

PLANNING COMMISSION STAFF REPORT

DATE: August 20, 2025

APPLICATION NO: Town Center Amendments & Redwood Café Restaurant and Event

Center – Neighborhood Design Plan No. NDP-25-99 & Site Plan

Review No. SPR-25-89

LOCATION: Town Center District (Phase 1 of River Islands at Lathrop) & 1300

Riverfront Drive (APN: 213-740-01)

REQUEST: Planning Commission to consider Adoption of Resolutions

approving various amendments to the Town Center Architectural Design Guidelines and Development Standards (DG/DS) and approving the Site Plan Review for the Redwood Café Restaurant

and Event Center.

APPLICANT: River Islands Construction, LLC

73 W. Stewart Road Lathrop, CA 95330

PROPERTY OWNER: Califia, LLC

73 W. Stewart Road Lathrop, CA 95330

CEOA 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 various amendments to the Town Center Architectural Design Guidelines and Development Standards (DG/DS) and the Neighborhood Development Plan (NDP) and an approval for a Site Plan Review application to construct the Redwood Café Restaurant and Event Center in the River Islands Town Center District of River Islands Phase 1.

Item 9.1

Staff recommends the Planning Commission adopt Resolution No. 25-16 approving the various amendments to the Town Center DG/DS & NDP as well as adopt Resolution No. 25-17 approving the Site Plan Review (SPR) application to allow the construction of the Redwood Café Restaurant and Event Center in the River Islands Town Center District of River Islands Phase 1.

SITE DESCRIPTION

The River Islands Town Center District is generally located at the northeast corner of the River Islands Phase 1 development, 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 its southern boundary. The District already contains two schools, the River Islands Welcome Center, the City Police Station, temporary soccer fields and Islanders Field (see Attachment 5).

The proposed Redwood Café Restaurant and Event Center is located within the Town Center District, just east of Somerston Parkway, south of Riverfront Drive, and north of the extended Commercial Street/Place angled parking roadway. Additionally, there is a roundabout at the north end of Commercial Street/Place that leads to the basement wine cellar entrance of the restaurant. The proposed restaurant and event center encompasses an approximately 1.66-acre site area and is situated above the proposed Amphitheater/Event Center to the northwest (see Attachment 9).

As explained above, the applicant has constructed Riverfront Drive and the extensions of Commercial Street/Place and Garden Farms Avenue to serve as access to this project as well as constructed various utility improvements 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 project envisioned Phase 1 to be developed with an Employment Center, a Town Center, residential development, commercial development, schools, open space, and sports facilities.

The West Lathrop Specific Plan (WLSP) requires the preparation of a Neighborhood Development Plan (NDP) and Architectural Design Guidelines and Development Standards (DG/DS) for areas of new development within River Islands. The NDP provides requirements for the use, development, improvement and maintenance of master developer-constructed portions of the River Islands project. The purpose of the DG/DS is to establish design guidelines and standards for the physical development and associated site improvements to be constructed by future builders. This includes overall design principles, guidelines for orientation, siting and architecture of new buildings, and more specific guidelines for building form, roof style, wall and window details, outdoor spaces and colors. This will also include guidelines for minimum setback and height requirements for the future builders.

Item 9.1

At its May 30, 2018 meeting, the City Planning Commission approved the Town Center Plan, which provided a conceptual layout of the Town Center District that would include a variety of uses, including residential, mixed use, two community parks, and various amenities. The approval of the original Town Center Plan layout allowed for the relocation of the Welcome Center and associated overflow parking area, the temporary soccer fields, and the development of a baseball stadium. At that same meeting, River Islands Development, LLC. (the developer of the River Islands at Lathrop master planned community), had also received approval of a Conditional Use Permit to construct and operate the baseball stadium for the Town Center. Since then, the baseball stadium was constructed and has been operating (providing organized and competitive baseball programs) since 2020 and is known today as "Islanders Field". And more recently the City Planning Commission on April 17, 2024 approved the River Islands Community Stadium to host football and soccer games, and various community-wide events.

On March 20, 2024 & April 17, 2024, the City Planning Commission approved the Town Center District NDP and DG/DS, respectively. Both of these documents allow for the direct development for the Town Center District as the Town Center NDP provides guidance as to how the public facilities for the Town Center (i.e. parks, open space and trails, roadway facilities, etc.) would be designed and constructed by the master developer. In addition, the Town Center DG/DS established the specific architectural design guidelines and development standards for the Town Center District including the overall residential and non-residential design principles, guidelines for orientation, siting and architecture, and more specific guidelines for building form, roof style, wall and window details, outdoor spaces, and colors.

In December of 2024, the Redwood Cafe Restaurant and Event Center officially ceased operations at its original location in Modesto, California, and announced their intentions to move operations and some parts of the existing buildings to the River Islands Development where the restaurant and event center would eventually be rebuilt and reopened within the Town Center District area. In February of this year, the applicant began meeting with City staff about bringing the proposed restaurant and event center to Lathrop. Since then, there have been many discussions in regards to the requirements for on- and off-site improvements including utility connections, paving, landscaping, lighting, etc. On June 30, 2025, the applicant submitted an application for a Site Plan Review for the Redwood Café Restaurant and Event Center.

ANALYSIS

Town Center DG/DS & NDP

The proposed amendments involve revising both the Town Center District Architectural Design Guidelines and Development Standards (DG/DS) and Neighborhood Development Plan (NDP) documents to add a "Tuscan Modern" architectural style for the Redwood Café Restaurant and Event Center as well as update various exhibits and diagrams throughout the documents to illustrate the new layout for this area of the Town Center District including the replacement of the River Islands Community Stadium to the River Islands Amphitheater/Event Center.

For the Redwood Café Restaurant and Event Center this includes building materials such as stone, stucco, metal, and wood as well as roofing material that consists of concrete tile.

Item 9.1

The Tuscan Modern architecture incorporates elements that include arches, pitched gables, metal accents, trellis features, and arched columns (see Attachment 7). The proposal requires the applicant to first secure the approval of two entitlements from the City including the amendments to the Town Center DG/DS & NDP and the Site Plan Review application.

Town Center Off-Street Parking & Circulation

In 2015, the City Council approved an amendment to Vesting Tentative Map Tract 3694 to accommodate various changes to boundaries, roadways, single-family and multi-family unit mix, replacement of the canal system with a lake system, open space and parkland modifications. Included in the amendment is a list of Conditions of Approval, one of which requires that a Master Town Center Parking Plan be prepared that includes both on-street and off-street parking for all uses for the Town Center District.

In January of 2024, Hexagon Transportation Consultants prepared a Shared Parking Analysis to study shared on- and off-street parking for the anticipated residential, mixed use and commercial uses in the area north of River Islands Parkway Town Center District. This study accounted for each land use's individual peak parking demand and each land use parking demand was analyzed by the hour to determine if the shared parking proposed in each land use area is sufficient to meet parking demand.

As noted in the Shared Parking Analysis, there are a total of 1,914 on- and off-street parking spaces in the north of River Islands Parkway area of the Town Center District. Based on the estimated parking demand of anticipated uses, including events held at the Community Stadium and the Islanders Field Stadium, the analysis showed that the project's projected 1,914 parking spaces would be sufficient. This study was reviewed by the City Engineer and was included as part of the Town DG/DS document that the City Planning Commission approved on April 17, 2024.

As part of the Site Plan Review application for the Redwood Café Restaurant and Event Center, Hexagon Transportation Consultants, revised the previously approved Shared Parking Analysis on August 12, 2025 to study the overall on and off-street parking that would be required for the commercial areas (north of River Islands Parkway) with the replacement of the River Islands Community Stadium to the River Islands Amphitheater/Event Center. The analysis found that there are 1,872-spaces which is sufficient to support the amphitheater/event center capacity of 3,400 and to accommodate the parking demand for the balance of the remaining Town Center uses including an event at Islanders Field.

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

Redwood Café Restaurant and Event Center Site Plan Review Considerations

The Site Plan Review is required for the review and approval of the architecture and aesthetics associated with the physical improvements for the proposed restaurant and event center.

The applicant has been working with the previous business owner of the Redwood Café Restaurant and Event Center for the opportunity to bring the restaurant and event center to Lathrop since 2024. The project includes the construction of a 1,346 square foot tunnel entrance from Commercial Street/Place, an 8,582 square foot basement/cellar, and an 8,042 square foot main floor designed to provide a restaurant, a bar, and an outdoor seating area which can accommodate 250 guests. Additionally, this project will provide an event center that includes an altar, outdoor tents, and seating to accommodate up to 200 guests. Part of this project includes relocating 4 (four) existing buildings from the business's previous location in Modesto to this new location in River Islands. The 4 (four) buildings include the dining room, bar, bridal suite, and outdoor bar. There will be a total of 255 parking stalls provided to accommodate the guests for both the restaurant and event center use, which are distributed among three main parking lots that will serve this project including the 50-space parking lot directly to the west along Garden Farms Avenue, the 104-space parking lot to the northwest along Riverfront Drive, and the 101-space parking lot to the southwest along Commercial Street/Place. The project also includes construction of paving, lighting, landscaping, and various utility connections (water, sewer, and storm drain).

The design of the proposed restaurant building is consistent with the Tuscan Modern architecture theme as described in the Town Center (DG/DS). The restaurant will incorporate the use of stone, stucco, metal, and wood materials for the building's exterior and various features will be utilized throughout the design of the building such as: arches, pitched gables, tile roofing, metal accents, trellis features, wood beams, and arched columns to help enhance the architectural theme. The exterior colors for the building will include shades of earth tone colors which will include natural elements of rustic and modern detailing.

It is anticipated that the restaurant improvements will be constructed in three (3) phases of development including:

- The 1st phase including the foundation/podium to be completed in September of 2025;
- The 2nd phase including construction of the restaurant building to be completed in November of 2025; and
- The 3rd phase to include the indoor construction of the restaurant to be completed by Fall of 2026.

In regards to the event center the applicant anticipates that the construction will commence in 2026 and conclude in the Fall of that year. Staff is of the opinion that the proposed architecture and aesthetics of the Redwood Café Restaurant and Event Center are designed to meet the intent of both the Town Center DG/DS and NDP amendments.

