



PLANNING COMMISSION
STAFF REPORT

DATE: March 20, 2024

APPLICATION NO: River Islands – Town Center Neighborhood Development Plan No. 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 Neighborhood Development Plan 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 applicant is requesting approval of the Neighborhood Development Plan (NDP) for the Town Center District of River Islands Phase 1. In compliance with the West Lathrop Specific Plan (WLSP), River Islands Development LLC (RID) has prepared the NDP for Planning Commission review and approval.

Staff recommends the Planning Commission adopt Resolution No. 24-1 approving the Neighborhood Development Plan 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 roughly 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). A separate Town Center Design Guidelines and Development Standards (DG/DS) will be prepared detail at a future date to establish 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 future DG/DS will replace the Town Center Plan.

The NDP 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 NDP for Planning Commission approval.

ANALYSIS

The proposed Town Center NDP addresses the requirements for implementation of projects in River Islands as required by the WLSP and Lathrop Municipal Code (LMC) Section 17.61.120, *Neighborhood Development Plan*. The NDP provides requirements for the use, development, improvement and maintenance of master developer-constructed portions of the River Islands project.

The NDP is limited to public improvements that will be designed and constructed by RID and its public partners (Reclamation District (RD) 2062, Lathrop Irrigation District (LID), and the River Islands Public Financing Authority (RIPFA)) and subsequently maintained by either the City, RD 2062 or RIPFA. The NDP describes the purpose, intent and general appearance and location of these improvements. For example, gateway signage for entrance into the "downtown" area of Town Center, community gateway and roundabout landscape design, street furniture, etc.

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

As noted above, submittal of a Town Center Design Guidelines and Development Standards (DGDS) document will be submitted to the City at a future date. The Town Center DG/DS is unique in comparison to the previously approved DG/DS's for River Islands in that the Town Center DG/DS will include design guidelines and development standards for a variety of different uses. For example, the other DG/DS's included development standards for multiple lot sizes, but the majority of which are for the development of single-family dwelling units. The Town Center DG/DS will need to include development standards for multifamily residential, attached single-family residential (town homes), mixed use developments (vertical or horizontal mixed use), and commercial uses.

CEQA REVIEW

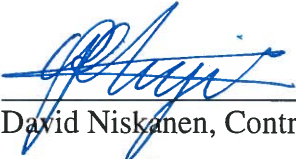
Environmental review for the River Islands project as a whole was completed in the certified Subsequent Environmental Impact Report (SEIR) for the River Islands at Lathrop Project (State Clearinghouse No. 1993112027). The SEIR considered the full range of potential environmental effects of urban development 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. 24-1 approving the Town Center Neighborhood Development Plan for River Islands Phase 1.

Approvals:

for 

David Niskanen, Contract Planner

3/8/24
Date



Rick Caguat, Community Development Director

3/8/24
Date



Salvador Navarrete, City Attorney

3-11-2024
Date

Attachments:

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

**CITY OF LATHROP
PLANNING COMMISSION RESOLUTION NO. 24-1**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LATHROP
APPROVING THE TOWN CENTER NEIGHBORHOOD DEVELOPMENT PLAN
(NDP) 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 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, an NDP 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 NDP 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 NDP 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 NDP 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 NDP merely provides guidance to permitted public uses 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 NDP 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 NDP 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 Neighborhood Development Plan (NDP) 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 20th day of March 2024, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Tosh Ishihara, Chair

ATTEST:

APPROVED AS TO FORM:

Rick Caguiat, Secretary

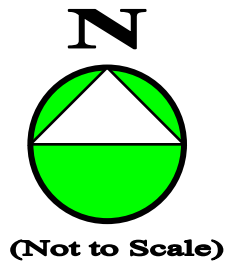
Salvador Navarrete, City Attorney



**PLANNING DIVISION
Vicinity Map**



**NDP-23-38
Neighborhood Development Plan
Town Center District
River Islands Phase 1**





April 5, 2023

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

Subject: Recommendation for Approval of River Islands Town Center Architectural Guidelines and Design Standards (AG/DS)

Dear Mark:

At its meeting of March 30, 2023, the Stewart Tract Design Review Committee voted unanimously to recommend approval of the Town Center Architectural Guidelines and Design Standards (AG/DS) to the Lathrop Planning Commission, with the following recommended changes:

1. Correct and Update Table of Contents and for errors
2. Correct typographical and grammatical errors on Pages 4, 7 and 40

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

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

Sincerely,


Susan Dell'Osso, President
River Islands Development, LLC

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



ATTACHMENT 4

PHASE

RIVER ISLANDS TOWN CENTER NEIGHBORHOOD DEVELOPMENT PLAN

Lathrop, California



RIVER ISLANDS

Town Center Neighborhood Development Plan DRAFT

3.6.2024

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

Prepared by:
O'Dell Engineering
1165 Scenic Drive, Suite A
Modesto, CA 95350
(209) 571-1765



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CHAPTER 1

INTRODUCTION



INTRODUCTION

This Town Center Neighborhood Development Plan (NDP) lays out a network of parks, open spaces, trails, multiple facilities, and paseos for the Town Center Neighborhood within the River Islands Phase 1 development. The Town Center is unique from other River Islands NDP's due to the development of a formal urban community made up of different village neighborhood usergroups (multi-family, commercial, office) along with lakes, parks, and schools within the Town Center. In addition, this NDP aims to provide a variety of recreational amenities and opportunities for the community to experience and interact with the surrounding river system. Locations of parks and open spaces ensure that recreational amenities are accessible to all community members. Pedestrian and bicycle connections are laid out to facilitate safe non-vehicular circulation between the community and park sites.

1.1 PURPOSE OF DOCUMENT

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





River Islands Town Center NDP serves to direct the course of the design and the intended character for the Town Center District. The neighborhood is broken down into several separate and distinct design aspects: Neighborhood Concept, Circulation, Streetscapes and Entries, Parks and Open Space, Landscape and Planting, Fencing and Walls, and Site Furnishings. These design aspects are typical and required for NDP documents in River Islands. This NDP also includes an additional design aspect of Parking, since the mixed-use nature of the Town Center District will require special parking requirements and the introduction of shared, time based parking opportunities that are not in other areas of River Islands Phase 1 development.

The River Islands Town Center NDP addresses the City of Lathrop's requirements for implementation of projects at the River Islands at Lathrop Master Planned Community as required by the West Lathrop Specific (Specific Plans or WLSP) and as specified in the Lathrop Municipal Code, Section 17.61.120. This NDP provides specific direction for the use, development, implementation and maintenance of developer-constructed portions of the River Islands project. The term "village(s)" refer to specific areas shown on page 19, Figure 2.1: Land Use Map. In addition to meeting the City's municipal code and the WLSP, this document is meant to replace the previously approved Town Center Plan, approved by the Lathrop Planning Commission on May 30, 2018. The Town Center Plan was meant to provide preliminary direction for initial recreational uses planned for the Town Center District (e.g. Islander's Field Baseball Stadium), as well as interim uses, such as the River Islands soccer complex that will be replaced by permanent land uses in the future. The addition of Parking design aspect for this NDP will cover minimum parking space counts for certain uses, the introduction of on-street parking, and the concept of shared parking areas between different, adjacent uses within the Town Center District. Any development related standards that were included as a placeholder in the previously approved 2018 Town Center Plan will be more appropriately included in the architectural guidelines/design standards (AG/DS) document for the Town Center. The new AG/DS document, along with this Town Center NDP will supersede the 2018 Town Center Plan.

This document is specific to "public or other public agencies" improvements that will be designed and built by the River Islands developer, River Islands Public Financing Authority (RIPFA) and/or RD2062. Public improvements constructed in the Town Center District may be reserved or dedicated to RIPFA, RD 2062, or the City of Lathrop. Individual builders will conform to the AG/DS document that will be approved under separate Planning Commission action. The AG/DS are referenced as needed and aspects that will be required by both Developer and Builder will be identified within this NDP and the AG/DS document.

1.2 CONSISTENCY

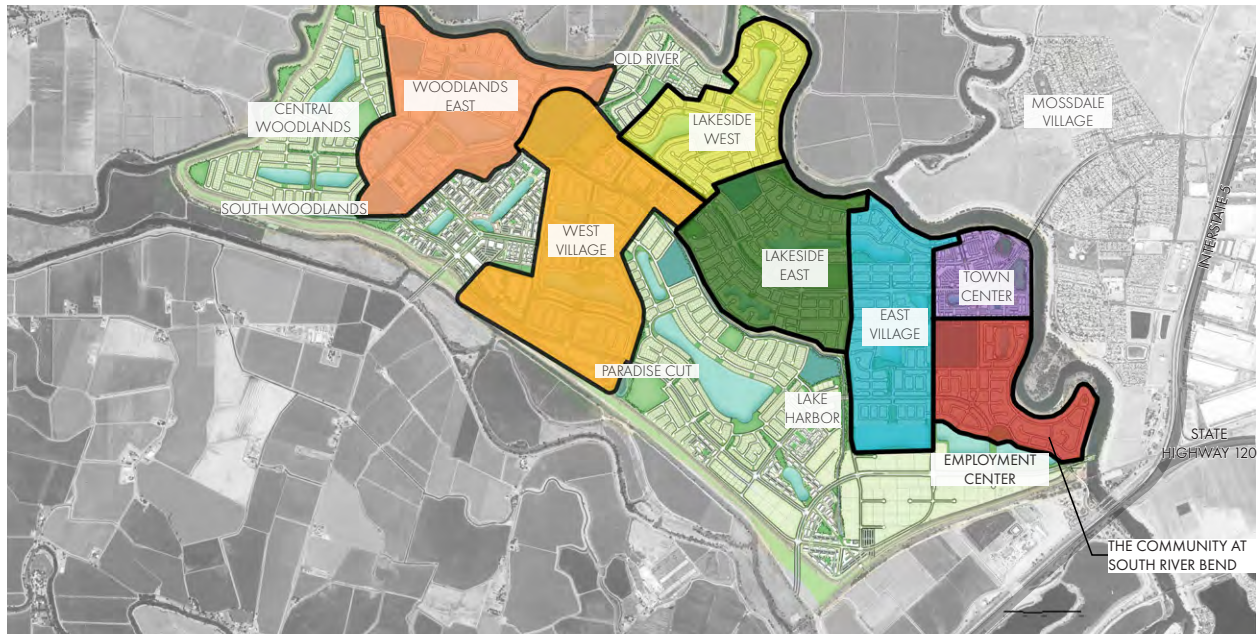
This NDP is intended to be consistent with the themes and concepts of the River Islands Development as previously defined and shall conform with the City of Lathrop's General Plan, Subdivision Code and Zoning Code. Images may differ, however, concepts shall be consistent with themes and intent. For purposes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





1.3 MASTER PLAN EVOLUTION

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



1.4 CHARACTER & CONTEXT

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



1.5 VISION OF THE NDP/GUIDING PRINCIPLES

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

Guiding principles include:

- A mixed-use neighborhood connected to the land and to unique housing, employment, recreation, and cultural opportunities of the Central Valley.
- A thriving urban district that blends various higher density housing types with retail, office, recreational, governmental and other uses that still focus on principles of water management, native environments, and proximity to the San Joaquin Delta.
- A thriving neighborhood community tied to the river and its waterways through walking opportunities and bike trails connecting quality parks and open spaces to other areas of River Islands and the greater Lathrop community.
- A walkable community that makes vehicles secondary in access to various uses within and outside the District.



1.6 TOWN CENTER NEIGHBORHOOD DEVELOPMENT PLAN OVERVIEW

Chapter 1: Introduction (p.10)

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

Chapter 2: Neighborhood Concept (p.18)

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

Chapter 3: Circulation (p.28)

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

Chapter 4: Streetscapes (p.34)

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

Chapter 5: Parks and Open Space (p.50)

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

Chapter 6: Landscape and Planting (p.60)

This chapter provides proposed planting palette and irrigation concepts.

Chapter 7: Fencing and Walls (p.70)

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

Chapter 8: Site Furnishings (p.76)

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

Appendices (p.83)



Chapter 2

NEIGHBORHOOD CONCEPT

NEIGHBORHOOD CONCEPT

2.1 LAND USE

The River Islands Town Center will be developed with 10 development areas, including various commercial and office uses, with up to 668 residential dwelling units, related street improvements, commercial facilities, parks, trails and open spaces. The land use designation and zoning district for the Town Center is Mixed Use (MU-RI) as included in the Lathrop General Plan and the West Lathrop Specific Plan.

The Town Center District is intended to provide a mix of retail, services, restaurants, entertainment, offices, higher density residential and civic uses. Permitted uses in the MU-RI Zoning District include retail, personal services, food and food services, offices, medical services, single-family residential, multifamily residential, civic uses, religious facilities, schools, public and private parks and open space. Conditional uses include entertainment-related and community oriented uses, hospitals, medical clinics, and other uses consistent with the scale and character of the Town Center.

Development standards and architectural guidelines for the Town Center will be included in a separate document for private development and be used in conjunction with this NDP for new development proposals.



FIGURE 2.1 LAND USE MAP






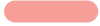







NOTE:

Development Area descriptions are general in nature and are subject to change as individual development proposals are received. The 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 this NDP.

