City of Lathrop

PLANNING COMMISSION STAFF REPORT

DATE: April 17, 2024

APPLICATION NO: River Islands – Town Center Architectural Design Guidelines and Development Standards (DG/DS) NDP-23-38

LOCATION: Town Center District (Phase 1 of River Islands at Lathrop)

REQUEST: Planning Commission to consider Adoption of a Resolution approving the Town Center Architectural Design Guidelines and Development Standards for River Islands at Lathrop (Phase 1)

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

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

CEQA STATUS: The proposed project falls within the scope of the previously certified Subsequent Environmental Impact Report (SEIR) (SCH No. 1993112027) for the River Islands at Lathrop Project; therefore, no further environmental review is required in accordance with the California Environmental Quality Act.

SUMMARY:

The West Lathrop Specific Plan (WLSP) calls for the preparation of a Neighborhood Development Plan (NDP) and Architectural Design Guidelines and Development Standards (DG/DS) for area of new development within the River Islands development. The NDP for the Town Center District was presented to the Planning Commission on March 20, 2024 Planning Commission meeting. The Planning Commission adopted PC Resolution 24-1 approving the Town Center NDP. In compliance with the WSLP, River Islands Development LLC (RID) has prepared the DG/DS for Planning Commission review and approval.

Staff recommends the Planning Commission adopt PC Resolution 24-4 approving the Architectural Design Guidelines and Development Standards for the Town Center District of River Islands Phase 1

SITE DESCRIPTION

The Town Center District is located within Stage 2A, Phase 1 of the Vesting Tentative Map (VTM) 3694. The Town Center is generally located in the northeast corner of Phase 1, with River Islands Parkway traversing the District, Somerston Parkway marking its westerly boundary, Old River its northern boundary, the San Joaquin River its eastern boundary, and the Community at South River Bend neighborhood at its southern boundary.

The District contains two (2) schools (RITECHA and STEAM Academy), the River Islands Welcome Center, temporary soccer fields and the Islanders Baseball Field. The STEAM Academy site was constructed in 2013 for the Banta School District under approval required by the State of California. This traditional "brick and mortar" school facility was the initial home of River Islands Technology Academy (RITECHA), which is now located nearby as an interim use along Marina Drive. RITECHA will remain the Town Center until such time the school is moved to a permanent location in the River Islands community.

The entirety of the Town Center District encompasses approximately 108-acres without the STEAM Academy site, which is just under 30-acres. While the precise uses will vary with eventual market conditions, the Neighborhood Development Plan will guide the development of public infrastructure by the master developer such as the roadway network, landscaping within the public right-of-way, signage, street furniture, etc. consistent with the River Islands Urban Design Concept (UDC). The proposed Town Center DG/DS establishes architectural design guidelines and development standards for the Town Center District.

BACKGROUND

In 2003, the River Islands project received various major entitlements including Certification of a Subsequent Environmental Impact Report (SEIR), revised West Lathrop Specific Plan (WLSP), Urban Design Concept (UDC), and Phase 1 Preliminary Development Plan (PDP). The new project contemplated significant changes to the original concept known as Gold Rush City. The new project was to develop an Employment Center, Town Center, residential development equaling 11,000 new dwelling units, commercial development, open space, schools and public facilities.

In 2007, the River Islands project received approval for a Vesting Tentative Map (Tract 3694) in Phase 1 which provides for the development of 4,284 residential units (single and multifamily), commercial development, and associated public amenities including parks, schools, roadways, open space, and public rights-of-way.

In 2015, the River Islands project received approval for various major entitlements including approval of a Fifth Addendum to the SEIR, major amendments to the WLSP and River Islands UDC, and amendment to the Vesting Tentative Map Tract 3694 to accommodate various changes to boundaries, roadways, single-family and multi-family unit mix, replacement of the canal system with a lake system, open space and parkland modifications, and to allow for decentralized lakes. This action also approved the revised River Islands Parks Master Plan, which was approved in 2007 and updated in 2013 to reflect the Community at South River Bend (CSRB) final maps.

In 2021, the River Islands project received approval for various major entitlements in Phase 2. The approvals included Certification of a Subsequent Environmental Impact Report (SEIR), Phase 2 West Lathrop Specific Plan (WLSP), Phase 2 UDC, and the Phase 2 Vesting Tentative Map 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. The overall unit count for the River Islands community will be 15,010.

The original Town Center Plan (TCP-18-57) was approved by Planning Commission in May 2018 and included a conceptual layout of the project area that would include a variety of uses, including residential, mixed use, two (2) Community Parks and various amenities. The approval of the original Town Center Plan allowed for the development of Islander's Field, the relocation of the Welcome Center and associated overflow parking area, and the temporary soccer fields. The intent is that the Town Center NDP and DG/DS will replace the Town Center Plan.

The NDP for the Town Center District was presented to the Planning Commission on March 20, 2024 Planning Commission meeting. The Planning Commission adopted PC Resolution 24-1 approving the Town Center NDP.

The DG/DS for the Town Center District was presented to the Stewart Tract Design Review Committee (STDRC) on March 7, 2024. The STDRC voted unanimously to recommend the DG/DS for Planning Commission approval.

ANALYSIS

The proposed Town Center DG/DS establishes design guidelines and standards for residential and non-residential development and associated site improvements to be constructed by builders within the Town Center District area. This includes overall residential and non-residential design principles, guidelines for orientation, siting and architecture, and more specific guidelines for building form, roof styles, wall and window details, outdoor spaces and colors. At this time, the primary architectural style promoted in the Town Center District is the Delta Agrarian Theme.

The Delta Agrarian Theme is characterized by functional rectilinear forms and the primary materials include brick and exposed steel. Secondary elements which are characterized by less dominant masses and elements include materials such as stucco and panel siding. The existing Lathrop Police Station and Islanders Field Stadium are examples of the Delta Agrarian Theme architectural style.

Examples of the Delta Agrarian Theme:

Lathrop Police Station

Islanders Field Stadium

Unique to the Town Center District, the proposed Town Center DG/DS will include architectural design guidelines and development standards for non-residential and mixed uses in the District. As illustrated in the Land Use and Development Pattern Section (Page 17 of the DG/DS), the Town Center District anticipates up to 668 dwelling units and 321,000 sq. ft. of non-residential square footage:

Town Center Development Summary[1]						
	Gross Acres	Net Acres	Dwelling Units	Non-Residential Square Feet	Residential Density (DU/AC)	Non-Residential Intensity (%)
Area 1	4.6	3.6		82,000	-	53%
Area 2	4.9	3.8	64	33,100	17	20%
Area 3	7.4	5.7		15,598	-	6%
Area 4	13.2	10.1		5,700	-	1%
Area 5	1.0	0.8		40,000	-	122%
Area 6	4.9	3.7	16	63,700	4	39%
Area 7	6.4	4.9		36,200	-	17%
Area 8	10.7	8.3	271	22,000	33	6%
Area 9	7.4	5.7	110	23,500	19	9%
Area 10	9.1	7.0	220		32	-
Totals	**69.6**	**53.6**	**681**	**321,798**		

1. Summary is based on current development plan and is subject to change.
2. Maximum residential density is 40 DU/AC under the MU-RI zoning district.
3. Maxium non-residential intensity is 100% and would assume parking garages in-lieu of parking lots currently proposed.
4. Phase River Islands approval documents (WLSP, VTM and EIR allow up to 500,000 total non-residential square feet.

At this time, the Town Center DG/DS will apply to Area 3 (Community Stadium), Area 4 (existing Islanders Field Stadium) and Area 10 (proposed High Density Residential apartment project). Future uses and architectural themes will require amendment to the Town Center DG/DS. As such, no development permit (e.g., Conditional Use Permit, Site Plan Review) for uses outside of Areas 3, 4 and 10 shall be approved until the Planning Commission has approved an amended DG/DS document.

Off-Street Parking

As noted above, an amendment to Vesting Tentative Map Tract 3694 to accommodate various changes to boundaries, roadways, single-family and multi-family unit mix, replacement of the canal system with a lake system, open space and parkland modifications was approved by the City Council in 2015 (City Council Resolution No. 15-3932). Included in the VTM is a list of Consolidated Conditions of Approval, including Condition of Approval No. 32 from Vesting Tentative Map Tract 3694 which requires that at Master Town Center Parking Plan be prepared for the Town Center District. Specifically, Condition of Approval No. 32 states:

> *"Prior to approval of the Town Center Neighborhood District Plan, the applicant shall provide a Master Town Center Parking Plan that includes both on-street and off-street parking for all uses within the Town Center District."*

A Shared Parking Analysis, dated January 16, 2024, prepared by Hexagon Transportation Consultants, Inc. was prepared to study shared on- and off-street parking for the anticipated residential, mixed use and commercial uses in the area north of River Islands Parkway Town Center District. This study was conducted in two (2) steps: 1) each land use's individual peak parking demand was estimated utilizing the Institute of Transportation Engineers (ITE) *Parking Generation, 6th Edition*; and 2) each land use parking demand was analyzed by the hour using the Urban Land Institute (ULI) *Shared Parking, 3rd Edition* to determine if the shared parking proposed in each land use area is sufficient to meet parking demand.

As detailed in the Shared Parking Analysis, there are a total of 1,914 on- and off-street parking spaces in the north of River Islands Parkway area of the Town Center District. Based on the estimated parking demand of anticipated uses, including events at the Community Stadium and the Islanders Field Stadium, the analysis showed that the project's projected 1,914 parking spaces would be sufficient.

The Shared Parking Analysis is included in the Town Center DG/DS as an Appendix. Each amendment to the Town Center DG/DS will require a potential update to the Shared Parking Analysis. This will ensure that as the Town Center District is developed, that the shared on- and off-street parking analysis is updated to reflect modifications to the land uses and development pattern (e.g., Development Plan) in the District.

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 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 No. 24-4 approving the Architectural Design Guidelines and Development Standards for the Town Center District of River Islands Phase 1.

Approvals:

David Niskanen, Contract Planner Date

Rick Caguiat, Community Development Director Date

Salvador Navarrete, City Attorney Date

Attachments:

1. PC Resolution No. 24-4 for Town Center DG/DS
2. Vicinity Map
3. STDRC DG/DS Recommendation Letter dated March 7, 2024
4. Town Center DG/DS

CITY OF LATHROP
PLANNING COMMISSION RESOLUTION NO. 24-4

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LATHROP APPROVING THE TOWN CENTER DISTRICT ARCHITECTURAL DESIGN GUIDELINES AND DEVELOPMENT STANDARDS (DG/DS) FOR STAGE 2A, PHASE 1 OF THE RIVER ISLANDS AT LATHROP PROJECT (NDP-23-38)

WHEREAS, the City of Lathrop has adopted the West Lathrop Specific Plan (WLSP), which governs land use and development within Stewart Tract; and

WHEREAS, the WLSP provides that an Urban Design Concept (UDC) be prepared, reviewed by the Planning Commission and approved by the City Council; and

WHEREAS, the WLSP requires that a Neighborhood Design Plan (NDP) and Architectural Design Guidelines and Development Standards (DG/DS) be prepared, reviewed by the Stewart Tract Design Review Committee (STDRC), and approved by the Planning Commission for each community within the larger River Islands project; and

WHEREAS, the NDP for the Town Center District was reviewed and approved by the Planning Commission by PC Resolution No. 24-1 at their Regular Meeting of March 20, 2024; and

WHEREAS, the DGDS for the Town Center District has been prepared, reviewed, and recommended to the Planning Commission for approval by the STDRC at their March 7, 2024 meeting; and

WHEREAS, environmental review for the Town Center District DG/DS has been adequately provided in the certified River Islands SEIR as amended, and the Plan does not require further review under the California Environmental Quality Act (CEQA).

NOW, THEREFORE, BE IT RESOLVED the Planning Commission of the City of Lathrop does hereby make the following findings:

1. The Planning Commission finds that the Town Center District DG/DS is compatible and consistent with the 2003 West Lathrop Specific Plan, the River Islands UDC, and the Lathrop General Plan, as amended, and with existing and planned land uses in the project vicinity.

2. The Planning Commission finds that environmental review for the Town Center District DG/DS has been adequately provided in the certified River Islands SEIR as amended, and the Plan does not require further review under the California Environmental Quality Act (CEQA), for the following reasons:

a) The City Council certified the Final Subsequent Environmental Impact Report for the RI Project in February 2003 (State Clearinghouse No. 1993112027). The certified River Islands SEIR comprehensively addresses the potential environmental effects of urban development of the entire RI Project, including the intensive urban development of the Phase 1 development area. The Town Center District DG/DS provides guidance to permitted uses as it relates to architectural guipdelines and development standards so that they are consistent with the West Lathrop Specific Plan, Urban Design Concept, Vesting Tentative Map Tract 3694 and Certified SEIR.

b) The Town Center District DG/DS is statutorily exempt from CEQA under Section 15262 of the CEQA Guidelines and relevant sections of the Public Resources Code, since it only involves guidance for already approved development that has project level CEQA review and can be considered a planning study for possible future actions (such as the issuance of a building permit, which is ministerial) for which the City has not yet approved and does not require the preparation of an EIR or Negative Declaration. The River Islands SEIR has already considered environmental factors for proposed development in Phase 1 and the Town Center District DG/DS does not include any new information regarding these factors.

