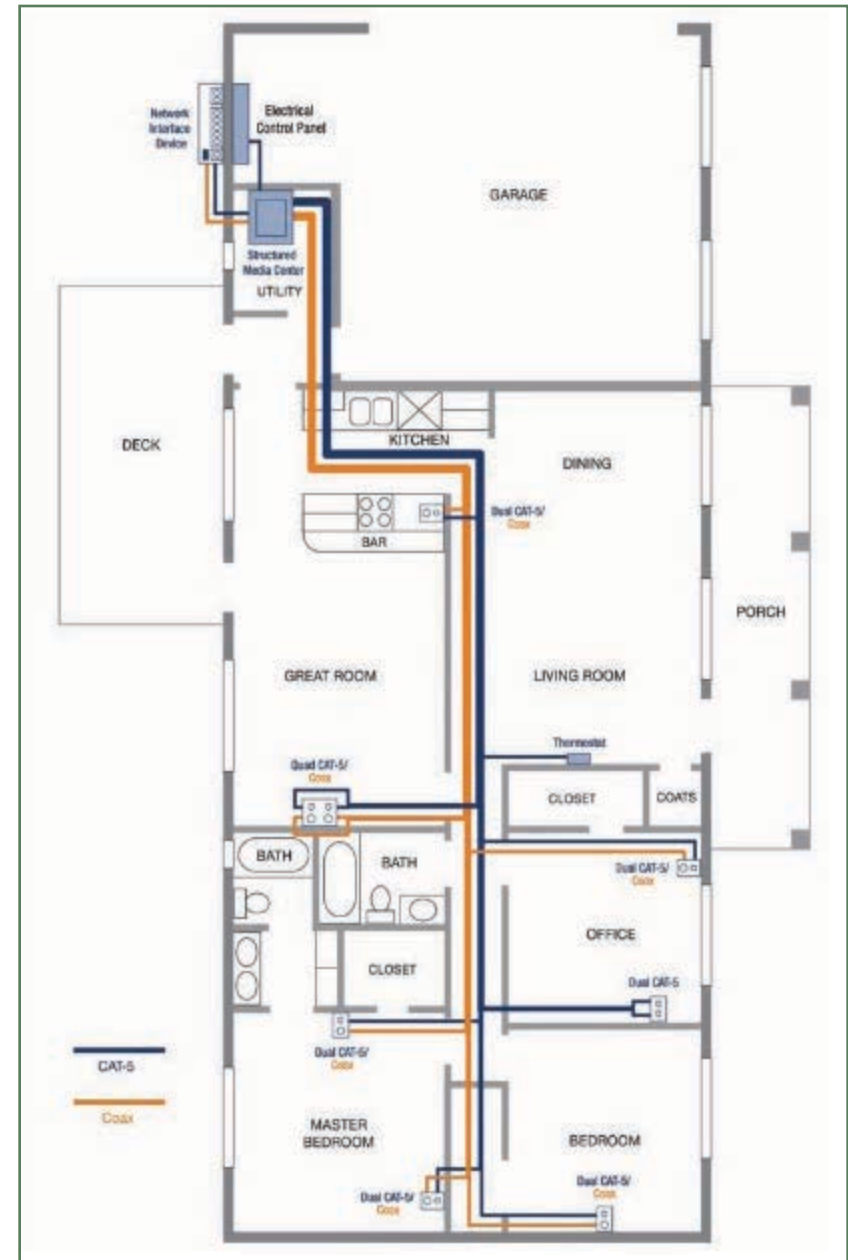
A router is optional. If provided, the router shall be installed and securely fastened inside of the SWP.

- ^ Wireless routers or access points are not recommended within the SWP. The wireless performance may be degraded due to interference from the SWP. Additionally, wireless routers are not recommended to be included due to the problematic nature of the devices.

Service Provider Drop Requirement

- ^ A 1.5" (1½ inch) conduit from the network demarcation point of each residence to the property line is required at a location specified by the communication provider.
- ^ All communication conduits from the property line to the dwelling unit shall be buried at least 24" (twenty-four inches) from finished grade.

Typical Installation



Definitions

Blank Outlet

An outlet with unterminated cables covered with a blank plate.

Cat 5e/6

Category 5e or Category 6 wiring standard, as defined in a revision to the EIA 568A Commercial Wiring Standard. The Category 5e wiring standard shall be the lowest acceptable performance designation for twisted pair wiring and Category 6 is recommended.

Structured Wiring Panel (SWP)

The structured wiring enclosure or wiring distribution panel.

Data Outlet

An outlet with two Cat 5e terminations. One termination is labeled voice and the other data.

Media Outlet

An outlet containing one RG-6 and one Cat 5e/6 cable. RG-6 The coaxial cable grade that ensures adequate bandwidth for the delivery of video signals.

Router

The device connecting the data network in the home (LAN) with the communications provider's data network (WAN).

Quad Media Outlet

An outlet with two Cat 5e/6 terminations and two coax terminations.

UTP

Unshielded Twisted Pair Wire.

Homerun

A wiring topology where every wire is run separately from its termination point back to a central distribution point, usually in a utility room or dedicated A/V room. Also known as "star topology."

RIVER ISLANDS



CHAPTER 3

LANDSCAPE GUIDELINES AND STANDARDS

3.1 INTRODUCTION

This chapter addresses guidelines and standards for landscape elements to be installed by Builders. These elements include planting and irrigation of residential yards, driveways, site furnishings, and sustainable design measures. The provisions set forth within this chapter will provide a closely coordinated, cohesive, and memorable landscape experience to unify neighborhood character and ensure that every resident feels well-connected to site and landscape. The goal is to create a welcoming residential landscape that enhances the living experience, adds lasting value to homes and the neighborhood as a whole, and incorporates sustainable measures for landscape design and construction.

The Lake Harbor West District will continue to reinforce the overall theme of River Islands, with an urban community that feels as if it grew within the context of the California Delta as a corridor between the rural agricultural and country living of the San Joaquin Valley. The concept seeks to blend the modern home into the historical land use of the natural environment of the Central Valley's farmland and the surrounding waterways, which give such lift to the environment. This theme may be expressed through use of orchard-style planting, wildlife-attracting hedgerows, riparian-type planting, abundant trees, and durable, long lasting materials that convey a genuine sense of place.



Typical frontyard planting along residential streets



Parkway strip shrub and tree groupings create a sense of place

The City of Lathrop Municipal Code, Chapter 17.92: Landscape and Screening Standards and the City of Lathrop Design and Construction Standards provide additional requirements for landscape. Where documents differ, these Builder Guidelines and Standards shall apply.

3.2 RESIDENTIAL LANDSCAPE

3.2.1 Planting Design

Guidelines

- 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 shrubs 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.
- Landscape design should emphasize the use of nectar-producing and flowering plants that supply food, shelter and breeding habitat for beneficial insects that pollinate edible crops and control pests. Gardens for butterflies, hummingbirds, and native bees are encouraged.
- Landscape design should provide selective screening of retaining walls, utility enclosures, utility cabinets, or service areas to reduce negative visual impacts. Screen landscaping should incorporate evergreen plant species in order to maintain year-round leaf cover.
- Plant selection should avoid the use of tree species with invasive root systems near utility lines and paving and avoid the use of non-native, invasive species that may spread into open space areas. All plants should be carefully selected to avoid toxic species that could

be harmful to children or cause allergic reactions.

- Low groundcover of robust evergreen species should be used for ground plane landscape, as an alternative to turf. Turf should only be used for high use areas and the selected turf should be a deep rooting variety or a California Native variety. The use of turf should follow the guideline and requirements as described in AB1881 and Chapter 17.92 of the Lathrop Municipal Code.
- Plants with higher water demands should be located in shade or where more runoff occurs.
- Landscape around homes should be designed to provide shading in the summer months and solar access during the winter. Planting deciduous trees next to buildings will reduce ambient temperature, reduce heat gain, and allow for cooler natural ventilation. Deciduous trees and vines in front of south-facing walls and windows will further cool buildings by intercepting sunlight during summer months, yet allow direct sunlight during the winter.
- Energy efficient landscaping techniques are encouraged such as use of local materials, on-site composting, and chipping to reduce green waste hauling.
- Structures such as trellises and porticoes may be incorporated into the building/landscape edge, especially on south- and west-facing exposures, to provide shade in the summer and allow solar penetration when the sun is at a low angle in the winter.

Standards

- All private yard areas visible from public parks, streets, alleys or lakes shall be landscaped by the Builder/Developer. Homeowners shall be responsible for private yard areas enclosed within fences.
- Landscape plans for all areas where the builder is required to install landscaping shall be prepared by a landscape architect registered to practice in the State of California.
- Landscape construction practices shall adhere to the provisions in Section 3.4, below.

ACCENT TREE LIST

BOTANICAL NAME	COMMON NAME
<i>Cercis occidentalis</i>	Western Redbud
<i>Chitalpa tashkentensis</i>	Chitalpa
<i>Lagerstroemia indica</i>	Crape Myrtle
<i>Prunus c. 'Krauter Vesuvius'</i>	Purple Leaf Flowering Plum
<i>Prunus serrulata 'Kwanzan'</i>	Kwanzan Flowering Cherry

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

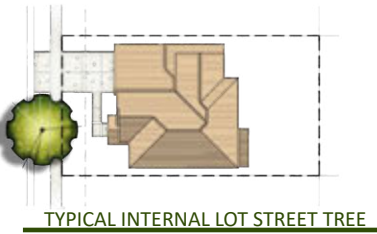
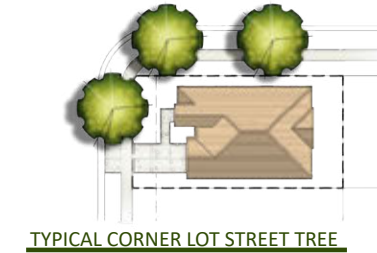


Figure 3-1: Street Tree Master Plan

STREET TREE MASTER LIST

LOTS	STREET DIRECTION	BOTANICAL NAME	COMMON NAME
Village 40	North/South East/West	<i>Platanus a. 'Columbia'</i> <i>Quercus lobata</i>	Columbia Plane Tree Valley Oak
Village 41	North/South East/West	<i>Zelkova s. 'Green Vase'</i> <i>Quercus lobata</i>	Green Vase Zelkova Valley Oak