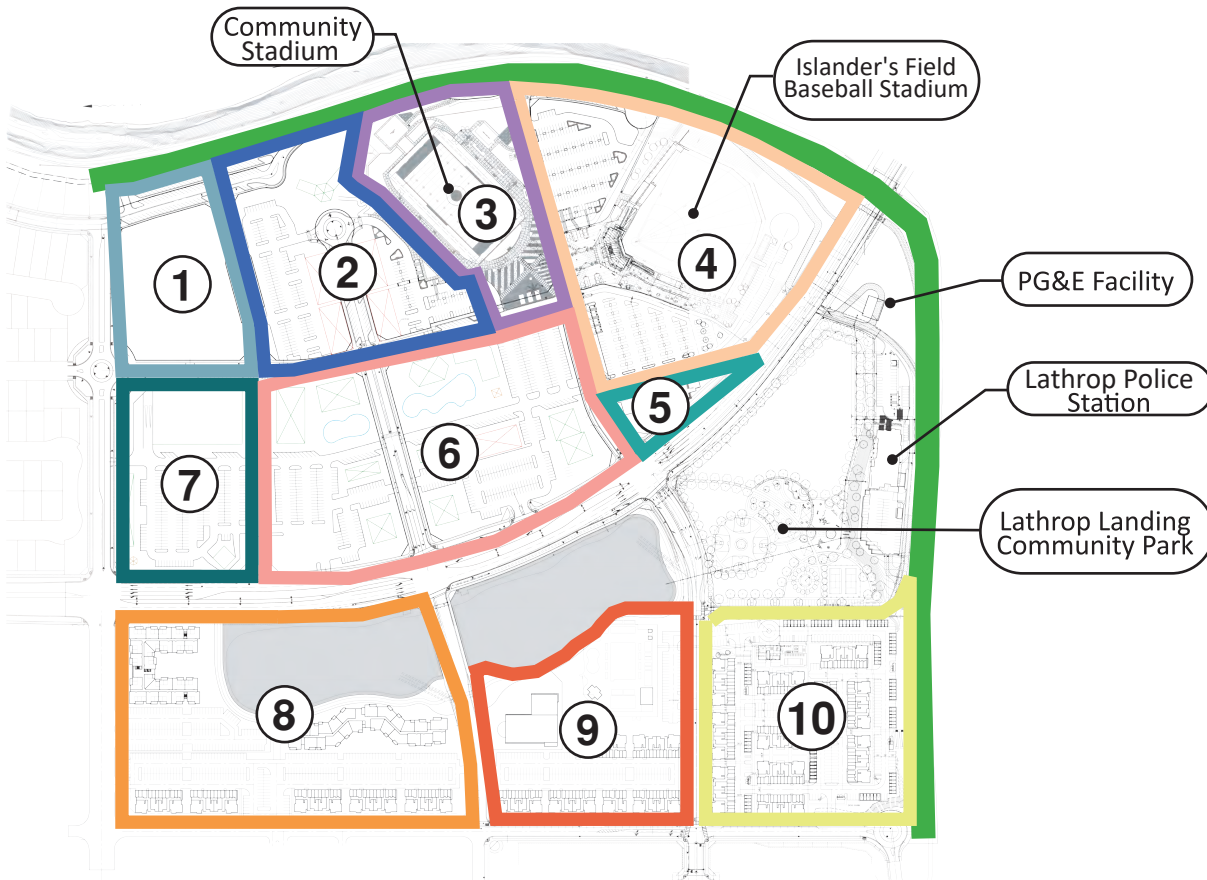
Existing uses in the Town Center include Islanders Field Baseball Stadium, Lathrop Police Station and PG&E Natural Gas Pressure Reducing Facility. Interim uses include the River Islands Welcome Center, River Islands Technology Academy, and Lathrop Soccer Facility, which are not identified on the map below. Please see the following chart for representative development anticipated in the Town Center. The total number of multi-family units are required by the City of Lathrop Housing Element.

Total Town Center Net Acreage	82
Anticipated Commercial Square Feet	339,886
Mixed Use Apartments	80
Townhomes ("Walkup")	210
Apartment Units	378
Total Multi-Family Dwellings	668

Lotting 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	MFD/Mixed	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.





2.2 NEIGHBORHOOD ELEMENTS

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

The Town Center encourages pedestrian access throughout the entire community and aims to revitalize residents’ connection with nature. A network of trails and pathways throughout River Islands makes this a walkable community and encourages interaction with natural and rural opportunities surrounding River Islands. Recreational amenities will be easily accessible and convenient within Town Center. They include fitness centers, sports facilities, sports courts, community gardens, and walking and biking trails, providing opportunities for both passive and active recreation.



FIGURE 2.2 NEIGHBORHOOD ELEMENTS MAP

Neighborhood Elements Legend

FEATURE AREA	PARK NAME
	Private Recreation Facilities
	Community Park/Trail
SYMBOL	FEATURE TYPE
	Neighborhood Entry
	Neighborhood Gateway
	Community Gateway
	Water View Node
	Open Space Railing
	Open View Fence



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Chapter 3

CIRCULATION



CIRCULATION

3.1 CIRCULATION CONCEPT

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

3.2 CIRCULATION BIKE AND PEDESTRIAN CONCEPT

In order to support a healthy, active community, the River Islands Master Plan has developed recreational infrastructure intent on encouraging bicycle and pedestrian pathways. Safe pedestrian and bicyclist connections linking parks and open spaces throughout the Town Center is a priority. An intricate, non-motorized circulation system has been developed for the Town Center, as part of larger circulation framework for Phase 1 River Islands. The circulation typology (as reflected in Figure 3.2 - Circulation Bike and Pedestrian Concept Map) consists of 3 different classes: Class 1 (Bike Path), Class 2 (Bike Lane) and Class 3 (Bike Route). The bicycle paths, lanes, and routes, along with the pedestrian trails, and pedestrian connections, pair well with the different street types within the community as shown on Figure 3.1 (next page). The road classifications within the Town Center District include regional arterials (River Islands Parkway and Somerston Parkway), Neighborhood Collectors (Islanders Way) and Neighborhood Local Streets (Garden Farms Avenue, Hospitality Way, and Riverfront Drive). These streets are also identified on Figure 3.1.



FIGURE 3.1 CIRCULATION CONCEPT

NOTE:

The Circulation Concept shown is preliminary and is dependent on individual development proposals. Public streets shall include River Islands Parkway, Garden Farms Avenue, Riverfront Drive, Somerston Parkway, Islanders Way and Commercial Street. An additional public street, tentatively named "Hospitality Way" may be constructed between Areas 1 and 2. A mix of private driveways/streets and public streets are likely. Parking will include both private parking lots and on-street parking that can be shared between varying uses in the Town Center. Individual development proposals shall determine the areas to be shared with time of use utilized in shared parking proposals. See Chapter 9 for more information.

Circulation Legend

ROUTE	ROUTE TYPE
	Regional Arterial
	Neighborhood Collector
	Neighborhood Local Street
	Pedestrian Access Route
	Area Designation
	Streetscape Cross-Section (See Pages 24-29)



FIGURE 3.2 STREET SECTIONS

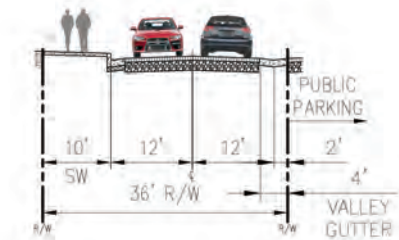
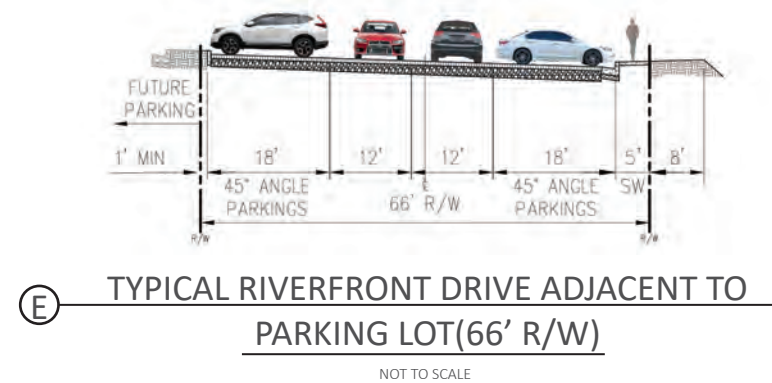
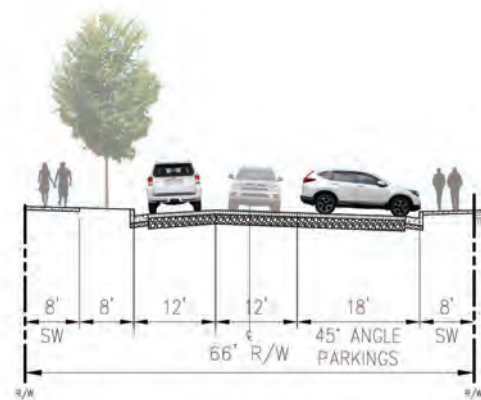
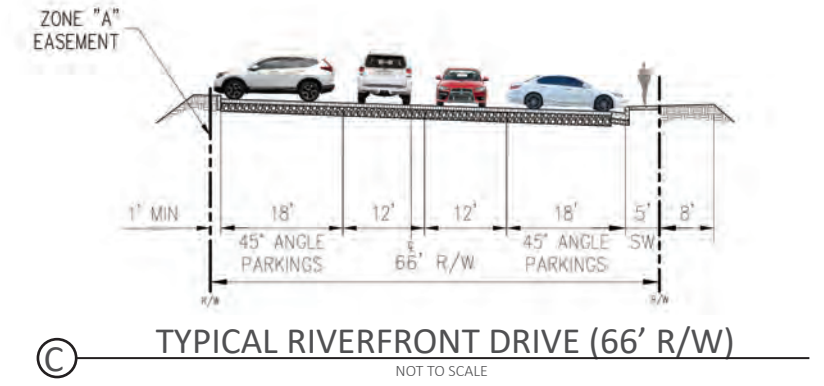
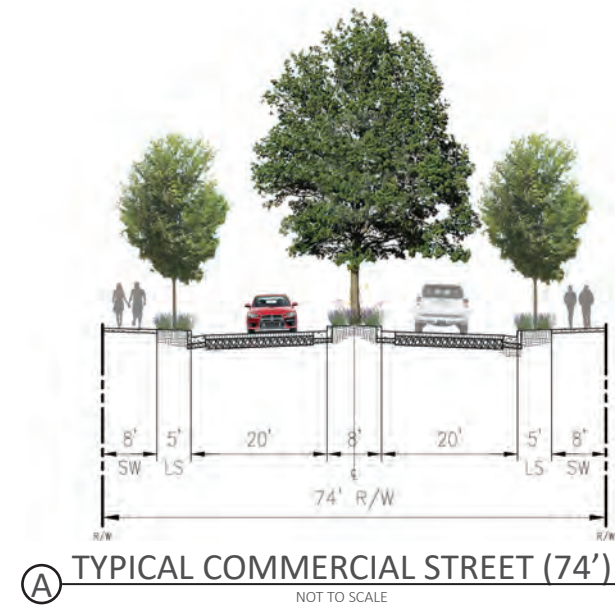
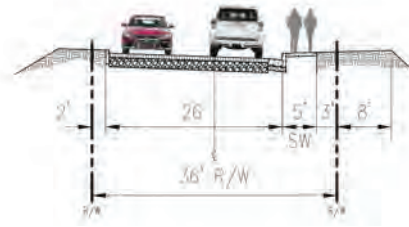
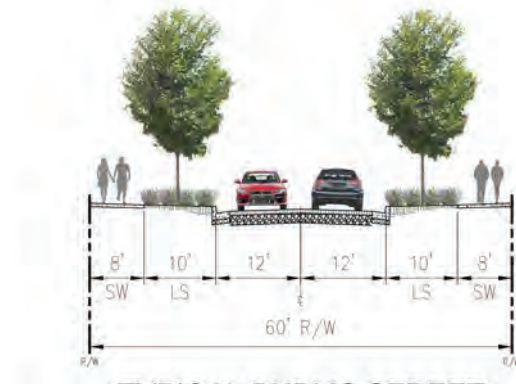


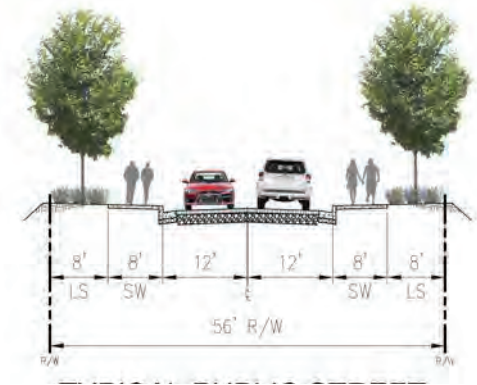
FIGURE 3.3 STREET SECTIONS



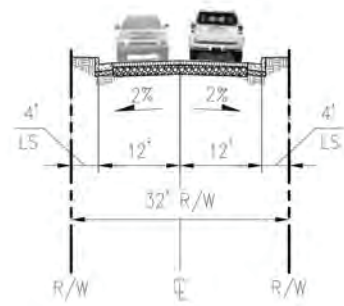
G TYPICAL RIVERFRONT DRIVE (36' R/W)
NOT TO SCALE



H TYPICAL HOSPITALITY WAY (60' R/W)
NOT TO SCALE



I TYPICAL HOSPITALITY WAY (56' R/W)
NOT TO SCALE



J TYPICAL SALVATORE WAY SECTION (32' R/W)
NOT TO SCALE

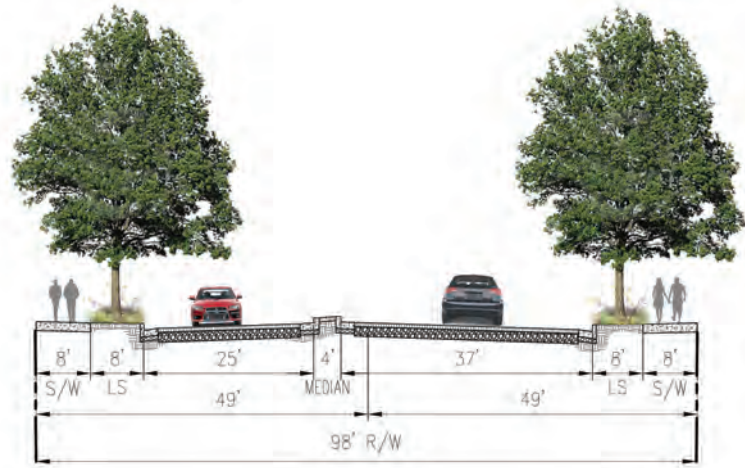


K TYPICAL SALVATORE WAY SECTION
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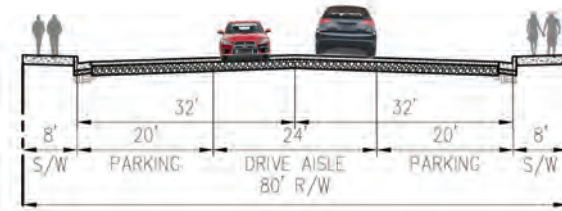