BE IT FURTHER RESOLVED that based on the findings set forth in this Resolution, evidence in the Staff Report, and evidence presented during the public meeting, the Planning Commission hereby approves the Town Center Architectural Design Guidelines and Development Standards (DG/DS) for Stage 2A, Phase 1 of the River Islands at Lathrop Project as included in Attachment 4 as recommended by Staff and the STDRC.

PASSED AND ADOPTED by the Planning Commission of the City of Lathrop at a Regular Meeting on the 17th day of April, 2024 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

_____
Tosh Ishihara, Chair

ATTEST:

_____
Rick Caguiat, Secretary

APPROVED AS TO FORM:

_____
Salvador Navarrete, City Attorney

PLANNING DIVISION

Vicinity Map

NDP-23-38
Architectural Design Guidelines and Development Standards
Town Center District
River Islands Phase 1

N

(Not to Scale)

ATTCHMENT 3

VIA EMAIL

March 7, 2024

Mr. Rick Caguiat, Director of Community Development
City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330

Email: rcaguiat@ci.lathrop.ca.us

Subject: STDRC Recommendations for Town Center District Related Plans and Final Map

Dear Rick:

The STDRC has reviewed the following documents/plans relating to the Town Center District

1. Final Map Tract 4167
2. Neighborhood Development Plan (NDP)
3. Architectural Guidelines and Development Standards (AG/DS)

The STDRC has voted unanimously to recommend approval of Final Map Tract 4167 and the Town Center NDP. The STDRC will continue to review the AG/DS document after continuing City comments and will provide its recommendation for this document subsequently. Copies of the Final Map and NDP have already been transmitted to the City.

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

Sincerely,

Susan Dell'Osso
President

cc: Brad Taylor, City of Lathrop City Engineer
James Michaels, City of Lathrop Senior Planner
Ed Short, City of Lathrop Chief Building Official
Trent Dedalt, City of Lathrop Associate Planner
Robert Chen, O'Dell Engineering
John Zhang, O'Dell Engineering
Bill Koch, O'Dell Engineering

RIVER ISLANDS

TOWN CENTER DISTRICT

APRIL 3, 2024
REVIEW DRAFT

ATTACHMENT "4"

ARCHITECTURAL DESIGN GUIDELINES

&

DEVELOPMENT STANDARDS

Imagery depicted on this document is used only for purposes of conveying architectural and/or planning concepts and may or may not represent the work of Dahlin Group Architecture Planning or O'Dell Engineering.

RIVER ISLANDS

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RIVER ISLANDS

CHAPTER 1

COMMUNITY OVERVIEW

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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 5 million square feet of commercial space and seven schools. Such community recreational amenities as lakes, walking trails, parks and a boathouse are all part of the vision for all neighborhoods. The Town Center District will contain up to 668 high density units and up to 500,000 square feet of commercial/retail/office space; this document is intended to provide a descriptive vision of this unique part of the River Islands master plan.

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

1.1.1 Purpose & Intent

The Architectural Guidelines and Development Standards of River Islands (AG/DS complement the River Islands Urban Design Concept (UDC) and Neighborhood Development Plan (NDP), two other documents that are required to direct development within a particular planning district of River Islands. This authority stems from the West Lathrop Specific Plan (WLSP) that provides the land uses, zoning, general development framework and other design policies for both the NDP and the AG/DS. The documents provide the specific standards and guidelines for the Stewart Tract Design Review Committee (STDRC) and Lathrop Community Development Department to review and evaluate new development proposals within the Phase 1 Town Center District.

1.1.2 Relationship to West Lathrop Specific Plan (WLSP)

The West Lathrop Specific Plan (WLSP) provides the authority to which the River Islands AG/DS has been prepared. As described in the WLSP, each sub-area of each District or a District as a whole must have a set of written guidelines and standards for new development. This initial document applies to Areas 3, 4, and 10 of the Town Center District as described further in this document (see Figure 2.2 for a depiction of the areas); these initial areas shall be referred to as "Phase 1 of the Town Center District". However, the Town Center AG/DS and NDP are meant to be "living documents" that will be updated over time to meet the needs of the unique development anticipated for this District, which is by definition, mixed-use. Each area not covered by this initial AG/DS document will require an amendment to provide additional detail to that area. No development permit (e.g. Conditional Use Permit, Site Plan Review) for uses outside of Areas 3, 4, and 10 (Phase 1 of the Town Center District) shall be approved until the Planning Commission has approved an amended AG/DS document. Minor amendments however, may be approved by the Community Development Director as provided by the procedures outlined in the Project Implementation section of this document.

1.1.3 Language and Organization of Document

These DG/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 developers and residents of the Town District have the necessary tools to implement the vision for this mixed use area of River Islands.

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 both residential and non-residential uses and landscapes associated with these uses. The Phase 1 Town Center AG/DS uses careful language to assist the STDRC and Lathrop City staff 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 developers, builders and residents through the approval and permit process.

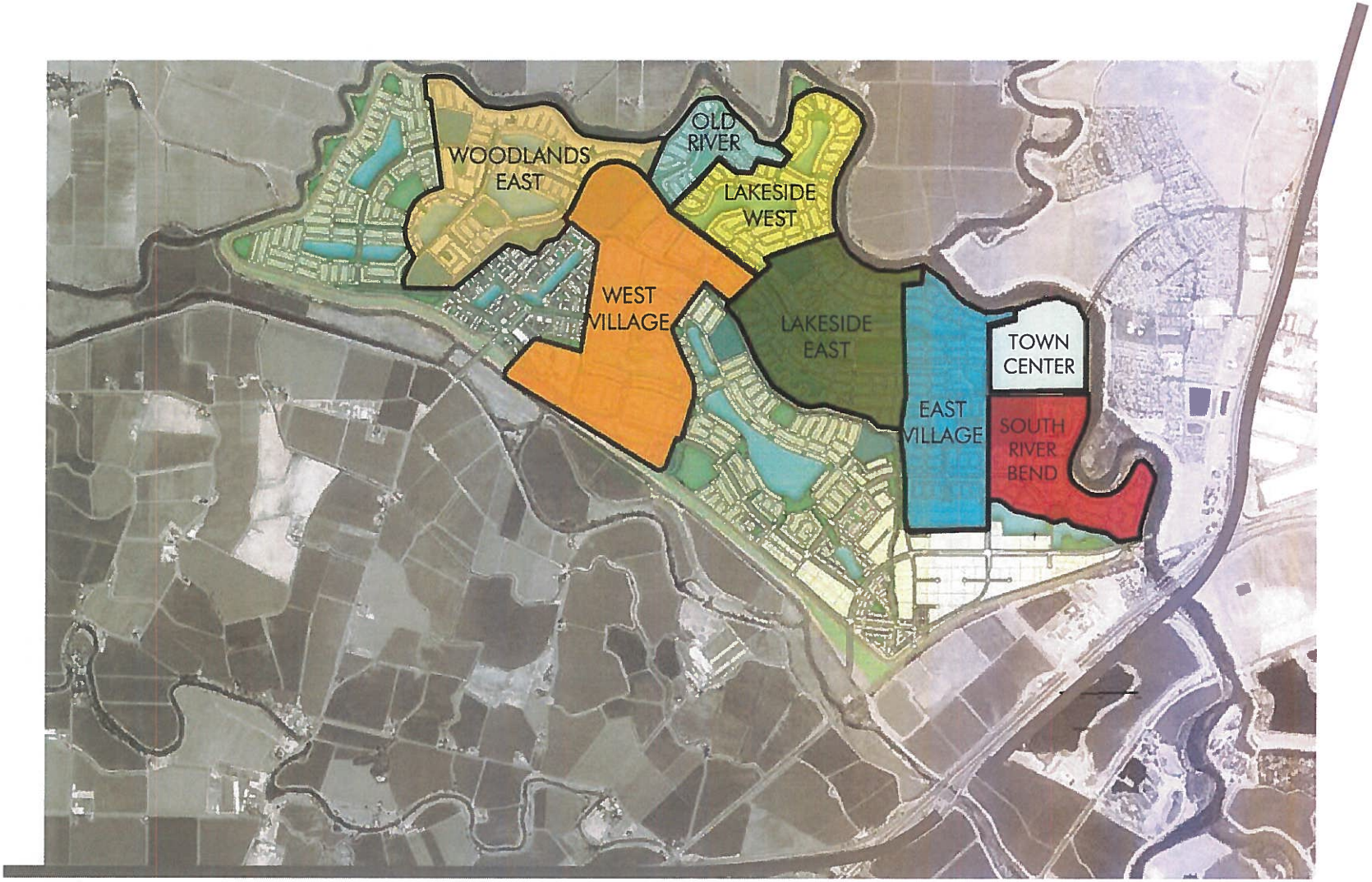

Figure 1.2 River Islands District Diagram (Currently Approved)

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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

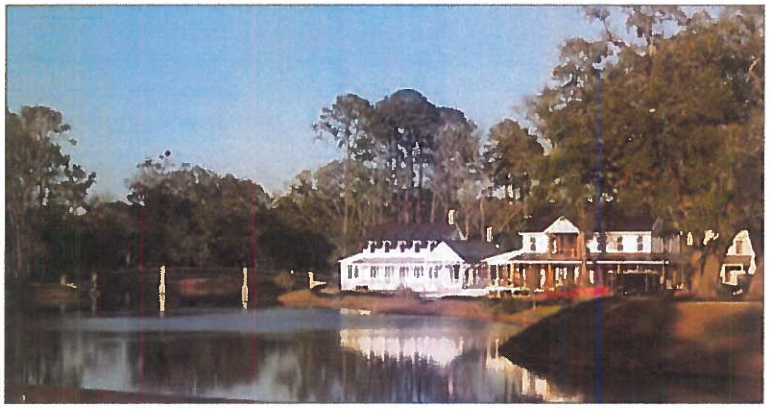
The region of San Joaquin and Sacramento River Deltas is rich in precedents that can serve as the basis for the architecture of River Islands. These include not only the historical architectural tradition, but the climate, natural environment, and cultural history. There are 4 distinct influences identified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

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 & Culture

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 a modern approach to 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 considered by the Stewart Tract Design Review Committee on the effectiveness with which they create an architectural richness in the Town Center that mimics traditional riverfront towns. This document will introduce a new architectural theme to this end.

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. The construction of the Lathrop Police Station utilizes a more traditional feel, compatible with the previously constructed Islanders Field baseball stadium. Both use neo-traditional elements, including brick and stucco facades. It is expected that this theme and compatible themes will continue throughout the District.

1.2.3 Energy Efficiency

All buildings within River Islands should be designed to conserve energy as required by the State of California's CALGreen Code. 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

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2.1 Design Guidelines

2.1.1 Architectural Character

The primary aim of the Town Center is to provide a community wide mix of commercial, office, residential, recreational and civic uses that provides River Islands with a easily identifiable "downtown" like area.

The overall development pattern, especially north of River Islands Parkway should follow the form of a traditional, downtown setting, with short blocks, and clusters of development at regular intervals.

Since the Town Center is near the geographical center of the City of Lathrop, the area will likely be destination oriented, serving the needs of River Islands residents, but will include retail, recreation, lodging and dining opportunities for the region at large.

Buildings covered by this AG/DS document (Phase 1 of the Town Center District, within Areas 3, 4, and 10) will be designed with a "Delta Agrarian" architectural theme that is historical in nature, but utilizes a modern approach to building materials and energy conservation (see Section 2.1.4). Both Islanders Field and the Lathrop Police Station have already been constructed with this architectural theme. Both the Community Stadium and the Islanders Way Apartment Buildings (located between Marina Drive and Lathrop Landing Community Park), are being designed with the Delta Agrarian theme. Future phases of the Town Center will implement other architectural themes that will require an amendment to this document.

Buildings within Phase 1 of the Town Center will feature solar panels and electric car chargers and modern building materials that have a traditional appearance but are manufactured to be more weather resistant and easier to construct than the original materials used in the historical look of Delta Agrarian. Brick and other masonry treatments with stucco and metal is typical of this style, which is typical of historic buildings throughout the San Joaquin Delta.

2.1.2 Streetscape

Major streets in the Town Center include River Islands Parkway, Commercial Street, Garden Farms Avenue, Islanders Way and Riverfront Drive. All of the these streets will be built in Phase 1, except Commercial Street will only be built between River Islands Parkway and Garden Farms Avenue. With the initial phase, Commercial Street will provide the main access to the Town Center from existing River Islands Parkway and with future phases, become the central organizing element of the District, easily accessible from the adjacent uses that will create a "main street" effect north of Garden Farms Avenue. Since the Town Center development will continue to be built in phases, certain areas may be programmed to facilitate active uses such as festivals, concerts, movie nights, farmers markets, craft fairs and other community events that will likely move to permanent areas of the Town Center in the future.