STREET TREE LIST BY CONNECTOR STREET

STREET	BOTANICAL NAME	COMMON NAME
Harbor View Avenue	<i>Acer rubrum 'October Glory'</i>	October Glory Red Maple
Callerton Avenue	<i>Zelkova serrata 'Green Vase'</i>	Green Vase Zelkova



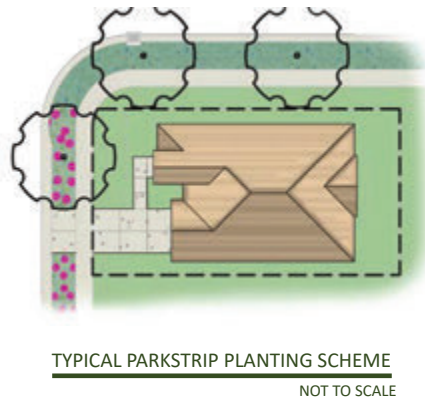
PARKWAY STRIP PLANT LIST

BOTANICAL NAME	COMMON NAME
Juniper	Juniper
Coprosma p. 'Verde Vista'	Coprosma
Cotoneaster dammeri 'Coral Beauty'	Bearberry Cotoneaster
Arctostaphylos 'Pacific Mist'	Manzanita
Cistus salvifolius	Sageleaf Rockrose
Myoporum parvifolium	Australian Racer
Rosa x 'Noaschnee'	Flower Carpet White Rose
Rosmarinus offic. 'Huntington Carpet'	Huntington Carpet Rosemary
Teucrium chamaedrys 'Prostratus'	Germander
Rosmarinus o. 'Prostratus'	Creeping Rosemary

PARKWAY STRIP MASTER PLANT LIST

VILLAGE / STREET	STREET / DIRECTION	BOTANICAL NAME	PLANT SPACING
Village 40	North/South	Coprosma p. Verde Vista	36" O.C
	East/West	Juniper	36" O.C
Village 41	North/South	Arctostaphylos 'Pacific Mist'	36" O.C
	East/West	Juniper	36" O.C
HARBOR VIEW AVE	North/South	Myoporum pavifolium	36" O.C
CALLERTON AVE.	North/South	Varies	36" O.C

Figure 3-2: Parkway Strip Planting Master Plan



3.2.2 Front and Side Yards

- Front yards of lots should be designed and installed by the Builder as a continuous landscape with consistent plant materials and dimensions that unify the street edge (see Figure 3-1). Dominant ground plane plant material should consist of shrubs, perennials and grasses that maintain an attractive appearance and enhance natural habitat values.
- Hedgerows may be used on side property lines for privacy and definition of yard areas, and a continuous low border of low shrubs or groundcover may be installed adjacent to the sidewalk (see Figure 3-2).
- Shrubs located near street frontages or on corner lots should not exceed three feet in height.
- Builder is responsible for landscape, irrigation and maintenance of front and side yards.

Standards

- Landscaping for all front yard areas shall be installed by the Builder.
- The Builder shall design front yard landscape for all lots. These front yards shall include a minimum of one tree for regular lots and three trees for corner lots which shall match the species and size of the adjacent street trees or as indicated in Figure 3-1. Additional “accent” trees installed outside of the parkway strip areas may be of a different species (refer to Appendix for a list of acceptable “accent trees”).
- Other front yard areas shall be planted with shrubs and perennials that enhance habitat values and maintain an attractive year-round appearance along the street.
- All front and side yards shall be maintained by the homeowner.
- Irrigation shall be provided for all planted areas (see Section 3.4). The Builder shall install irrigation for all areas that they landscape. After construction, homeowners shall be responsible for irrigation of all yards and adjacent parkway strips. Parkway landscaping shall be maintained by the homeowner fronting along that parkway section, unless it’s the responsibility of a non-City public agency, HOA or maintenance district.

3.2.3 Rear Yards

See Section 3.3 for fencing requirements in lakeside rear yards.

Guidelines

- All rear yards of all lakeside homes should contain a minimum of two trees.
- For lakeside homes, the slope area from the rear yard fence to the lake edge should be planted in informal drifts of shrubs, grasses and perennials. Plant material should be located to maintain views of the water, with higher planting allowed on lower terraces and shorter species on upper portions of the slope. No trees are allowed within the slope areas outside of the 5’ tubular steel fence.

Standards

- All rear yards adjacent to the lake (from rear yard view fence to lake edge) shall be landscaped and mulched (with bark or gorilla hair) by the Builder. This includes view fencing installation at the top of rear yard slopes and side yard fencing installation.
- Developer shall install rear yard pilasters at every other lot corner, pathways to docks, and docks (see Figure 3-4). (Builder may install with the consent of the Developer).
- Irrigation shall be provided for all planted areas (see Section 3.4). The Builder shall install irrigation for all areas that they landscape. After construction, homeowners shall be responsible for irrigation of all yards and adjacent parkway strips.

3

1. Areas beginning at the homeowners' fence and into the property shall be the responsibility of the homeowner to maintain.
2. Any proposed modifications to lake slope landscaping and irrigation shall be reviewed the relevant public agency owning the slope and by the River Islands CC&R Team prior to any changes.



Figure 3-4: Builder Responsibility at Rear Yards

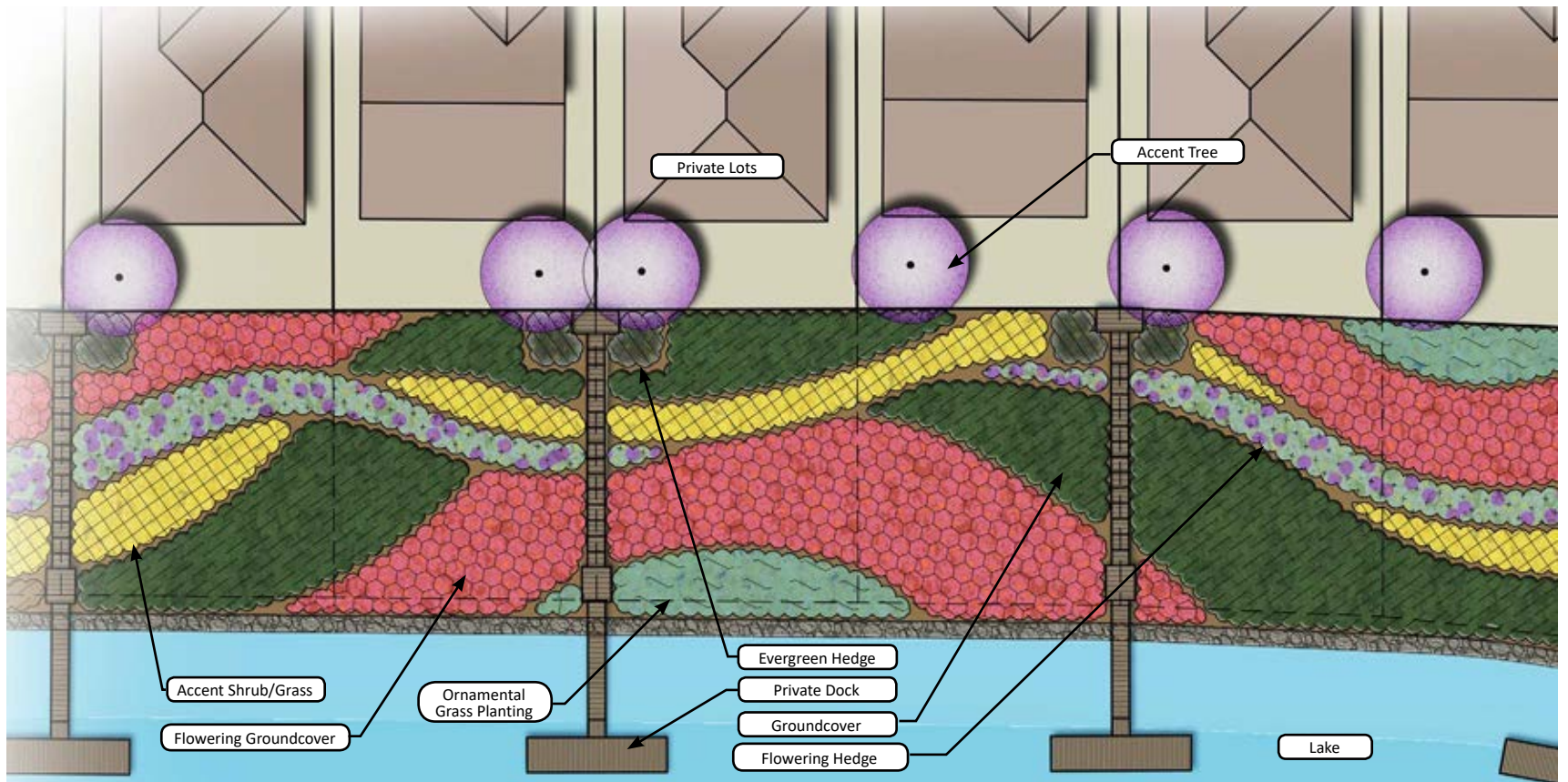


Figure 3-3: Rear Yards at Lakeside Homes

3.3 SITE FURNISHINGS/ MATERIALS

3.3.1 Fences

Figures 3-4 through 3-8 illustrates the location and types of fencing to be used, with a variety of heights and design to be used for various conditions. These fences consist of a 'family' of elements, similar in style and materials, used in a consistent manner throughout the neighborhood. Additional fencing and walls, including view fencing in the rear yards of lakeside homes, will be installed by the Developer (Figures 3-6, 3-7 and 3-8).

Guidelines

- In general, fencing should be designed to be natural-appearing and durable, compatible with neighborhood character, and reflective of the "Delta Agrarian" character of River Islands.
- Fencing should be made from high quality materials, be of durable construction, and present a "finished" appearance from adjacent properties.
- Solid fences or walls used for privacy or security may be used in either side or rear yard conditions. Fencing should be limited to six (6) feet in height and, in areas facing a public street or alley, must incorporate a change in articulation for the top 12-18 inches of the fence.
- Solid side yard privacy fencing that intersects open space view fencing should not exceed 5 feet in height within the rear setback.
- To reduce their visual prominence, fences should be used in combination with tree, vine, shrub, and hedge planting.