STDRC Recommendation

The proposed amendments to the Town Center District Architectural Design Guidelines and Development Standards (DG/DS) & Neighborhood Development Plan (NDP) as well as the Site Plan Review for the proposed Redwood Café Restaurant and Event Center were presented to the Stewart Tract Design Review Committee (STDRC) on August 5, 2025. The STDRC voted unanimously to recommend the City Planning Commission approve the various amendments to the Town Center DG/DS & NDP and the Site Plan Review to allow for the construction of the proposed restaurant and event center.

Public Notice

The meeting agenda that includes this proposed project was posted at the Council Chambers bulletin board and three (3) other locations accessible to the public. The agenda is also posted on the City's website. As of writing this report, no comments were received in favor or against the proposed project.

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 in February 2003 (State Clearinghouse No. 1993112027). The SEIR considered the full range of potential environmental effects of urban development of the entire River Islands Project. The proposed project falls within the scope of the previous SEIR and does not require further environmental review under the California Environmental Quality Act (CEQA).

RECOMMENDATION:

Staff recommends that the Planning Commission Adopt Resolution No. 25-16 & No. 25-17, thereby approving various amendments to the Town Center District Architectural Design Guidelines and Development Standards (DG/DS) NDP-25-99 and approving Site Plan Review SPR-25-89 to construct the Redwood Café Restaurant and Event Center in the River Islands Town Center District of River Islands Phase 1, subject to the Conditions of Approval listed as Attachment 3 of the August 20, 2025 staff report.

_ A	nn	MA	va	0.0
	มม	u v	vai	13.

Trent DaDalt, Associate Planner

James Michaels, Senior Planner

Rick Cagniat, Community Development Director

Salvador Navarrete, City Attorney

Attachments:

- 1. PC Resolution No. 25-16
- 2. PC Resolution No. 25-17
- 3. Conditions of Approval – Redwood Café Restaurant & Event Center
- STDRC Recommendation Letter for SPR dated August 5, 2025 4.
- Vicinity Map River Islands Town Center District 5.
- 6. Vicinity Map – Proposed Redwood Café Restaurant & Event Center
- 7. Town Center - Architectural Design Guidelines and Development Standards (DG/DS), with the Shared Parking Analysis
- Town Center Neighborhood Development Plan (NDP) 8.
- 9. **Project Plans**

CITY OF LATHROP PLANNING COMMISSION RESOLUTION NO. 25-16

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LATHROP
TO APPROVE AMENDMENTS TO THE TOWN CENTER DISTRICT
ARCHITECTURAL DESIGN GUIDELINES AND DEVELOPMENT STANDARDS
(DG/DS) AND NEIGHBORHOOD DEVELOPMENT PLAN (NDP) TO REPLACE THE
RIVER ISLANDS COMMUNITY STADIUM TO THE RIVER ISLANDS
AMPHITHEATER/EVENT CENTER
(NDP-25-99)

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

WHEREAS, the request is to amend the River Islands Town Center District Architectural Design Guidelines and Development Standards (DG/DS) and Neighborhood Development Plan (NDP) documents to allow for the replacement of the River Islands Community Stadium to the River Islands Amphitheater/Event center, as well as update various exhibits and diagrams to illustrate the new layout of the Town Center District; and

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 River Islands Urban Design Concept (UDC) for Phase 1 has been prepared and approved by the City Council in accordance with the requirements of the WLSP; and

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

WHEREAS, the Town Center District Neighborhood Development Plan (NDP) & Architectural Design Guidelines and Development Standards (DG/DS) were reviewed by the STDRC, and approved by the Planning Commission on March 20, 2024 & April 17, 2024 per Resolution No. 24-1 and Resolution No. 24-4, respectively in accordance with the requirements of the WLSP; and

WHEREAS, the proposed amendments to the Architectural Design Guidelines & Development Standards (DG/DS) and Neighborhood Development Plan (NDP) for the Town Center District have been reviewed by the STDRC and recommended to the Planning Commission for approval; and

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

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

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

- 1. <u>California Environmental Quality Act (CEQA) Findings</u>. Pursuant to Public Resources Code section 21083.3 and CEQA Guidelines Section 15183, the Planning Commission finds as follows:
 - a) The City Council approved the River Islands (RI) at Lathrop Project, certified the Final Subsequent Environmental Impact Report (SEIR) for the RI at Lathrop Project, adopted the 2003 West Lathrop Specific Plan (WLSP) and the Urban Design Concept, and approved a Phase 1 subdivision map and the 2003 Amended and Restated Development Agreement for the RI at Lathrop Project.
 - b) The above referenced RI Project documents, including the SEIR, have been updated and amended several times thereafter, most recently in 2018 with the adoption of the Sixth Addendum to the SEIR.
 - c) 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 in February 2003 (State Clearinghouse No. 1993112027). The SEIR considered the full range of potential environmental effects of urban development of the entire River Islands Project.

The proposed amendments to the Town Center District Architectural Design Guidelines and Development Standards (DG/DS) and Neighborhood Development Plan (NDP) project falls within the scope of the previous SEIR and does not require further environmental review under the California Environmental Quality Act (CEQA).

BE IT FURTHER RESOLVED, that the Planning Commission of the City of Lathrop based on substantial evidence in the administrative record of proceedings and pursuant to its independent review and consideration, does hereby approve the amendments to the Town Center District Architectural Design Guidelines and Development Standards (DG/DS) and Neighborhood Development Plan (NDP) documents as shown in Attachment 7 and 8, respectively of the Staff Report that accompanied this resolution which is hereby, incorporated by reference.

AYES:	
NOES:	
ABSTAIN:	
ABSENT:	
	George Jackson, Chair
ATTEST:	APPROVED AS TO FORM:
	5
Rick Caguiat, Secretary	Salvador Navarrete, City Attorney

PASSED AND ADOPTED by the Planning Commission of the City of Lathrop at a regular meeting on the 20th day of August, 2025 by the following vote:

CITY OF LATHROP PLANNING COMMISSION RESOLUTION NO. 25-17

A RESOLUTION OF THE CITY OF LATHROP PLANNING COMMISSION TO APPROVE A SITE PLAN REVIEW REQUEST TO CONSTRUCT THE REDWOOD CAFÉ RESTAURANT AND EVENT CENTER LOCATED IN THE RIVER ISLANDS TOWN CENTER DISTRICT. (SPR-25-89)

WHEREAS, the City of Lathrop Planning Commission held a duly-noticed public meeting to consider the Site Plan Review request pursuant to the Lathrop Municipal Code; and

WHEREAS, River Islands Construction, LLC has made application to the City for approval of a Site Plan Review application to construct the Redwood Café Restaurant and Event Center located in the River Islands Town Center District area; and

WHEREAS, the proposed project includes the construction of a 1,346 square foot tunnel entrance from Commercial Street/Place, an 8,582 square foot basement/cellar, and an 8,042 square foot main floor designed to provide a restaurant, a bar, and an outdoor seating area which can accommodate 250 guests. Additionally, this project will provide an event center that includes an altar, outdoor tents, and seating to accommodate up to 200 guests. There will be a total of 255 parking stalls provided to accommodate the guests for both the restaurant and event center use, which are distributed among three main parking lots that will serve this project including the 50-space parking lot directly to the west along Garden Farms Avenue, the 104-space parking lot to the northwest along Riverfront Drive, and the 101-space parking lot to the southwest along Commercial Street/Place; and

WHEREAS, the proposed Redwood Café Restaurant and Event Center is located within the Town Center District, just east of Somerston Parkway, south of Riverfront Drive, and north of the extended Commercial Street/Place angled parking roadway. Additionally, there is a roundabout at the north end of Commercial Street/Place that leads to the basement wine cellar entrance of the restaurant. The proposed restaurant and event center encompasses an approximately 1.66-acre site area and is situated above the proposed Amphitheater/Event Center to the northwest; and

WHEREAS, the project site has a general plan land use designation of "MU-RI, Mixed Use Town Center" and a zoning designation of "MU-RI, Mixed Use Town Center", which allows for "restaurants, including cafes" and "banquet facility" as permitted uses subject to City approval of a Site Plan Review entitlement request; and

WHEREAS, the project site is designated for Mixed Use in the WLSP and for a variety of urban uses, including recreational uses of both public and private ownership and maintenance; and

WHEREAS, the project site is protected by accredited levees from a 100-year flood event as defined by FEMA; and

WHEREAS, the City of Lathrop Planning Commission approved a Town Center Plan for the River Islands Town Center District in 2018, and recently adopted the Neighborhood Development Plan (NDP) and Architectural Design Guidelines and Development Standards (DG/DS) for the District (in March and April 2024, thereby superseding the Town Center Plan); and

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

WHEREAS, the proposed Redwood Café Restaurant and Event Center project has been reviewed by City staff, who have recommended that the Planning Commission approve SPR-25-89, along with certain conditions of approval that will ensure that the proposed restaurant and event center are consistent with the 2022 Lathrop General Plan, the 2003 West Lathrop Specific Plan (WLSP), the Lathrop Municipal Code (LMC), the River Islands Urban Design Concept (UDC), the River Islands Town Center Neighborhood Development Plan (NDP) and Architectural Design Guidelines and Development Standards (DG/DS), and other applicable regulations and standards (conditions included and incorporated herein as Attachment "3"); and

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

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

- 1. <u>California Environmental Quality Act (CEQA) Findings</u>. Pursuant to Public Resources Code section 21083.3 and CEQA Guidelines Section 15183, the Planning Commission finds as follows:
 - a) The City Council approved the River Islands (RI) at Lathrop Project, certified the Final Subsequent Environmental Impact Report (SEIR) for the RI at Lathrop Project, adopted the 2003 West Lathrop Specific Plan (WLSP) and the Urban Design Concept, and approved a Phase 1 subdivision map and the 2003 Amended and Restated Development Agreement for the RI at Lathrop Project.
 - b) The above referenced RI Project documents, including the SEIR, have been updated and amended several times thereafter, most recently in 2018 with the adoption of the Sixth Addendum to the SEIR.
 - c) 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 in February 2003 (State Clearinghouse No. 1993112027). The SEIR considered the full range of potential environmental effects of urban development of the entire River Islands Project.