With future updates to this document, guidelines will be modifed and architectural themes added to employ architectural elevations on Commercial Street north of Garden Farms Avenue encouraging building entries and windows oriented toward the street, aligned along the back edge of adjacent right-of-way, and with parking lots located behind buildings where possible. This will provide a "traditional" pedestrian downtown feel.

Retail, business, office, and residential uses should be encouraged to be mixed within individual buildings or within clusters of development on a project site. Residential and non-residential development shall include higher densities and intensities to encourage a 24-hour population. With all phases of development, pedestrian walkability should be prioritized through site design with connectivity to the adjacent river trail and between Town Center uses and building groups.

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2.1.3 Building Materials and Colors

Building materials and color are important elements to maintain the visual quality of development within the Town Center and contribute to the quality streetscapes. Durable and environmental sustainable materials for Phase 1 of the Town Center shall include the following:

- Use of stucco as primary exterior element along with brick masonry blocks or veneer with heavy accent materials. Some projects may also utilize wood siding/Hardie fiber material siding.
- Accent materials shall be primarily brick/brick veneer or other masonry, along with steel elements such as railings, awnings, and overhangs
- Primary building colors shall be neutral/lighter in nature with accent colors being darker in contrast, but compatible with the main structure color.
- Roof materials shall be metal standing seam or equivalent for sloping and shed roofs, built-up systems for flat roofs and other metal roofing compatible to the architectural theme.

Islanders Field

Lathrop Police Station

2.1.4 Town Center Architectural Styles

In contrast to other districts in River Islands that are largely residential in nature, the Town Center District is meant to be a mixed use area of various land use types, including medium and high density residential, commercial, retail, office, government and recreational uses. As noted, the Delta Agrarian Theme will be employed for Phase 1 of the Town Center, in the same vein as Islanders Field and the Lathrop Police Station. Other styles will be added in future versions of this document.

Since there are several public and semi-public uses that have already been established in and near the Town Center that have a common, unifying theme, including the Lathrop Police Station, Islanders Field Baseball Stadium and Lathrop Manteca Fire Station No. 35, these guidelines will continue this Delta Agrarian theme with additional private and public buildings in Phase 1 of the Town Center.

Other styles will likely be introduced in the future as development within the Town Center occurs over time. However, all adopted themes shall be compatible with each other, no matter the land use type.

Delta Agrarian Theme

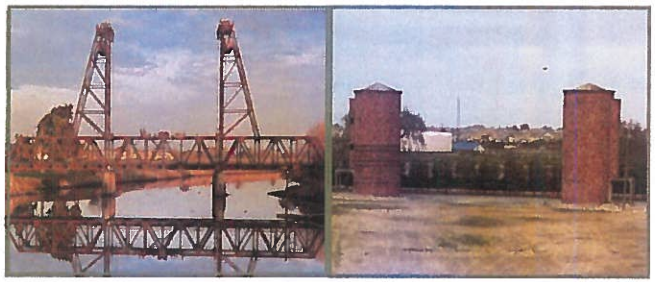
Inspired by early 19th Century industrialism and rail expansion through agricultural lands in the Western United States, and in the San Joaquin Delta in specific, Delta Agrarian architecture combines materials and motifs from the unique architecture of this historic area with traditional housing materials indicative a more modern approach.

Exterior Features

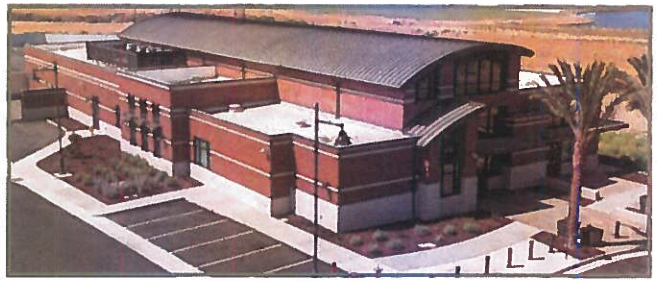
Delta Agrarian is characterized by functional rectilinear forms. The primary exterior mass is characterized by industrial materials such as brick and exposed steel. Less dominant masses or elements employ secondary materials such as stucco and panel siding.

Elements	Minimum	Enhanced
Form	-Multi-storied form with varied facade depth (multi-family, commercial, office), including single story buildings -Maximum 30' continuous facade plane -Roof line broken up by rounded or square tower elements.	-Simple exposed structural members on exterior of structure
Roof	-Flat rectilinear roofs or barrel vault roofs of varied height -Rooftop equipment screened or kept out of site from pedestrians. Screening materials to reflect Agrarian Railroad Industrial character	-Horizontal accent band or metal trim incorporated into parapet design
Walls	-Use of at least two or more exterior materials or colors -Consistent use of horizontally oriented materials	-Asymmetrical facade massing employing two or more materials
Windows	-Divided light window -Single hung window -Dark window frames	-Inset windows -Storefront glazing
Details	-Exterior details with exposed structural elements -Horizontal accent bands on facades -Ornamental light fixtures of industrial character	-Vertical or Horizontally oriented metal lattice elements. -Exposed trusses

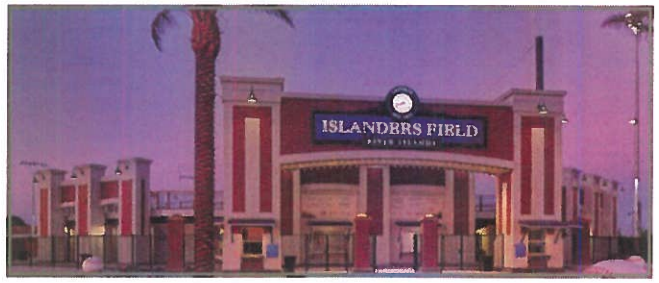
Delta Agrarian Design Images



Union Pacific Railroad Bridge Dell'Osso Farms



Lathrop Police Station



Islanders Field Stadium

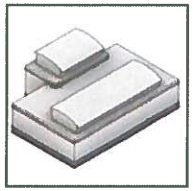
Bradshaw's Crossing Bridge over the San Joaquin River

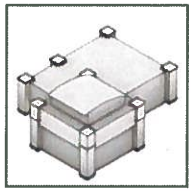
2

Agrarian Kit of Parts

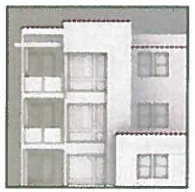
Form


Height variation

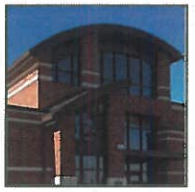

Vaulted roofs


Column articulation

Roofs

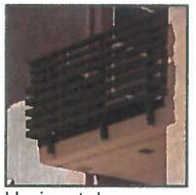

Flat Profiles


Height Variation


Plane Change

Railing


Horizontal Thin Metal


Horizontal


Vertical Metal

Windows


Single Hung


Divided Light


Dark Window Trim

Details


Metal Overhang


Accent Band


Metal Lattice


Light Fixtures

Columns

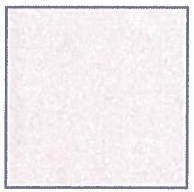

Exposed Wood Column


Overhang Column


Column with exposed bolts

Materials


Brick

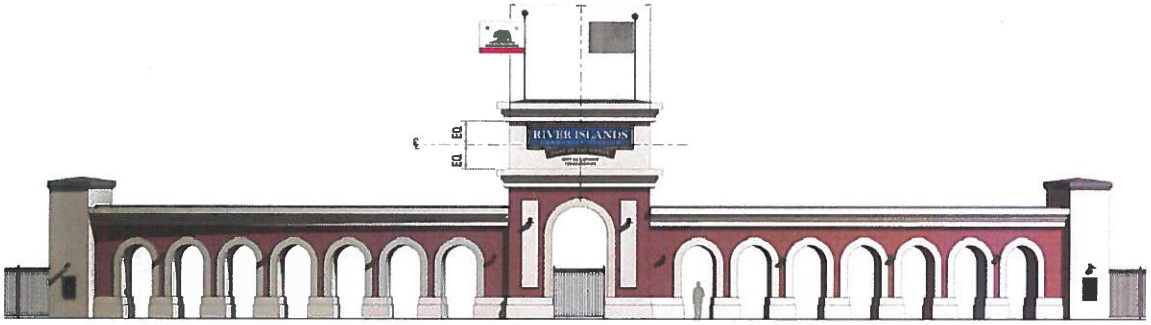

Stucco


Wood Panel Siding

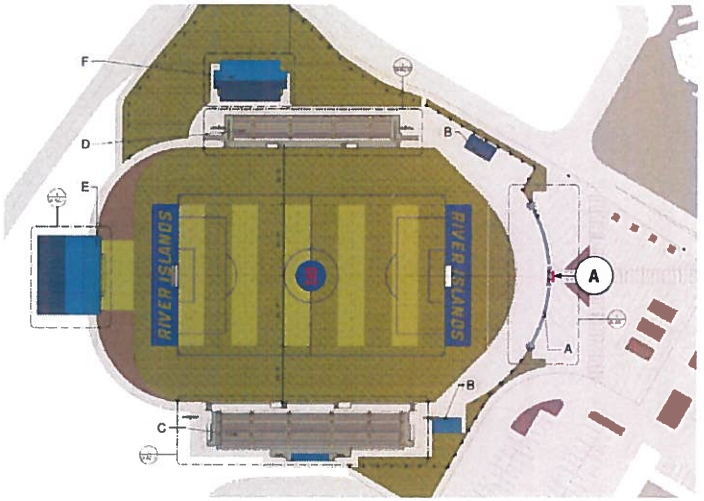

Dark paint or steel

2.1.5 Specialized Facilities

Given the unique nature of the Town Center and its mix of public and private uses, specialized facilities of both a temporary and permanent nature may be proposed. The Town Center already boasts the Islanders Field Baseball Stadium (permanent) and the River Islands Soccer Fields (temporary) which are of a specialty nature. The Town Center will include additional private recreational facilities, including the Community Stadium. Other such uses may come in the future. Such facilities shall be architecturally compatible to the rest of the uses in the Town Center District and be reviewed for recommendation of the Stewart Tract Design Review Committee. The Community Stadium in particular is excellent representation of the Delta Agrarian theme utilized by other community wide buildings in the Town Center (e.g. Islanders Field, Lathrop Police Station).



STADIUM ENTRANCE - FRONT ELEVATION (SOUTH) SCALE: 1/16" = 1'-0"



SITE PLAN NOT TO SCALE

Representative Views - Community Stadium

2.2 Development Standards

This AG/DS document contains specific development standards for institutional and multi-family residential development only. Other areas of the Town Center are still under design development and the AG/DS document will be updated to address other land use types and development areas of the Town Center in the future.

The development standards necessary to regulate housing development for high density residential projects are shown in Table 2-1: River Islands Architectural Development Standards Summary.

Development standards for commercial, office, retail and other uses will be added to this document when such development is proposed in the future, prior to the approval any development and building permits for such uses.

To allow future innovative development, architects and planners may be encouraged to propose new design solutions that may deviate from standards set forth in this document.

The City, based on recommendation of the STDRC shall have the authority to accept, review and grant any minor architectural variance on a case by case basis during the Site Plan Review or Conditional Use Permit process.