L TYPICAL SALVATORE WAY SECTION
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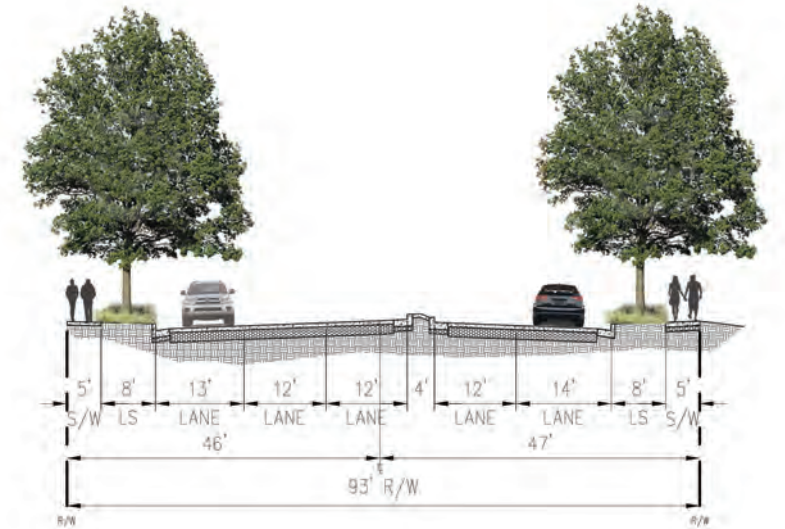
FIGURE 3.4 STREET SECTIONS



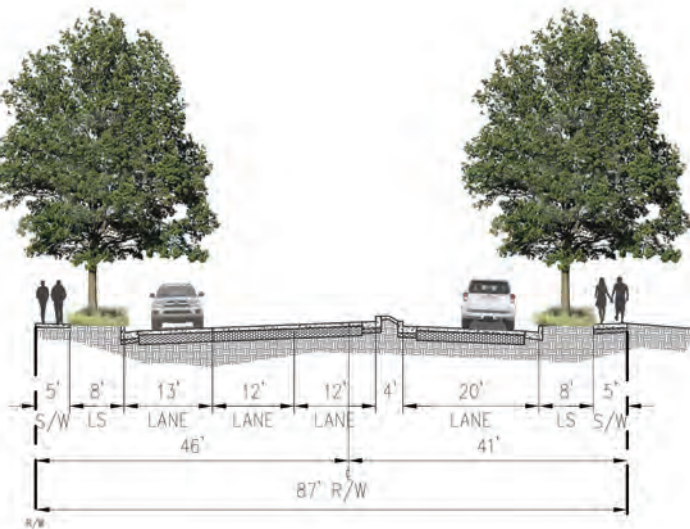
M TYPICAL ISLANDERS WAY (SOUTH) SECTION (98' R/W)
NOT TO SCALE



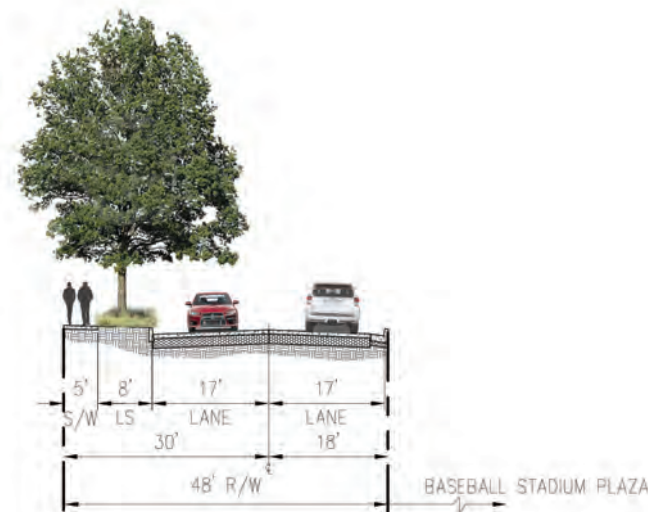
N TYPICAL ISLANDERS WAY (SOUTH) SECTION (80' R/W)
NOT TO SCALE



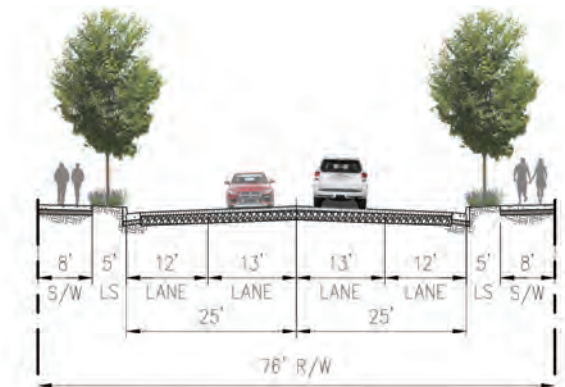
O TYPICAL ISLANDERS WAY (93' R/W)
NOT TO SCALE



P TYPICAL ISLANDERS WAY (87' R/W)
NOT TO SCALE

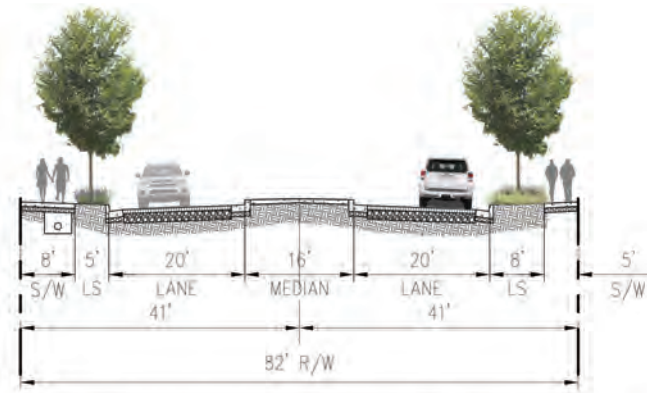


Q TYPICAL ISLANDERS WAY (48' R/W)
NOT TO SCALE

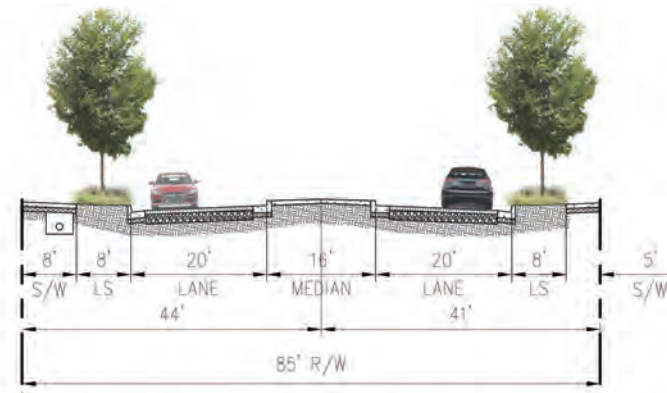


R TYPICAL COMMERCIAL STREET SECTION (SOUTH)
NOT TO SCALE

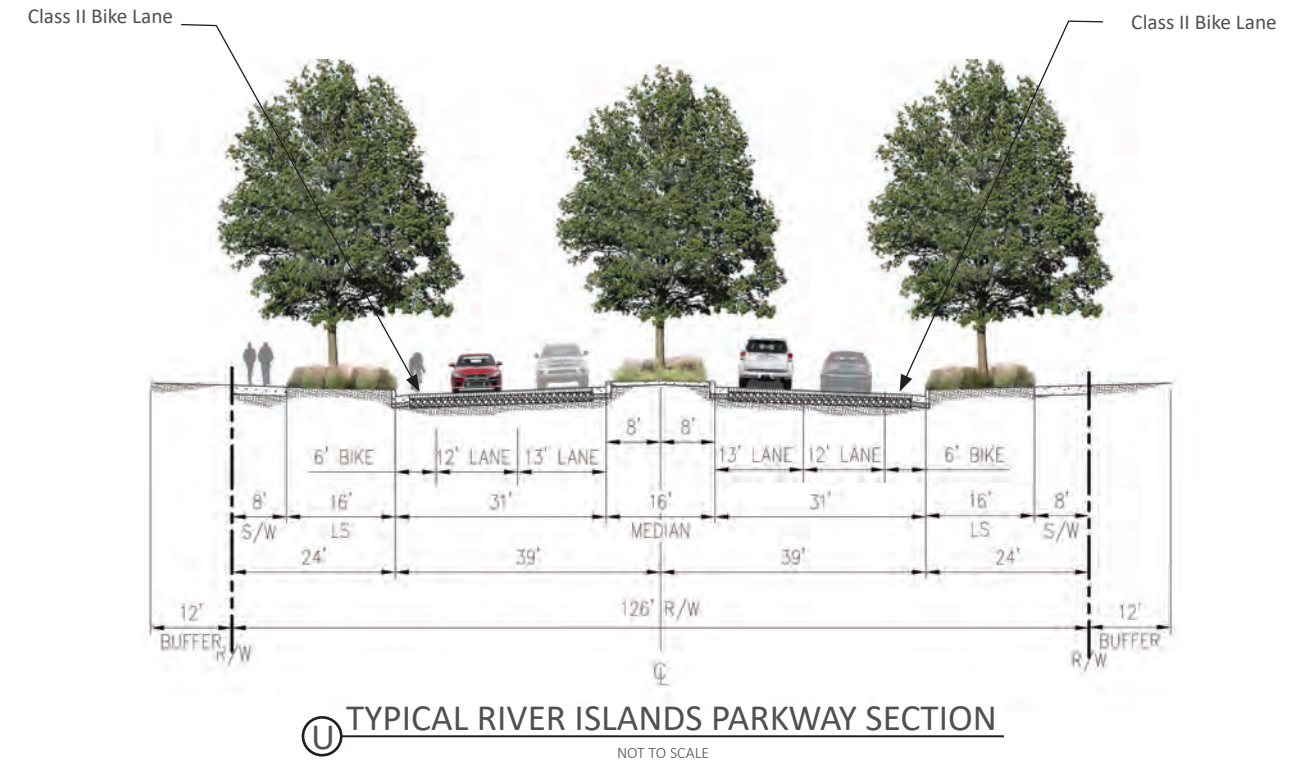
FIGURE 3.5 STREET SECTIONS



S TYPICAL SOMERSTON PARKWAY SECTION (NORTH OF GARDEN FARMS AVENUE)
NOT TO SCALE



T TYPICAL SOMERSTON PARKWAY SECTION (SOUTH OF GARDEN FARMS AVENUE)
NOT TO SCALE



U TYPICAL RIVER ISLANDS PARKWAY SECTION
NOT TO SCALE



FIGURE 3.7 CIRCULATION BIKE AND PEDESTRIAN CONCEPT MAP

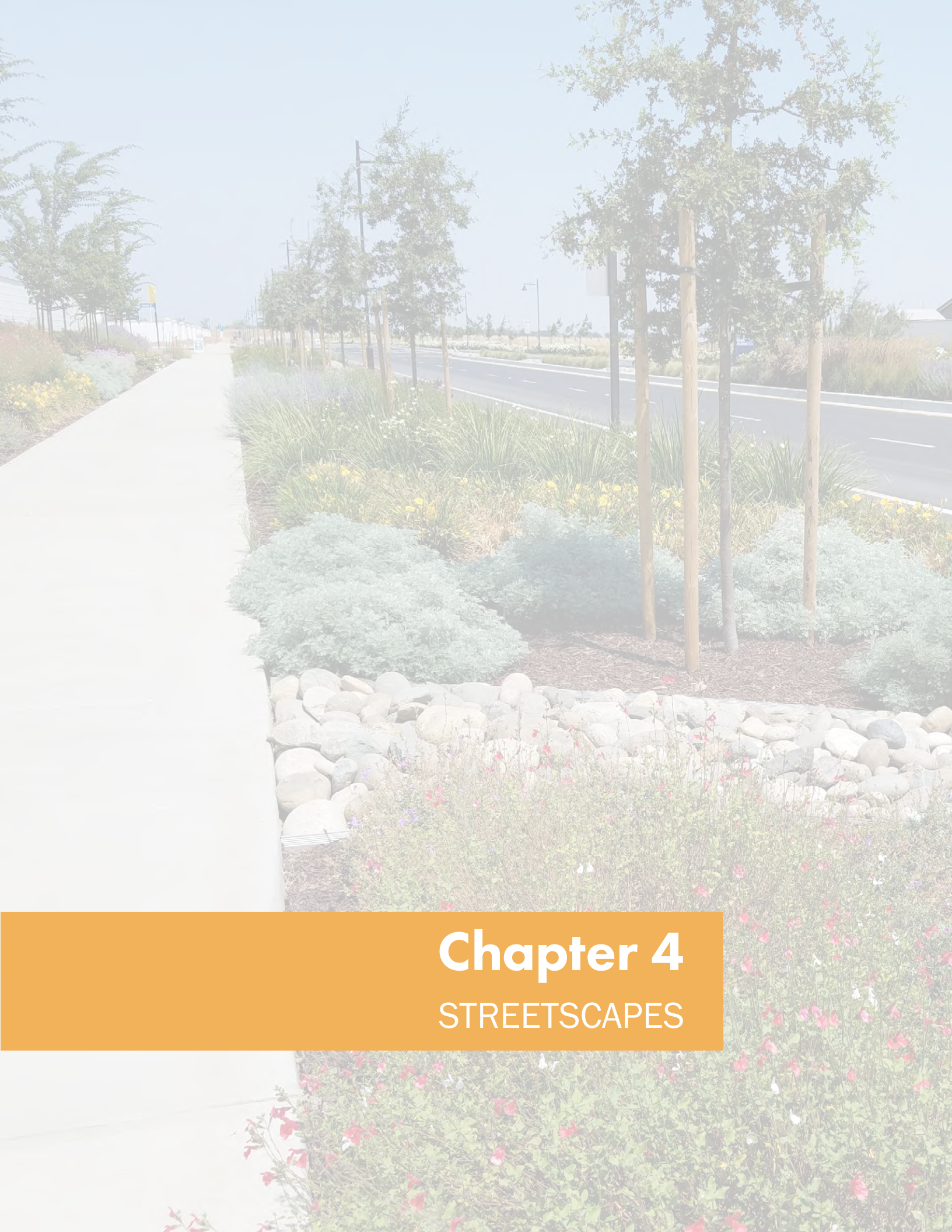
Circulation Legend

ROUTE	ROUTE TYPE
	Class I Bikeway (Bike Path)
	Class II Bikeway (Bike Lane)
	Class III Bikeway (Bike Route)
	Phase 1 Levee Trail
	Pedestrian Connection





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Chapter 4

STREETSCAPES

STREETSCAPES

4.1 STREET CHARACTER

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

Commercial Street north of Garden Farms Avenue will include 10 foot wide sidewalks to encourage pedestrian travel and include well-marked crosswalks, special pavers or stamped concrete, and curb extensions to visually highlight pedestrians and slow traffic. Columnar trees, street furniture including benches and bike racks, will make sidewalks into more appealing spaces.