The proposed restaurant and event center project falls within the scope of the previous SEIR and does not require further environmental review under the California Environmental Quality Act (CEQA).

- 2. <u>Site Plan Review Findings</u>. Pursuant to Section 17.100.050 of the Lathrop Municipal Code (LMC), the Planning Commission finds as follows:
 - a) The proposed Site Plan Review complies with all applicable provisions of Chapter 17.100, and the proposed project as conditioned, is consistent with Chapter 17 Zoning of the Lathrop Municipal Code (LMC), with the provisions of the "MU-RI, Mixed Use Town Center" zoning district, and other applicable land use standards and regulations;
 - b) The propose Site Plan Review is consistent with the site improvements listed in Chapter 17.100 (a. through i.) and improvements are such that: traffic congestion is avoided, pedestrian and vehicular safety and welfare are protected, and will not have adverse effects on surrounding properties.
 - c) The proposed lighting for the project is so arranged to deflect away from adjoining properties.
 - d) The proposed Site Plan Review is compatible with surrounding land uses and the conditions of approval made a part of the proposed project by this resolution (Attachment "3") are reasonable to ensure the project will not be detrimental to the health, safety and general welfare of the City.

BE IT FURTHER RESOLVED, based on the findings set forth in this resolution, evidence in the staff report, evidence presented during the public hearing, and pursuant to its independent review and consideration, the Planning Commission hereby approves the proposed Site Plan Review (SPR-25-89) subject to the Conditions of Approval listed as Attachment 3 of the August 20, 2025 Staff Report, incorporated by reference herein.

AYES:	
NOES:	
ABSTAIN:	
ABSENT:	
	George Jackson, Chair
ATTEST:	APPROVED AS TO FORM:
	5
Rick Caguiat, Secretary	Salvador Navarrete, City Attorney

PASSED AND ADOPTED by the Planning Commission of the City of Lathrop at a regular meeting on the 20^{th} day of August, 2025 by the following vote:



Community Development Department – Planning Division

Consolidated Conditions of Approval

August 20, 2025

Project Name: Redwood Café Restaurant and Event Center

File Number: Site Plan Review No. SPR-25-89

Project Address: 1300 Riverfront Drive (APN: 213-740-01)

The following list of conditions shall be incorporated into the final construction plans and development phases of the project. The list of conditions are not intended to be all-inclusive or a comprehensive listing of all City or district regulations. The following comments and conditions of approval are based on the application and diagrams submitted on July 31, 2025.

Project Description

Approval of this project authorizes the development of a 17,970 square foot full-service restaurant building and event center on an approximately 1.66-acre site within the River Islands Town Center District. The project includes the construction of a 1,346 square foot tunnel entrance from Commercial Place, an 8,582 square foot basement/cellar, and an 8,042 square foot main floor designed to provide a restaurant, a bar, and an outdoor seating area which can accommodate 250 guests. Additionally, this project will provide an event center that includes an altar, outdoor tents, and seating to accommodate up to 200 guests. Part of this project includes relocating 4 (four) existing buildings from the business's previous location in Modesto to this new location in River Islands. The 4 (four) buildings include the dining room, bar, bridal suite, and outdoor bar. There will be a total of 255 parking stalls provided to accommodate the guests for both the restaurant and event center use, which are distributed among three main parking lots that will serve this project including the 50-space parking lot directly to the west along Garden Farms Avenue, the 104-space parking lot to the northwest along Riverfront Drive, and the 101-space parking lot to the southwest along Commercial Street/Place.

CEQA Determination

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 in February 2003 (State Clearinghouse No. 1993112027). The SEIR considered the full range of potential environmental effects of urban development of the entire River Islands Project. The proposed project falls within the scope of the previous SEIR and does not require further environmental review under the California Environmental Quality Act (CEQA).

PLANNING

1. All areas not used for structures, parking, driveways, walkways, or other hardscape shall be landscaped and maintained by the property owner per Section 17.92.030 (A) (1) of the Lathrop Municipal Code to the satisfaction of the City.

- 2. The applicant shall submit appropriate plans to the Building Department for plan check and building permit. Final site plan, building elevations, landscaping and irrigation, exterior lighting and detailed site improvement plans, etc. shall be reviewed and approved by the Planning Division. Any significant change or modification to the approved plan is subject to review and approval by the Planning Division.
- 3. Landscaping and irrigation shall be consistent with the City's Water Conservation Requirements (LMC 17.92.060) and the State Water Efficient Landscape Ordinance (AB 1881). The applicant shall include with the landscape and irrigation plan a water efficient landscape worksheet with water budget calculations identifying the water allowance and estimated water use.
- 4. The applicant/property owner shall ensure the entire site including landscaping areas shall be maintained in a healthy, weed free condition to the satisfaction of the City.
- 5. It shall be the responsibility of the applicant/property owner to ensure that any building or parking area lighting including security lighting associated with the project, be arranged so as not to cast light onto adjoining properties.
- 6. A final site lighting photometric plan with detailed specifications of all lighting fixtures, poles, and wall packs as well as a manufacture's catalogue sheet containing photometric data, shall be provided with the Building Permit plan submitted for City review and approval. Parking lots, driveways, trash enclosure/areas shall be illuminated during the hours of darkness with a minimum maintained one foot-candle of light and an average not to exceed four foot-candles of light. The illumination shall not exceed ten (10) foot-candles in any one location.
- 7. No signs are approved with this entitlement. For any exterior signs desired for the project, a separate sign permit application shall be submitted to the Planning Division for review and approval prior to installation. All signage must be in accordance with the applicable standards of the Lathrop Municipal Code and applicable River Islands Master Signage Plan. The applicant may submit a Town Center Specific Master Signage Plan as well, for the review and approval of the Community Development Director.
- 8. Bicycle parking shall be installed consistent with Chapter 17.76.120 of the Lathrop Municipal Code (LMC).
- 9. Roof-mounted mechanical equipment shall be screened from public view so as not to be visible from the public right-of-way. Screening materials shall be compatible with the architectural style, materials and colors of the building upon which the equipment is located. This shall be subject to the review and approval by the Community Development Director or designee.
- 10. Ground-mounted equipment that is not required to be visible, shall be screened from public view so as not to be visible from the public right-of-way using the most practical means of screening, such as landscaping, a freestanding wall/fence, matching paint. This shall be subject to the review and approval by the Community Development Director or designee.
- 11. Unless otherwise specified, all conditions of approval shall be completed prior to the issuance of any grading permit or building permit.
- 12. The applicant shall be responsible for contacting all appropriate utility companies to obtain their agreement for extension and/or relocation of services necessary to serve the development.

- 13. Trash enclosure(s) shall include, but not be limited to, a covered roof, metal gates, and have three solid walls. Details and/or alternative designs or location of the enclosure(s) shall be subject to review and approval of the Planning, Building, and Public Works Departments. The trash enclosure design, material, and color shall match or compliment the main buildings.
- 14. The Site Plan shall expire thirty-six (36) months from the date of approval unless a time extension is granted consistent with the policies and procedure of the Lathrop Municipal Code. Prior to the expiration date of (August 20, 2028), a building permit must be issued and construction is commenced and diligently pursued toward completion of the site or structures.
- 15. In the event clarification is required for an interpretation of these Conditions of Approval, the Community Development Director and City Engineer shall have the authority either to administratively clarify the intent and wording of these Conditions of Approval without the requirement of a public hearing or to refer questions regarding the interpretation of these Conditions of Approval to the Planning Commission. If the applicant takes issue with the clarification provided administratively, the applicant shall have the right to appeal the administrative clarification to the Planning Commission. The Community Development Director and City Engineer shall also have the authority to make minor modifications to these conditions provided a request is made in writing by the applicant an it is determined such modifications are consistent with and in furtherance of the underlying intent of the condition being modified.
- 16. The City of Lathrop may conduct annual and or spot inspections to ensure that compliance with the required site improvements and conditions are being maintained.

BUILDING

- 1. All construction associated with this project shall comply with the most recent adopted City and State building codes.
- 2. Special Inspections As indicated by California Building Code Section 1704, the property owner/developer shall employ one or more special inspectors who shall provide special inspections when required by CBC section 1704. The property owner/developer shall contact the Building Department at time of plan submittal to obtain application for special inspections.
- 3. The Title Sheet of the plans shall include:

Occupancy Group Type of Construction
Occupant Load Height of Building

Description of Use Floor area of building(s) by occupancy group

Area Analysis Code Used

- 4. The property owner/developer shall be responsible for payment of school impact fees prior to the issuance of a building permit.
- 5. Dimensioned building setbacks and property lines, street centerlines and distances between buildings and structures shall be provided on the project site plan.
- 6. The project shall be designed to conform with energy conservation measures articulated in Title 24 of the California Code of Regulations and address measures to reduce energy consumption such as flow restrictors for toilets, low consumption light fixtures, and insulation and shall use to the extent feasible draught landscaping.

- 7. All property lines and easements shall be shown on the site plan. A statement shall be provided that indicates such lines and easements are shown is required.
- 8. Public and private site improvements shall be designed in accordance with the Americans with Disabilities Act and Chapter 11 of the California Building Code. The site plan shall include a site accessibility plan identifying exterior routes of travel and detailing running slope, cross slope, width, pedestrian ramp, curb ramps, handrails, signage and truncated domes. The path of travel shall be provided from the public right of way and accessible parking to building. The design professional shall ensure that the site accessibility plan is compliance with the latest Federal and State regulations. A site accessibility plan shall be required per the attached policy from the link below: https://www.ci.lathrop.ca.us/sites/default/files/fileattachments/building_division/page/24708/site_accessibility_plan requirements.pdf
- 9. At the time of building permit application submittal a design professional shall be required to prepare the formal construction plans for proposed improvements per the Business and Professions' Code.
- 10. Grading and Site Improvement permits from Public Works may be required separately from the accessibility plan in compliance with item 8.
- 11. The Lathrop-Manteca Fire District (LMFD) shall be the lead agency for the review and approval of the installation of tents over 400 square feet in size, the applicant shall comply with the current adopted California Fire Code (CFC) Section 3105. Additionally, structural calculations for the manufactured tent frame and detailed staking plan shall be required and such plan shall be stamped by a current State of California licensed civil/structural engineer. Lastly, the tent owner shall submit in writing those designated person(s) who will be responsible for the installation of the tent(s) and such individuals shall have adequate experience in erecting and maintaining such tents. At a minimum, the contractor for the tent permit shall be a Licensed "B" contactor.