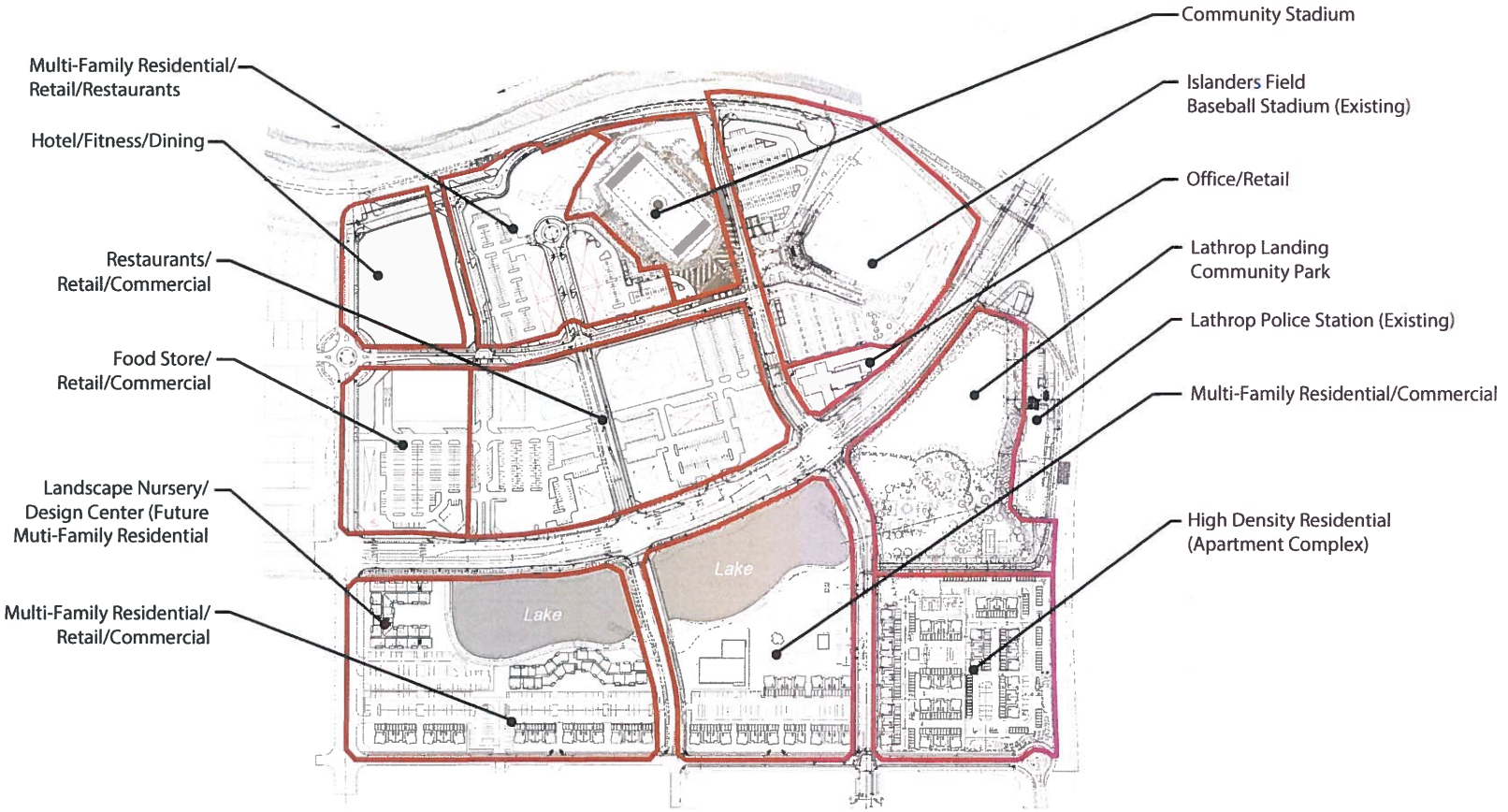


Figure 2.1 Town Center Conceptual Plan subject to change with future development (pending amendment to this document)

2.2.1 Land Uses and Development Pattern

The City's MU-RI Zoning District allows the placement of commercial, office, residential and other permitted and conditionally permitted uses together in the same area and with shared parking arrangements in accordance with the Lathrop Municipal Code and the Town Center NDP.

The planned development areas shown are diagrammatic and preliminary, subject to change with individual development proposals. Existing uses in the Town Center include Islanders Field Baseball Stadium, Lathrop Police Station and the PG&E Natural Gas Pressure Reducing Facility. Interim uses include the River Islands Welcome Center, River Islands Technology Academy, and Lathrop Soccer Facility. These uses are not included below.

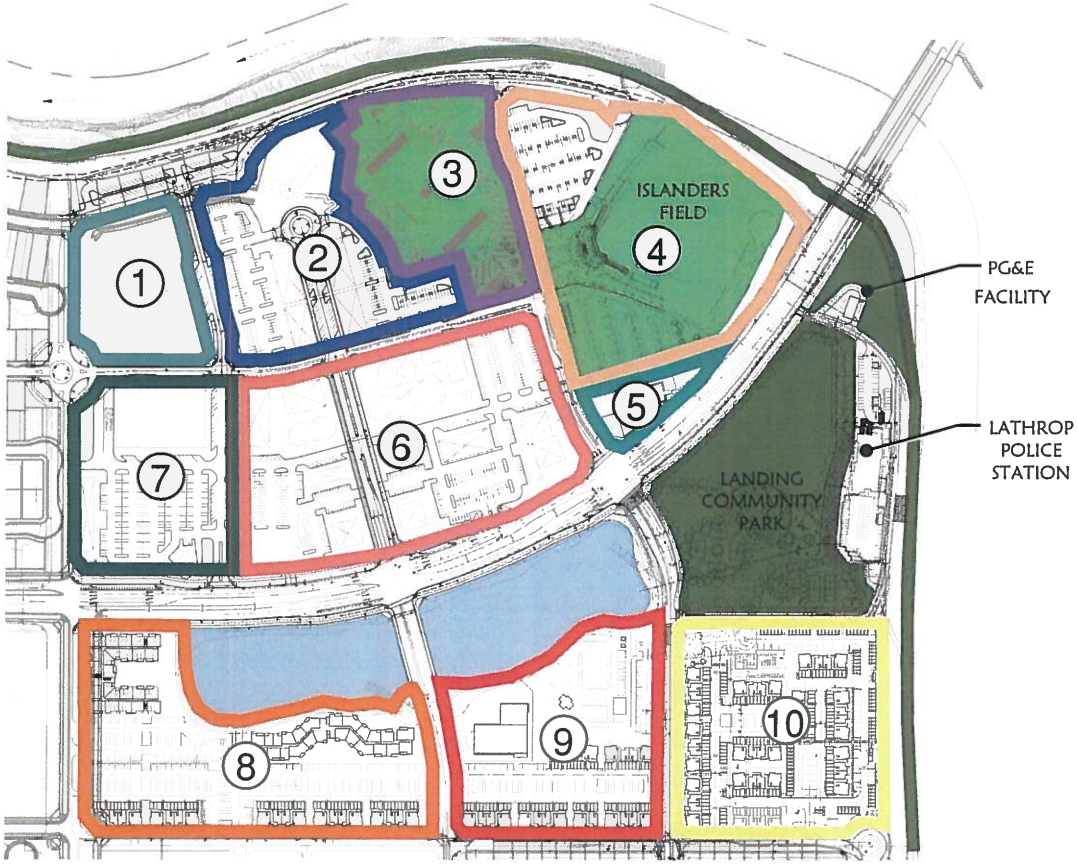


Figure 2.2 Town Center Development Areas subject to change with future development (Pending amendment to this document)

Lotting/Development Summary

AREA	ID	PRODUCT TYPES	Units*
	AREA 1	Commercial/Mixed	0-448
	AREA 2	MFD/Mixed	0-448
	AREA 3	Private Recreation	N/A
	AREA 4	Private Recreation	N/A
	AREA 5	Office/Mixed	0-448
	AREA 6	Commercial/MFD	0-448
	AREA 7	Commercial/Mixed	0-448
	AREA 8	Commercial/MFD	0-448
	AREA 9	Private Rec./MFD	0-448
	AREA 10	MFD	220
	COMMUNITY PARK	N/A	N/A
	LAKE	N/A	N/A
	TRAIL	N/A	N/A

* - Multi-family dwelling units may vary in each development area based on individual development proposals. The minimum number of mult-family units in the total Town Center District is 668.

Town Center Development Summary

	Gross Acres	Net Acres	Dwelling Units	Non-Residential Dwelling Units	Residential Density (DU/AC)	Non-Residential Intensity (%)
Area 1	4.6	3.6		82,000	-	53%
Area 2	4.9	3.8	64	33,100	17	20%
Area 3	7.4	5.7		15,598	-	6%
Area 4	13.2	10.1		5,700	-	1%
Area 5	1.0	0.8		40,000	-	122%
Area 6	4.9	3.7	16	63,700	4	39%
Area 7	6.4	4.9		36,200	-	17%
Area 8	10.7	8.3	258	22,000	31	6%
Area 9	7.4	5.7	110	23,500	19	9%
Area 10	9.1	7.0	220		32	-
Totals	69.6	53.6	668	321,798		

Notes:

1. Summary is based on current development plan and is subject to change.
2. Maximum residential density is 40 DU/AC under the MU-RI zoning district.
3. Maxium non-residential intensity is 100% and would assume parking garages in-lieu of parking lots currently proposed.
4. Phase River Islands approval documents (WLSP, VTM and EIR allow up to 500,000 total non-residential square feet.
5. Areas not covered by this document (all areas other than 3, 4 and 10) shall require an updated parking plan with the required update to these guidelines prior to the approval of a development permit in Areas 1, 2, 5, 6, 7, 8 and 9. Currently, parking standards in the Lathrop Municipal Code shall prevail.

2.2.2 High Density Architectural (HDR) Development Standards (Stand Along Projects)

The HDR land use designation is intended to provide higher density, multi-family products that can be catered to renters as well as buyers (e.g. condos). However, the standards listed below are for stand alone projects only and not for mixed use areas. The permitted density range for this category is between 15~40 dwellings per acre (du/ac).

Lotting of planned units shall be submitted for STDRC review prior to the submittal of a Site Plan Review application to the City for review. Since there are a wide range of product types for this classification, each site plan shall be reviewed on a case by case basis.

Table 2.1 Summary of High Density Residential Development Standards

Setbacks and Lot Depth (minimum)	
Setbacks at Arterial/Collector Streets Setbacks at Local/Minor Streets Setbacks at Levee/Lake Slopes/Open Space Setback from Open Parking Areas Lot Depth	10' 5' 20' 10' No restriction
Common Area Uses/Open Space (minimum)[3]	50 sq. ft. per unit
Building Height (maximum)	
Five Stories or more At Four Stories At Three Stories or less	125' 60' 40'
Building Coverage (maximum)[1]	50%
Building Site (minimum)	No restriction
Lot Width (minimum)	No restriction
Lot Frontage (minimum)	No restriction
Parking	1.5 parking spaces per unit[2]
Minimum Usable Private Yard Space (optional)[4]	80 sq. ft. per unit

1. Exceptions to building coverage may be granted on a case by case basis upon recommendation of the STDRC and approval of the Planning Commission.
2. Additional guest parking may be provided in shared use parking areas within the Town Center and/or on public streets where parking stalls have been provided.
3. Common areas include landscaped areas, open spaces and common area buildings shared by all occupants,
4. When provided, private yards are defined as patios for first story units; balconies for second floor and above. Such yards are optional.

2

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RIVER ISLANDS

CHAPTER 3

LANDSCAPE GUIDELINES AND STANDARDS

3

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3.1 INTRODUCTION

This chapter addresses guidelines and standards for landscape elements to be installed by Builders. These elements include planting and irrigation of commercial common spaces, residential common spaces, 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 River Islands Town Center District should 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 multi-family development and commercial spaces into the historical land use of the natural environment of the Central Valley's farm land and the surrounding waterways, which give such life 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. 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.

Typical streetscape planting along multi-family buildings

Parkway strip shrub, tree and rock groupings create a sense of place

3.2 MIXED-USE LANDSCAPE

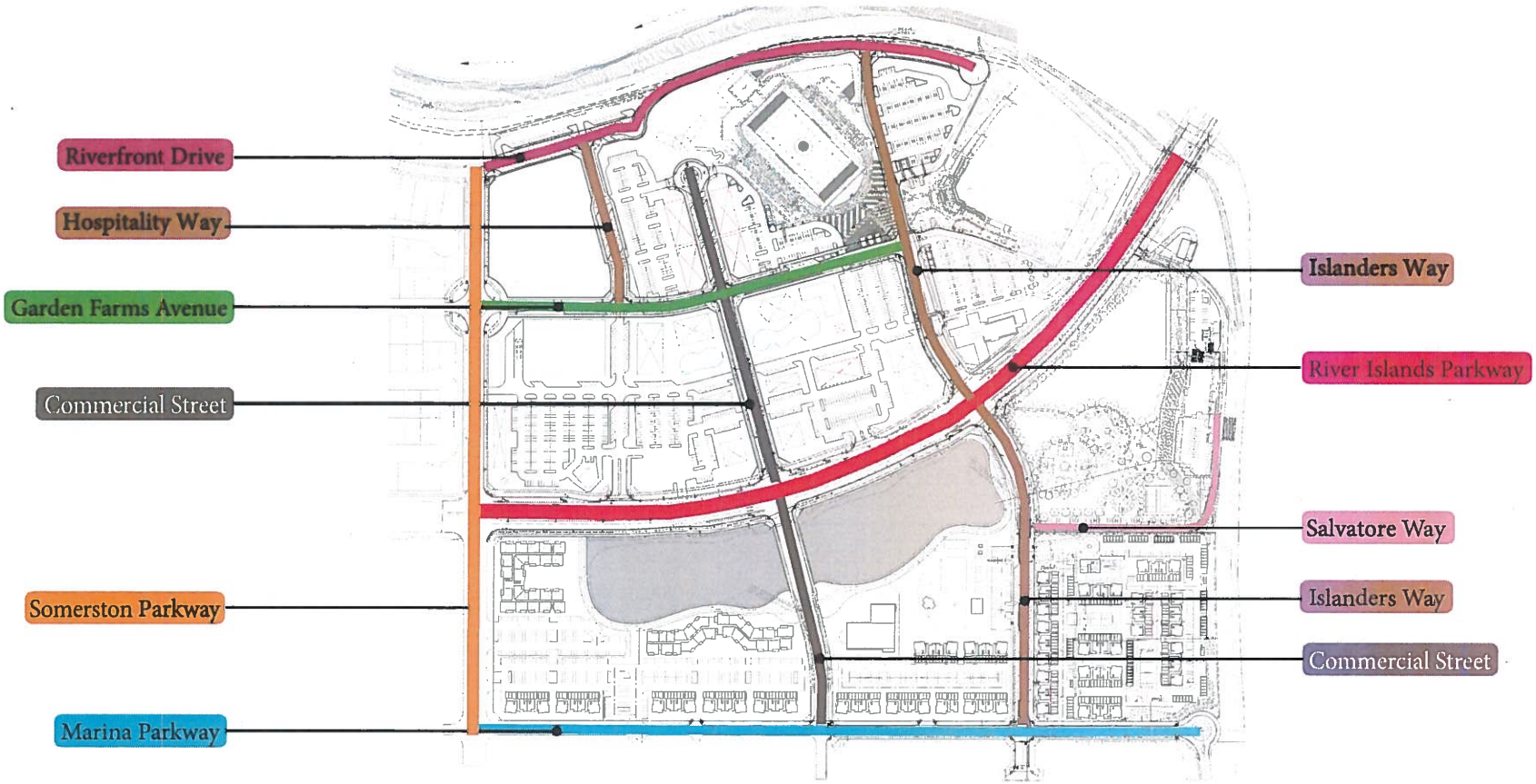
3.2.1 Planting Design

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 effective 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.
- Plants with higher water demands should be located in shade or where more runoff occurs.
- Landscape around buildings 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 areas visible from public parks, streets, alleys or lakes shall be landscaped by the Builder/Developer. Property owners 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.
- Landscaping and screening standards from Lathrop Municipal Code Section 17.92.030 shall be met for all commercial developments.