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

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



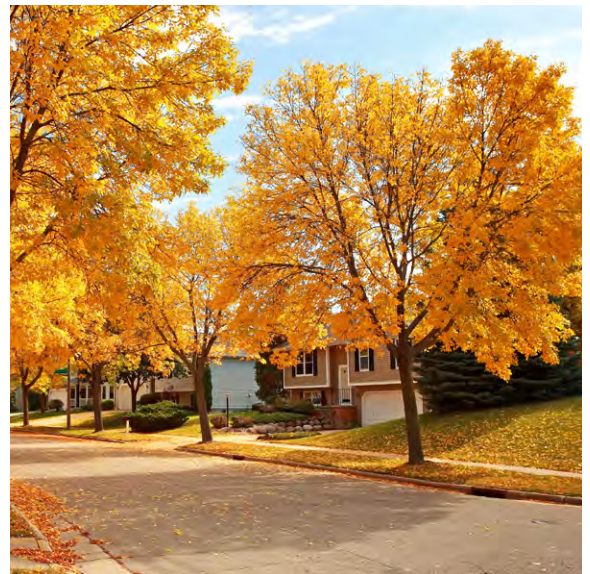




Neighborhood Gateways

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

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



Neighborhood Entries

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

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

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

FIGURE 4.1 STREET TREE MASTER PLAN

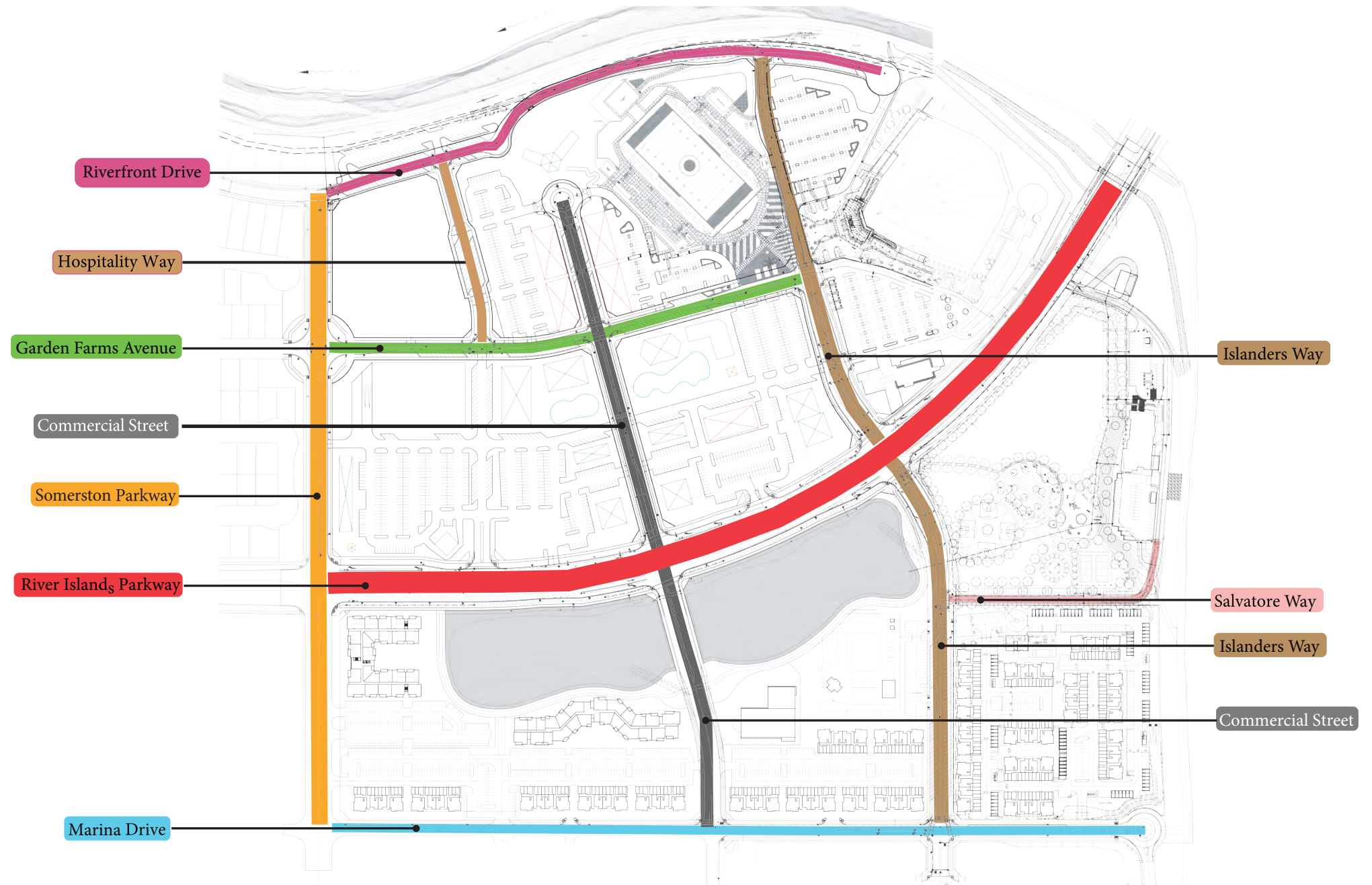
STREET TREE LIST BY CONNECTOR STREET

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





4.2 COMMUNITY COLLECTOR STREETS

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

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

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



FIGURE 4.2 NEIGHBORHOOD GATEWAYS & ENTRIES

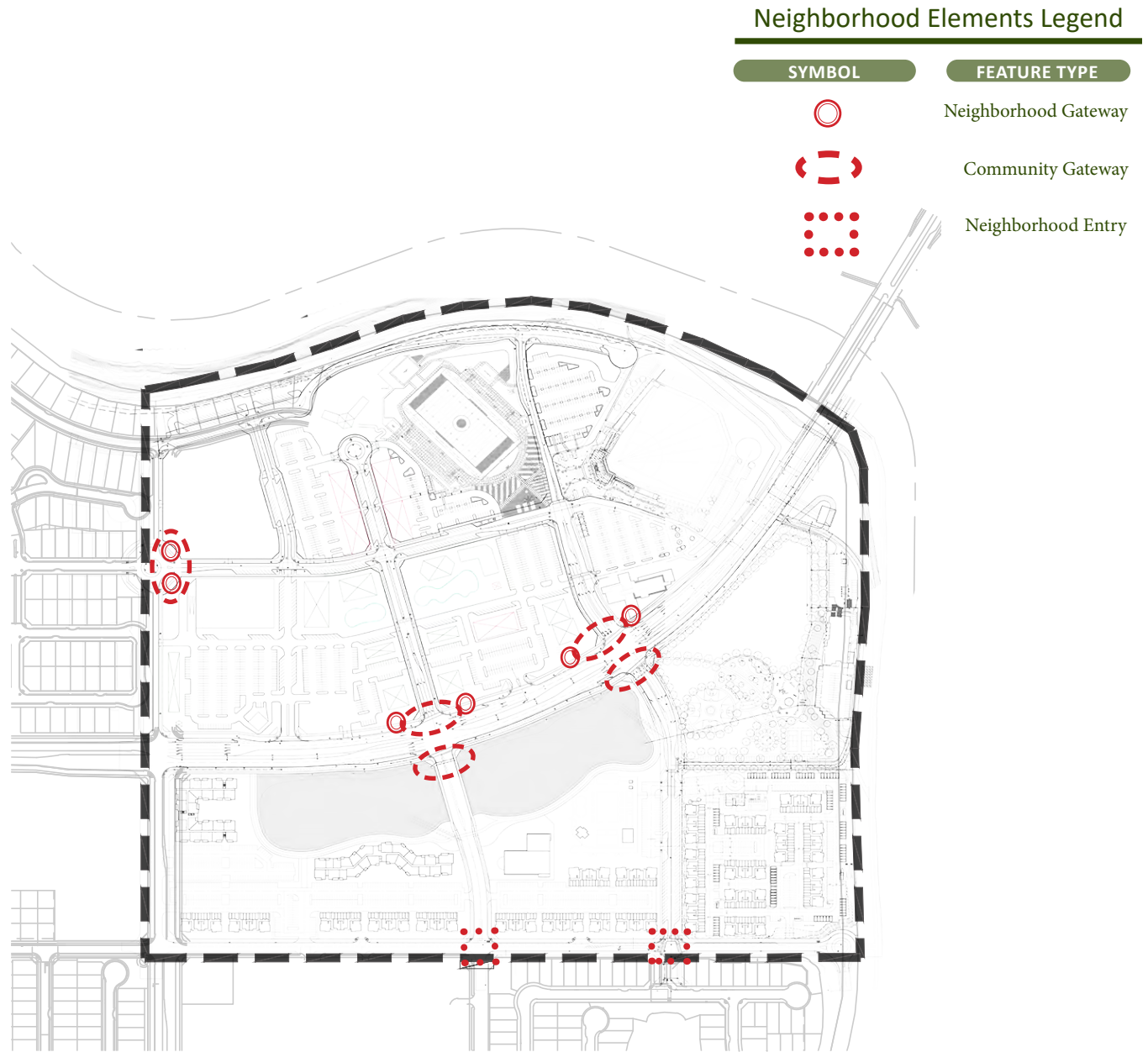


FIGURE 4.3 EXAMPLE TYPICAL ROUNDABOUT / INTERSECTION OF GARDEN FARMS AVENUE AND SOMERSTON WAY

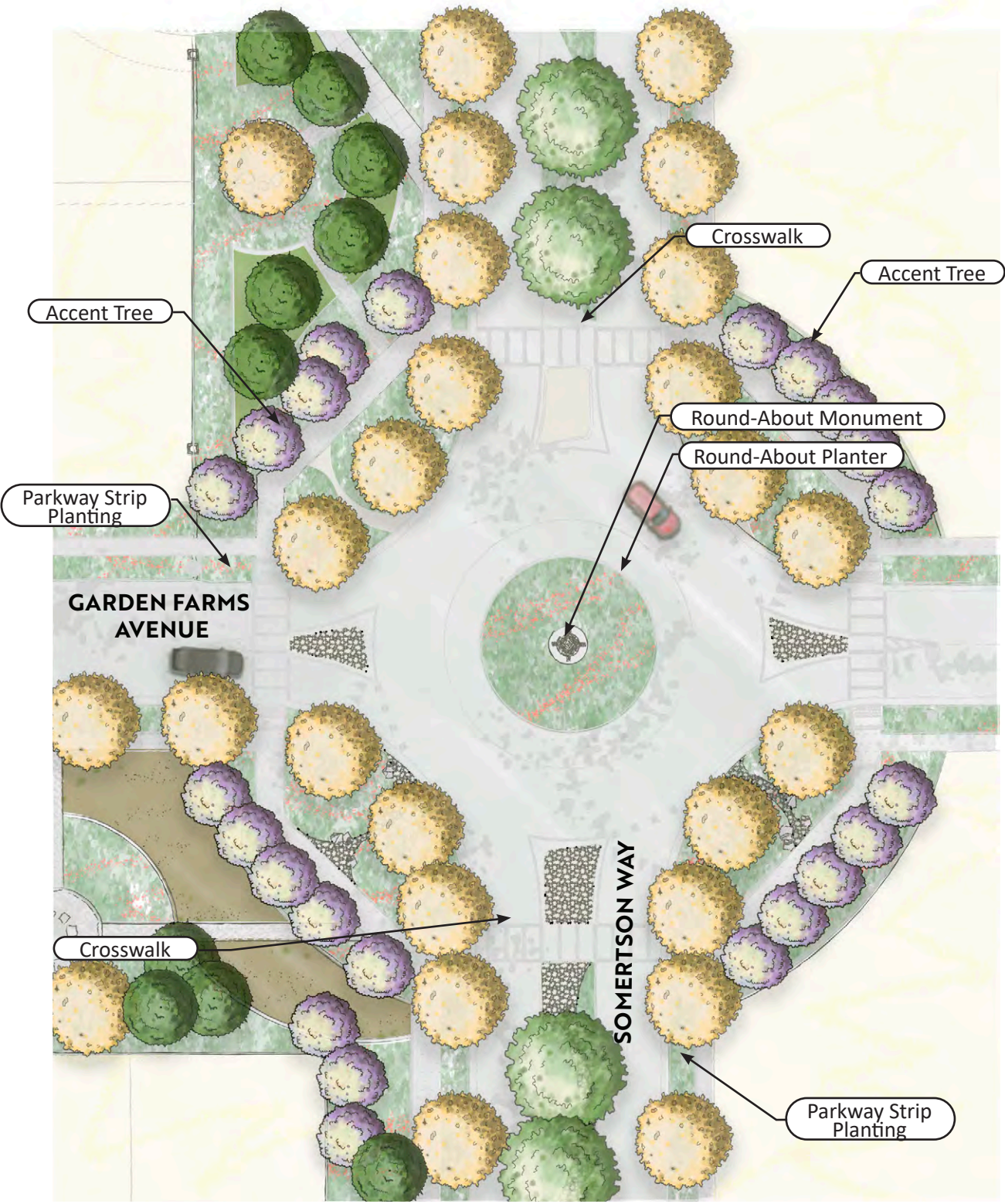


FIGURE 4.4 ENTRY CONCEPT PLAN/ RIVER ISLANDS PARKWAY AND ISLANDERS WAY

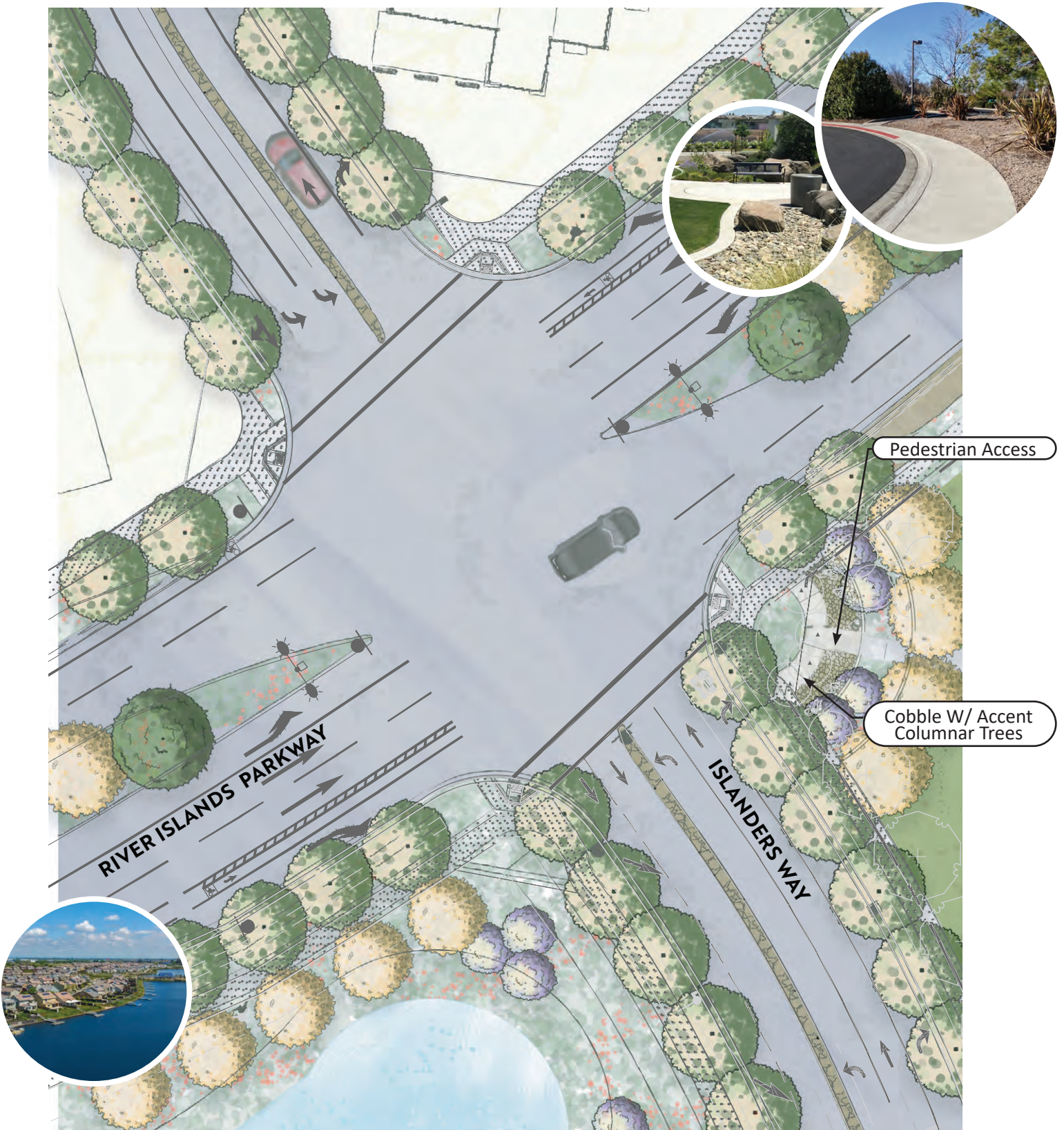


FIGURE 4.5 RIVER ISLANDS PARKWAY AND COMMERCIAL STREET COMMUNITY GATEWAY CONCEPT PLAN

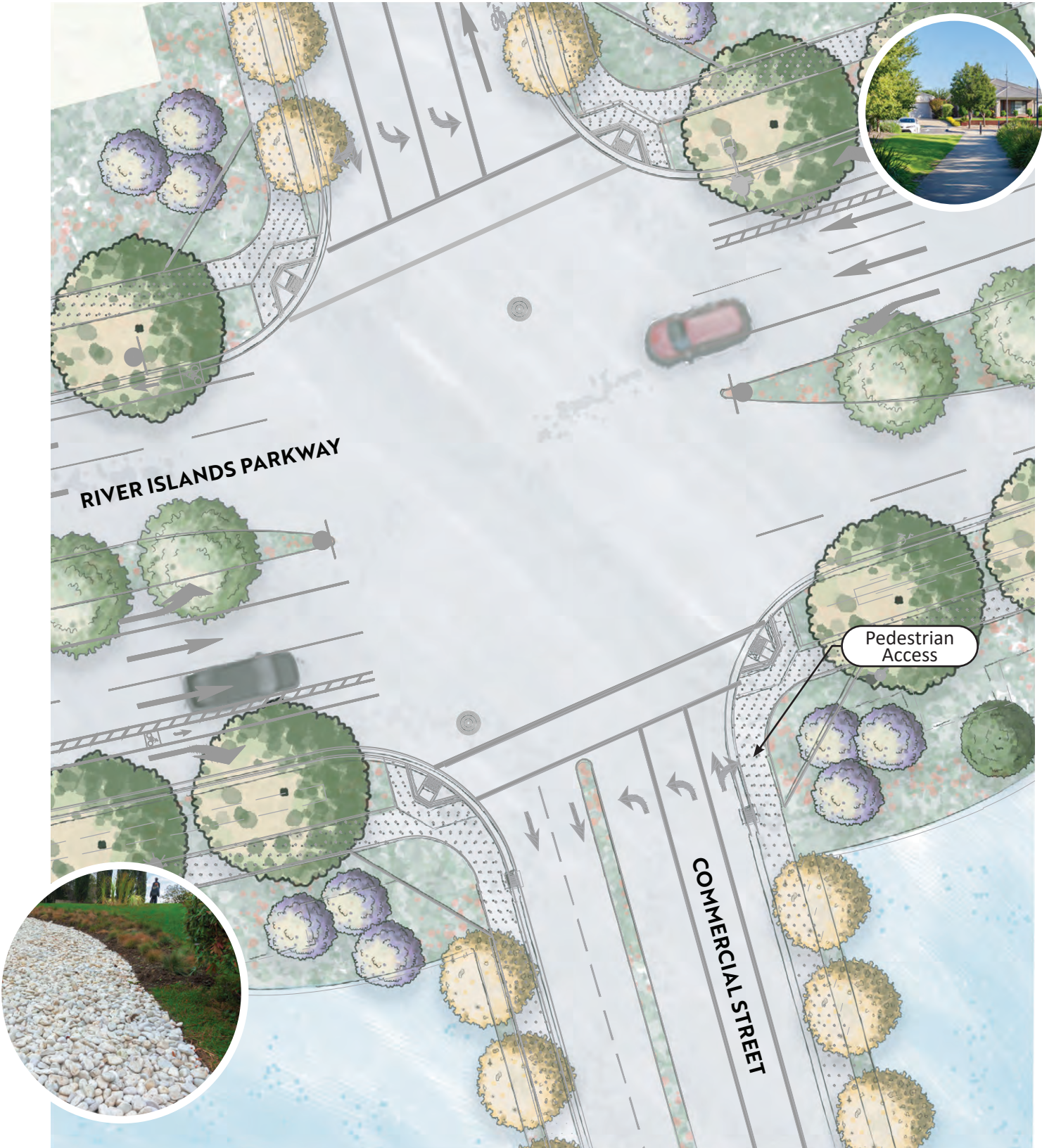


FIGURE 4.6 EXAMPLE MONUMENT SIGNAGE

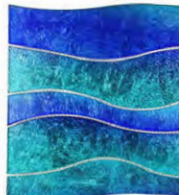


FIGURE 4.7 EXAMPLE ROUND-ABOUT MONUMENT SIGNAGE



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Chapter 5

PARKS AND OPEN SPACE

PARKS AND OPEN SPACE

5.1 MASTER PLAN INTENT

The adopted River Islands Phase 1 Parks Master Plan lays out the network of pocket, neighborhood and community parks, trails, and paseos within the River Islands master planned community. In addition to parks and open spaces that offer varying scales and levels of passive and active recreation, the Master Plan highlights the relationship between the community and the San Joaquin River by providing opportunities for water-oriented, outdoor living and recreation.

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

5.2 OPEN SPACE AND LAND USE

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

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



FIGURE 5.1 OPEN SPACE LAND USE MAP

Open Space / Streetscapes Legend

OPEN SPACE AREA	FEATURE NAME
	Lake Side Open Space
	Private Athletic Facility
	Off-Site Streetscape
	Community Park/Trail



Intract streetscapes ("aka Parkway Strips") are designed as landscape areas between curbs and sidewalks and create consistent themes for streets within each community.

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

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

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

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

Phase 1 Parks Master Plan

The parks and open spaces within the Town Center, along with trails and pathways, are part of a larger network of parks and open space within the River Islands development. These parks and opens spaces were approved by the City Council with the Phase 1 Parks Master Plan in September 2022.

The Park Designation Map, Figure 2.4 on the following page, provides an overall summary of all parks and open space proposed to be constructed within Phase 1 of River Islands. The tables include Neighborhood Parks/Pocket Parks/Community Parks/Linear Parks, Lakes, Trails, and Water Related Open Space. All Neighborhood and community park facilities are proposed to count towards the developer's Quimby Act park acreage. The chart on the following page summarizes the acreage and locations of the Quimby Act required facilities.