PUBLIC WORKS

1. Prior to issuance of a Final Certificate of Occupancy, the Applicant shall record all access and utility easements to the satisfaction of the City Engineer.

2. Mapping

- a) The applicant shall provide the proposed "blanket" Public Utility Easement (PUE) to accurately depict the new boundaries of the adjacent amphitheater.
- b) A parcel map creating a separate legal parcel for each site shall be recorded prior to issuance of a certification of occupancy for the Redwood Café Restaurant.

3. Storm Water - Construction

a) For sites greater than one (1) acre in size, the applicant shall complete a SWPPP, obtain a WDID number and list the number on the improvement plans, and submit the SWPPP to the City for review and approval.

4. Sewer

- a) The applicant shall be required to connect to the City sewer system prior to certificate of occupancy for the project.
- b) The applicant shall secure sufficient sewer capacity for the project and pay all connection fees and reimbursements prior to issuance of the first building permit.

c) Wastewater from kitchen of restaurant shall drain to grease interceptor.

5. Potable Water

- a) The applicant shall be required to connect to the City water system for irrigation and domestic supply. All groundwater wells on site shall be abandoned under a permit from San Joaquin County prior to connecting potable water to the site.
- b) The applicant shall secure sufficient water capacity for the project and pay all connection fees and reimbursements prior to issuance of the first building permit.

6. Storm Drain

- a) The applicant shall be required to connect to the storm drain and pay all applicable connection fees.
- b) The applicant shall be required to implement post-construction BMPs on-site. The applicant shall refer to City standards for design and calculation requirements.
- c) The applicant shall submit a storm water plan that shows the post construction storm water treatment.
- d) The project shall comply with the Multi-Agency Post Construction Stormwater Manual.

7. Recycled Water/Non-Potable Irrigation

- a) The applicant shall be required to connect to the River Islands non-potable water system for irrigation supply.
- b) The applicant shall irrigate landscaping with non-potable water.

8. Solid Waste

- a) The applicant shall install trash enclosures for this project. Each trash enclosure shall be constructed with three solid walls, and a fourth wall with a gate and a roof. Each trash enclosure shall also include a man-door and hose-bib.
- b) A sewer drain and grease interceptor are required in each trash enclosure.

9. General Comments

- a) The applicant shall retain the services of a California licensed civil engineer to design the utility plans for sewer, water storm drain lines and systems.
- b) The applicant shall ensure that all off-site and on-site improvements comply with City Standards and with the City's Storm Water Development Standards.
- c) The parking areas and drive isles on site shall be paved with asphalt concrete.
- d) Hydrology and hydraulic calculations and plans for on-site storm water system shall be submitted to the City for review and approval.
- e) The project shall comply with the Multi-Agency Post Construction Stormwater Manual.
- f) The applicant shall install as part of their onsite improvement all necessary Best Management Practices (BMP's) for post construction in accordance with City guidelines and standards. The BMP's must be in place prior to final occupancy.
- g) The applicant shall underground all existing and new overhead utilities on both sides of the frontage street in compliance with the Lathrop Municipal Code. Overhead power lines in excess of 34.5 KVA are not required to be undergrounded.

- h) The applicant shall be required to install full street frontage improvements including but not limited to curb, gutter, sidewalk, street lights, hydrants, asphalt concrete paving, striping, commercial driveways, and landscaping. The extent of paving shall include one half ultimate street width. Applicant shall submit the off-site plans for approval along with the applicable plan check and inspection fees.
- i) The applicant shall obtain an encroachment permit and bond for all offsite work.
- j) The applicant shall pay all appropriate fees including but not limited to Capital Facilities Fees and Plan Check and Inspection Fees.
- k) A geotechnical report shall be submitted for the project, which includes groundwater elevations, percolation rates for retention basins, soil compaction requirements, and recommendations for asphalt paving.
- Grading and other construction activities that may cause dust shall be watered to control dust at the City Engineer's direction. A water vehicle shall be available for dust control operations at all times during grading operations. The adjacent public street shall be kept free and clean of any project dirt, mud, materials, and debris.

LATHROP-MANTECA FIRE DISTRICT (LMFD)

- 1. The project shall conform to the most currently adopted edition of the California Fire Code and all related standards.
- 2. Permits shall be obtained from the fire code official. Permit(s) and fees, shall be paid prior to issuance of any and/or all permits. Issued permits shall be kept on the premises designated therein at all times and shall be readily available for inspection by the fire code official. (Permits are to be renewed on an annual basis).
- 3. Depending on the proposed Occupancy Type & fire area occupant load, Automatic Fire Sprinklers may be required. In the case where automatic fire sprinkler systems are required, such systems shall comply with California Fire Code Section 903.2 and the Tenant/Occupant/Owner shall have the responsibility to ensure that the correct fire suppression system is added/modified/tested and accepted by the (AHJ) Fire District. Fire suppression system plans shall be modified under separate fire permit and shall be submitted by a licensed fire contractor, to the (AHJ) Fire District for review and approval prior to modification. Deferred submittal accepted.
- 4. All residential structures shall be Fire Sprinkler protected, as per the City of Lathrop's Fire Sprinkler Ordinance, California Fire Code, California Residential Code, and the California Building Standards Codes. Fire suppression system plans shall be modified under separate fire permit and shall be submitted by a licensed fire contractor, to the (AHJ) Fire District for review and approval prior to installation. Deferred plan submittals are accepted.
- 5. Fire Sprinkler System alterations and plans shall be submitted directly to LMFD.
- 6. Fire Alarm System upgrades and plans shall be submitted directly to LMFD.
- 7. A means of Ingress and Egress Plan shall be submitted with the project Tenant Improvement Plans.
- 8. An approved fire alarm system shall be installed in accordance with CFC §907.2 and NFPA 72.

- 9. Fire Department Development Impact Fees for all new buildings shall be paid in accordance with the City of Lathrop Municipal Code and Resolutions of the adopted fee schedule.
- 10. An approved Fire Flow test shall be conducted prior to ground breaking to determine the allowable Fire Fighting capabilities for the site.
- 11. An approved water supply for fire protection, either temporary or permanent, shall be made available prior to commencing construction beyond the foundation stage, or as soon as combustible material arrives on the site.
- 12. Deferred Plan Submittals for Fire Alarm, Fire Sprinklers and Fire Underground shall be submitted directly to LMFD.
- 13. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with California Fire Code (CFC) Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). Adequate turnaround shall be provided per City of Lathrop Standards and Appendix D of the 2019 CFC.
- 14. Where access to the development is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, a key "knox" box is required to be installed in an approved location. The key "knox" box shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official. In addition to key "knox" box(es), any automatic gates shall have Opticom access ability to provide necessary access for emergency apparatus.
- 15. Where a portion of the added street is constructed more than 200 feet (61 meters) from a hydrant on a fire apparatus access road, as measured by an approved route, the developer shall provide an additional fire hydrant and main shall be provided. NOTE: The developer shall provide exact locations and distances of existing hydrants in the area. (CFC Appendix C, and City of Lathrop Water System Standards)
- 16. The developer shall be responsible for providing approved vehicle access for firefighting to all construction or demolition sites. Vehicle access shall be provided to within 100 feet (30,480 mm) of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.
- 17. The Fire Department Fire Access Roads shall meet the requirements established by the San Joaquin County Fire Chief's Association.
- 18. The turning radius for this project shall be a minimum of 41 feet for all Emergency Fire Apparatus.
- 19. Buildings exceeding 30 feet in height shall have a minimum unobstructed fire apparatus access width of 26 feet.
- 20. Commercial cooking equipment that produce grease laden vapors shall be provided with a Type I Hood, in accordance with the California Mechanical Code, and automatic fire extinguishing system that is listed and labeled for its intended use as follows:
 - a. Wet chemical extinguishing system, complying with UL 300

- b. Carbon dioxide extinguishing systems
- c. Automatic fire sprinkler systems
- 21. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 meters) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.
- 22. At LMFD's discretion the proposed project may be subject to other fire & life safety requirements at the time of building plan review.
- 23. Final approval is subject to field inspections. A minimum 48 to 72-hour notice is required prior to any life-safety fire inspections. Other conditions may apply at time of inspections and are subject to correction.

LATHROP POLICE DEPARTMENT (LPD)

- 1. The applicant shall paint the address on the roof top for each individual building. The numbers shall be at least 3 feet tall, 2 feet wide, 9 inches apart, with 6-inch brush stroke with a color that contrast the roof top, top of numbers/letters should point north.
- 2. The applicant shall install dedicated lights in the parking lot that are properly maintained including the drive access.
- 3. The applicant shall coordinate with the Police Department regarding the design of any fencing that abuts the adjacent Amphitheater/Event Center property (17375 Islanders Way).
- 4. The applicant shall install a recording security camera system that shall be maintained by the property owner and accessible to LPD with camera views covering all ingress and egress to all building(s) and parking areas. This shall include the Commercial Place tunnel entrance/exit to the basement wine cellar.
- 5. Prior to the first event the applicant shall coordinate with the Police Department to obtain a Sound Amplification Permit for all future events.
- 6. Where access to the development is restricted because of secured openings or where immediate access is necessary for life-saving or emergency purposes, a key "knox" box is required to be installed in an approved location. The key "knox" box shall be of an approved type and shall contain keys to gain necessary access as required by the police chief. In addition to key "knox" box(es), any automatic gates shall have Opticom access ability to provide necessary access for emergency vehicles.
- 7. The proposed landscaping for this project shall conform to the following standard CPTED measurements:
 - a. Maintain natural visible surveillance to building from parking lot and street.
 - b. Plants taller than 8 feet shall be trimmed up 4 feet from ground.
 - c. Plants under 8 feet shall be trimmed to allow ground level surveillance.