Standards

- 6' Decorative wood fencing and 6' side yard wood fencing shall be installed by Builder using the design treatments illustrated in Figure 3-8 and in locations indicated by Figures 3-6, 3-7 and 3-8.
- 6' Decorative wood fencing with lattice treatment shall be used for areas visible from public areas including roadways and parks.
- 6' Decorative wood fencing shall be set back 10 feet from the sidewalk. Gates shall be installed on one side of the home to allow access from front yard to side yard.

Figure 3-5: Community Wall and Fence Diagram



SYMBOL	FEATURE TYPE
	Open Space Railing
	Community Fence
	Open View Fence

NOTE: BUILDER SHALL ALSO INSTALL PRIVACY FENCES PER FIGURES 3-6, 3-7 AND 3-8

- 6' Decorative wood fencing shall be used on side property lines. Fencing shall be limited to six (6) feet in height. Decorative privacy fencing (with lattice) shall be used in areas visible from public streets or other public areas. Privacy fencing for lakeside homes shall transition from six feet to five feet in height as indicated in Figure 3-8.
- In sloping areas visible from public streets or public use areas, fencing shall step down the slope. Fencing may slope with the grade in

- areas that are outside of public view.
- On corner lots, front yard fencing shall be continuous along the front and side property line. Where slopes occur, fencing shall be installed along the top of slope. For corner lots, side yard fencing along street frontages shall be located a minimum of five (5) feet from the sidewalk.
- Maximum unbroken length of side yard fences should be 100 feet for adjacent street-facing lots. Fencing can be reduced in height at corners as required to allow for traffic safety and visibility.

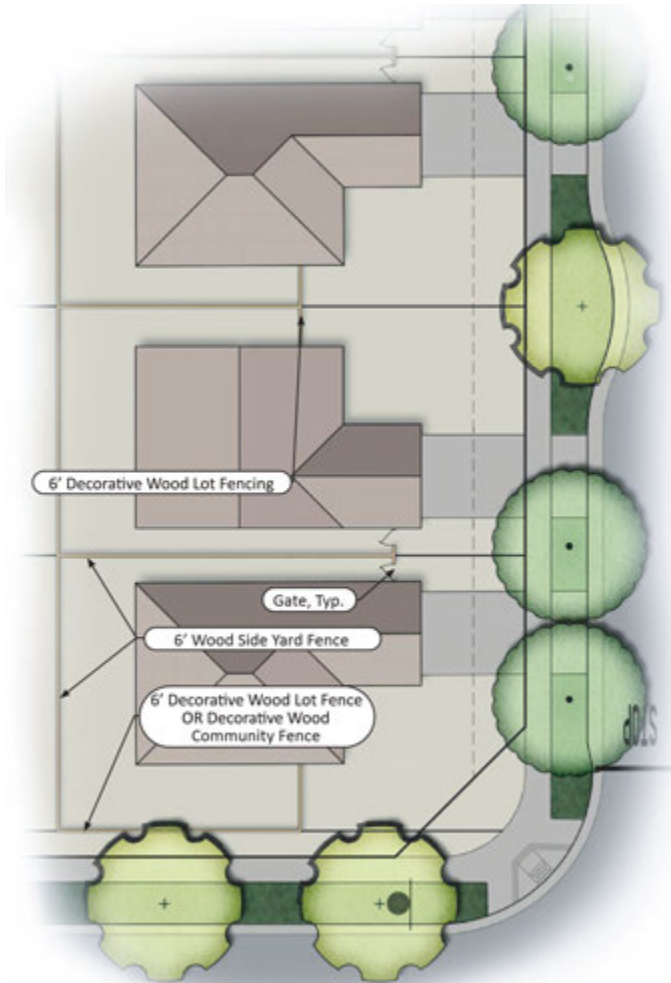


Figure 3-6: Prototypical Fence Conditions

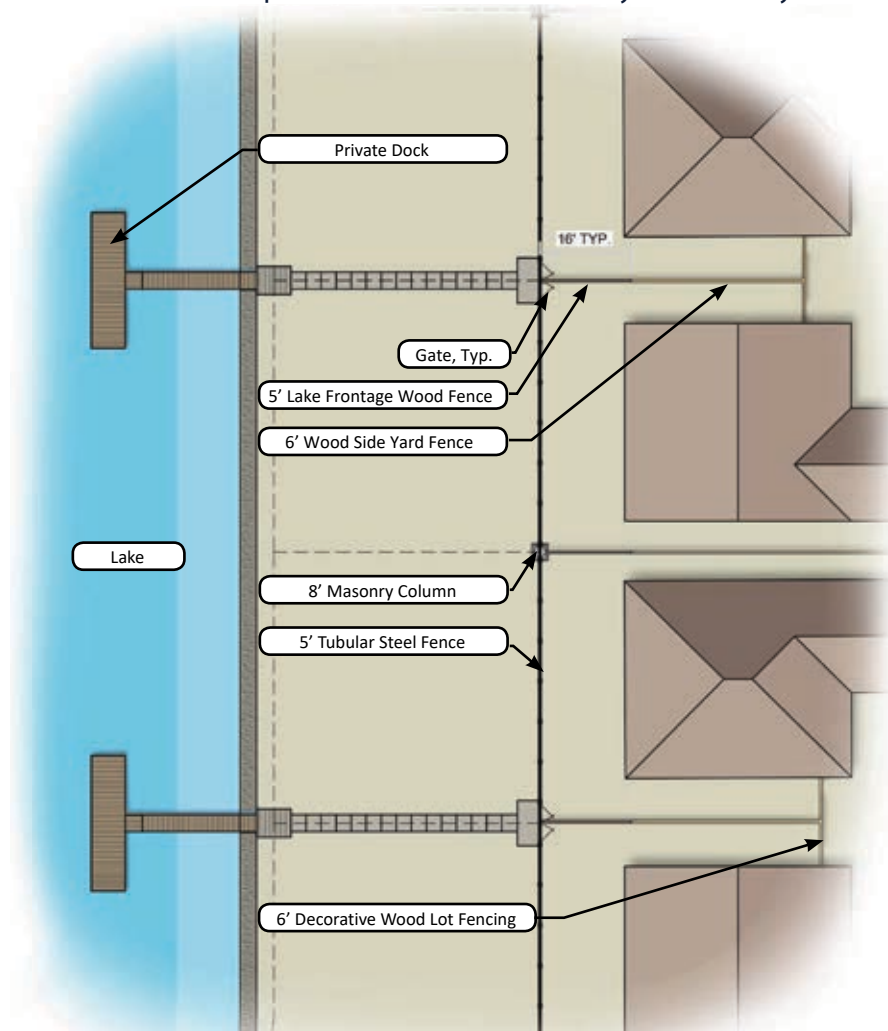


Figure 3-7: Prototypical Fence Conditions (Water Edge)