The City of Lathrop's conditions of approval and the Phase 1 vesting tentative map for River Islands requires that park facilities that are adjacent to water bodies (e.g. river or lake) shall be owned by a non-City public agency, with a right of reverter back to the City should the non-City public agency not properly maintain the park or otherwise be incapable of its maintenance. Island Reclamation District 2062 ("RD 2062") is authorized to own recreational facilities such as parks under the State's Water Code and will own all other "wet parks" in the future. Maintenance of parks and open space is/will be conducted by River Islands Public Financing Authority (RIPFA) and RD 2062.

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

FIGURE 5.2 PHASE 1 PARK DESIGNATION MAP

Park #	Park Name	Acreage	Quimby Act Requirement	Ownership
Neighborhood Parks - - - - -		26.66	25.70	
N1	Michael Vega Park	2.95	X	RD 2062
N2	Somerston Park	2.15 ³	X	RD 2062
N3	Reflections Park	5.24	X	RD 2062
N4	Crystal Cove Park	3.33	X	RD 2062
N6	Summer House Park	2.11	X	City
N7	Tidewater Park	2.05	X	RD 2062
N8	Old River Neighborhood Park	4.55	X	City
N9	Nototomne Park	4.28 ⁴	X	City

Pocket Parks - - - - -		31.55		
P1	Riverfront Pocket Park 18 (Stage 1A)	0.13		RD 2062
P2	Riverfront Pocket Park 17 (Stage 1A)	0.08		RD 2062
P4	Riverfront Pocket Park 16 (Stage 1A)	0.11		RD 2062
P5	Riverfront Pocket Park 15 (Stage 1A)	0.15		RD 2062
P6	Riverfront Pocket Park 14 (Stage 1A)	0.14		RD 2062
P7	Riverfront Pocket Park 13 (Stage 1A)	0.22		RD 2062
P8	Pocket Park 12 (Stage 1A)	0.18		RD 2062
P9	Water Related Park D	3.8		RD 2062
P10	Water Related Park H	5.0		RD 2062
P11	Water Related Park A	0.9		RD 2062
P12	Pocket Park 9 (Stage 1B)	0.18		RD 2062
P14	Pocket Park 5 (Stage 1B)	0.09		RD 2062
P15	Water Related Park G	2.5		RD 2062
P16	Pocket Park 10 (Stage 1A)	0.08		RD 2062
P17	Pocket Park 11 (Stage 1A)	0.12		RD 2062
P18	Water Related Park C	0.7		RD 2062
P19	Water Related Park B	0.4		RD 2062
P20	Pocket Park 8 (Stage 1B)	0.59		RD 2062
P21	Pocket Park 7 (Stage 1B)	0.15		RD 2062
P22	Pocket Park 6 (Stage 2B)	0.16		RD 2062
P23	Pocket Park 3 (Stage 1B)	0.08		RD 2062
P24	Pocket Park 4 (Stage 1B)	0.10		RD 2062
P25	Pocket Park 29(Stage 2A)	0.05		RD 2062
P26	Water Related Park J (Stage 2A)	0.79		RD 2062
P27	Water Related Park I (Stage 2A)	0.82		RD 2062
P28	Pocket Park 21 (Stage 2A)	0.34		RD 2062
P29	Pocket Park 20 (Stage 2A)	0.24		RD 2062
P30	Pocket Park 30	0.07		RD 2062
P31	Pocket Park 31	0.15		RD 2062
P32	Pocket Park 22 (Stage 2A)	0.10		RD 2062
P33	Water Related Park K (Stage 2A)	0.70		RD 2062
P34	Pocket Park 23 (Stage 2A)	0.29		RD 2062
P35	Pocket Park 24 (Stage 2A)	0.15		RD 2062
P36	Pocket Park 25 (Stage 2A)	0.20		RD 2062
P37	Water Related Park L (Stage 2A)	0.48		RD 2062
P38	Pocket Park 30 (Stage 2A)	0.10		RD 2062
P39	Pocket Park H (Stage 2A)	1.67		RD 2062
P40	Pocket Park 1 (Stage 2B)	0.18		RD 2062
P41	Lakeside Park 1 (Stage 2B)	1.75		RD 2062
P42	Lakeside Park 2 (Stage 2B)	2.07		RD 2062
P43	Pocket Park 26 (Stage 2B)	0.18		RD 2062
P44	Pocket Park 27 (Stage 2B)	0.29		RD 2062
P45	Water Related Park N (Stage 2A)	0.77		RD 2062
P46	Water Related Park M (Stage 2A)	0.48		RD 2062
P47	Pocket Park 19 (Stage 2B)	0.92		RD 2062
P48	Pocket Park 31 (Stage 2B)	0.70		RD 2062
P49	Lakeside Park 3 (Stage 2B)	2.2		RD2062