ADMINISTRATIVE SERVICES

AI	ADMINISTRATIVE SERVICES				
1.	By exercising this approval, the applicant hereby agrees to indemnify, hold harmless and defend the City, its officers, agents, elected and appointed officials, and employees, from any and all liability or claims that may be brought against the City arising out of its approval of this Site Plan Review to the fullest extent permitted by law.				



VIA EMAIL

August 5, 2025

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

Email: rcaguiat@ci.lathrop.ca.us

Subject: STDRC Recommendation for Amendments to Town Center DG/DS, Town Center NDP,

Redwood Café Site Plan Review and Amendment to Community Stadium CUP

(Amphitheater/Event Center)

Dear Rick:

The STDRC has reviewed the following documents within the Phase 1 River Islands Town Center:

- 1. Amended Town Center Architectural Guidelines and Design Standards (DG/DS)
- 2. Amended Town Center Neighborhood Development Plan (NDP)
- 3. Redwood Café Site Plan Review Application and associate materials
- 4. Amendment to Community Stadium Conditional Use Permit (Amphitheater/Event Center Use)

All of these documents were previously submitted to the City for review and processing. The STDRC voted unanimously to recommend approval of these documents to the Planning Commission at their August 20, 2025 meeting.

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

Sincerely,

Susan Dell'Osso

President

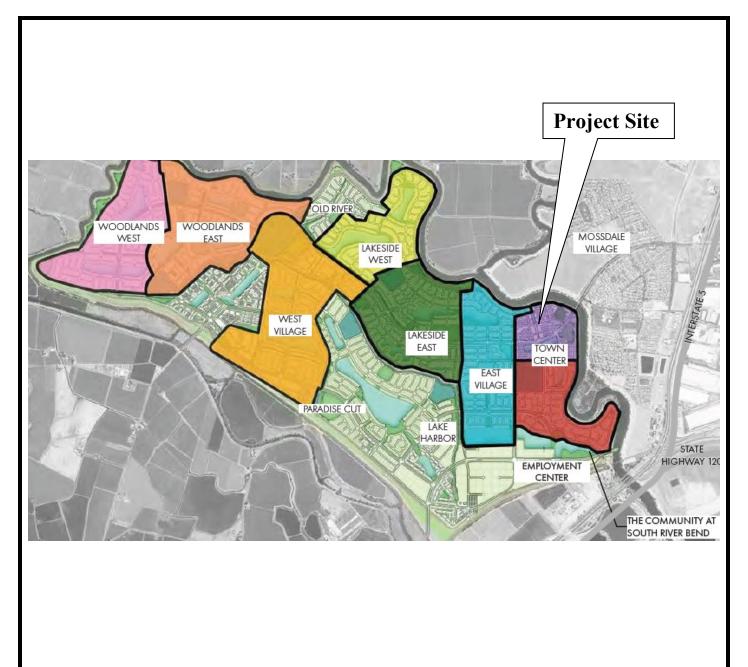
cc: Brad Taylor, City of Lathrop City Engineer

James Michaels, City of Lathrop Senior Planner Ed Short, City of Lathrop Chief Building Official Trent Dadalt, City of Lathrop Associate Planner

Robert Chen, Westwood Services

John Zhang, Westwood Services

Bill Koch, Westwood Services

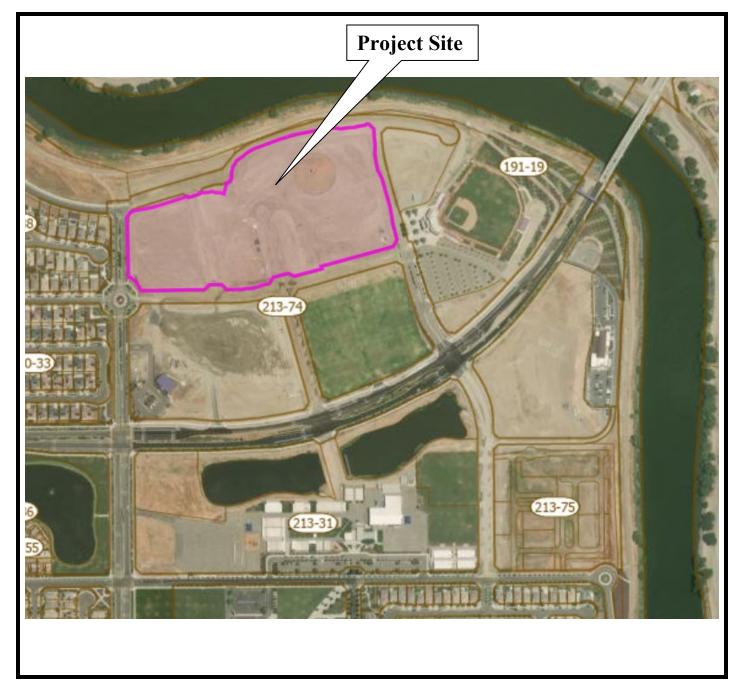


PLANNING DIVISION Vicinity Map



Neighborhood Development Plan NDP-25-99 Town Center District Amendments River Islands Phase 1



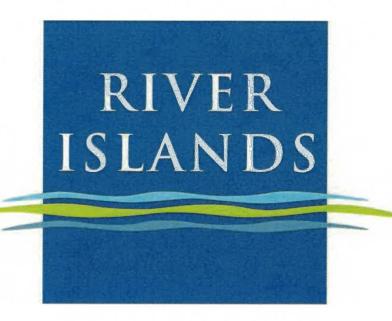


PLANNING DIVISION Vicinity Map



Site Plan Review SPR-25-89 Redwood Café and Event Center 1300 Riverfront Drive APNs: 213-740-01





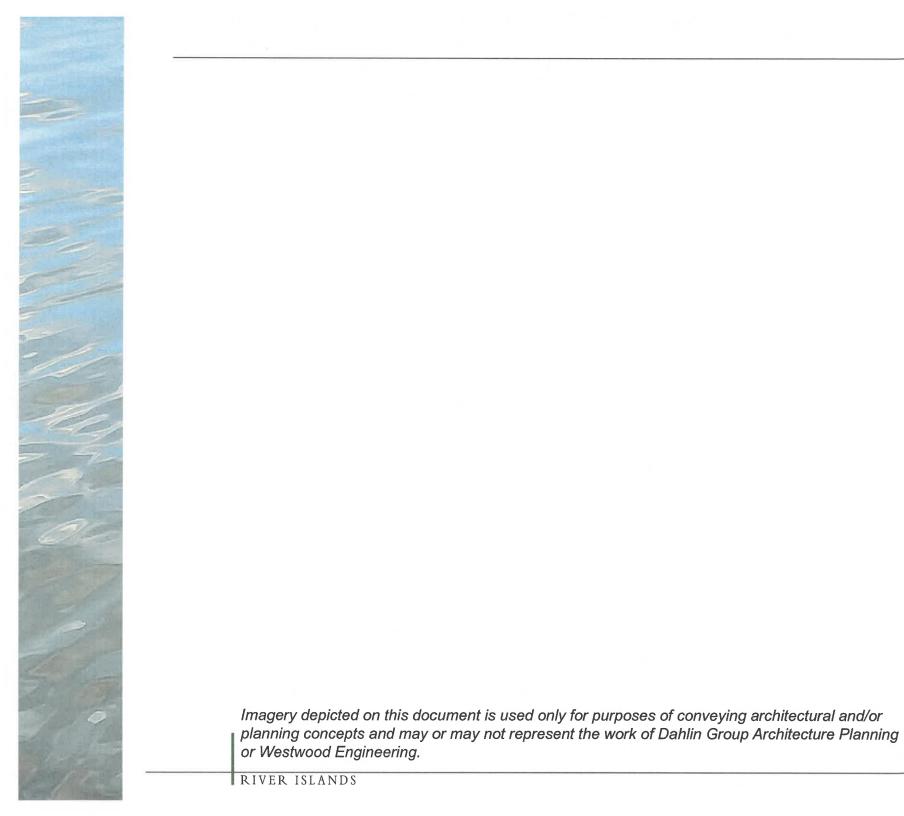
TOWN CENTER DISTRICT

JULY 29, 2025 REVIEW DRAFT Attachment 7

ARCHITECTURAL
DESIGN GUIDELINES

&

DEVELOPMENT STANDARDS



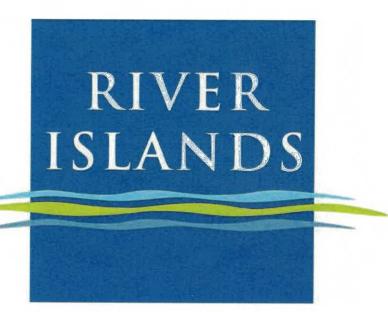
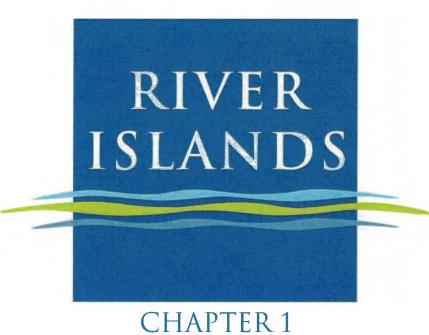


TABLE OF CONTENTS

CHAPTER 1 COMMUNITY OVERVIEW1	3.2 Mixed-Use Landscape25
1.1 Introduction3	3.2.1 Planting Design25
1.1.1 Purpose & Intent4	3.2.2 General Guidelines
1.1.2 Relationship to West Lathrop Specific Plan4	3.2.3 Lake Slopes
1.1.3 Language and Organization of Document4	3.2.4 Levee Landscaping28
1.2 Architecture Design Principles6	3.3 Site Furnishings/ Materials29
·	3.3.1 Fences29
1.2.1 Regional Precedents6 1.2.2 Three Architectural Districts7	3.3.2 Signage30
1.2.3 Energy Efficiency8	3.3.3 Landscape Lighting30
1.2.3 Energy Emiliency	3.3.4 Paving and Hardscape30
CHAPTER 2 ARCHITECTURE9	3.4 Landscape Construction Practices31
2.1 Design Guidelines11	3.4.1 Irrigation and Water Conservation31
2.1.1 Architectural Character	3.4.2 Soil Preparation and Mulching32
2.1.2 Streetscape11	3.4.3 Planting32
2.1.3 Building Materials and Colors12	
2.1.4 Town Center Architectural Themes12	CHAPTER 4 PROJECT IMPLEMENTATION35
Delta Agrarian	4.1 Project Implementation36
Tuscan Modern15	4.1.1 Stewart Tract Design Review Committee (STDRC)36
2.1.5 Specialized Facilities17	4.1.2 Consistency Requirements36
2.2 Development Standards18	4.1.3 Design Review Submittal Requirements36
2.2.1 Land Uses and Development Pattern 19	4.1.4 Minor Amendments to AG/DS Documents37
2.2.2 High Density Res. (HDR) Dev. Standards20	4.1.5 Development of Signage Program38
	APPENDIX39
CHAPTER 3 LANDSCAPE AND SCREENING 22	
3.1 Introduction24	Builder Identification Signs40
	Plant List
	Shared Parking Analysis52