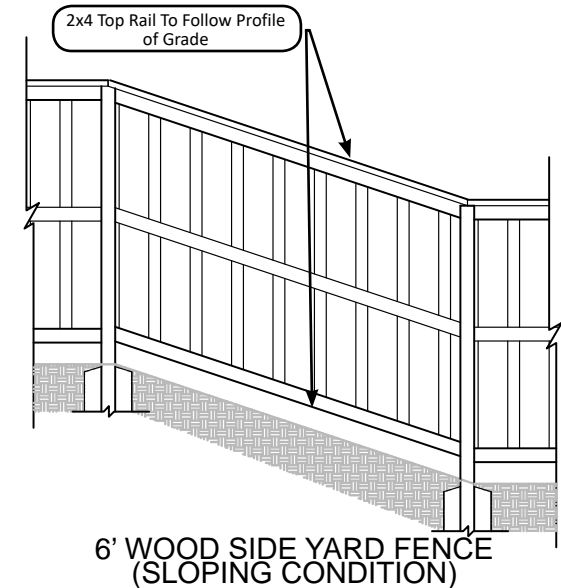
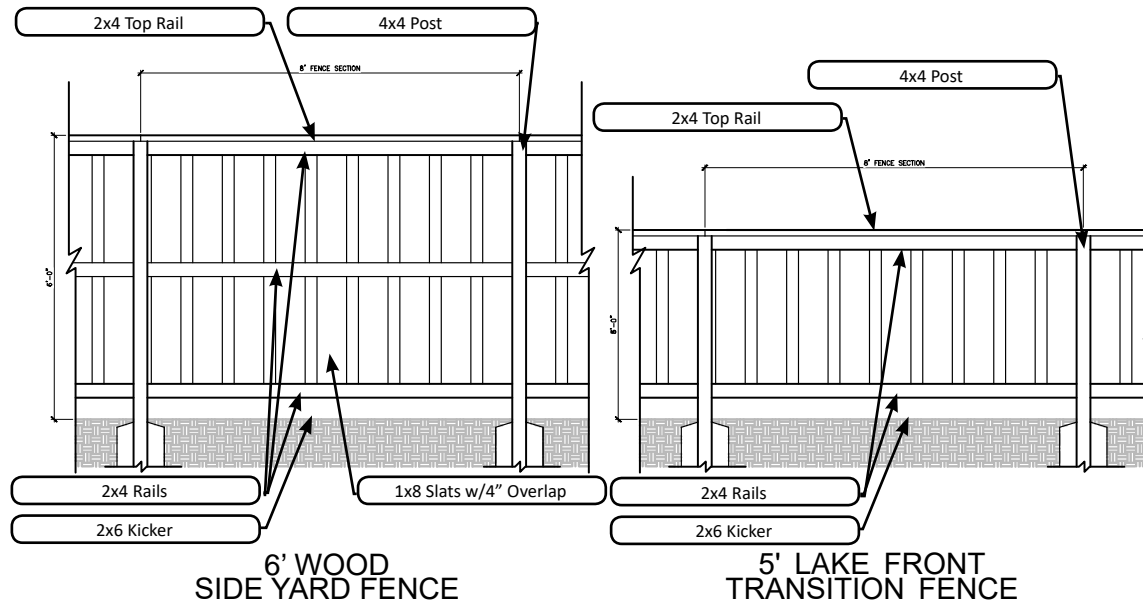
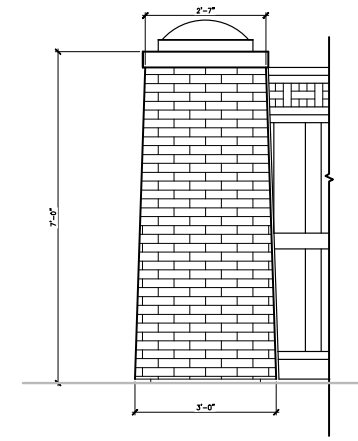
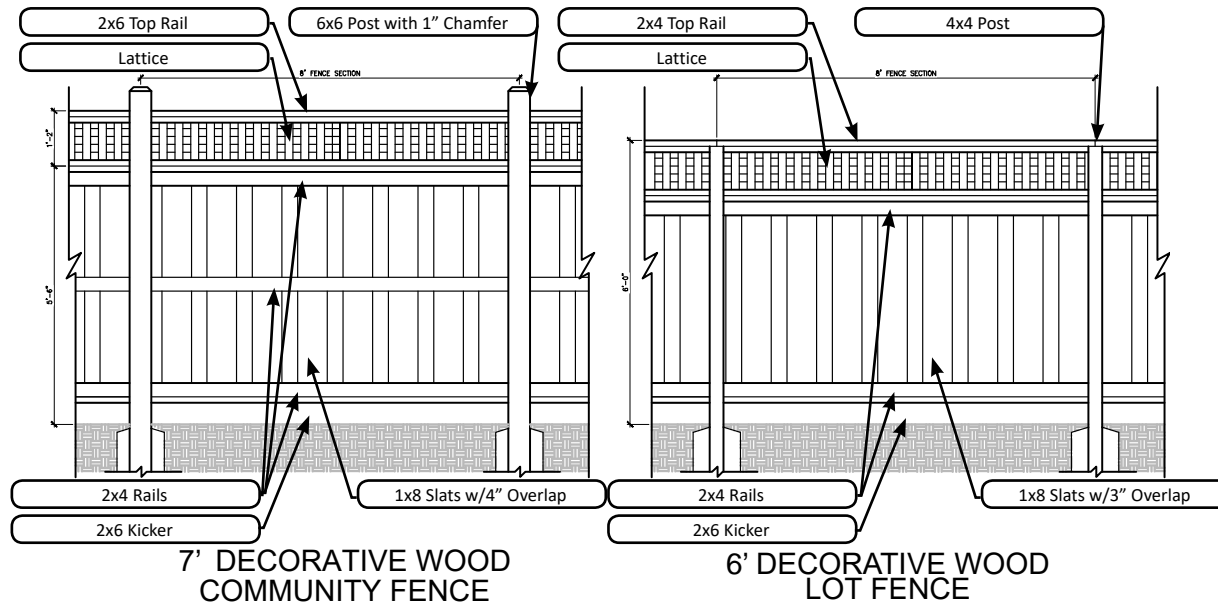
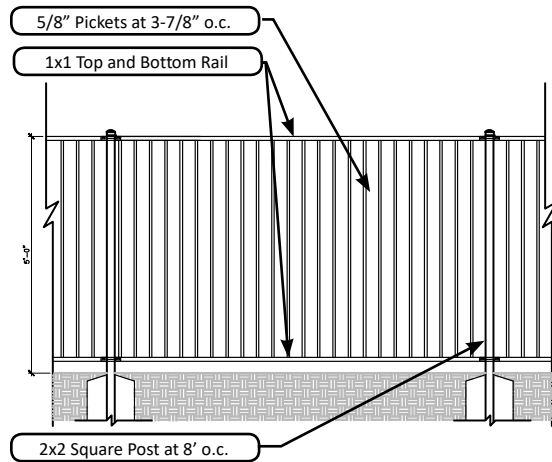
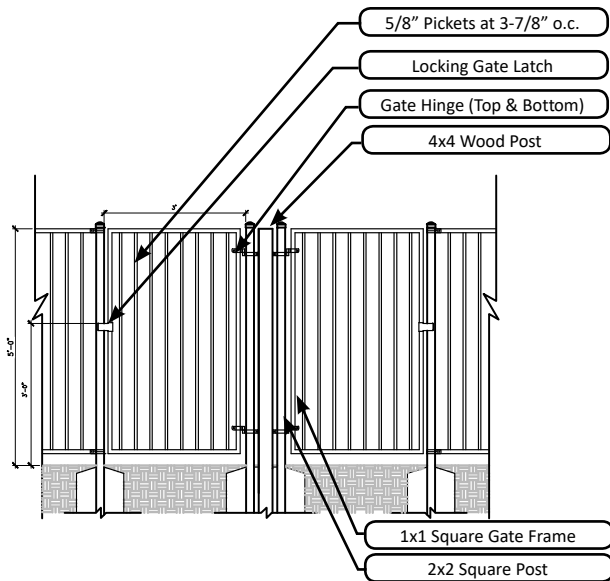


Figure 3-8: Prototypical Fence Conditions (For Builder)



5' TUBULAR STEEL FENCE AT LAKE FRONTAGE



5' TUBULAR STEEL FENCE WITH 3' GATE AT LAKE FRONTAGE

Figure 3-8: Prototypical Fence Conditions (For Builder)
(Continued from Previous Page)

- Security fencing shall be provided around pool and spa areas in compliance with all applicable codes and ordinances.
- Barbed or razor wire, chain link and plastic/vinyl fencing is prohibited on residential properties.

3.3.2 Signage

- Temporary signage to market the sale of new homes – to be provided by River Islands. Signage should conform to the signage types and hierarchy described in the Appendix.

3.3.3 Landscape Lighting

Guidelines

- Landscape lighting should be designed to be hidden from direct view and to minimize glare and impacts to adjacent land uses, especially residences. Low-level, pedestrian-scale fixtures should be utilized to the degree possible.
- Landscape lighting should utilize durable, energy efficient fixtures that provide pleasing color. High efficiency fixtures are encouraged to direct light where it is needed to avoid excessive glare and reduce impacts upon night sky and open space. No lighting should blink, flash, or be of unusually high intensity or brightness, except in the case of holiday lighting.
- Landscape lighting should be minimized to reduce light pollution and minimize energy usage.
- LED fixtures and intelligent control systems should be utilized to the extent possible.

3.3.4 Paving and Hardscape

Guidelines

- Paving surfaces on residential lots should be limited to the driveway, walkways, and patios. Paving to replace landscaping shall comply with the Lathrop Municipal Code and applicable CC&Rs.
- The general intent of pavement design is to provide an aspect of permanence with subtle textural variety using materials that

appear related to the natural landscape. Brightly-colored and highly reflective materials are not acceptable. Pervious paving is encouraged to the extent feasible.

- Use of enhanced paving materials (exposed aggregate, broom finish, integral color, unit pavers, stamped concrete, and bricks, etc.) is encouraged for front walks, patios and driveways. Planting areas are recommended between pavement and walls or fences. Concrete areas on the landscape plans should be designated with surface finish, color, expansion joints, and score joints. Expansion and score joints help isolate cracking locations in concrete and should occur 8 feet on center (max.) in each direction.
- Residential driveways serving front-facing garages should use enhanced materials, and/or scoring patterns to reduce the visual impacts.
- Selected paving color/albedo should meet a minimum SRI (Solar Reflective Index) value of 29 in order to aid in reducing the heat island effect (note: typical grey concrete usually falls between 38-52).

3.4 LANDSCAPE CONSTRUCTION PRACTICES

The following provisions address construction practices techniques to ensure healthy and successful projects and adhere to requirements and measures for sustainable landscape.

3.4.1 Irrigation and Water Conservation

The City of Lathrop Municipal Code, Chapter 17.92 Landscape and Screening Standards, contains additional requirements for irrigation and water conservation.

Guidelines

- The irrigation system should be designed to conserve water resources by efficiently and uniformly distributing water. Designs should be based upon applicable California Department of Water Resources ordinances and tailored to the climate of the City of Lathrop.

- Use of low volume spray heads and drip irrigation systems should be maximized. New irrigation techniques and drip irrigation systems should be used to ensure more efficient delivery of water.
- Irrigation design should accommodate hydrozones accordingly, separating high, medium and low water-use plants. Trees should be put on a separate system, specifically in lawn areas, and shrubs and trees should be irrigated with a drip or bubblers to provide deeper, more even watering and promote water conservation. Systems should also be separated by sun exposure, i.e., north/east exposures versus south/west exposures.
- Turf and groundcover should be irrigated with a conventional rotary nozzle spray system, using head-to-head spray coverage. In-stem pressure regulation and check valves are required on all heads. To effectively meet the intent of the state of California's conservation effort sub-surface drip irrigation should be the primary irrigation method. No above ground irrigation distribution method should be incorporated in areas less than ten feet (10") wide and shall maintain a twenty-four inch (24") offset from all pavement surfaces that drain directly to catchbasins.
- The irrigation controllers should be programmed according to the water needs of plants on each circuit, with consideration of the time of year and plant maturity. If precipitation rate exceeds the soil absorption rate, multiple shorter cycles should be programmed as required to allow absorption.
- Automatic irrigation controllers should be automatically adjusted using, at a minimum, daily ET (Evapotranspiration) rates and preferably hourly ET with an onsite rain shut-off device. Should an ET based controller not be utilized an onsite rain sensor with active moisture sensor may be used.
- All homes should be installed with an automatic master valve at the irrigation point of connection in conformance with AB1881 (MWEL0)
- Main lines should have 18" of cover.
- Irrigation valves should be screened from view from the street by landscaping or other attractive site materials.
- Irrigation systems should be monitored regularly for proper operation, leaks and broken heads, adjustment of controller programming, and elimination of excessive over spray and runoff .

Standards

- Irrigation shall be provided for all planted areas.
- Builder shall provide each home with an automatic irrigation controller that accommodates all aspects of the landscape design, including independent programming of multiple stations to cover front yard (including parkway strip), side yard, and backyard areas..

3.4.2 Soil Preparation and Mulching

Standards

- Finish landscape grading by Builders after construction of homes, if required, shall maintain or re-establish the overland release per the design intention of the Developer's Civil Engineer. Builders shall be responsible for maintaining proper drainage without creating depressions or dams.
- Builders should require an Agricultural Suitability Soil Test. The soils should be tested for agricultural suitability, parasitic nematodes and herbicide or deleterious contamination. The test should be completed by a reputable testing agency and should include recommendation for amendments, soil conditioners, pH correction, and fertilization.
- Subsequent to installation of underground utilities, soil compacted by construction should be rototilled to a minimum depth of eight (8) inches. In order to prevent interface layers between import topsoil and native soil, native soil should be broken up by ripping or rototilling to a depth of 8 to 12 inches before the addition of import topsoil or amendment.
- All planted areas should be amended to provide for an optimum growing media for most plants.
- Amendments (e.g. nitrified compost, gypsum, soil sulphur, fertilizer, iron sulfate, etc.) should be rototilled into the soil to a depth of 4 to 6 inches. Amendments are more effective when thoroughly incorporated into the soil. Avoid staining when using ferrous sulfate as an amendment by washing of all hardscape immediately after applying or mixing.