STREET TREE LIST BY CONNECTOR STREET

STREET	BOTANICAL NAME	COMMON NAME
Marina Drive	Tilia c. 'Greenspire	Little-Leaf Linden
Garden Farms Avenue	Ulmus p. 'Drake'	Chinese Elm
Commercial Street	Zelkova s. 'Green Vase'	Green Vase Zelkova
Islanders Way	Acer rubrum 'October Glory'	October Glory Red Maple
River Islands Parkway	Quercus coccinea	Scarlet Oak
Riverfront Drive	Malus x. 'Prairie Fire'	Prairie Fire Crab Apple
Somerston Parkway	Quercus lobata	Valley Oak
Salvatore Way	Ulmus p. 'Drake'	Chinese Elm
Hospitality Way	Tilia c. 'Greenspire'	Linden "Greenspire"

ACCENT TREE LIST

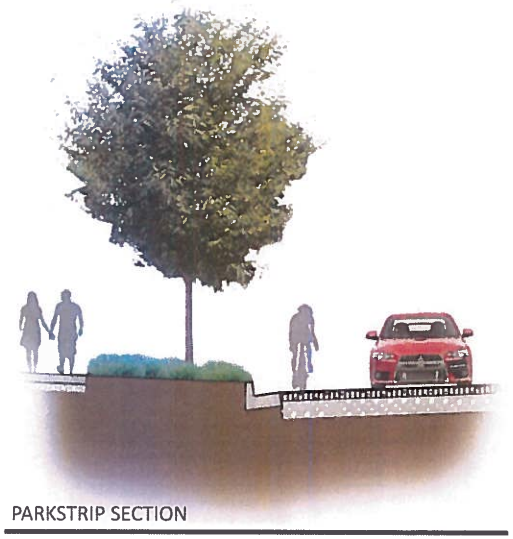
BOTANICAL NAME	COMMON NAME
Cercis occidentalis	Western Redbud
Chitalpa tashkentensis	Chitalpa
Lagerstroemia indica	Crape Myrtle
Prunus c. 'Krauter Vesuvius'	Purple Leaf Flowering Plum
Prunus serrulata 'Kwanzan'	Kwanzan Flowering Cherry

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

Figure 3-1: Street Tree Master Plan

PARKWAY STRIP MASTER PLANT LIST

VILLAGE / STREET	STREET / DIRECTION	BOTANICAL NAME	PLANT SPACING
Marina Parkway	East/West	Festuca mairei	36" O.C
River Islands Parkway	North/South	Mixed, including species listed below	36" O.C
Garden Farms Avenue	East/West	Myoporum parvifolium 'Putah Creek'	36" O.C
Commercial Street	North/South	Myoporum parvifolium 'Putah Creek'	36" O.C
Islanders Way	North/South	Rosa x 'Noaschnee'	36" O.C
Somerston Parkway	North/South	Mixed, including species listed below	36" O.C
Riverfront Drive	East/West	Coprosma p. 'Verde Vista'	36" O.C
Hospitality Way	North/South	Cotoneaster d. 'Coral Beauty"	36" O.C



PARKSTRIP SECTION

NOT TO SCALE

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'	Dwarf Rosemary

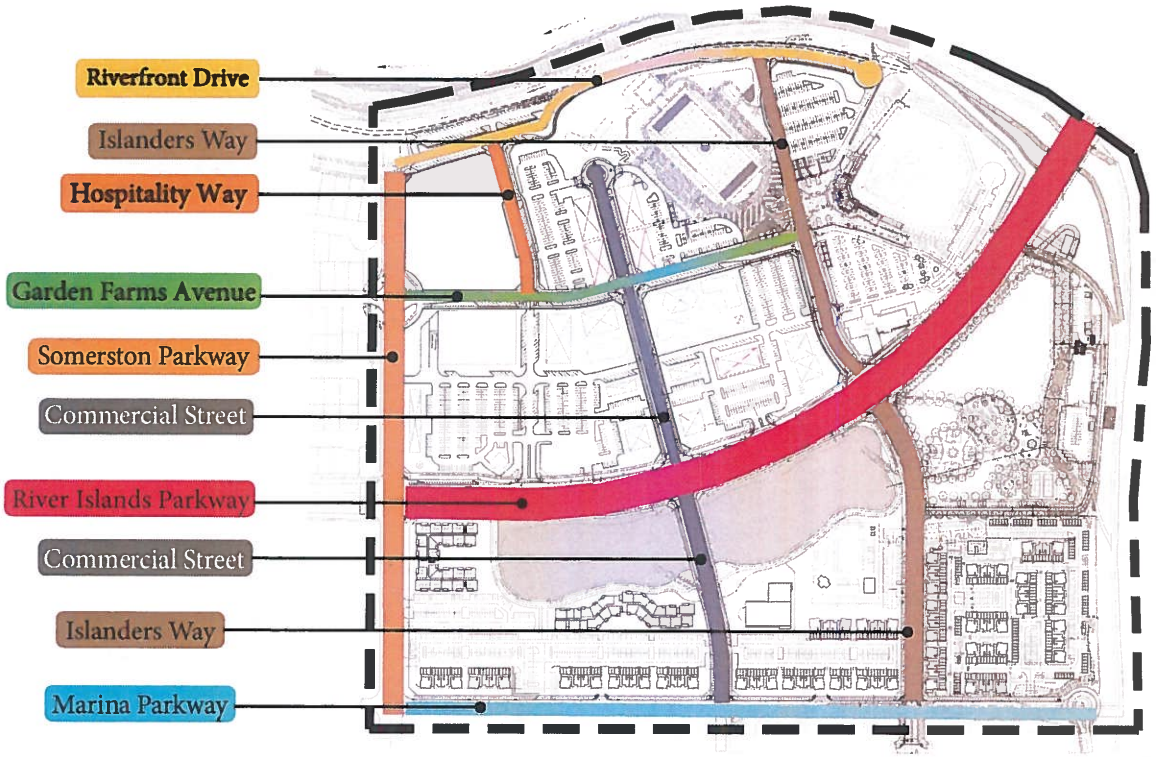


Figure 3-2: Parkway Strip Planting Master Plan

3.2.2 General Guidelines

- Common areas of properties 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 private yards.

Standards

- Landscaping for all common areas shall be installed by the Builder.
- The Builder shall design common area landscape for all properties. These areas shall include a minimum of one street tree for every 40 lineal feet of frontage and shall comply with Lathrop Municipal Code regulations for parking lots, landscape areas, and hardscape areas and 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 park-way strip areas may be of a different species (refer to figure 3-1 for a list of acceptable "accent trees").
- Other common areas shall be planted with shrubs and perennials that enhance habitat values and maintain an attractive year-round appearance along the street.
- All common areas shall be maintained by the property owner.
- 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, property owners shall be responsible for irrigation of all common areas and adjacent parkway strips.

3.2.3 Lake Slopes

See Section 3.3 for fencing requirements along lakes .

Guidelines

- Areas adjacent to lake slopes should contain a minimum of trees planted at 40 lineal feet on center.
- For lakeside parcels, 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 6' tubular steel fence.

Standards

- Areas of parcels adjacent to the lake (from back side of parcels 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 may install pilasters at a consistent interval along the lake edge (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, property owner shall be responsible for irrigation of all common areas and adjacent parkway strips.

3.2.4 Levee Landscaping

Standards

- All levee landscape areas adjacent to commercial or multi-family parcels and roadways shall be landscaped with hydroseed mix (Figure 3-7).
- Areas adjacent to levee shall be the responsibility of the Reclamation District to maintain from toe of slope to crown.

3.3 SITE FURNISHINGS/ MATERIALS

3.3.1 Fences

Figure 3-3 illustrates the location of fencing that may be used. Except for the high-density residential use in Area 10 that will have a 6' tubular steel fence, there a number of suggested areas that may also have fencing. The type, size and location may vary based on individual uses and conditions. Additional fencing and walls, including view fencing in the back area of parcel of lakeside parcels, may be installed by the Developer or RD 2062 depending on adjacent uses determined in the future (Figure 3-3).

Guidelines (All Uses)

- 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 side lot 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.

Figure 3-3: Fencing Locations

Standards (All Development)

- 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 parcels, front 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 parcels, side parcel fencing along street frontages should be located a minimum of five (5) feet from the sidewalk where possible.
- Maximum unbroken length of side parcel 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.
- 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 a permanent basis. Security chain link may be used as temporary construction fencing.

3.3.2 Signage

- Temporary signage to market the sale of parcels/spaces – to be provided by River Islands. Signage should conform to the signage types and hierarchy described in the Appendix.
- Permanent signage for uses established in Phase 1 (Areas 3, 4, and 10) shall be proposed with individual development proposals for each area. Such signage shall include details on signs placed on buildings and monument signs addressing the site. Freestanding or pylon signs shall not be allowed in Phase 1 of the Town Center. Future phases of the Town Center shall include a comprehensive signage plan for building signs monumentation, freestanding signs, banners and other types of commercial signage.

3.3.3 Landscape Lighting

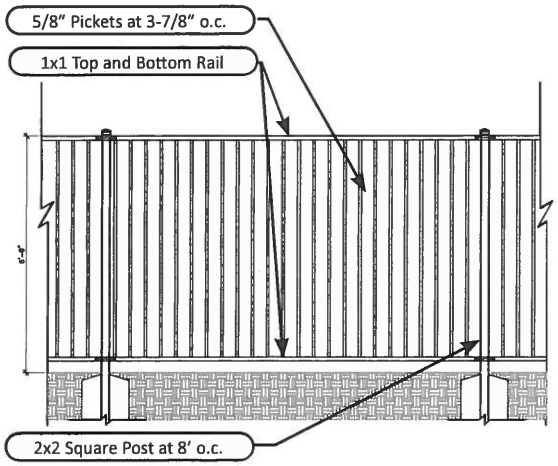
Guidelines

- 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

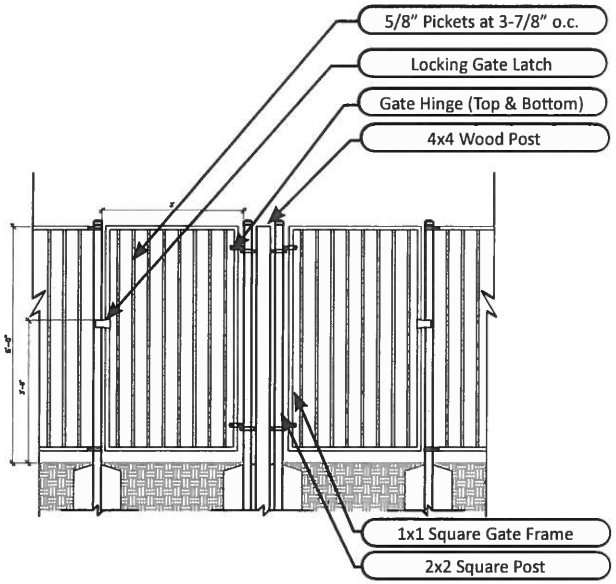
Guidelines

- Textured or stamped concrete/asphalt shall be used on the sidewalk on Commercial Street north of Garden Farms Avenue and in high traffic pedestrian crossings as determined by the City Engineer
- Raised crossings (tables or undulations) shall be be employed to increase pedestrian safety. Additional treatments may be proposed in the future for pedestrian oriented Commercial Street corridor north of Garden Farms Avenue.
- 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.
- 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.
- 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).