COMMUNITY OVERVIEW This page left intentionally blank

1.1 Introduction

River Islands has been designed as the premier master planned community in Northern California. Its island location, on the San Joaquin River in Lathrop, provides a backdrop of nearly 5,000 acres for a mixed use community of 15,010 homes, nearly 5 million square feet of commercial space and seven schools. Such community recreational amenities as lakes, walking trails, parks and a boathouse are all part of the vision for all neighborhoods. The Town Center

District will contain up to 668 high density units and up to 500,000 square feet of commercial/retail/office space; this document is intended to provide a descriptive vision of this unique part of the River Islands master plan.

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

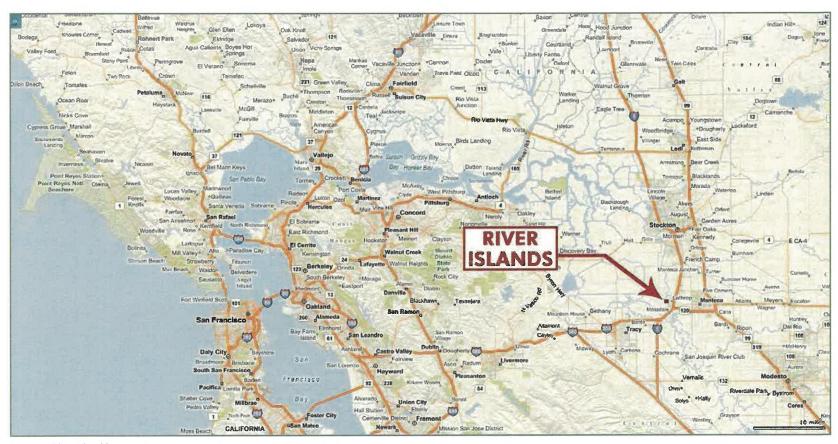


Figure 1.1 Location Map

1.1.1 Purpose & Intent

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

1.1.2 Relationship to West Lathrop Specific Plan (WLSP)

The West Lathrop Specific Plan (WLSP) provides the authority to which the River Islands AG/DS has been prepared. As described in the WLSP, each sub-area of each District or a District as a whole must have a set of written guidelines and standards for new development. The original AG/Document (approved in April 2024) applied to Areas 3, 4, and 10 of the Town Center District (see Figure 2.2 for a depiction of the areas); these initial areas shall be referred to as "Phase 1 of the Town Center District". However, the Town Center AG/DS and NDP are meant to be "living documents" that will be updated over time to meet the needs of the unique development anticipated for this District, by definition, mixed-use. This current version will amend Area 3, but also include Area 2. Each area not covered by this AG/DS document will require an amendment to provide additional detail to that area. No development permit (e.g. Conditional Use Permit, Site Plan Review) for uses outside of Areas 2, 3, 4, and 10 (Phase 1 of the Town Center District) shall be approved until the Planning Commission has approved an amended AG/DS document. Minor amendments however, may be approved by the Community Development Director as provided by the procedures outlined in the Project Implementation section of this document.

1.1.3 Language and Organization of Document

These DG/DS are divided into three major sections: Architecture; Landscape and Project Implementation. Architecture and Landscape are each further divided into Design Guidelines and Development Standards. Together, these will assure that developers and residents of the Town District have the necessary tools to implement the vision for this mixed use area of River Islands.

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

The Development Standards section addresses the particular design criteria, conditions and standards that shall be met when designing both residential and non-residential uses and landscapes associated with these uses. The Phase 1 Town Center AG/DS uses careful language to assist the STDRC and Lathrop City staff in reviewing design proposals. The words, "shall", "will", and "must" are to be implemented requirements. All development standards intended to supplement the WLSP's and City of Lathrop's zoning requirements use this language.

The Project Implementation Section will guide developers, builders and residents through the approval and permit process.

Figure 1.2 River Islands District Diagram (Currenty Approved)

1.2 Architecture Design Principles

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

1.2.1 Regional Precedents

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

River Edge

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

River Delta

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



Mediterranean Climate

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

Delta History & Culture

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

1.2.2 Three Architectural Districts

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

Residential District

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

Employment Center District

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

Town Center District

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

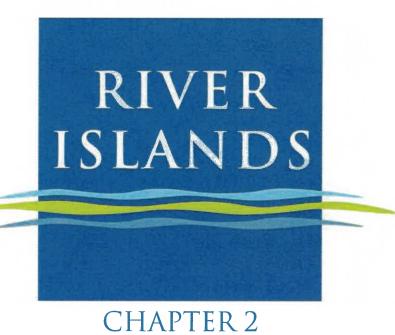
Residential areas of the Town Center may follow the guidelines for the residential district described previously, or may show the influence of riverfront industrial buildings, or Victorian estates. Individual development proposals will be considered by the Stewart Tract Design Review Committee on the effectiveness with which they create an architectural richness in the Town Center that mimics traditional riverfront towns. This document will introduce a new architectural theme to this end.

Civic buildings, such as schools and city offices, can be special architectural features of the Town Center. They may be traditional or modern in architectural treatment. The construction of the Lathrop Police Station utilizes a more traditional feel, compatible with the previously constructed Islanders Field baseball stadium. Both use neo-traditional elements, including brick and stucco facades. It is expected that this theme and compatible themes will continue throughout the District.

1.2.3 Energy Efficiency

All buildings within River Islands should be designed to conserve energy as required by the State of California's CALGreen Code. Among the methods that should be considered are:

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



ARCHITECTURE

2

This page left intentionally blank

2.1 Design Guidelines

2.1.1 Architectural Character

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

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

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

Buildings covered by this AG/DS document (Areas 2, 3, 4 and 10 of the Phase 1 Town Center are either designed with a "Delta Agrarian" architectural theme or Tuscan Modern architectural theme. Both themes are more thoroughly described in this section. Both Islanders Field and the Lathrop Police Station have already theme. Both constructed with this architectural Amphitheater and the Islanders Way Apartment/Condo Buildings (located between Marina Drive and Lathrop Landing Community Park), are being designed with the Delta Agrarian theme. Future phases of the Town Center may implement other architectural themes that will require an amendment to this document.

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

2.1.2 Streetscape

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

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

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

2.1.3 Building Materials and Colors

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

Delta Agrarian:

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

Tuscan Modern:

- 1. Use of stucco as a primary exterior element along with stone veneer.
- 2. Accent materials shall be primarily metal for trellises and window accents along with wood beams.
- 3. Primary building colors shall be neutral/lighter in nature with accent colors being darker in contrast, but compatible with the main structure color.
- 4. Roof materials shall be tile of Italianate/Mediterranean style.

2.1.4 Town Center Architectural Styles

In contrast to other districts in River Islands that are largely residential in nature, the Town Center District is meant to be a mixed use area of various land use types, including medium and high density residential, commercial, retail, office, government and recreational uses. As noted, the Delta Agrarian Theme will be employed as the baseline architectural style for the Town Center, in the same vein as Islanders Field and the Lathrop Police Station. This document will add the Tuscan Modern style for retail/ commercial uses and others may be added in the future.



Islanders Field



Lathrop Police Station

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

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

Delta Agrarian Theme

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

Exterior Features

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

Enhanced

Elements	Minimum		

Elelliellie	7411111111111111	Emmanicoa
Form	-Multi-storied form with varied facade depth (multi-family, commercial, office), including single story buildings -Maximum 30' continuous facade plane -Roof line broken up by rounded or square tower elements.	-Simple exposed structural members on exterior of structure
Roof	-Flat rectilinear roofs or barrel vault roofs of varied height -Rooftop equipment screened or kept out of site from pedestrians. Screening materials to reflect Agrarian Railroad Industrial character	-Horizontal accent band or metal trim incorporated into parapet design
Walls	-Use of at least two or more exterior materials or colors -Consistent use of horizontally oriented materials	-Asymmetrical facade massing employing two or more materials
Windows	-Divided light window -Single hung window -Dark window frames	-Inset windows -Storefront glazing
Details	-Exterior details with exposed structural elements -Horizontal accent bands on facades -Ornamental light fixtures of industrial character	-Vertical or Horizontally oriented metal lattice elements. -Exposed trusses

Delta Agrarian Design Images



Union Pacific Railroad Bridge

Dell'Osso Farms



Lathrop Police Station



Islanders Field Stadium



Bradshaw's Crossing Bridge over the San Joaquin River

Agrarian Kit of Parts

Form



Height variation



Vaulted roofs



Column articulation

Details

Columns

Materials



Metal Overhang



Accent Band



Metal Lattice

Roofs



Flat Profiles



Height Variation



Plane Change

Light Fixtures

Railing



Horizontal Thin Metal



Horizontal



Vertical Metal



Exposed Wood Column



Overhang Column



Column with exposed bolts

Windows



Single Hung



Divided Light



Dark Window Trim



Brick



Stucco



Wood Panel Siding



Dark paint or steel

Tuscan Modern

The Tuscan Modern theme (applicable to Area 2 of the Town Center) blends the rustic charm of traditional Tuscan design with the simplicity of modern aesthetics and materials. The use of modern materials to achieve the "Tuscan look" can be utilized to create a warm, inviting space that feels both historic and contemporary. Key elements include a lighter, earth tone rich color palette, natural materials, and a mix of rustic and modern detailing.