- At all planting areas except lawns, a minimum of two inches of organic mulch shall be applied on top of the soil surface after planting in order to cool the soil surface, reduce evaporation, and suppress weed growth. Organic mulches, including wood chips, shredded bark, and other commercially available mulches are preferred to inorganic materials. Organic mulches should not be dyed an artificial color, but should be a natural brown or dark brown in color. Permanent visible applications of inorganic sheeting, fabric, netting, etc. are not acceptable.

3.4.3 Planting

Standards

- Plant materials shall be selected from Appendix: Plant Selection Guide. Substitutions or additions may be considered by the DRB based on the suitability of the species in terms of similarity of form, adaptability, tolerance to site soils, climatic conditions or water quality, or other pertinent characteristics.
- Plant sizes and spacing shall comply with the specifications noted on Appendix: Plant Palette and shall be sufficient to provide healthy growth, attractive appearance, and full coverage of planting areas when plants are mature. In general, size and spacing requirements are as follows:
 - Primary front yard tree: Size to match adjacent street tree (24" box); spacing per requirements in Section 3.2 above.
 - Other front yard trees or side/rear yard trees: 15 gallon min.; spacing varies.
 - Hedgerows: 5 gallon; 36" o.c. or as needed to create hedge, given anticipated growth pattern
 - Other shrubs: 5 gallon; 48" o.c. or as needed for full cover, given anticipated growth pattern.
 - Groundcovers for habitat and border planting: 1 gallon; 18" o.c. or as needed for full cover, given anticipated growth pattern.
 - Smaller groundcovers or perennials for parkway strips or yards: 1 gallon; 12" o.c. or as needed for full cover, given anticipated growth pattern.
 - Riparian planting for lakeside slope area: see Figure 3-2.
 - See Figure 3-9 for tree and planting details.

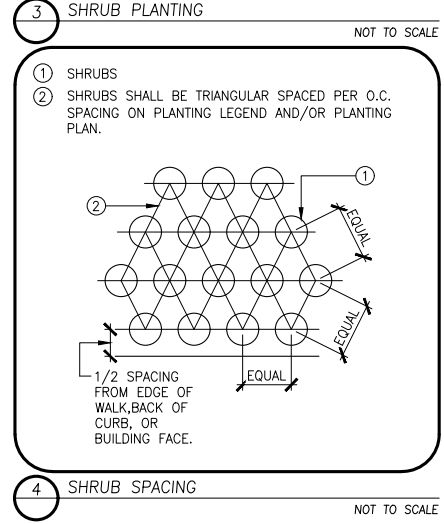
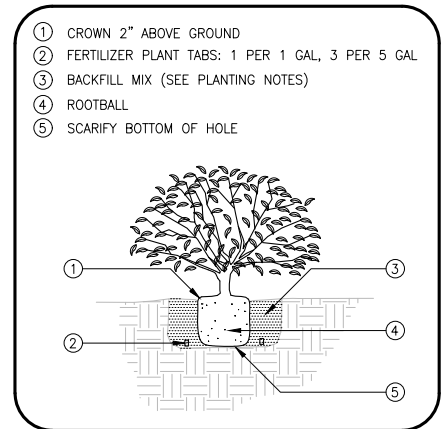
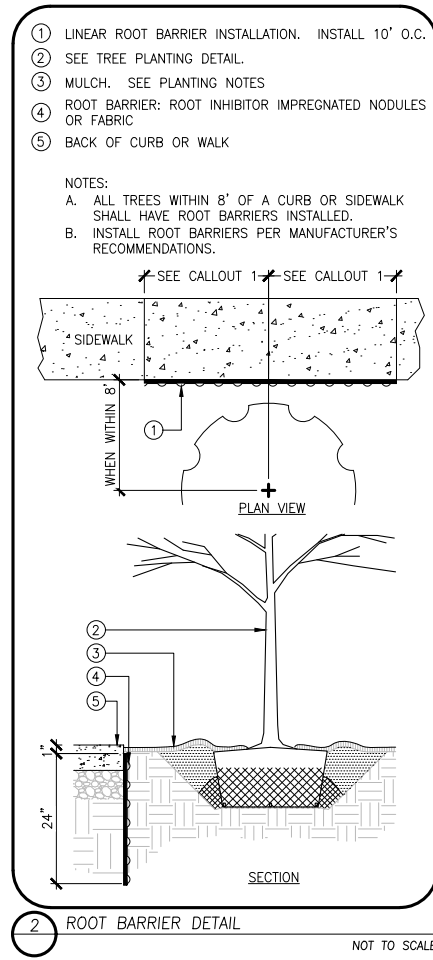
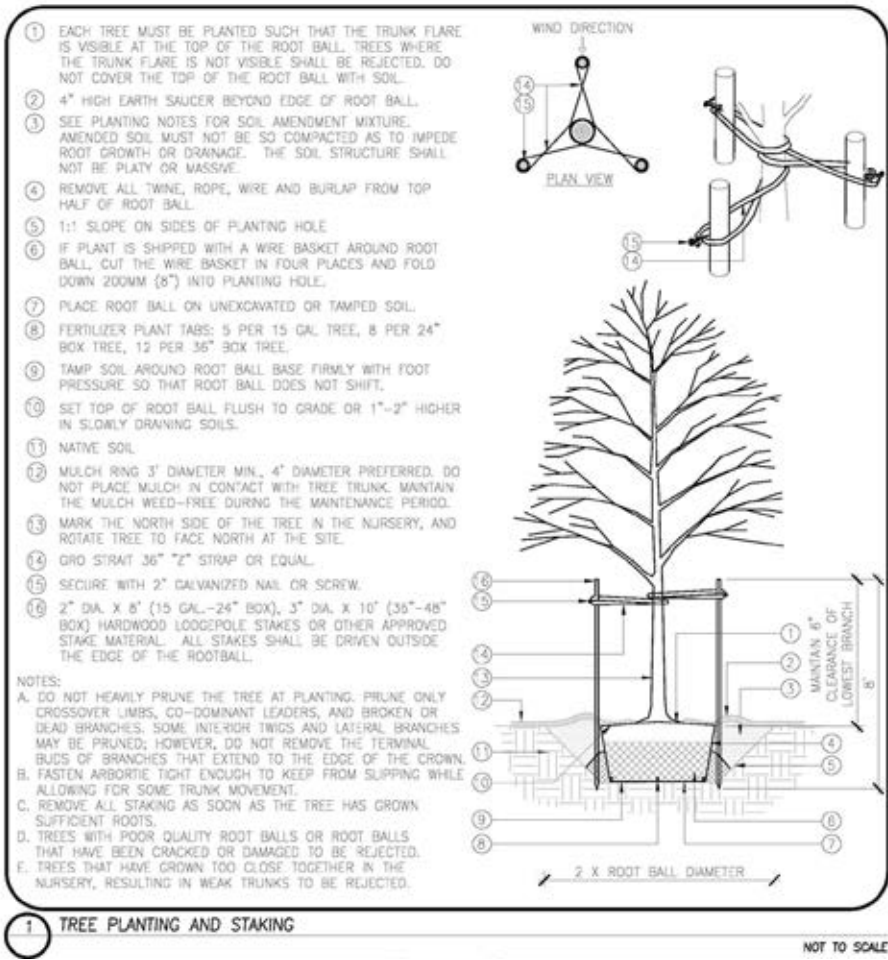


Figure 3-9: Planting Detail

RIVER ISLANDS



CHAPTER 4

PROJECT
IMPLEMENTATION

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4.1 Project Implementation

4.1.1 Stewart Tract Design Review Committee (STDRC)

All projects shall be subject to the design review process and submittal requirements described in the following sections. Projects will be reviewed by the Stewart Tract Design Review Committee (STDRC), according to the requirements set forth below and Section 17.61.160 of the Lathrop Municipal Code. The STDRC is a group of three design professionals that represent the master developer. The STDRC will review design and improvement plans for new construction on undeveloped and improved lands within the community for conformance with these Lake Harbor West District Architectural Guidelines/Design Standards (AG/DS) and with all applicable plans (described below). The STDRC's review is advisory only and does not guarantee approval of any permit from other agencies. The City of Lathrop utilizes the STDRC's recommendation for certain approvals to Building Division, Planning Commission and some cases Lathrop City Council, if applicable.

After STDRC review is advisory only, applicants are still required to obtain approval by the City of Lathrop for all construction projects and necessary approvals and permits. This includes landscaping and infrastructure permits if applicable.

Prior to the submission of development proposals to the City of Lathrop, the STDRC shall review such proposals and make recommendations to the Master Developer and the City; the STDRC shall also recommend exceptions and revisions to the Lake Harbor West District AG/DS to the City for further consideration and potential action by the AG/DS to accommodate development proposals which might suggest minor design changes or adjustments that are consistent with the intent of these AG/DS; in some cases, an exception might apply to a design condition not foreseen in the original drafting of the AG/DS. A STDRC recommendation to grant an exception may or may not be coupled with a proposed project

proposal already being reviewed by the STDRC. A request for revision to the AG/DS must be made in writing to the City of Lathrop Community Development Department and be approved by the Planning Commission after review and recommendation of the STDRC.

4.1.2 Consistency Requirements

Plans must be found consistent with this document and other applicable City of Lathrop land use entitlements, as well as any recorded River Islands CC&Rs. While the adopted AG/DS document itself is consistent with previously approved planning documents for River Islands, the Builder should be aware of requirements of other applicable entitlements/plans that may also apply to your project. These entitlements/plans include:

1. City of Lathrop Comprehensive General Plan (as amended)
2. West Lathrop Specific Plan (as amended)
3. River Islands Phase 2 Urban Design Concept (UDC)
4. City of Lathrop Development Title (zoning and subdivision ordinances)
5. River Islands Development Agreement and Performance Standards
6. Vesting Tentative Map No. 6716 Conditions of Approval (as amended)
7. Lake Harbor West District Neighborhood Development Plan (NDP), Adopted River Islands Conditions, Covenants and Restrictions (CC&Rs), if applicable

4.1.3 Design Review Submittal Requirements

As a minimum, all applicants shall provide the following to the Master Developer for processing STDRC review:

1. Location Map - should include Tract, lot and/or parcel numbers if available.
2. Conceptual Plans and Elevations- this shall include preliminary building floor plans for each architectural style and model type represented. This includes enhanced

elevations for those structures which will be adjacent to major streets and project features which are exposed to the public.