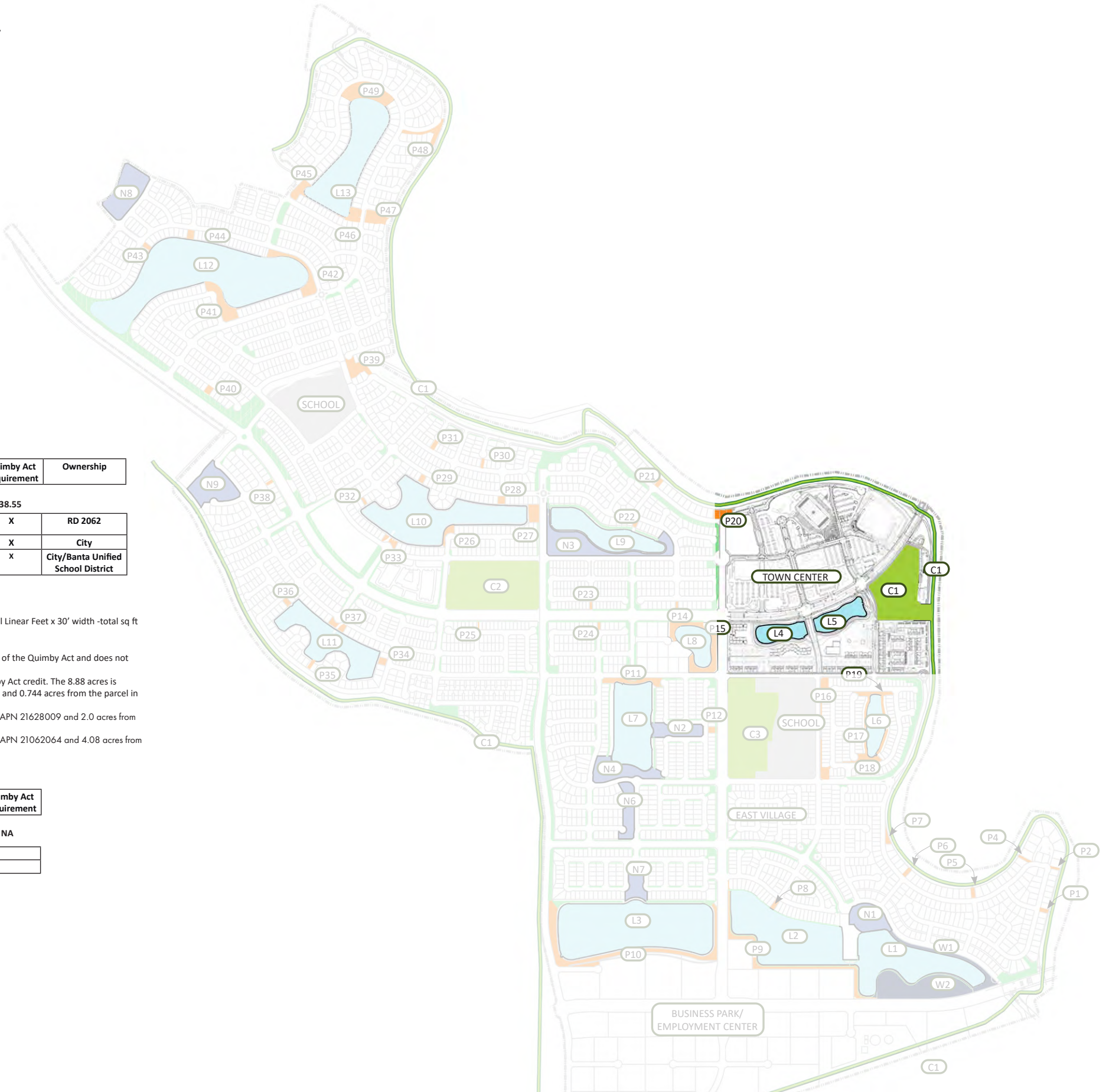
Park #	Park Name	Acreage
Lakes - - - - -		
L1	Sunset Lake East	17.6
L2	Sunset Lake West	13.6
L3	Lake Somerston	27.6
L4	Lake 4	3.3
L5	Lake 5	3.7
L6	Echo Lake	4.3
L7	Crystal Lake	12.4
L8	Lake 8	4.0
L9	Reflections Lake	9.1
L10	Lake 10	14.5
L11	Lake 11	7.8
L12	Lake 12	27.3
L13	Lake 13	11.8

Park #	Park Name	Acreage	Quimby Act Requirement	Ownership
Community Parks - - - - -		61.714	38.55	
C1	Lathrop Landing Community Park	37.13 ¹	X	RD 2062
C2	Champion Fields Community Park	15.7	X	City
C3	STEAM Academy Community Park	8.884 ²	X	City/Banta Unified School District

¹Total acreage includes Levee Trail. Levee Trail Calculation: Total Linear Feet x 30' width -total sq ft (43,560 sq ft=1acre)
 Total Miles = 7.8 miles
 The 30' wide levee trail has been used to calculate acreage of the Quimby Act and does not include the levee slopes or 20-foot levee toe.
²This 16.75 acre location will only receive 8.884 acres of Quimby Act credit. The 8.88 acres is derived from adding 8.140 acres from the Joint-use easement and 0.744 acres from the parcel in the northwest corner.
³Somerston Park acreage includes 0.15 acres of open space from APN 21628009 and 2.0 acres from APN 21030044.
⁴Nototomne Park acreage includes 0.2 acres of open space from APN 21062064 and 4.08 acres from APN 21062064.

Park #	Park Name	Acreage	Quimby Act Requirement
Water Related Open Space - - - - -		9.1	NA
W1	Water Related Park E	1.9	
W2	Water Related Park F	7.2	

Totals (Does not include Private Park Space)
 Parks & Water Rtd. Open Space - - - - - **129.02**
 Storm System LA - - - - - **12.1**
 Landscape Open Space - - - - - **33.08**
Total Landscape Area - - - - - 174.54



*P3 to be maintained by a private entity. There will be no physical barriers restricting entry into the park.

5.3 COMMUNITY PARKS

Community Parks incorporate a variety of recreational programming that provide active and passive recreational opportunities for all. Most residents should be able to access a community park within 1/2 to 1 mile from their home. An ideal Community Park connects residents to outdoor recreation options, foster public growth and establishes collective identity.



Community Parks typically include a mixture of active and passive recreational opportunities and more variety of amenities than neighborhood parks. These may include sports fields (lighted and unlighted depending on programming), sport courts, concession stands, restrooms, amphitheaters or performing art facilities, nature education opportunities, splash pads or other water-play features, dog parks, and fitness courses. The design may also include areas for specialty athletics and recreation.

The proposed community park in the Town Center (shown on Figure 5.2) is intended to be utilized by users of the overall River Islands community. The community stadium and existing Baseball stadium are intended to serve multiple user groups throughout the community and region. Besides being the home field for River Islands varsity teams and hosting various tournaments, the stadiums may be used for community events, concerts and other public gatherings. The public plazas that provide the entries to the stadiums may also be used for various community wide events and River Islands organized activities.



FIGURE 5.3 TOWN CENTER DESIGNATION MAP

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

Lakes ----- 7.13

L1	Lake 1	3.05		RD 2062
L2	Lake 2	4.08		RD 2062

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

Community Park ----- 37.13

CP1	Lathrop Landing Community Park	37.13 ¹	x	CITY
-----	--------------------------------	--------------------	---	------

Multi-Use Area ----- 12.8

M1	Islanders Field Baseball Stadium	10.7		PRIVATE
M2	River Islands Community Stadium	2.1		PRIVATE

¹Total acreage includes entire levee trail as identified in the Phase 1 Parks Master Plan. The 30' wide levee trail has been used to calculate acreage of the Quimby Act and does not include the levee slopes or 20-foot levee toe.

Town Center portion of Levee Trail Calculation: Total Linear Feet x 30' width -total sq ft (43,560 sq ft=1 acre)

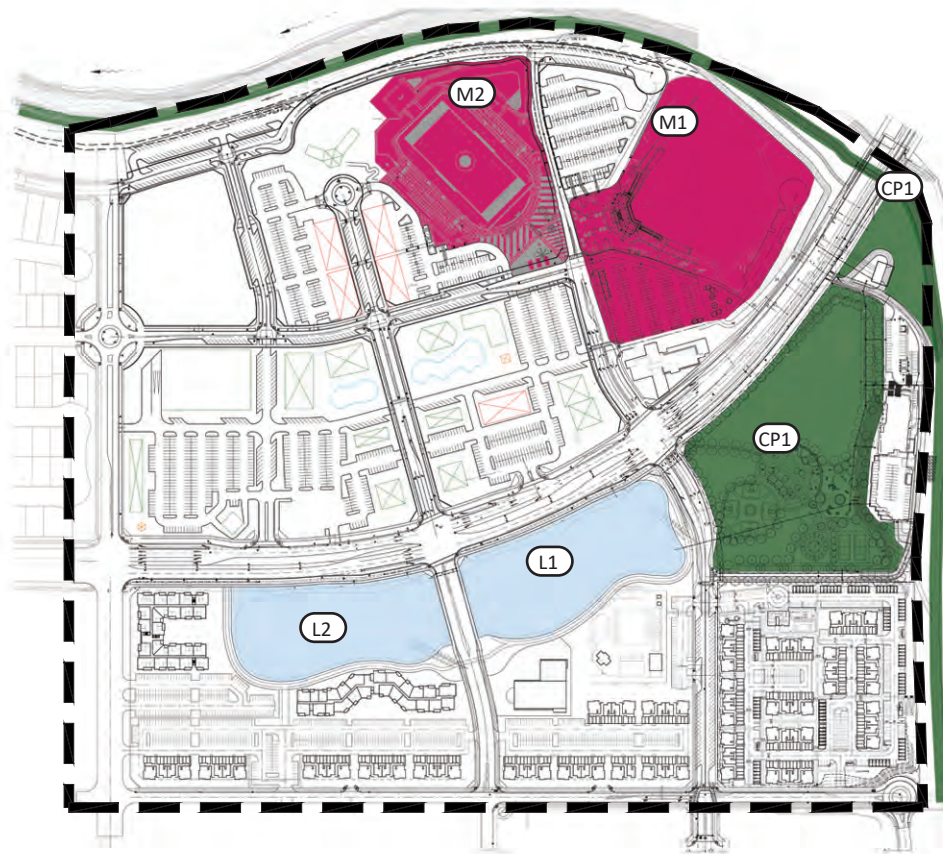


FIGURE 5.4 COMMUNITY PARK 1



For illustrative purposes only

PARK AMENITIES

- Tennis / Pickleball Court
- Splash Pad
- (2) 1/2 Court Basketball
- Levee Trail
- Outdoor Fitness Equipment

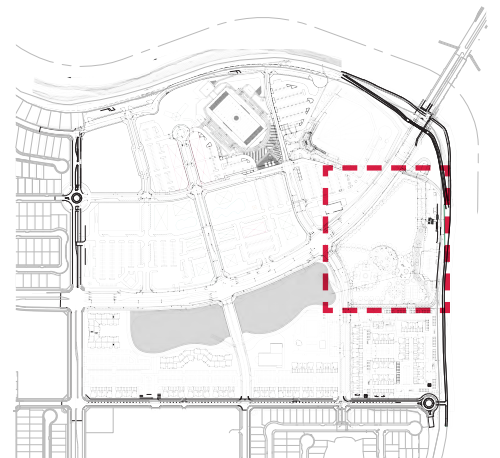
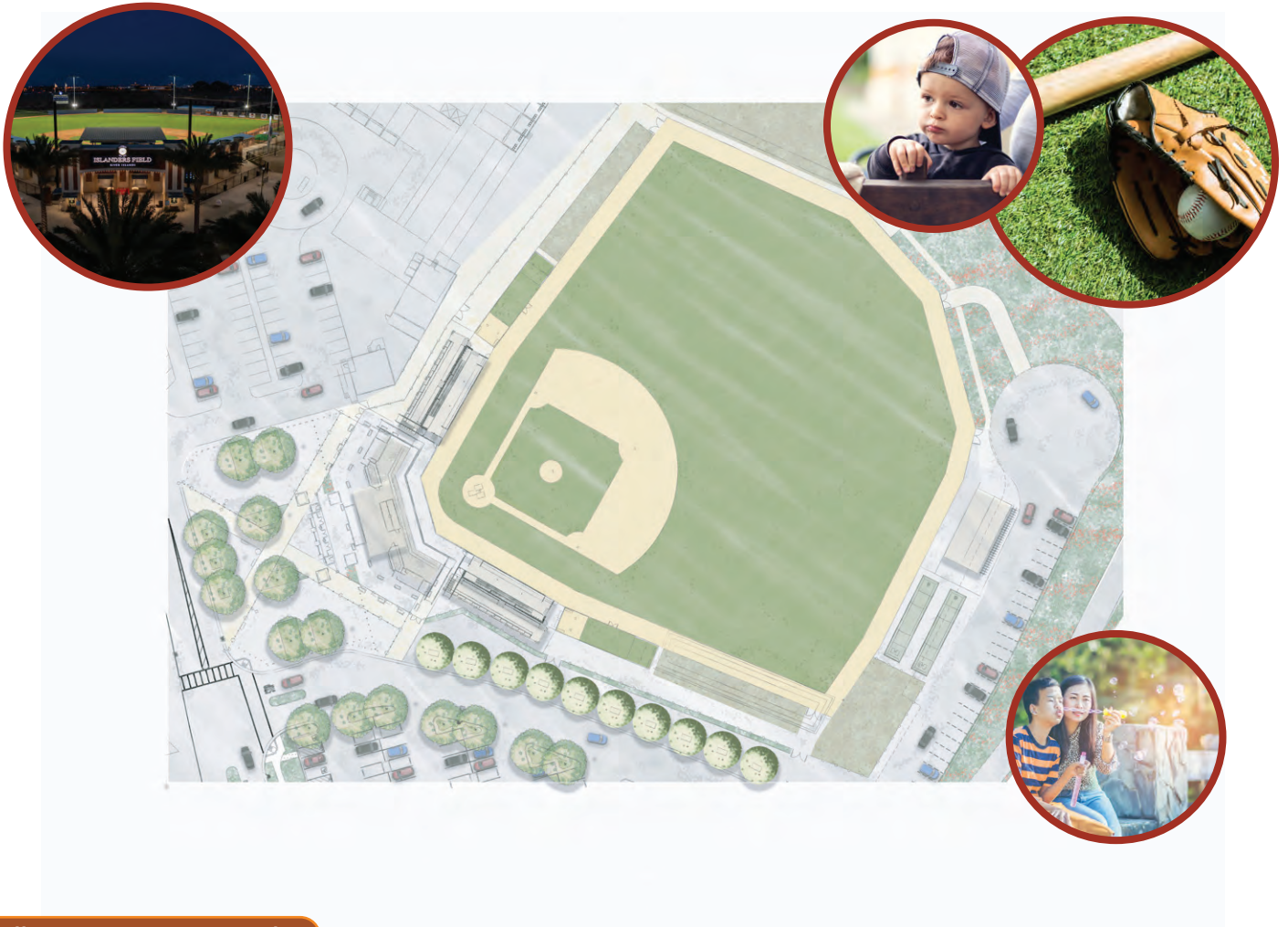