Exterior Features

Tuscan Modern is characterized by functional rectilinear forms enhanced with arches. The primary exterior mass is characterized by stone and stucco (as a modern material). Roofs utilize concrete barrel tile at a medium to low pitch. Accent elements can include both metal and wood. Height variation typically achieved with a tower element.

Elements	Minimum	Enhanced
----------	---------	----------

21011101113	1700111111111111	Aimidited
Form	-Single to multi-storied form with use of arches in building facade and windows. -Rectangular continuous form broken by courtyards, archways and similar elements.	-Simple exposed structural members on exterior of structure such as a metal trellis. -Open archways that frame outdoor spaces and exterior walls.
Roof	-Low to moderate pitched gable roof structure using tile roofing materialsRooftop equipment screened or kept out of site from pedestrians. Screening materials to reflect a Tuscan character or hidden inside roof structure.	
Walls	-Consistent use of no more than two primary exterior colors -Consistent use of wall materials such as stucco and stone work.	- Faux finishes for stucco work to approximate aged plaster.
Windows	-Fixed or divided light windows -Recessed window frames -Use of wood shutters	-Inset windows -Use of decorative window panes.
Details	-Exterior details with exposed structural elements such as wooden beamsOrnamental metal work (faux wrought iron)	-Vertical oriented lattice elements. -Large entry doors with mix of wood and metal accents.

Tuscan Modern Examples

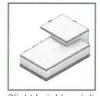


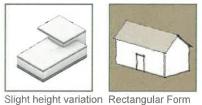




Tuscan Modern Kit of Parts

Form

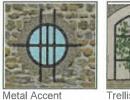








Details







Roof





Roof Tile

Light Fixtures

Pitched Gables







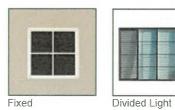
Stucco

Columns





Windows



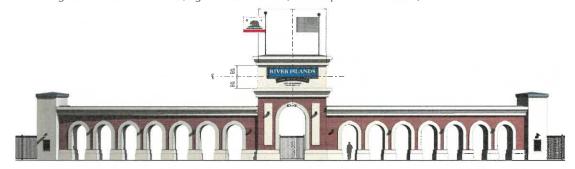




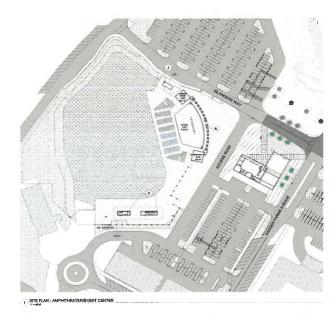
Column

2.1.5 Specialized Facilities

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



AMPHITHEATER ENTRY FEATURE - ELEVATION (SOUTH)



AMPHITHEATER SITE PLAN

2.2 Development Standards

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

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

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

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

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

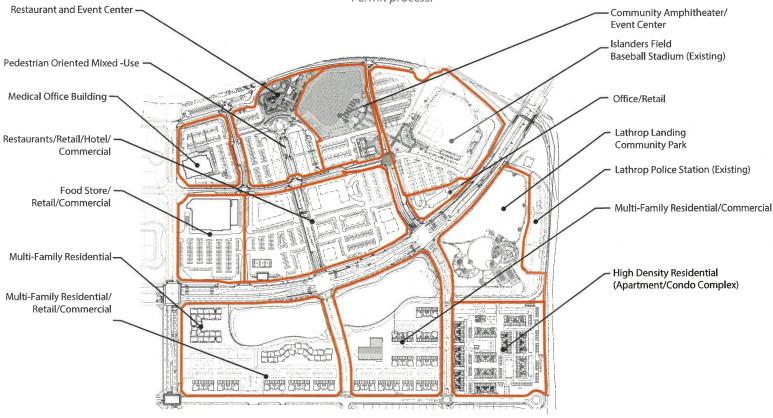


Figure 2.1 Town Center Conceptual Plan subject to change with future development (pending amendment to this document)

2.2.1 Land Uses and Development Pattern

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

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



Lotting/Development Summary



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

Town Center Development Summary						
	Gross Acres	Net Acres	Dwelling Units	Non-Residential Square Feet	Residential Density (DU/AC)	Non- Residential Intensity (%)
Area 1	4.6	3.7		40,000	-	25%
Area 2	6.8	6.0	64	33,100	21	13%
Area 3	7.4	6.4		15,598	-	6%
Area 4	13.2	10.1		5,700	-	1%
Area 5	1.0	0.8		40,000	-	122%
Area 6	4.9	3.7		63,700	-	39%
Area 7	6.4	4.9		36,200	-	17%
Area 8	10.7	8.3	274	22,000	33	6%
Area 9	7.4	5.7	110	23,500	19	9%
Area 10	9.1	7.0	220	-	32	-
Totals	71.5	56.6	668	279,798		

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

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

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

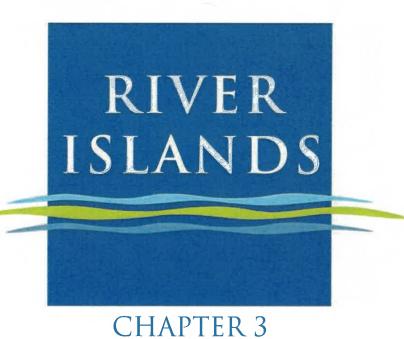
Lotting of planned units shall be submitted for STDRC review prior to the submittal of a Site Plan Review application to the City for review. Since there are a wide range of product types for this classification, each site plan shall be reviewed on a case by case basis.

Table 2.1 Summary of High Density Residential Development Standards

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

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

This page left intentionally blank



LANDSCAPE &
SCREENING
GUIDELINES
AND STANDARDS

This page left intentionally blank

3.1 INTRODUCTION

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

The River Islands Town Center District should reinforce the overall theme of River Islands, with an urban community that feels as if it grew within the context of the California Delta as a corridor between the rural agricultural and country living of the San Joaquin Valley. The concept seeks to blend the modern multi-family development and commercial spaces into the historical land use of the natural environment of the Central Valley's farm land and the surrounding waterways, which give such life to the environment. This theme may be expressed through use of orchard-style planting, wildlife-attracting hedgerows, riparian-type planting, abundant trees, and durable, long-lasting materials that convey a genuine sense of place. The City of Lathrop Municipal Code, Chapter 17.92: Landscape and Screening Standards and the City of Lathrop Design and Construction Standards provide additional requirements for landscape. Where documents differ, these Builder Guidelines and Standards shall apply.



Typical streetscape planting along multi-family buildings



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

3.2 MIXED-USE LANDSCAPE

3.2.1 Planting Design

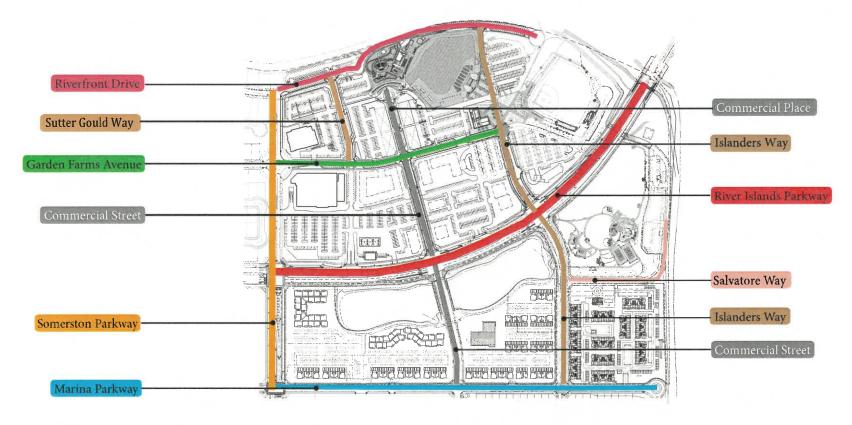
Guidelines

- Planting themes have been selected to mimic existing characteristics and habitat of the delta waterways and vegetated agricultural hedgerows. Plant material selection should strongly consider the use of drought-tolerant, durable and long-lived species that give the appearance and imagery of the Delta Valley. Species should be well adapted to the climatic conditions and soil types typical of the River Islands Development. Robust evergreen shrub species intermixed with flowering native shrub species are strongly encouraged. Large naturally shaped flowering shrubs species should be selected to mimic the image of traditional hedgerows typical of the surrounding agricultural region. Flowering species that create year round interest are of high preference.
- Landscape design should emphasize the use of nectar-producing and flowering plants that supply food, shelter and breeding habitat for beneficial insects that pollinate edible crops and control pests. Gardens for butterflies, hummingbirds, and native bees are encouraged.
- Landscape design should provide effective screening of retaining walls, utility enclosures, utility cabinets, or service areas to reduce negative visual impacts. Screen landscaping should incorporate evergreen plant species in order to maintain year-round leaf cover.
- Plant selection should avoid the use of tree species with invasive root systems near utility lines and paving and avoid the use of nonnative, invasive species that may spread into open space areas. All plants should be carefully selected to avoid toxic species that could be harmful to children or cause allergic reactions.
- Low groundcover of robust evergreen species should be used for ground plane landscape, as an alternative to turf. Turf should only be used for high use areas and the selected turf should be a deep rooting variety or a California Native variety. The use of turf should

- follow the guideline and requirements as described in AB1881.
- Plants with higher water demands should be located in shade or where more runoff occurs.
- Landscape around buildings should be designed to provide shading in the summer months and solar access during the winter. Planting deciduous trees next to buildings will reduce ambient temperature, reduce heat gain, and allow for cooler natural ventilation. Deciduous trees and vines in front of south-facing walls and windows will further cool buildings by intercepting sunlight during summer months, yet allow direct sunlight during the winter.
- Energy-efficient landscaping techniques are encouraged such as use of local materials, on-site composting, and chipping to reduce green waste hauling.
- Structures such as trellises and porticoes may be incorporated into the building/landscape edge, especially on south- and west-facing exposures, to provide shade in the summer and allow solar penetration when the sun is at a low angle in the winter.