3. Conceptual front yard landscaping plans for each lot type.
4. Conceptual neighborhood landscaping plans.
5. Preliminary Color Palette & Materials (can be submitted in a "board" format).
6. Conceptual Lotting Plan (Subdivisions) - the lotting plans shall show at least five contiguous lots, including one corner lot (if applicable). The footprints for proposed structure shall be shown on the lot, along with any driveways, walks, landscaped areas, dimensioned setbacks, fencing and other major features.
7. Conceptual Streetscape Plan – shall show all proposed models and architectural themes on one elevation in color to depict the representative streetscape.

All submitted architectural plans and elevations shall be at a minimum scale of 1/8" to 1/4" = 1'-0" on 24" x 36" paper, as well provided as an electronic file in PDF format. 11" x 17" sized documents may be allowed on a case by case basis. Any other exceptions to the submittal requirements must be approved by the Master Developer.

At least one STDRC meeting shall be held to review the application materials. Each applicant is strongly encouraged to have the architect and other design professionals in attendance for this meeting. Additional meetings may be required if the submittal is incomplete or additional questions or issues cannot be addressed in the initial meeting. STDRC can conduct subsequent meetings via an e-mail discussion once the supplemental information has been provided which addresses the concerns raised.

The STDRC will submit a written recommendation letter and minutes reflecting the STDRC action to the applicant and to the City of Lathrop and any other applicable agencies after its review. The Master Developer may also provide a separate recommendation letter based upon the STDRC's recommendation

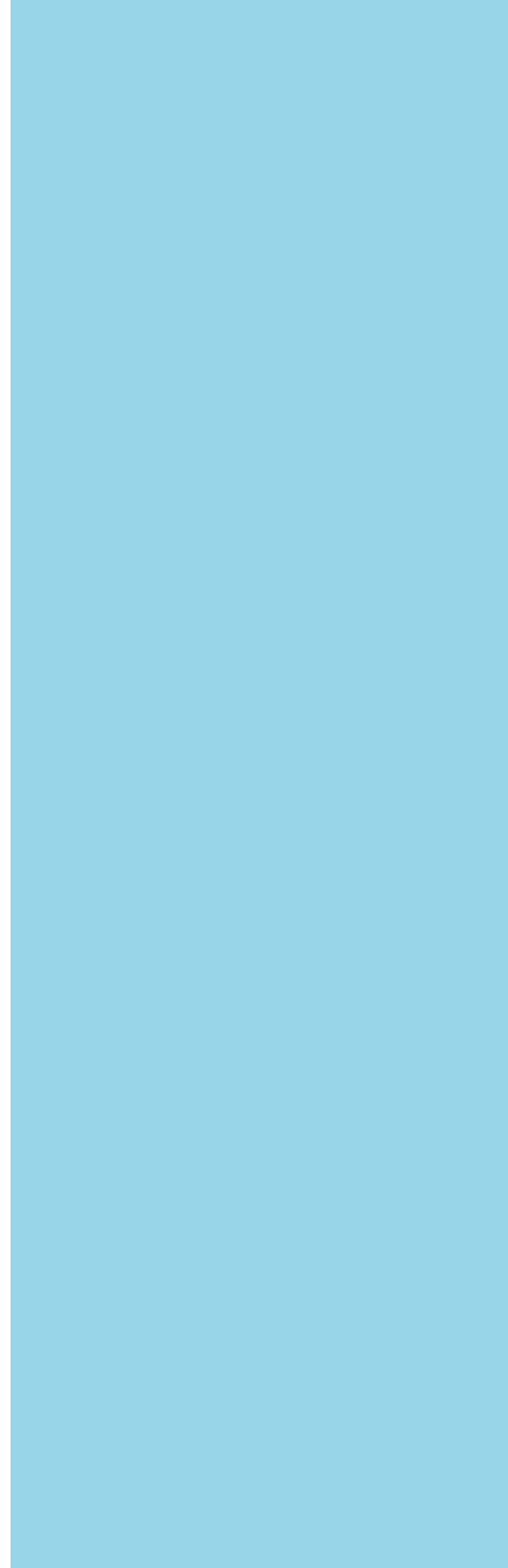
as may be required by CC&Rs or individual agreements between the Master Developer and the applicant.

All applicants shall be advised that the City of Lathrop has a separate design review process for review of proposed model homes and construction documents prior to planning and/or building permit approval. The actions taken by the STDRC shall be used to supplement the application process required by the City of Lathrop. The City of Lathrop Planning Division should be contacted for specific information related to the requirements associated with Architectural Design Review and Administrative Approval.

RIVER ISLANDS



APPENDIX



Lake Harbor West District Architectural Design Guidelines and Development Standards

Accessory Structures Addendum
May 23, 2023

Accessory Structures:

Minimum Setback Distance from Property Line

Structure Height	Front Yard*	Street Side Yard (corner lot)	Side Yard (interior)	Rear Yard
≤ 8 ft.	Not allowed	10 ft.	3 ft.	3 ft.
>8 ft. to 15 ft.	Not allowed	10 ft.	5 ft.	5 ft.

*Landscape features are allowed in the front yard as shown in definition below.

1. Setback Measurement - Minimum setback distance between property line and accessory structure shall be measured from the wall or post(s) of the supporting structural member of the structure. Overhangs are allowed consistent with the current City adopted Building Code.
2. Separation Between Structures - All accessory structures shall maintain the minimum separation between other buildings as required under current City adopted Building Code.
3. Building Permit Required when Applicable – A building permit shall be obtained for all accessory structures as required by the City adopted Building Code, if applicable.
4. Attached Patio Covers – attached patio covers, sunrooms and similar structures not first approved with the original dwelling unit building permit, shall meet all setbacks of the dwelling unit, unless exceptions are approved by the River Islands Architectural Review Board with appeal to STDRC.

Definitions:

Accessory Structure - An attached or detached structure that is either entirely enclosed by walls and a solid roof or is partially enclosed with a solid or limited roof covering. Examples include, but are not limited to, detached garages, greenhouses, pool houses,

sunrooms, workshops, storage sheds, barns, as well as, free standing patio covers, carports, gazebos and stables. Accessory structures also include play equipment, windmills, water towers, and other similar structures.

Landscape Feature - A detached decorative structure with a maximum height of eight (8) feet typically used in conjunction with plant materials for aesthetic enhancement, including, but not limited to, garden trellis covers with non-solid roof construction, arched trellises, vertical lattice structures, statues, fountains, and similar features may be allowed in the front yard setback, subject to building/electrical/mechanical permits of the City of Lathrop and subject to review and approval of the River Islands Architectural Review Board (RIARB). Any decision of the RIARB may be appealed to the Stewart Tract Design Review Committee (STDRC).

Architectural Features:

1. Architectural features including sills, chimneys, fireplaces, cornices and eaves may extend into a required side yard, rear yard or a space between structures not more than two (2) feet and may extend into a required front yard not more than five (5) feet; provided, that where an architectural feature extends more than two (2) feet into a required side yard, the extension shall be protected by a minimum one-hour fire resistant standard.
2. Open, unenclosed, uncovered metal fire escapes and depressed ramps or stairways may project into any required yard or space between buildings not more than four (4) feet, subject to review and approval of the RIARB and may be appealed to the STDRC.
3. Planter boxes attached to a dwelling may be extended into a required front yard by not more than three (3) feet.
4. Walks, driveways and retaining walls may occupy any required yard, subject to City regulations regarding public utility easements, right of way encroachments and possible building permit regulations. Any extension or modification of approved walks, driveways and retaining walls approved with the original construction of the dwelling unit shall be subject to the review and approval of the RIARB and may be appealed to the STDRC.
5. Swimming pools, in-ground spas and hot tubs are subject to the regulations contained in the City’s currently adopted Building Code.

Builder Identification Signs

Builders are to choose from 3 style options as shown on following pages.

River Islands Builder Site Signs

Option 1

Scale: .5" = 1'

AMERICAN TRADITIONAL

Black Steel Fence,

Digital Print on Aluminum



River Islands Builder Site Signs
Option 2
Scale: .5" = 1'

CRAFTSMAN COTTAGE
Wood Frame with Pickets,
Digital Print or
Blasted Sign Foam



River Islands Builder Site Signs
Option 3a
Scale: .5" = 1'

CALIFORNIA RANCH
Wood Frame with Pickets,
Digital Print or
Blasted Sign Foam





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Plant List

RIVER ISLANDS- PLANT SELECTION GUIDE

All plant materials shall be selected from the following plant list as approved by the City of Lathrop as part of this Architectural Design Guidelines & Development Standards document. Any exceptions must be recommended for approval by the STDRC prior to installation. Basis for exceptions shall be limited to plant availability, where a similar available plant species may be substituted.