FIGURE 5.5 ISLANDERS FIELD



For illustrative purposes only

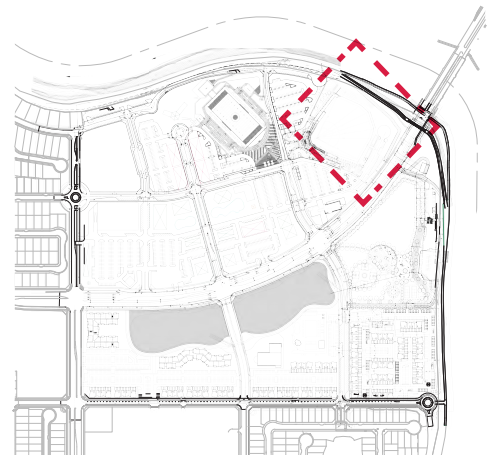
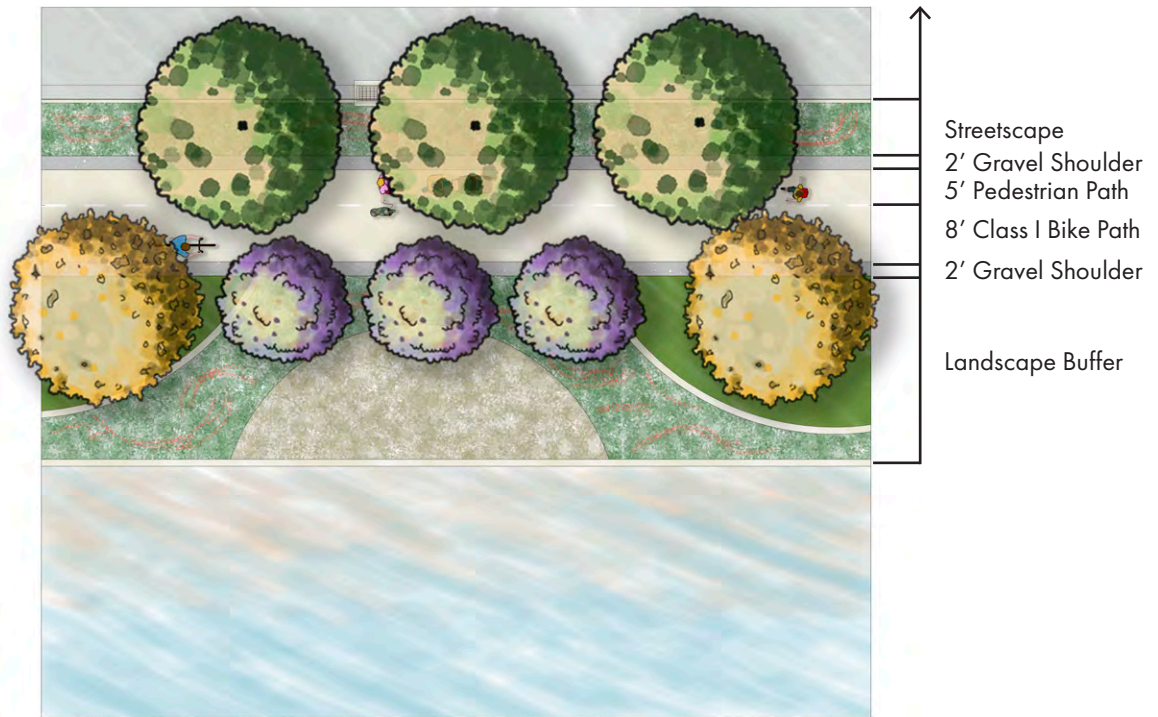


FIGURE 5.6 COMMUNITY STADIUM



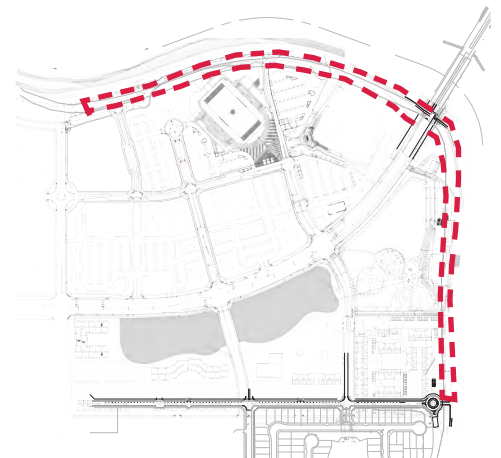
FIGURE 5.7 COMMUNITY PARK TRAIL



For illustrative purposes only

PARK AMENITIES

- Class I Bike Trail
- Walking Path





Chapter 6

LANDSCAPE AND PLANTING



LANDSCAPE AND PLANTING

6.1 LANDSCAPE PLAN

River Islands will be responsible for the design and construction of all public use areas within the Phase 1 Town Center (see Figure 2.3). These include but are not limited to: public streets (also referred to as streetscapes), parks, trails, open-space lake frontage, levees and/or river edges.

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

Generally, each builder will be responsible for landscaping parking lots, parkway strips, alleys, courtyards, private parks, private parcels, userspace, and lake frontage. Homeowners/owners will be responsible for private yard areas (front yards and backyards) enclosed within fenced areas, as well as parkway strips. Non-residential parcels with rear yard lake frontage will be irrigated and installed by the individual builders through a common design. Following construction, the rear yard lake frontage will be irrigated by a common area irrigation service.



Construction Intent of Landscape Areas

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

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



Proposed Plant Materials

Plant materials will be selected from the Appendix starting on page 91. Appropriate Plant Species List for Parks & Open Spaces within River Islands Phase 1 Town Center. Alternative species may be substituted or added and will be considered by the River Islands Architectural Review Board (RIARB) based on the suitability of the species in terms of similarity of theme, characteristics, size, form, tolerance of climatic conditions, soil requirements and water usage.

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



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

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

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

The use of traditional "lawn" species and spaces should be limited to parks and open spaces that should encourage recreational uses unless individual builders incorporate grey water usage. Drought-tolerant, durable and long-lived ground cover species that maintain a year round cover and interest through leaf structure or flower varieties should be encouraged.



When "lawn" species are utilized, varieties should include deep rooting species that use less water than traditional varieties. The use and application of "lawn" species shall follow the guidelines and requirements set in the California Model Water Efficient Landscape Ordinance (MWELO).

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

Private Landscape Areas

Design of private landscape areas should incorporate energy efficient methodologies such as the use of local materials, local suppliers and natural on-site composting through mulching to reduce green waste. Plant material should be selected to reduce constant pruning and sheering to reduce green waste. Tree species should be selected to encourage solar gain during the winter months and to shade windows and large walls to reduce energy consumption during the summer months. Irrigation of private landscape spaces should be installed and should conform to current state water reduction mandates(MWELO) and AB 1881.

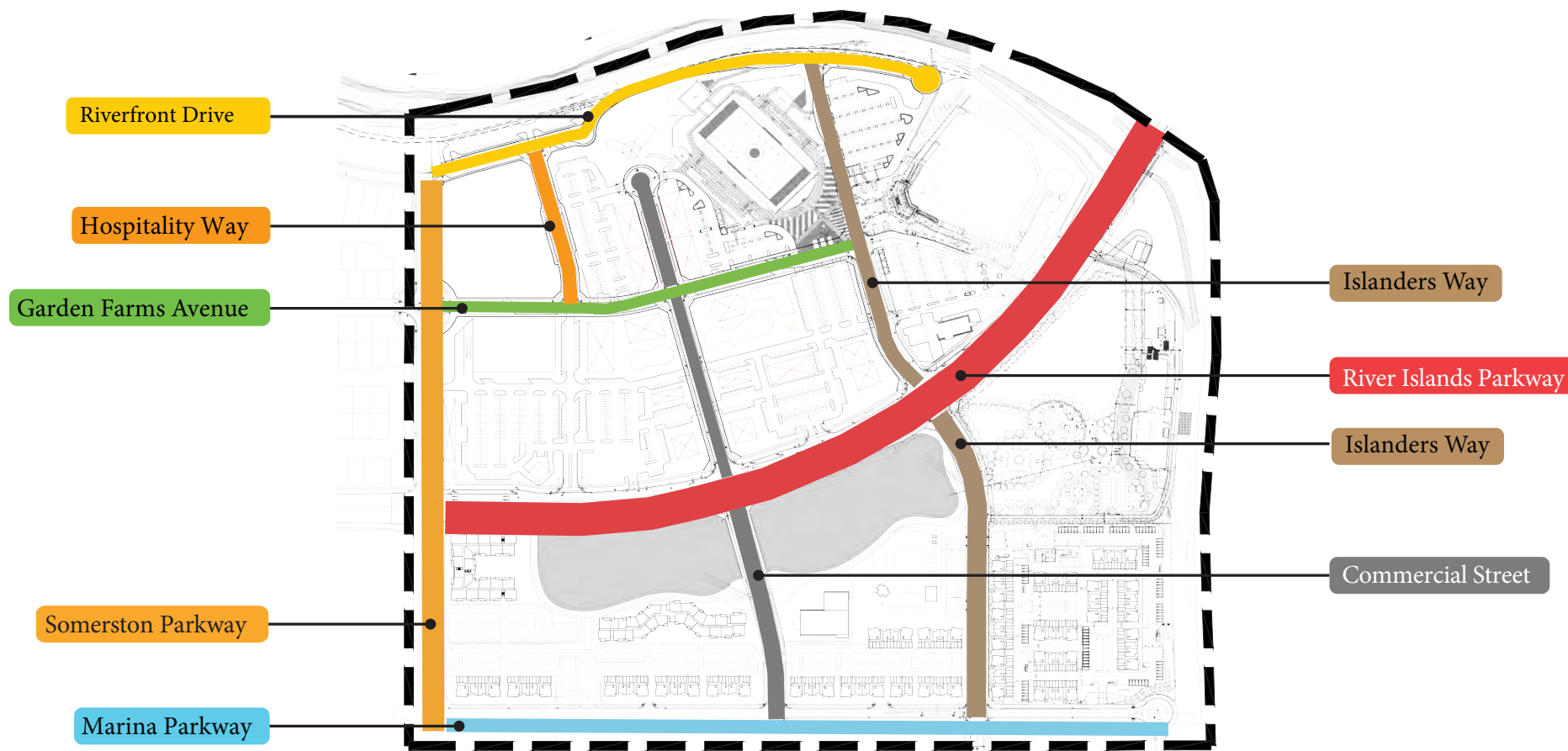


Landscape plans for all areas shall be prepared by a landscape architect licensed to practice in the State of California.

FIGURE 6.1 PARKWAY STRIPS

PARKWAY STRIP MASTER PLANT LIST

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



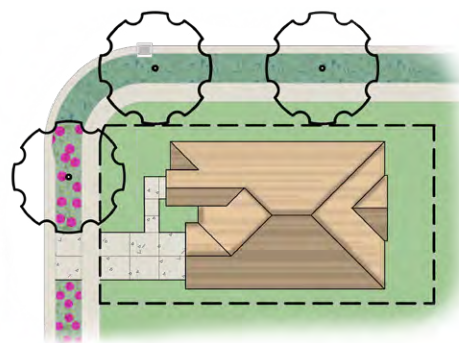
PARKWAY STRIP PLANT LIST

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



PARKSTRIP SECTION

NOT TO SCALE



TYPICAL PARKSTRIP PLANTING SCHEME

NOT TO SCALE

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6.2 IRRIGATION

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



Irrigation Design

The following applies to all landscape areas to be constructed within Town Center.

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

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

Irrigation components will have the following requirements:

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



inhibitor. When utilizing reclaimed water, conform to national guidelines regarding product color and identification.

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

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

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

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

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



6.3 SOIL PREPARATION

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

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

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

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

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

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

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



Chapter 7

FENCING AND WALLS



FENCING AND WALLS

7.1 FENCES AND WALLS

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

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

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

Open spaces and parks adjacent to public open space lakes will receive an "open space railing" to establish continuity throughout the development. See page 72 for fencing examples.

FIGURE 7.1 FENCING AND WALLS MAP

Note: Additional fencing and walls may be introduced with individual permit reviews for multi-family, mixed-use, office and commercial uses.

Neighborhood Elements Legend






SYMBOL	FEATURE TYPE
	Open View Fence (5' Tubular Steel Fence)
	7' Community Wood Fence
	Open Space Railing
	6' Open View Fence (6' Tubular Steel)
	Security/View Fence (Determined at Apartments Site Plan Review)



FIGURE 7.2 FENCING AND WALLS IMAGERY



Tubular Steel Security Fencing (Example - May Vary)



Lake Adjacent Open Rail Fence (Example - May Vary)



6' Tubular Steel Fence



Community Park Rail Fence (Example - May Vary)



Open Space Rail Fence



Chapter 8

SITE FURNISHINGS

SITE FURNISHINGS

8.1 SITE FURNITURE

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

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



8.2 COLORS AND PAVING

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

Pavement concepts should establish strong, bold direct lines wide enough to encourage multi-directional use. Colors should be earth tones with contrasting shades to establish differing paths or shapes. Stamped concrete to approximate pavers or the use of pavers of themselves will be used in plaza areas, the pedestrian corridor on Commercial Street north of Garden Farms Avenue and similar areas.

River Islands Colors and Paving

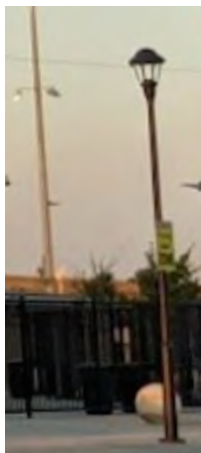


8.3 STREET LIGHTS AND BOLLARDS

The lighting concept for the Town Center will continue the feel and physical characteristics of street lights established in initial phases of River Islands development, with special lighting used for private uses along pedestrian corridors and plazas (see below).