6' TUBULAR STEEL FENCE AT LAKE FRONTAGE (WHEN USED)

NOTE: Tubular steel fences will only employed on a case by case basis depending on the adjacent use. Lighted or unlighted pilasters or open railings may be employed instead. Implementation shall be made at the development permit issuance.



6' TUBULAR STEEL FENCE WITH 3' GATE AT LAKE FRONTAGE (WHEN USED)

Figure 3-4: Prototypical Fence Conditions (For Builder)

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 parcels should be installed with an automatic master valve at the irrigation point of connection in conformance with AB1881 (MWELO)
- 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 parcel with an automatic irrigation controller that accommodates all aspects of the landscape design, including independent programming of multiple stations to cover the entire parcel (including parkway strip)

3.4.2 Soil Preparation and Mulching

Standards

- Finish landscape grading by Builders after construction of buildings, 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. nitrolized 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 off 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.

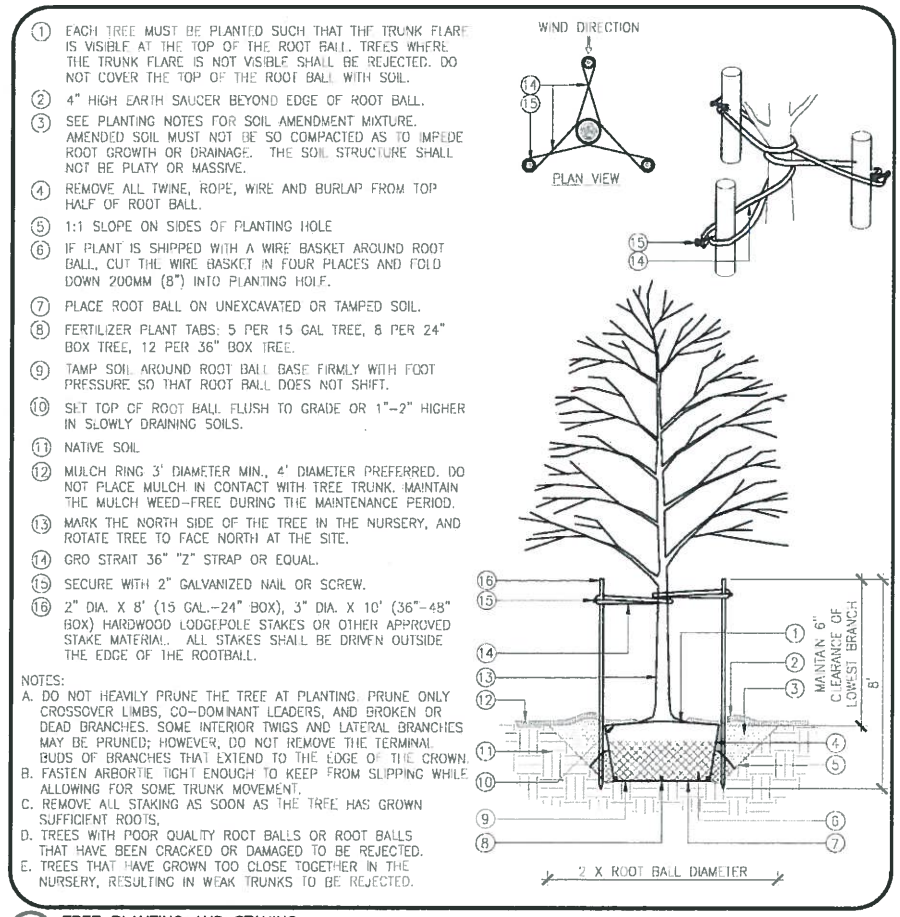
3.4.3 Planting

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

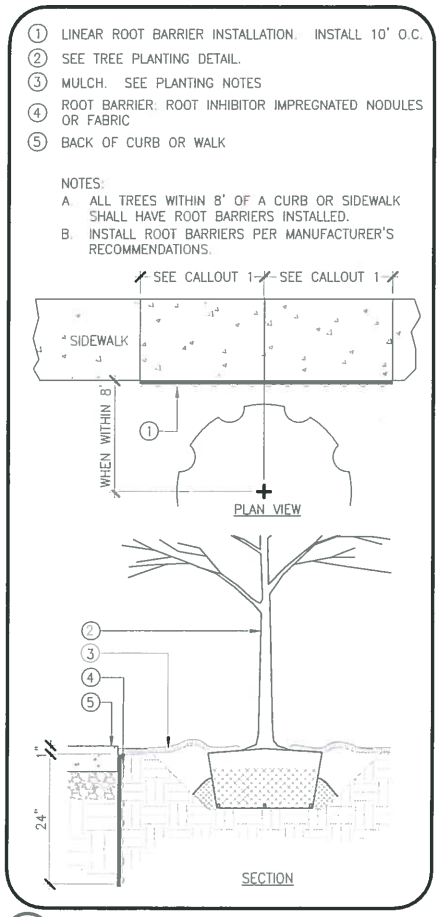
quality, or other pertinent characteristics.

- 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:
- Parcel tree: Size to match adjacent street tree (24" box); spacing per requirements in Section 3.2 above.
- Other trees or side/rear parcel 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 parcels: 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 3-5 for tree and planting details.



1 TREE PLANTING AND STAKING

NOT TO SCALE



2 ROOT BARRIER DETAIL

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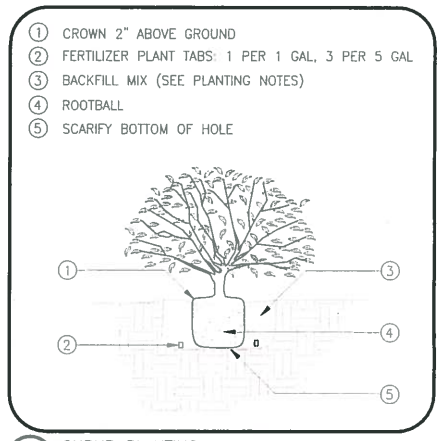

3 SHRUB PLANTING

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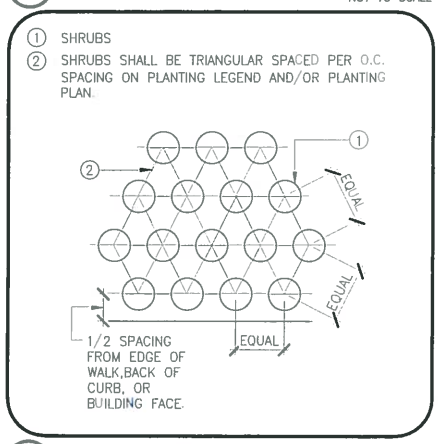

4 SHRUB SPACING

NOT TO SCALE

Figure 3-5: Planting Detail

RIVER ISLANDS

CHAPTER 4

PROJECT IMPLEMENTATION

4

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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 Town Center 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 Town Center District AG/DS to the City for further consideration and potential action by the Planning Commission. The STDRC may create exceptions to 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 1 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. 3694 Conditions of Approval (as amended)
7. Town Center District Neighborhood Development Plan (NDP)
8. 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 on-site and off-site landscaping plans.
4. Preliminary Color Palette & Materials (can be submitted in a "board" format or electronically).
5. Conceptual Streetscape Plan – shall show all proposed models and architectural themes on one elevation in color to depict the representative streetscape.
6. Parking Lot plan and parking details.

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 units 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, Site Plan Review, Conditional Use Permit and Administrative Approval processes as applicable.

4.1.4 Minor Amendments to AG/DS Document

This document may be amended by administrative action of the Community Development Director by application of the Master Developer. A minor amendment to this document may include, but not be limited to the following actions:

- Simple edits or clarification to text and figures that do not change the meaning or intent of the document;
- Revisions in the configuration, orientation, and size of building footprints, parking areas, recreational amenities, and landscape areas for a site plan as long as minimum standards are met;
- Modifications of design elements, such as colors, architectural details, signs, landscaping, street furnishings, lighting, and entry treatments that are compatible with previous development approvals in the District and recommended by the STDRC;
- Small reductions in setbacks, densities, intensities and FAR provided that such reductions are necessary due to unusual site conditions, lot geometry or obstructions. The Community Development Director shall determine at his or her direction what shall constitute a small reduction.

Any revision or amendment to this document deemed not to be minor by the Community Development Director shall constitute a major amendment and such revisions or amendments shall only be approved by the Planning Commission after review and recommendation of the STDRC.

RIVER ISLANDS

APPENDIX

Builder Identification Signs

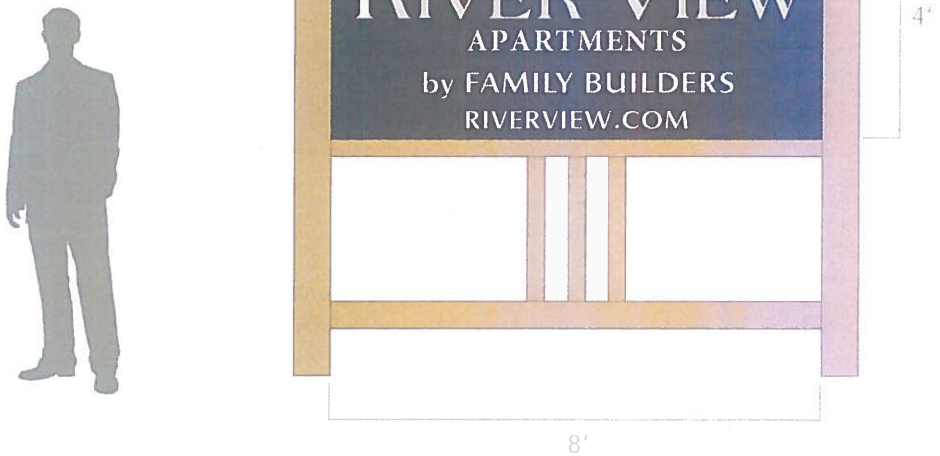
Builders are to choose from 3 style options as shown on following pages.

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

AMERICAN TRADITIONAL
Black Steel Fence,
Digital Print on Aluminum

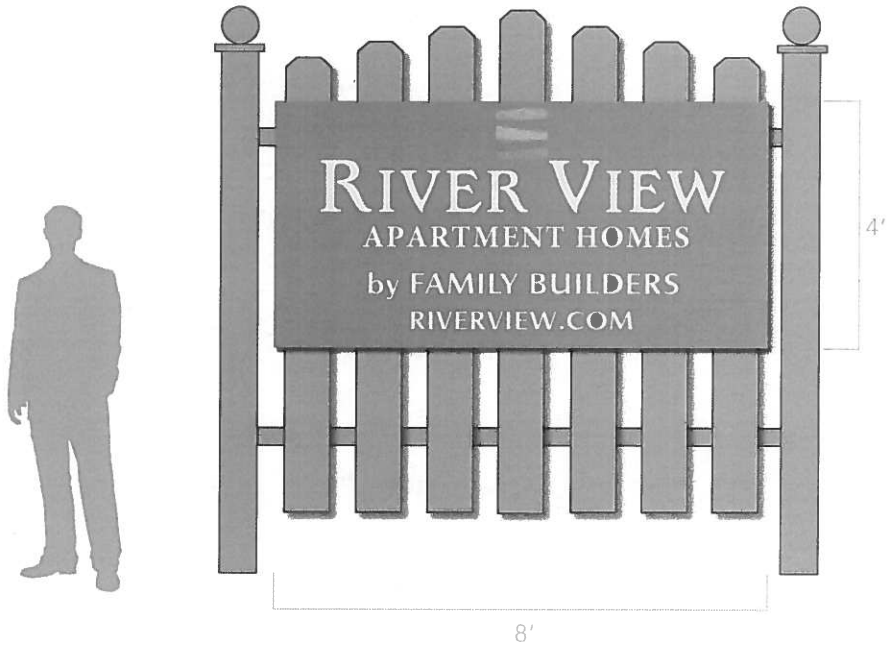
River Islands Builder Site Signs
Option 2
Scale: .5"=1'