Streetscape Between Wall and Walk	Streetscape Parkway Strips	Streetscape Medians	Streetscape Bio-Swale (Interior Levee Rd)	Parks & Open Spaces	In-Tract Street Trees	In-Tract Parkway Strips	In-Tract Rear-Yard Lake Frontage	Levees, Trails and Restoration Areas	Botanical Name	Common Name	Use Height	Use Width	Water Use	Attributes
									Trees					
									<i>Acer buergerianum</i>	Trident Maple	20'-25'	20'-25'	M	
									<i>Acer x freemanii</i> 'Autumn Blaze'	Maple, 'Autumn Blaze'	40'-50'	40'	M	
									<i>Acer macrophyllum</i>	Big Leaf Maple	30'-75'	30'-50'	H	
									<i>Acer negundo</i> var. <i>californica</i>	California Box Elder	30'-50'		M	
									<i>Acer rubrum</i> 'Armstrong', 'October Glory', Redpointe'	Armstrong Red Maple	40'-50'	15'	H	
									<i>Aesculus californica</i>	Buckeye	20'-30'	20'-30'	VL	
									<i>Aesculus carnea</i>	Red Horsechestnut	40'	30'	M	
									<i>Alnus rhombifolia</i>	White Alder				
									<i>Arbutus unedo</i>	Strawberry Tree	8'-25'	8'-25'	L	
									<i>Arbutus 'Marina'</i>	Marina' Strawberry Tree	20'-30'	20'-30'	L	
									<i>Arbutus marina</i> - 'Multi-trunked'	Strawberry Tree	15'-30'	15'-20'	L	Dark green oblong foliage with rosy pink fall flowers
									<i>Betula jacquemontii</i>	White Barked Himalyan Birch	40'-60'	25'-30'	H	
									<i>Carpinus betulus</i> 'Fastigiata'	European Hornbeam	40'	30'	M	
									<i>Catalpa speciosa</i>	Western Catalpa	40'-60'	20'-40'	M	
									<i>Cercidium x 'Desert Museum'</i>	Desert Museum Palo Verde	20'	20'	?	
									<i>Cercis canadensis</i> 'Oklahoma'	Eastern Redbud	25'-35'	25'-35'	M	
									<i>Cercis occidentalis</i>	Western Redbud	10'-20'	10'-20'	VL	
									<i>Cercis occidentalis</i> - 'Multi-trunked'	Western Red Bud	12'-18'	10'-18'	L	Blue-green foliage with magenta flowers
									<i>Cercocarpus betuloides</i>	Island Mountain Mahogany	5'-20'	5'-20'	VL	
									<i>Chilopsis linearis</i> 'Monhews'	Timeless Beauty Desert Willow	15'-20'	15'-20'	VL	Fragrant showy purple flowers
									<i>Chionanthus retusus</i>	Chinese Fringe Tree	20'	15'	M	
									<i>X Chitalpa tashkentensis</i>	Chitalpa	30'	30'	L	White to pale or dark pink flowers
									<i>Crataegus phaenopyrum</i>	Washington Hawthorn	25'	20'	M	
									<i>Cupressus arizonica</i>	Arizona Cypress	40'	20'	VL	
									<i>Cupressus sempervirens</i>	Italian Cypress	40'-70'	10'-20'	M	
									<i>Ginkgo biloba</i> 'Autumn Gold' (Male only)	Ginkgo, 'Autumn Gold'	35'-40'	25'-35'	M	Use male only varieties
									<i>Gleditsia tricanthos</i> inermis	Thornless Honey Locust	25'-50'	25'-50'	L	
									<i>Koeleruteria paniculata</i>	Goldenrain Tree	20'-35'	25'-40'	M	
									<i>Lagerstroemia indica</i> 'Dynamite'	Crape Myrtle	15'-25'	15'-20'	L	Red Flowers
									<i>Lagerstroemia x fauriei</i> 'Natchez'	Crape Myrtle	20'-30'	15'-20'	L	
									<i>Lagerstroemia x fauriei</i> 'Natchez' - 'Multi-Trunked'	Natchez Crape Myrtle	15'-20'	12' Wide	L	White flowers
									<i>Lagerstroemia x fauriei</i> 'Muskogee'	Crape Myrtle	20'-30'	15'-20'	L	
									<i>Magnolia soulangiana</i> 'D.D. Blanchard'	Tulip Magnolia	50'	25'-35'	M	
									<i>Malus</i>	Flowering Crabapple, 'Snowdrift', 'Golden Raindrops'	15'-20'	15'-20'	M	
									<i>Olea europaea</i> 'Swan Hill'	Swan Hill Olive	25'-30'	25'-30'	VL	
									<i>Parkinsonia aculeata</i>	Mexican Palo Verde	15'-20'	10'-20'	VL	
									<i>Pinus pinea</i>	Stone Pine			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 acerifolia</i> 'Bloodgood'	London Plane	40'-50'	25'-30'	M	
									<i>Platanus X acerifolia</i> 'Columbia'				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>Prosopis glandulosa</i> 'Maverick'	Texas Mesquite	25'-30'	25'-30'	L	
									<i>Prunus caroliniana</i> 'Bright 'N Tight' (Compacta)	Bright 'N' Tight Cherry Laurel	8'-10'	6'-8'	L	
									<i>Quercus agrifolia</i>	Coast Live Oak	20'-70'	40'-80'	VL	

RIVER ISLANDS- PLANT SELECTION GUIDE

All plant materials shall be selected from the following plant list as approved by the City of Lathrop as part of this Architectural Design Guidelines & Development Standards document. Any exceptions must be recommended for approval by the STDRC prior to installation. Basis for exceptions shall be limited to plant availability, where a similar available plant species may be substituted.

Streetscape Between Wall and Walk	Streetscape Parkway Strips	Streetscape Medians	Streetscape Bio-Swale (Interior Levee Rd.)	Parks & Open Spaces	In-Tract Street Trees	In-Tract Parkway Strips	In-Tract Near-Yard Lake Frontage	Levees, Trails and Restoration Areas							
										Mahonia aquifolium	Oregon Grape	6'		M	
										Myrtus communis	True Myrtle	5'-6'	4'-5'	L	
										Nandina domestica	Heavenly Bamboo	3'-8'	2'-4'	L	
										Nerium oleander 'Little Red'	Dwarf Red Oleander	4'	4'	L	Red flowers
										Nerium oleander 'Petite Pink'	Dwarf Pink Oleander	4'	4'	L	Pink flowers
										Osmanthus fragrans	Sweet Olive	10'	10'-12'	M	
										Osmanthus x fortunei	Hybrid Tea Olive	6'-20'	10'-12'	M	
										Philadelphus lewisii	Wild Mock-orange	4'-10'	6'-10'	M	
										Philadelphus 'Belle Etoile'	Purple Spot Mock Orange	5'-7'	5'-7'	M	
										Phormium tenax 'Atropurpureum'	New Zealand Flax	4'-5'	4'-5'	L	Burgundy-bronze bladed foliage
										Phormium 'Yellow Wave'	Yellow Wave New Zealand Flax	4'-5'	4'-5'	M	Yellow and lime green bladed foliage
										Prunus caroliniana 'Bright 'N Tight' (Compacta)	Bright 'N Tight Cherry Laurel	8'-10'	6'-8'	L	
										Rhaphiolepis indica	India Hawthorn	4'-5'		L	
										Rhaphiolepis indica 'Clara'	India Hawthorn	4'-5'	3'-5'	L	
										Rhaphiolepis indica 'Springtime'	India Hawthorn	4'-6'		L	
										Raphiolepis umbellata	Yeddo Hawthorn	4'-6'	4'-6'	L	
										Rhamnus californica 'Mound San Bruno'	San Bruno Coffeberry	3'-15'	8'	L	
										Rhamnus californica 'Eve Case'	Dwarf Coffeberry	4'-8'	4'-6'	L	
										Rhamnus crocea	Redberry				
										Rhamnus tomentella	Hoary Coffeberry			L	
										Ribes aureum (var. gracillimum)	Golden Currant	3'-6'		L	
										Ribes sanguineum	Pink Flowering Currant	4'-12'		M	
										Rosa californica 'Plena'	California Wild Rose			L	
										Teucrium fruticans	Bush Germander	5'-6'	5'-6'	L	Gray leaves, lavender flowers
										Teucrium fruticans	Bush Germander	4'-8'	4'-10'	L	
										Viburnum t. 'Spring Bouquet'	Spring Bouquet Viburnum	4'-6'	4'-6'	M	Deep green leathery foliage with tight clusters of pink buds and white flowers
										Xylosma congestum	Shiny Xylosma	8-10'	8-10'	L	
Shrubs (Medium Foreground)(species appropriate within sight-line view corridor)															
										Abelia x grandiflora 'Kaleidoscope'	Glossy Abelia	2'-2.5'	3'-4'	M	White flower
										Berberis thunbergii 'Crimuzam'	Crimson Ruby Japanese Barberry	2'	2'	M	Deep red/burgundy foliage
										Callistemon citrinus 'Compacta'	Bottlebrush			L	
										Callistemon citrinus 'Little John' or 'Captain Cook'	Dwarf Bottlebrush	3'	3'	L	
										Coleonema pulchrum 'Varieties'	Pink Breath of Heaven	3'-4'	4'	M	Light green foliage with tiny pink flowers
										Mahonia aquifolium 'Compacta'				M	
										Myrsine africana	African Boxwood	3'-8'	3'-6'	L	
										Pittosporum t. 'Wheeler's Dwarf'	Mock Orange	3'-4'	4'-5'	M	White flower
										Punica granatum 'Nana'	Dwarf Pomegranate	3'	5'	L	Orange flowers
										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 bumalda	Spiraea	2'-3'	3'-4'	M	
										Spiraea x bumalda 'Goldflame'	Goldflame Spirea	3'-4'	4'	M	Yellow-green foliage with pink/red flowers
										Viburnum davidii	David Viburnum	3'	3'	M	Large glossy green deep veined foliage, tight clusters of pink buds and white flowers
										Zauschneria californica	California Fuschia	3'	3'-4'	L	Gray leaves w/ red flowers
Shrubs (Accents)(species appropriate within sight-line view corridor)															
										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	
										Agapanthus africanus	lily-of-the-Nile	1.5'-2'	1.5'-2'	M	Blue/white flower