Landscape lighting includes:

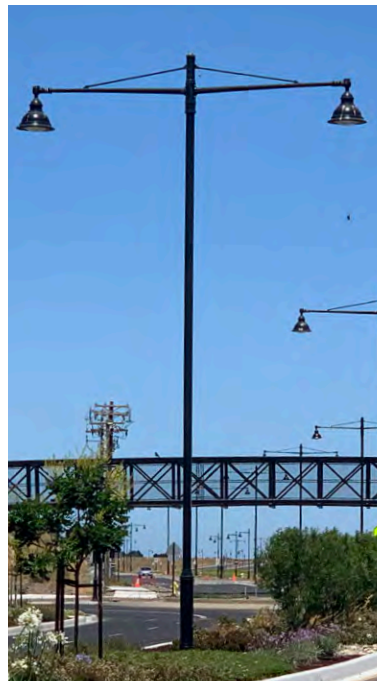
- » Street Lights
- » Bollard Lighting
- » Special feature lighting at neighborhood gateways



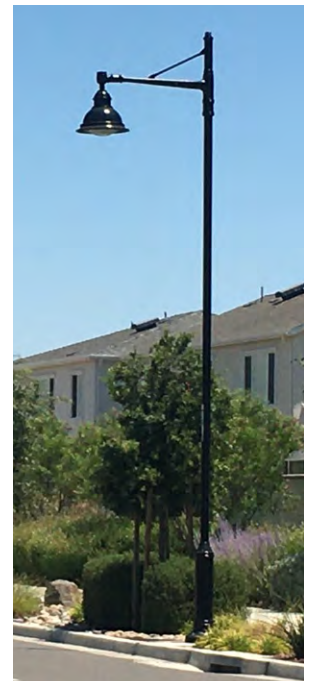
Walkway Light



Bollard Light



Arterial Street Lights



Collector/Residential Street Lights

8.4 STREET FURNITURE

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

Street furniture includes:

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

River Islands Street Furnishings



RI Park Sign: Outdoor Creations



BBQ: Outdoor Creations 300A-3001A



Table: Outdoor Creations #100S



Bench: DuMor 169-60-SER



Outdoor Creations #500



Bike Rack: DuMor 292-S-2

8.5 SIGNAGE

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

Signage includes:

- » Street signs
- » Neighborhood/Amenity signs
- » Wayfinding signs (for local uses)

A wayfinding signage program will be developed when development occurs within the commercial/retail/office areas of the Town Center. The wayfinding signage will be included in an existing or new Master Signage Plan and be architecturally compatible with other River Islands signage already utilized and documented in existing Master Signage Plans.





Appendix

APPENDIX A EXAMPLE OF CONSTRUCTION AND PLANT MATERIALS

EXAMPLE OF CONSTRUCTION AND PLANT MATERIALS

Inert Materials



4"- 8" Inch Cobbles



Decomposed Granite



1 1/2 Inch Crushed stone



Colored Asphalt w/ Pattern



2 Inch Minus Cobble



Large Boulders



Colored Concrete w/ Pattern

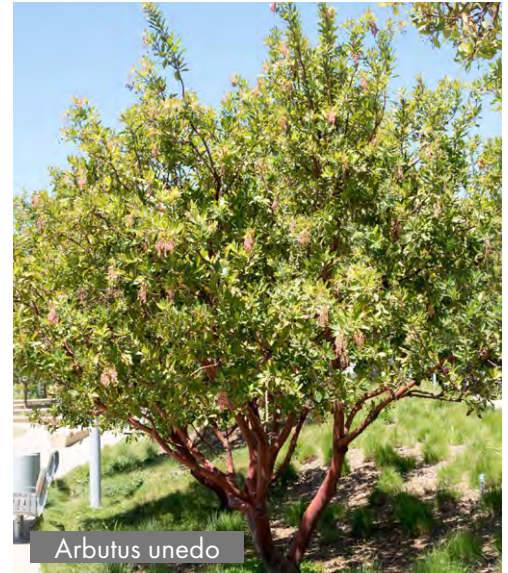


Granite Blocks

APPENDIX B PLANT SPECIES LIST

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

'Levees, Trails and Restoration Areas' indicate landscape near waterways, bioswales, or other stormwater related infrastructure. Current conditions and regulations do not allow irrigation, and thus horticultural plantings, to be installed on the levee and within 20' of the levee toe. It is possible that regulations may change, and that other design features such as "super levees" will be allowed to include irrigation and planting. If conditions and regulations are revised by the State, modifications to landscaping will be considered.



Arbutus unedo



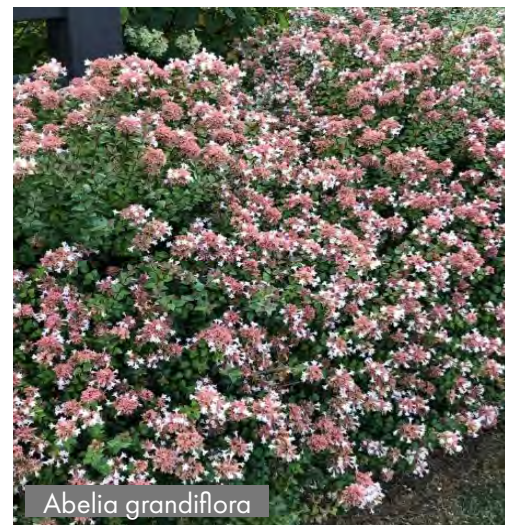
Pistacia chinensis 'Keith Davey'



Ceanothus 'Dark Star'



Perovskia a. 'Little Spire'



Abelia grandiflora

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

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
									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 californica	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) 'Bailey'	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

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									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	
									Raphiolepis indica	India Hawthorn	4'-5'		L	
									Raphiolepis indica 'Clara'	India Hawthorn	3'-5'	3'-5'	L	
									Raphiolepis indica 'Springtime'	India Hawthorn	4'-6'		L	
									Raphiolepis umbellata	Yeddo Hawthorn	4'-6'	4'-6'	L	
									Rhamnus californica 'Mound San Bruno'	San Bruno Coffeberry	3'-15'	8'	L	
									Rhamnus californica 'Eve Case'	Dwarf Coffeberry	4'-8'	4'- 6'	L	
									Rhamnus crocea	Redberry				
									Rhamnus tomentella	Hoary Coffeberry			L	
									Ribes aureum (var. gracillimum)	Golden Currant	3'-6'		L	
									Ribes sanguineum	Pink Flowering Currant	4'-12'		M	
									Rosa californica 'Plena'	California Wild Rose			L	
									Teucrium fruticans	Bush Germander	5'-6'	5'-6'	L	Gray leaves, lavender flowers
									Teucrium fruticans	Bush Germander	4'-8'	4'-10'	L	
									Viburnum t. 'Spring Bouquet'	Spring Bouquet Viburnum	4'-6'	4'-6'	M	Deep green leathery foliage with tight clusters of pink buds and white flowers
									Xylosma congestum	Shiny Xylosma	8-10'	8-10'	L	
Shrubs (Medium Foreground)(species appropriate within sight-line view corridor)														
									Abelia x grandiflora 'Kaleidoscope'	Glossy Abelia	2'-2.5'	3'-4'	M	White flower
									Berberis thunbergii 'Cruzam'	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
									Raphiolepis indica 'Ballerina'	Dwarf Pink Indian Hawthorne	2'	4'	L	Pink flowers
									Salvia greggii / Salvia x jamensis	Autumn Sage	3-4'	2'	L	
									Salvia greggii 'Alba'		1'-4'	1'-4'	L	
									Salvia microphylla	Mint Bush Sage	3-5'	4'-8'	M	
									Spiraea bumalda	Spiraea	2'-3'	3'-4'	M	
									Spiraea x bumalda 'Goldflame'	Goldflame Spirea	3'-4'	4'	M	Yellow-green foliage with pink/red flowers
									Viburnum davidii	David Viburnum	3'	3'	M	Large glossy green deep veined foliage, tight clusters of pink buds and white flowers
									Zauschneria californica	California Fuschia	3'	3'-4'	L	Gray leaves w/ red flowers
Shrubs (Accents)(species appropriate within sight-line view corridor)														
									Achillea millefolium californica	Yarrow	1-3'	1-3'	L	
									Achillea millefolium rosea 'Island Pink'	Pink Yarrow	1'-3'		L	
									Achillea tomentosa	Woolly Yarrow	6"		L	
									Agapanthus africanus	lily-of-the-Nile	1.5'-2'	1.5'-2'	M	Blue/white flower
									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

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									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 albilfrons	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'	Variiegated 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

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									Carex divulsa	Berkeley Sedge			L	Deep green clumping evergreen grass
									Carex pansa	California Meadow Sedge	3'-4"		M	
									Carex praegracilis	Clustered-field Sedge	1'	6"	M	
									Carex testacea	Orange Sedge	18"-24"	18"-24"	M	Evergreen, green and orange spring / summer, vibrant orange in winter
									Deschampsia caespitosa	Tufted Hair Grass	1'-3'	1'-3'	L	
									Deschampsia elongata	Slender Hair Grass	3'		L	
									Eleocharis macrostachys	Spike Rush	3'	2'	L	
									Elymus glaucus 'Anderson'	Blue Wild Rye	2-3'	2'	L	
									Elymus triticoides	Creeping Wildrye			L	
									Eschscholzia californica	California Poppy	1'	1.5'	VL	
									Festuca californica	California Fescue	2'-3'	2-3'	M	
									Festuca idahoensis'siskiyou blue'	Blue Bunch Grass	14"	10"	L	
									Festuca mairei	Atlas Fescue	2'-3'	2-3'	L	Evergreen clumping yellowish gray-green foliage
									Festuca occidentalis				M	
									Festuca ovina 'Glauca'	Elijah's Blue, Blue Festuca	4"-10"	6"	M	
									Festuca rubra	Red Fescue	3"-12"	6"	M	
									Grindelia camporum	Gum Plant	1'-3'	1'-3'	L	
									Helictotrichon sempervirens	Blue Oat Grass	2'-3'		L	
									Hordeum brachyantherum 'Californicum'	Meadow Barley			VL	
									Imperata cylindrica 'Rubra'	Japanese Blood Grass	1'-2'		H	
									Juncus balticus(balticus?)	Baltic Rush	3'		H	
									Juncus effusus	Pacific Rush	3'-6'	3'	H	
									Juncus patens	CA Gray Rush	2'	2'	H	
									Leersia oryzoides	Rice Cutgrass			M	
									Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye	2'-4'	2'	VL	
									Leymus triticoides 'Grey Dawn'	Creeping Wild Rye	2'	18"	VL	
									Lomandra l. 'Breeze'	Dwarf Mat Rush	2'-3'	2'-4'	L	
									Melica imperfecta	Coast Melic Grass, Oniongrass	1'-2'	1'-2'	VL	
									Melica californica	Melica	4'		?	
									Miscanthus sinensis	Japanese Silver Grass	5'-6'	3'-4'	H	
									Miscanthus sinensis 'Morning Light'		5'-6'	3'-4'	H	
									Muhlenbergia capillaris	Hairy Awn Muhly	3'	6'	L	
									Muhlenbergia dubia	Mexican Deergrass	2'-3'	2'-3'	L	
									Muhlenbergia rigens	Deer Grass	3'	3'	L	
									Nasella pulchra 'Yolo'	Purple Needle Grass	2'	2'-3'	L	
									Pennisetum alopecuroides 'Little Bunny'	Dwarf Fountain Grass	18"	18"	L	Trim to ground in winter
									Pennisetum alopecuroides 'Moudry'	Black Fountain Grass	18"-2'	18"-2'	L	
									Pennisetum orientale	Oriental Fountain Grass	12"-18"	12-18"	L	
									Pennisetum setaceum 'Rubrum'	Red Fountain Grass	3'-4'	3'-4'	L	
									Scirpus americanus	Three-square Bulrush	5'	5'	H	
									Scirpus actus var. occidentalis	Hardstem Bulrush	5'-8'	5'-8'	H	
									Scirpus californica	California Bulrush	6"-10"	6"-10"	H	
									Scirpus microcarpus	Small-fruited Bulrush	6"-10"	6"-10"	H	
									Sporobolus airoides	Alkali Sacaton	1'-3'	3'	VL	
									Stipa cernua	Nodding Feather Grass	2'-3'	2'-3'	VL	
									Stipa pulchra	Purple Needle Grass	1'-2'	1'-2'	L	
									Stipa gigantea	Giant Feather Grass	2'-3'	2-3'	VL	
									ETY Mix	Entry Mix				
									(Carex Divulsa, Eschscholzia californica, Festuca Idahoensis, Layia platyglossa, Salvia l. "Bee's Bliss", Svsrvnchium idahoensis)		1'-2'	1-2'	L	
									Native Mow Free Mix (Festuca idahoensis, Festuca rubra, Festuca occidentalis)	No Mow Fescue	12"-18"		M	

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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 Violet 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 moserianum	Gold Flower	1'		M	
									Lessingia 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	
									Sisyrinchium bellum	Blue-eyed Grass	4"-12"	6"-24"	L	
									Trachelospermum asiaticum	Asian Jasmine	2'	10'	M	
									Trachelospermum jasminoides	Star Jasmine	2'	10'	M	
									ETY Mix	Entry Mix				
									(Carex Divulsa, Eschscholzia californica, Festuca Idahoensis, Layia platyglossa, Salvia l. "Bee's Bliss". Svsrvnchium idahoensis)		1'-2'	1-2'	L	
									Native Mow Free Mix	No Mow Fescue				
									(Festuca idahoensis, Festuca rubra, Festuca occidentalis)		12"-18"		M	
Vines														
									Aristolochia californica	California Pipevine			L	
									Campsis radicans (Bignonia radicans)	Common Trumpet Creeper			L	
									Clematis arandii '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
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 Violet 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 moserianum	Gold Flower	1'		M	
									Lessingia 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
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									Rosmarinus o. 'Irene'	Rosemary	1'-1 1/2'	2"-3"	L	Blue flowers
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									Sedum	Stone Crop	2"-5"	1'	L	
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									Trachelospermum asiaticum	Asian Jasmine	2'	10'	M	
									Trachelospermum jasminoides	Star Jasmine	2'	10'	M	
									ETY Mix	Entry Mix				
									(Carex Divulsa, Eschscholzia californica, Festuca Idahoensis, Layia platyglossa, Salvia l. "Bee's Bliss", Sisyrinchium idahoensis)		1'-2'	1'-2'	L	
									Native Mow Free Mix	No Mow Fescue				
									(Festuca idahoensis, Festuca rubra, Festuca occidentalis)		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	

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									<i>Clytostoma callistgioides</i>	Violet Trumpet Vine			M	
									<i>Distictis buccinatoria</i>	Trumpet Vine	20'-30'		M	
									<i>Ficus pumila</i>	Creeping Fig	10'		M	
									<i>Gelsemium sempervirens</i>	Carolina Jessamine	20'		L	
									<i>Hardenberdia violacea</i> 'Happy Wanderer'	Hardenbergia Vine	10'		M	
									<i>Jasminum polyanthum</i>	Pink Jasmine	20'		M	
									<i>Lonicera hispidula</i>	Honeysuckle	3-10'		L	
									<i>Macfadyena unguis-cati</i>	Cats Claw	20-40'		L	
									<i>Vitis californica</i>	California Wild Grape	12-30'		VL	
									<i>Wisteria sinensis</i> 'Alba' or 'Cooke's Special'				M	