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



Plant List

APPROPRIATE PLANT SPECIES FOR RI PHASE 1 TOWN CENTER

Botanical Name	Common Name	Use Height	Use Width	Water Use	Attributes
			Trees		
Acer buergerianum	Trident Maple	20'-25'	20'-25'	M	
Acer x freemanii 'Autumn Blaze'	Maple, 'Autumn Blaze'	40'-50'	40'	M	
Acer macrophyllum	Big Leaf Maple	30'-75'	30'-50'	H	
Acer negundo var. californica	California Box Elder	30'-50'		M	
Acer rubrum 'Armstrong', 'October Glory', Redpointe'	Armstrong Red Maple	40'-50'	15'	H	
Aesculus californica	Buckeye	20'-30'	20'-30'	VL	
Aesculus carnea	Red Horsechestnut	40'	30'	M	
Alnus rhombifolia	White Alder				
Arbutus unedo	Strawberry Tree	8'-25'	8'-25'	L	
Arbutus 'Marina'	Marina' Strawberry Tree	20'-30'	20'-30'	L	
Arbutus marina - 'Multi-trunked'	Strawberry Tree	15'-30'	15'-20'	L	Dark green oblong foliage with rosy pink fall flowers
Betula jacquemontii (Betula utilis jacquemontii)	White Barked Himalyan Birch	40'-60'	25'-30'	H	
Carpinus betulus 'Fastigiata'	European Hornbeam	40'	30'	M	
Catalpa speciosa	Western Catalpa	40'-60'	20'-40'	M	
Cercidium x 'Desert Museum'	Desert Museum Palo Verde	20'	20'	?	
Cercis canadensis 'Oklahoma'	Eastern Redbud	25'-35'	25'-35'	M	
Cercis occidentalis	Western Redbud	10'-20'	10'-20'	VL	
Cercis occidentalis - 'Multi-trunked'	Western Red Bud	12'-18'	10'-18'	L	Blue-green foliage with magenta flowers
Cercocarpus betuloides	Island Mountain Mahogany	5'-20'	5'-20'	VL	
Chilopsis linearis 'Monhews'	Timeless Beauty Desert Willow	15'-20'	15'-20'	VL	Fragrant showy purple flowers
Chionanthus retusus	Chinese Fringe Tree	20'	15'	M	
X Chitalpa tashkentensis	Chitalpa	30'	30'	L	White to pale or dark pink flowers
Crataegus phaenopyrum	Washington Hawthorn	25'	20'	M	
Cupressus arizonica	Arizona Cypress	40'	20'	VL	
Cupressus sempervirens	Italian Cypress	40'-70'	10'-20'	M	
Ginkgo biloba 'Autumn Gold' (Male only)	Ginkgo, 'Autumn Gold'	35'-40'	25'-35'	M	Use male only varieties
Gleditsia tricanthos inermis	Thornless Honey Locust	25'-50'	25'-50'	L	
Koelreuteria paniculata	Goldenrain Tree	20'-35'	25'-40'	M	
Lagerstroemia indica 'Dynamite'	Crape Myrtle	15'-25'	15'-20'	L	Red Flowers
Lagerstroemia x fauriei 'Natchez'	Crape Myrtle	20'-30'	15'-20'	L	
Lagerstroemia x fauriei 'Natchez' - 'Multi-Trunked'	Natchez Crape Myrtle	15'-20'	12' Wide	L	White flowers
Lagerstroemia x fauriei 'Muskogee'	Crape Myrtle	20'-30'	15-20'	L	
Magnolia soulangiana 'D.D. Blanchard'	Tulip Magnolia	50'	25'-35'	M	
Malus	Flowering Crabapple, 'Snowdrift', 'Golden Raindrops'	15'-20'	15'-20'	M	
Olea europaea 'Swan Hill'	Swan Hill Olive	25'-30'	25'-30'	VL	
Parkinsonia aculeata	Mexican Palo Verde	15'-20'	10'-20'	VL	
Pinus pinea	Stone Pine			L	
Pinus radiata	Monterey Pine	80'-100'	25'-35'	M	
Pistacia chinensis 'Pearl Street', 'Red Push' or 'Keith Davey'	Chinese Pistache Varieties	30'-60'	50'	L	
Platanus acerifolia 'Bloodgood'	London Plane	40'-50'	25'-30'	M	
Platanus X acerifolia 'Columbia'				M	
Platanus racemosa	California Sycamore	50'-90'	30'-50'	M	
Populus alba 'Pyramidalis'	Seedless Bolleana Poplar	50'	15'	M	
Populus fremontii	Fremont Cottonwood	40'-60'	30'-40'	M	
Populus nigra 'Italica'	Lombardy Poplar	100'	15'-30'	M	
Prosopis glandulosa 'Maverick'	Texas Mesquite	25'-30'	25'-30'	L	
Prunus caroliniana 'Bright 'N Tight' (Compacta)	Bright N' Tight Cherry Laurel	8'-10'	6'-8'	L	
Quercus agrifolia	Coast Live Oak	20'-70'	40'-80'	VL	
Quercus coccinea	Scarlet Oak	60'-80'	40'-60'	M	
Quercus douglasii	Blue Oak	30'-50'	40-70'	VL	
Quercus ilex	Holly Oak	40'-60'	40-60'	L	

APPROPRIATE PLANT SPECIES FOR RI PHASE 1 TOWN CENTER

Botanical Name	Common Name	Use Height	Use Width	Water Use	Attributes
Quercus lobata	Valley Oak	50'-75'	50'-80'	L	
Quercus muehlenbergii	Quinkpin Oak			?	
Quercus robur	English Oak	50'-60'	30'	M	
Quercus suber	Cork Oak	30'-60'	30'-60'	L	
Quercus virginiana	Southern Live Oak	40'-80'	60'-90'	M	
Quercus wislizenii	Interior Live Oak	30'-70'	30'-70'	VL	
Robinia 'Purple Robe'				L	
Salix goodingii	Gooding's Black Willow	10'-25'		H	
Salix laevigata	Red Willow	15'-30'		H	
Salix lucida var. lasiandra	Pacific Willow			H	
Schinus molle	California Pepper tree	25'-40'	25'-40'	L	
Sophora japonica 'Regent'	Pagoda Tree	40'	40'-60'	L	
Syringa reticulata	Japanese Tree Lilac	30'	20'	M	
Tilia cordata 'Greenspire'	Littleleaf Linden	30'-50	15'-30	M	
Ulmus parvifolia 'Drake'	Chinese Elm	50'-70'	30'-50'	M	
Ulmus wilsoniana 'Frontier'		20'		M	
Ulmus wilsoniana 'Patriot'		30'		L	
Ulmus wilsoniana 'Emerald Sunshine'				L	
Ulmus wilsoniana 'Prospector'				L	
Umbellularia california	California Laurel	20'-35'	20'-35'	M	
Vitex agnus-castus	Chaste Tree	15'-20'	15'-20'	L	
Zelkova serrata 'Green Vase'	Zelkova, Green Vase	50'	50'	M	
	Shrubs (Large Background)				
Abelia grandiflora	Glossy Abelia	8'	5'	M	
Agave filifera				L	
Alyogene heugelii	Blue Hibiscus	6'-10'	6'-8'	L	Light blue flowers
Anisodontea x hypomandarum	Cape Mallow	4'	4'	M	Purple/pink flowers
Arbutus u. 'Oktoberfest'	Strawberry Tree	6'-8'	6'-8'	L	Dark green foliage
Arctostaphylos densiflora 'Howard McMinn'	Howard McMinn	5'- 6'	7'	L	
Berberis thunbergii	Japanese Barberry	4'-6'		L	
Buddleja davidii	Butterfly Bush	6'-10'	6'-10'	M	
Carpenteria californica	Bush Anemone	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
Coprosma repens	Mirror Plant	10'	6'	M	
Cornus stolonifera (sericea) 'Baileyi'	Red-Twigged Dogwood	6'-8'	6'-8'	H	
Cotinus coggygria (Rhus cotinus) 'Purpureus'	Smoke Bush	15'	15'	L	
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 'Noell'	Noell 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	
Lupinus arboreus	Yellow Bush Lupine	5'-8'	5'-8'	L	
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

APPROPRIATE PLANT SPECIES FOR RI PHASE 1 TOWN CENTER

Botanical Name	Common Name	Use Height	Use Width	Water Use	Attributes
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	3'-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 Coffeeberry			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 × grandiflora 'Kaleidoscope'	Glossy Abelia	2'-2.5'	3'-4'	M	White flower
Berberis thunbergii 'Criruzam'	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 lamensis	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
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

APPROPRIATE PLANT SPECIES FOR RI PHASE 1 TOWN CENTER

Botanical Name	Common Name	Use Height	Use Width	Water Use	Attributes
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 'Glauca'	Elijah's Blue, Blue Festuca	4"-10"	6"	M	
Festuca rubra	Red Fescue	3"-12"	6"	M	
Helleborus x hybridus	Lenten Rose			M	
Hemorcallis x 'Stella de Oro'	Stella De Oro Dwarf Daylily	2'	2'	M	Heavy clusters of large yellow flowers
Hemorcallis 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 albifrons	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 heterophylus '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	
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
Veronica austriaca 'Crater Lake Blue'	Crater Lake Blue Speedwell	18"	12"	M	Gentian blue
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

APPROPRIATE PLANT SPECIES FOR RI PHASE 1 TOWN CENTER

Botanical Name	Common Name	Use Height	Use Width	Water Use	Attributes
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 brachycantherum 'Californicum'	Meadow Barley			VL	
Imperata cylindrica 'Rubra'	Japanese Blood Grass	1'-2'		H	
Juncus balticas(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	
ETY Mix (Carex Divulsa, Eschscholzia californica, Festuca Idahoensis, Layia platyglossa, Salvia l. "Bee's Bliss". Sysrynchium idahoensis)	Entry Mix	1'-2'	1-2'	L	
Native Mow Free Mix (Festuca Idahoensis, Festuca rubra, Festuca occidentalis)	No Mow Fescue	12"-18"		M	

APPROPRIATE PLANT SPECIES FOR RI PHASE 1 TOWN CENTER

Botanical Name	Common Name	Use Height	Use Width	Water Use	Attributes
Shrubs (Groundcovers) (species appropriate within sight-line view corridor)					
Acacia r. 'Desert Carpet'	Desert Carpet Acacia	1'-2'	10'-12'	L	Leathery gray green foliage with puffy yellow ball shaped flowers
Ajuga species	Carpet Bugles	1'	3'	M	
Arctostaphylos 'Pacific Mist'		2 1/2'	4'	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'	Shrub Ceanothus	2'-3'	8'	L	Blue flowers
Ceanothus maritimus 'Valley Violet'	Valley Voilet Maritime Lilac			L	
Ceanothus thyrsiflorus 'Skylark'	Blueblossom	3'-6'	5'	L	
Ceanothus 'Concha'				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 'Eichholz'	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 moseranum	Gold Flower	1'		M	
Lessingria filaginifolia var. californica 'Silver Carpet'	Silver Carpet California- Aster			M	
Lobularia maritima	Sweet Alyssum	2"-12"	8"-12"	M	
Lupinus microcarpus	Chick Lupine	2 1/2'		M	
Myoporum parvifolium	Myoporum	6"	9'	L	
Oenothera hookeri	Evening Primrose	1'-3'	1'-3'	L	
Phacelia californica	Phacelia	18"		M	
Potentilla verna	Spring Cinquefoil	2'-3'	3'-4'	M	
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	Dwarf Rosemary	2'	4'	L	Blue flowers
Sedum	Stone Crop	2"-5"	1'	L	
Sisrynchium bellum	Blue-eyed Grass	4"-12"	6"-24"	L	
Trachelospermum asiaticum	Asian Jasmine	2'	10'	M	
Trachelospermem jasminoides	Star Jasmine	2'	10'	M	
ETY Mix (Carex Divulsa, Eschscholzia californica, Festuca Idahoensis, Layia platyglossa, Salvia l. "Bee's Bliss", Sysrynchium 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	

APPROPRIATE PLANT SPECIES FOR RI PHASE 1 TOWN CENTER

Botanical Name	Common Name	Use Height	Use Width	Water Use	Attributes
Shrubs (Groundcovers)(species appropriate within sight-line view corridor)					
Acacia r. 'Desert Carpet'	Desert Carpet Acacia	1'-2'	10'-12'	L	Leathery gray green foliage with puffy yellow ball shaped flowers
Ajuga species	Carpet Bugles	1'	3'	M	
Arctostaphylos 'Pacific Mist'		2 1/2'	4'	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'	Shrub Ceanothus	2'-3'	8'	L	Blue flowers
Ceanothus maritimus 'Valley Violet'	Valley Voilet Maritime Lilac			L	
Ceanothus thyrsiflorus 'Skylark'	Blueblossom	3'-6'	5'	L	
Ceanothus 'Concha'				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 'Eichholz'	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 moseranum	Gold Flower	1'		M	
Lessingria filaginifolia var. californica 'Silver Carpet'	Silver Carpet California- Aster			M	
Lobularia maritima	Sweet Alyssum	2"-12"	8"-12"	M	
Lupinus microcarpus	Chick Lupine	2 1/2'		M	
Myoporum parvifolium	Myoporum	6"	9'	L	
Oenothera hookeri	Evening Primrose	1'-3'	1'-3'	L	
Phacelia californica	Phacelia	18"		M	
Potentilla verna	Spring Cinquefoil	2'-3'	3'-4'	M	
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	Dwarf Rosemary	2'	4'	L	Blue flowers
Sedum	Stone Crop	2"-5"	1'	L	
Sisrynchium bellum	Blue-eyed Grass	4"-12"	6"-24"	L	
Trachelospermum asiaticum	Asian Jasmine	2'	10'	M	
Trachelospermem jasminoides	Star Jasmine	2'	10'	M	
ETY Mix (Carex Divulsa, Eschscholzia californica, Festuca Idahoensis, Layia platyglossa, Salvia l. "Bee's Bliss", Svsrvnchium 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	

APPROPRIATE PLANT SPECIES FOR RI PHASE 1 TOWN CENTER

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
									Clytostoma callistigioides	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	

Shared Parking Analysis

The following shared parking analysis is applicable to those areas north of River Islands Parkway only. Development areas south of River Islands Parkway shall be governed by the Lathrop Municipal Code until such time a specific parking plan is developed for those areas in the future.