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Streetscape Between Wall and Walk	Streetscape Parkway Strips	Streetscape Medians	Streetscape Bioswale (Interior Levee Rd.)	Parks & Open Spaces	In-Tract Street Trees	In-Tract Parkway Strips	In-Tract Rear-Yard Lake Frontage	Seeds, Foliage and Restoration Areas	Plant Species	Common Name	Height	Width	Flower Color	Notes
									Aloe species		varies		L	
									Amsonia tabernaemontana	Blue Star Flower	2'-3'		?	
									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'	?	
									Ceratostigma plumbaginoides	Plumbago	0.75'-1'	1'-1.5'	M	Deep blue flower
									Carex divulsa	Berkeley Sedge			L	Deep green clumping evergreen grass
									Dietes bicolor	Fortnight Lily, Bicolor Iris			L	
									Dietes vegeta	Fortnight Lily	3'-4'	2'-3'	M	White flower
									Erigeron karvinskianus	Santa Barbara Daisy	1'-2'	3'-5'	L	White with some pink flowers
									Eschscholzia californica	California Poppy	1'	1.5'	VL	
									Festuca idahoensis 'siskiyou Blue'	Blue Bunch Grass	14"	10"	L	
									Festuca mairei	Atlas Fescue	2'-3'	2-3"	L	Evergreen clumping yellowish gray-green foliage
									Festuca ovina 'Glaucua'	Elijah's Blue, Blue Festuca	4"-10"	6"	M	
									Festuca rubra	Red Fescue	3"-12"	6"	M	
									Helleborus x hybridus	Lenten Rose			M	
									Hemorrhallis x 'Stella de Oro'	Stella de Oro Dwarf Daylily	2'	2'	M	Heavy clusters of large yellow flowers
									Hemorrhallis fulva	Orange Daylily	2'-2.5'	2'-2.5'	M	Tawny orange
									Hesperaloe parviflora	Coral Yucca	2'	2'	/	
									Heuchera 'Lillian's Pink'	Lillian's Pink Coral Bells			/	
									Heuchera 'Rosada'	Rosada Coral Bells			?	
									Heuchera sanguinea	Coral Bells			M	
									Iris 'Canyon Snow'	Canyon Snow Pacific Iris			?	
									Juncus patens	CA Gray Rush	2'	2'	H	
									Kniphofia uvaria	Red Hot Poker			M	
									Lavandula angustifolia	English Lavender	8"-2'	8"-2'	L	
									Lavandula a. 'Buena Vista'	English Lavender	2'	2'	L	Gray-green foliage with deep violet blue flowers
									Lavandula 'Goodwin Creek Grey'	Goodwin Creek Lavender			L	
									Lavandula stoechas 'Otto Quast'	Otto Quast Spanish Lavender	18"-3'	2'	L	
									Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye	2'-4'	2'	VL	
									Liriope muscari	Lily Turf			M	
									Lomandra l. 'Breeze'	Dwarf Mat Rush	2'-3'	2'-4'	L	
									Lupinus albus	Bush Lupine	3-5'	2-3'	L	
									Miscanthus sinensis 'Morning Light'		5'-6'	3'-4'	M	
									Muhlenbergia dubia	Mexican Deergrass	2'-3'	2'-3'	L	
									Pennisetum setaceum 'Cupreum'	Red Fountain Grass	3'-4'	3'-4'	L	
									Penstemon heterophyllus 'Margarita'	Foothill Penstemon	1'-3'	1'-2'	L	Lavender flowers
									Penstemon species				M-L	
									Penstemon spectabilis	Showy Penstemon	3'		M-L	
									Perovskia a. 'Little Spire'	Russian Sage	2'	2'	L	Vertical spikey gray-green foliage with lavender-blue flowers
									Phormium tenax 'Apricot Queen'	New Zealand Flax	3'	4'	L	Yellow wit green margined bladed foliage
									Phormium tenax 'Dusky Chief'	New Zealand Flax	5'-6'	4'-5'	L	Reddish brown bladed foliage
									Phormium tenax 'shirazz'	New Zealand Flax			L	
									Phormium tenax 'Tom Thumb'	New Zealand Flax	1'-2'	1'-2'	L	
									Salvia				L-M	
									Salvia 'Bee's Bliss'	Bee's Bliss Salvia	1'-2'	8'	M	
									Salvia m. 'Hot Lips'	Hot Lips Sage	3'	3'	L	Red/white flowers
									Salvia 'Mrs. Beard'	Mrs. Beard Salvia	2'	3 - 6'	L	
									Salvia sonomensis	Creeping Sage			L	
									Salvia spathacea	Hummingbird Sage			L	
									Solidago californica	California Goldenrod	1-3'	18"-3'	L	
									Symphotrichum chilense	California aster	1-3'		L	
									Tulbaghia violacea	Society Garlic	18"	18"	L	Purple flowers
									Tulbaghia v. 'Silver lace'	Variagated Society Garlic	18"	18"	L	Silver/white blades w/purple flowers
									Veronica austriaca 'Crater Lake Blue'	Crater Lake Blue Speedwell	18"	12"	M	Gentian blue

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Streetscape Between Wall and Walk	Streetscape Parkway Strips	Streetscape Medians	Streetscape Bio-Swale (Interior Levee Rd.)	Parks & Open Spaces	In-Tract Street Trees	In-Tract Parkway Strips	In-Tract Rear-Yard Lake Frontage	Leves, Trails and Restoration Areas						
									Zauschneria californica 'Catalina'	Island California Fuschia	1-3'	1-3'	L	
									Zauschneria cana	California Fuschia	2-3'	18"-3'	L	
Shrubs (Grasses)(species appropriate within sight-line view corridor)														
									Bouteloua gracilis	Blue Grama Grass	6"-18"	6"-1'	L	
									Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster's Feather Reed Grass	2'	2'	L	Stunning vertical feathery plumes, turn golden in fall
									Carex barbarae	White Root Sedge	1'-3'	1'-3'	M	Deep green native meadow grass
									Carex divulsa	Berkeley Sedge			L	Deep green clumping evergreen grass
									Carex pansa	California Meadow Sedge	3'-4"		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
									Deschampsia caespitosa	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	14"	10"	L	
									Festuca mairei	Atlas Fescue	2'-3'	2-3'	L	Evergreen clumping yellowish gray-green foliage
									Festuca occidentalis				M	
									Festuca ovina 'Glauca'	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 brachyantherum 'Californicum'	Meadow Barley			VL	
									Imperata cylindrica 'Rubra'	Japanese Blood Grass	1'-2'		H	
									Juncus balticus(balticus?)	Baltic Rush	3'		H	
									Juncus effusus	Pacific Rush	3'-6'	3'	H	
									Juncus patens	CA Gray Rush	2'	2'	H	
									Leersia oryzoides	Rice Cutgrass			M	
									Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye	2'-4'	2'	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'		?	
									Miscanthus sinensis	Japanese Silver Grass	5'-6'	3'-4'	H	
									Miscanthus sinensis 'Morning Light'		5'-6'	3'-4'	H	
									Muhlenbergia capillaris	Hairy Awn Muhly	3'	6'	L	
									Muhlenbergia dubia	Mexican Deergrass	2'-3'	2'-3'	L	
									Muhlenbergia rigens	Deer Grass	3'	3'	L	
									Nasella pulchra 'Yolo'	Purple Needle Grass	2'	2'-3'	L	
									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	

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Streetscape Between Wall and Walk	Streetscape Parkway Strips	Streetscape Medians	Streetscape Bio-Swale (Interior Levee Rd.)	Parks & Open Spaces	In-Tract Street Trees	In-Tract Parkway Strips	In-Tract Rear-Yard Lake Frontage	Lawns, Trails and Restoration Areas						
									ETY Mix (Carex Divulsa, Eschscholzia californica, Festuca Idahoensis, Layia platyglossa, Salvia I. "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	
Vines														
									Aristolochia californica	California Pipevine				L
									Campsis radicans (Bignonia radicans)	Common Trumpet Creeper				L
									Clematis armandii 'Snow Drift'	Evergreen clematis	15-20'			M
									Clytostoma callistegioides	Violet Trumpet Vine				M
									Distictis buccinatoria	Trumpet Vine	20'-30'			M
									Ficus pumila	Creeping Fig	10'			M
									Gelsemium sempervirens	Carolina Jessamine	20'			L
									Hardenberdia violacea 'Happy Wanderer'	Hardenbergia Vine	10'			M
									Jasminum polyanthum	Pink Jasmine	20'			M
									Lonicera hispidula	Honeysuckle	3-10'			L
									Macfadyena unguis-cati	Cats Claw	20-40'			L
									Vitis californica	California Wild Grape	12-30'			VL
									Wisteria sinensis 'Alba' or 'Cooke's Special'					M

RIVER ISLANDS PHASE 2 - PLANT SELECTION GUIDE

Streetscape Between Wall and Walk	Streetscape Parkway Strips	Streetscape Medians	Streetscape Bio-Swale	Parks & Open Spaces	In-Tract Street Trees	In-Tract Parkway Strips	In-Tract Rear-Yard Lake Frontage	Levees, Trails and Restoration Areas					
									ETY Mix (Carex Divulsa, Eschscholzia californica, Festuca Idahoensis, Layia platyglossa, Salvia l. "Bee's Bliss", Sysrychnium idahoensis)	Entry Mix	1'-2'	1-2'	L
									Native Mow Free Mix (Festuca idahoensis, Festuca rubra, Festuca occidentalis)	No Mow Fescue	12"-18"		M
Vines													
									Aristolochia californica	California Pipevine			L
									Campsis radicans (Bignonia radicans)	Common Trumpet Creeper			L
									Clematis armandii 'Snow Drift'	Evergreen clematis	15-20'		M
									Clytostoma callistegioides	Violet Trumpet Vine			M
									Distictis buccinatoria	Trumpet Vine	20'-30'		M
									Ficus pumila	Creeping Fig	10'		M
									Gelsemium sempervirens	Carolina Jessamine	20'		L
									Hardenberdia violacea 'Happy Wanderer'	Hardenbergia Vine	10'		M
									Jasminum polyanthum	Pink Jasmine	20'		M
									Lonicera hispidula	Honeysuckle	3-10'		L
									Macfadyena unguis-cati	Cats Claw	20-40'		L
									Vitis californica	California Wild Grape	12-30'		VL
									Wisteria sinensis 'Alba' or 'Cooke's Special'				M

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Streetscape Between Wall and Walk	Streetscape Parkway Strips	Streetscape Medians	Streetscape Bio-Swale	Parks & Open Spaces	In-Tract Street Trees	In-Tract Parkway Strips	In-Tract Rear-Yard Lake Frontage	Levees, Trails and Restoration Areas				
									Native Mow Free Mix (Festuca idahoensis, Festuca rubra, Festuca occidentalis)	No Mow Fescue	12"-18"	M
Vines												
									Aristolochia californica	California Pipevine		L
									Campsis radicans (Bignonia radicans)	Common Trumpet Creeper		L
									Clematis armandii 'Snow Drift'	Evergreen clematis	15-20'	M
									Clytostoma callistegioides	Violet Trumpet Vine		M
									Distictis buccinatoria	Trumpet Vine	20'-30'	M
									Ficus pumila	Creeping Fig	10'	M
									Gelsemium sempervirens	Carolina Jessamine	20'	L
									Hardenberdia violacea 'Happy Wanderer'	Hardenbergia Vine	10'	M
									Jasminum polyanthum	Pink Jasmine	20'	M
									Lonicera hispidula	Honeysuckle	3-10'	L
									Macfadyena unguis-cati	Cats Claw	20-40'	L
									Vitis californica	California Wild Grape	12-30'	VL
									Wisteria sinensis 'Alba' or 'Cooke's Special'			M