Hexagon Transportation Consultants, Inc.

Memorandum

Date:	January 16, 2024
To:	Ramon Batista
From:	At van den Hout, Ollie Zhou, T.E.
Subject:	Town Center (River Islands Lathrop) Shared Parking Analysis

Introduction

Hexagon Transportation Consultants, Inc. has completed this shared parking study for the most recent development plan of the River Islands Town Center (see Figure 1). The proposed project evaluated under this study includes the following land uses.

- Residential: 80 units
- Hotel: 117 rooms
- Office/Medical Office: 40,000 s.f.
- Retail (inclusive of gas station, winery, grocery store, hardware store, health club, and general retail): 193,100 s.f.
- Football and baseball stadiums: 4,280 seats (total)

Many of the project's proposed land uses generate their highest parking demands at different times of the day. For example, residential land use parking demand generally peaks in the late evening, while office parking demand generally peaks during working hours. The project's actual parking demand at any time of the day would be lower than the sum of individual land use's peak parking demands. A shared parking analysis is conducted to estimate the project's hourly parking demand, and determine whether the project's proposed parking spaces (1,914 spaces) would be sufficient.

Analysis Methodology

The shared parking analysis is conducted in two steps:

1. Each land use's individual peak parking demand is estimated. The Institute of Transportation Engineers (ITE) *Parking Generation, 6th Edition* publishes parking demand rates derived from parking surveys conducted across the nation. General engineering practice references the 85th percentile parking demand as the rate used to determine peak parking demands.

2. Each land use's parking demand varies by the hour. The hourly parking demand is typically expressed as a percentage of the peak parking demand; these factors are also known as diurnal factors. The Urban Land Institute (ULI) *Shared Parking, 3rd Edition* publishes diurnal factors for most common land use categories. The hourly parking demands for the individual land uses are then summed to derive the project's hourly parking demand estimate. The hour of the day when the project generates the highest parking demand is compared to the project's proposed parking supply to determine whether the proposed parking supply is sufficient.

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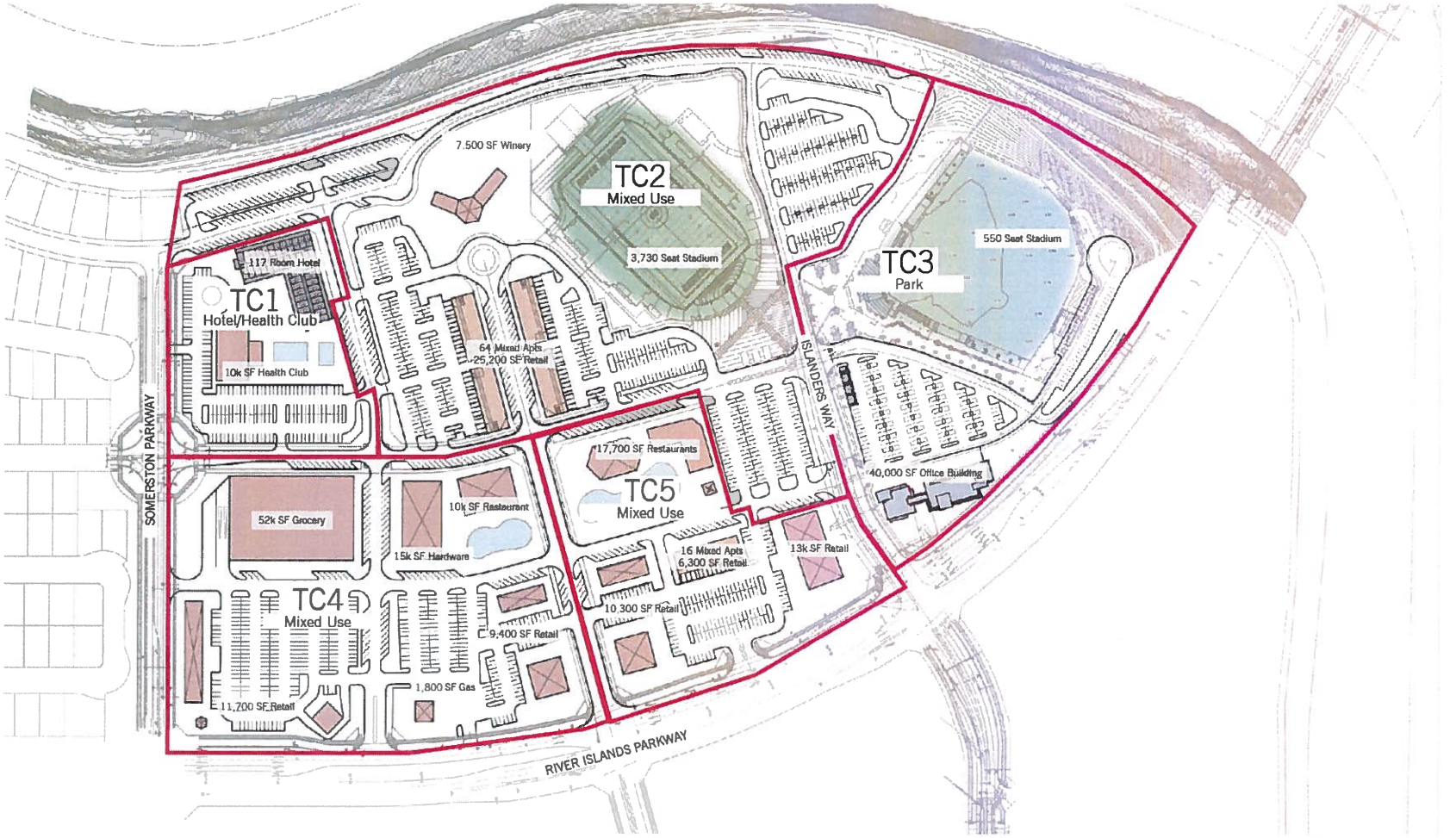

FIGURE 1 RIVER ISLANDS TOWN CENTER

LATHROP, CA **CALIFIA, LLC.**

DAHLIN

DATE 01.15.2024
JOB NO 306.005

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A1.100

Individual Land Use's Peak Parking Demand

This study evaluated each land use's peak parking demand for a typical weekday and a weekend day. Table 1 below summarizes each land use's peak parking demands.

The project's retail land uses, consisting of a winery, gas station, restaurant, grocery store, hardware store, health club, and general retail exhibit characteristics of an integrated shopping center that is best represented by the ITE Land Use Code 820: Shopping Center (>150,000 s.f.). Therefore, the peak parking demands for these retail land uses is summarized in Table 1 under "retail".

The project's football and baseball stadium land use does not have a corresponding ITE land use code with parking rates. Therefore, this study references Lathrop's parking code for stadium land use, which is 1 space per 4 seats, plus 1 space per employee. At the time of this study, the project does not have an estimate on the employee count for the stadiums. Assuming an employee-to-seat ratio of 1% (derived from ULI Shared Parking data), the stadiums would have a total of approximately 43 employees. It should be noted that as a conservative analysis, this study assumes both stadiums would have events at the same time.

For the office/medical office land use, the study assumed the higher parking generator of the medical office for a conservative analysis. While ITE did not publish any parking rates for the weekends, it stated that generally, the weekend peak parking rates are approximately 22% of the weekday peak parking rates. Hexagon derived the weekend peak parking demand rate for the medical office land use accordingly.

Table 1
Individual Land Use's Peak Parking Demand

				Peak Parking Demand [1]			
				Weekday		Weekend	
Land Use	Size	Unit	ITE Code [1]	Rate	Spaces	Rate	Spaces
Residential	80	units	220	1.59	127	2.05	164
Hotel	117	rooms	310	0.87	102	0.98	115
Medical Office [2]	40	ksf	720	4.28	171	0.94	38
Retail [3]	193.1	ksf	820	2.72	525	3.08	595
	4,280	seats	Lathrop	0.25	1,070	0.25	1,070
Stadiums [4]	43	employees	Code	1	43	1	43
			Stadium Subtotal		*1,113*		*1,113*

Notes:
1. Peak parking demand rates referenced Institute of Transportation Engineers (ITE) *Parking Generation, 6th Edition,* 85th percentile parking demand rates.
2. While the ITE publication did not publish weekend parking rates for medical office land use, ITE noted that Saturday peak parking demand is on average 22% of the weekday peak parking demand.
3. Retail land use is inclusive of the project's winery, gas station, restaurant, grocery store, hardware store, health club, and general retail land uses.
4. Stadium parking demand is based on Lathrop's parking code. Employee estimate derived from Urban Land Institute data, suggesting 1 employee per 100 seats.

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For the office/medical office land use, the study assumed the higher parking generator of the medical office for a conservative analysis. While ITE did not publish any parking rates for the weekends, it stated that generally, the weekend peak parking rates are approximately 22% of the weekday peak parking rates. Hexagon derived the weekend peak parking demand rate for the medical office land use accordingly.

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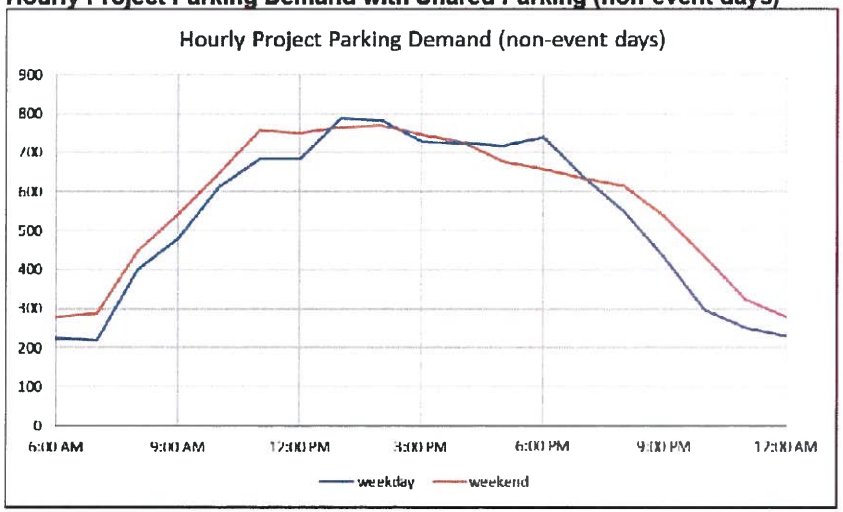
Hourly Project Parking Demand with Shared Parking

This shared parking analysis assumes that there are no reserved spaces on site. Furthermore, because stadium events happen only once in a while, not necessarily at the same time of day for every event, and both stadiums may not necessarily have events at the same time, this analysis is separated into a non-event-day analysis and an event-day analysis.

As shown in Figure 1 below, on non-event days, the project's parking generally is estimated to peak at around lunchtime on either weekdays or weekends. On weekdays, the project's parking demand would peak at 1 PM with a parking demand of 786 spaces. On weekends, the project's parking demand would peak at 2 PM with a parking demand of 770 spaces. Both of which would be much lower than the project's proposed 1,914 parking spaces.

Figure 2
Hourly Project Parking Demand with Shared Parking (non-event days)



At this stage of the project, there is no detailed information regarding the operations of the stadium events. For a conservative analysis, this study assumes both stadiums would hold events at the same time, at full occupancy, at the times when the project's parking demand peaks (1 PM on weekdays and 2 PM on weekend days). The stadium events would generate a peak parking demand of 1,113 spaces, per Table 1. Adding this demand onto the non-event days parking demand would yield a peak parking demand of 1,899 spaces on weekdays and 1,883 spaces on weekend days. Even with this very conservative and highly unlikely scenario, the project's proposed parking of 1,914 spaces would be sufficient.

Conclusion

Hexagon conducted a shared parking analysis of the proposed project using ITE 85th percentile peak parking demand rates and ULI's time-of-day parking demand factors. The analysis was conducted with conservative assumptions and tested the worst-case scenario assuming both stadium events would occur at the same time, at full occupancy, during the times when the rest of the project's parking demand peaks. The analysis showed that the project's proposed 1,914 parking spaces would be sufficient to accommodate even the worst-case scenario. Therefore, the project's proposed parking of 1,914 spaces would be sufficient for the proposed project.