Standards

- All private areas visible from public parks, streets, alleys or lakes shall be landscaped by the Builder/Developer. Property owners shall be responsible for private yard areas enclosed within fences.
- Landscape plans for all areas where the builder is required to install landscaping shall be prepared by a landscape architect registered to practice in the State of California.
- Landscape construction practices shall adhere to the provisions in Section 3.4, below.
- Landscaping and screening standards from Lathrop Municipal Code Section 17.92.030 shall be met for all commercial developments.



STREET TREE LIST BY CONNECTOR STREET

STREET

Marina Drive

Garden Farms Avenue

Islanders Way

River Islands Parkway

Riverfront Drive

Somerston Parkway

Salvatore Way

Sutter Gould Way

BOTANICAL NAME

Tilia c. 'Greenspire

Ulmus p. 'Drake'

Zelkova s. 'Green Vase'

Acer rubrum 'October Glory'

Ouercus coccinea

Malus x. 'Prairie Fire'

Quercus lobata

Ulmus p. 'Drake'

Tilia c. 'Greenspire'

COMMON NAME

Little-Leaf Linden

Chinese Elm

Green Vase Zelkova

October Glory Red Maple

Scarlet Oak

Prairie Fire Crab Apple

Valley Oak

Chinese Elm

Linden "Greenspire"

ACCENT TREE LIST

BOTANICAL NAME

Cercis occidentalis Chitalpa tashkentensis Lagerstroemia indica

Prunus c. 'Krauter Vesuvius' Prunus serrulata 'Kwanzan'

COMMON NAME

Western Redbud Chitalpa Crape Myrtle

Purple Leaf Flowering Plum Kwanzan Flowering Cherry

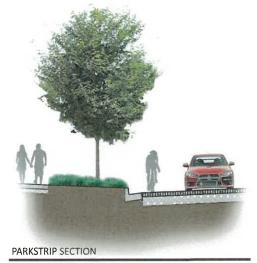
Note: These species are for reference and are not intended to by the only type of accent trees. See Appendix for additional species.

Figure 3-1: Street Tree Master Plan

LANDSCAPE 26

PARKWAY STRIP MASTER PLANT LIST

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



NOT TO SCALE

PARKWAY STRIP PLANT LIST

BOTANICAL NAME

Juniper

Coprosma p. 'Verde Vista' Cotoneaster dammeri 'Coral Beauty' Arctostaphylos 'Pacific Mist' Cistus Salvifolius Myoporum parvifolium Rosa x 'Noaschnee' Rosmarinus offic. 'Huntington Carpet' Huntington Carpet Rosemary Teucrium chamaedrys 'Prostratus' Rosmarinus O. 'Prostratus'

COMMON NAME

Juniper Coprosma Bearberry Cotoneaster Manzanita Sageleaf Rockrose Australian Racer Flower Carpet White Rose Germander Dwarf Flosemary

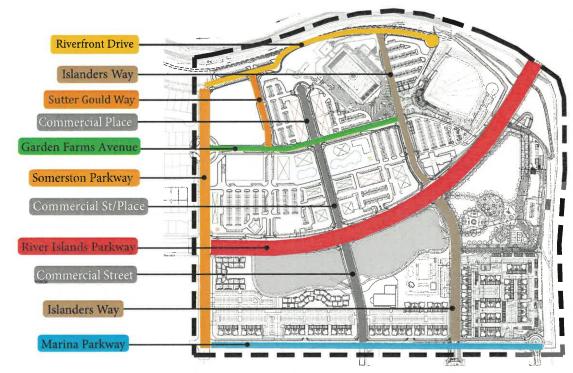


Figure 3-2: Parkway Strip Planting Master Plan

3.2.2 General Guidelines

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

Standards

- Landscaping for all common areas shall be installed by the Builder.
- The Builder shall design common area landscape for all properties. These areas shall include a minimum of one street tree for every 40 lineal feet of frontage and shall comply with Lathrop Municipal Code regulations for parking lots, landscape areas, and hardscape areas and shall match the species and size of the adjacent street trees or as indicated in Figure 3-1. Additional "accent" trees installed outside of the park-way strip areas may be of a different species (refer to figure 3-1 for a list of acceptable "accent trees").
- Other common areas shall be planted with shrubs and perennials that enhance habitat values and maintain an attractive year-round appearance along the street.
- All common areas shall be maintained by the property owner.
- Irrigation shall be provided for all planted areas (see Section 3.4). The Builder shall install irrigation for all areas that they landscape. After construction, property owners shall be responsible for irrigation of all common areas and adjacent parkway strips.

3.2.3 Lake Slopes

See Section 3.3 for fencing requirements along lakes.

Guidelines

- · Areas adjacent to lake slopes should contain a minimum of trees planted at 40 lineal feet on center.
- For lakeside parcels, the slope area from the rear yard fence to the lake edge should be planted in informal drifts of shrubs, grasses and perennials. Plant material should be located to maintain views of the water, with higher planting allowed on lower terraces and shorter species on upper portions of the slope. No trees are allowed within the slope areas outside of the 6' tubular steel fence.

Standards

- Areas of parcels adjacent to the lake (from back side of parcels view fence to lake edge) shall be landscaped and mulched (with bark or gorilla hair) by the Builder. This includes view fencing installation at the top of rear yard slopes and side yard fencing installation.
- Developer may install pilasters at a consistent interval along the lake edge (see Figure 3-4). (Builder may install with the consent of the Developer).
- Irrigation shall be provided for all planted areas (see Section 3.4). The Builder shall install irrigation for all areas that they landscape. After construction, property owner shall be responsible for irrigation of all common areas and adjacent parkway strips.

3.2.4 Levee Landscaping

Standards

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

3.3 SITE FURNISHINGS/ MATERIALS

3.3.1 Fences

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

Guidelines (All Uses)

- In general, fencing should be designed to be natural-appearing and durable, compatible with neighborhood character, and reflective of the "Delta Agrarian" character of River Islands.
- Fencing should be made from high quality materials, be of durable construction, and present a "finished" appearance from adjacent properties.
- Solid side lot privacy fencing that intersects open space view fencing should not exceed 5 feet in height within the rear setback.
- To reduce their visual prominence, fences should be used in combination with tree, vine, shrub, and hedge planting.

Fencing Legend

6' Tall Open View Fence (6' Tall Tubular Steel) Solid and Open Fencing Elements (to be determined at Site Plan Review/Conditional Use Permit) Security/View Fence (Determined at Apartments/ Condo Site Plan Review)



Figure 3-3: Fencing Locations

Standards (All Development)

- In sloping areas visible from public streets or public use areas, fencing shall step down the slope. Fencing may slope with the grade in areas that are outside of public view.
- On corner parcels, front fencing shall be continuous along the front and side property line. Where slopes occur, fencing shall be installed along the top of slope. For corner parcels, side parcel fencing along street frontages should be located a minimum of five (5) feet from the sidewalk where possible.
- Maximum unbroken length of side parcel fences should be 100 feet for adjacent street-facing lots. Fencing can be reduced in height at corners as required to allow for traffic safety and visibility.
- Security fencing shall be provided around pool and spa areas in compliance with all applicable codes and ordinances.
- Barbed or razor wire, chain link and plastic/vinyl fencing is prohibited on a permanent basis. Security chain link may be used as temporary construction fencing.

3.3.2 Signage

- Temporary signage to market the sale of parcels/spaces to be provided by River Islands. Signage should conform to the signage types and hierarchy described in the Appendix for residential uses.
- Permanent signage for uses within the Town Center and individual structures shall be established with the procedure included in Section 4.1.5 under Project Implementation. The City may provide conditions of approval with initial developments within the Town Center until a full Signage Program is created and implemented.

3.3.3 Landscape Lighting

Guidelines

 Landscape lighting should be designed to be hidden from direct view and to minimize glare and impacts to adjacent land uses, especially residences. Low-level, pedestrian-scale fixtures should be utilized to the degree possible.

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

3.3.4 Paving and Hardscape

Guidelines

- Textured or stamped concrete/asphalt shall be used on the sidewalk on Commercial Street north of Garden Farms Avenue and in high traffic pedestrian crossings as determined by the City Engineer
- Raised crossings (tables or undulations) shall be be employed to increase pedestrian safety. Additional treatments may be proposed in the future for pedestrian oriented Commercial Street corridor north of Garden Farms Avenue.
- The general intent of pavement design is to provide an aspect of permanence with subtle textural variety using materials that appear related to the natural landscape. Brightly-colored and highly reflective materials are not acceptable. Pervious paving is encouraged to the extent feasible.
- · Use of enhanced paving materials (exposed aggregate, broom finish, integral color, unit pavers, stamped concrete, and bricks, etc.) is encouraged.
- Planting areas are recommended between pavement and walls or fences. Concrete areas on the landscape plans should be designated with surface finish, color, expansion joints, and score joints. Expansion and score joints help isolate cracking locations in concrete and should occur 8 feet on center (max.) in each direction.
- Selected paving color/albedo should meet a minimum SRI (Solar Reflective Index) value of 29 in order to aid in reducing the heat island effect (note: typical grey concrete usually falls between 38-52).

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

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

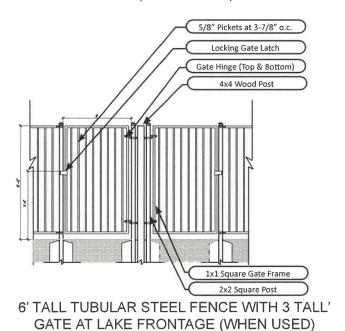


Figure 3-4: Prototypical Fence Conditions (For Builder)

3.4 LANDSCAPE CONSTRUCTION **PRACTICES**

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

3.4.1 Irrigation and Water Conservation

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

Guidelines

- The irrigation system should be designed to conserve water resources by efficiently and uniformly distributing water. Designs should be based upon applicable California Department of Water Resources ordinances and tailored to the climate of the City of Lathrop.
- Use of low volume spray heads and drip irrigation systems should be maximized. New irrigation techniques and drip irrigation systems should be used to ensure more efficient delivery of water.
- · Irrigation design should accommodate hydrozones accordingly, separating high, medium and low water-use plants. Trees should be put on a separate system, specifically in lawn areas, and shrubs and trees should be irrigated with a drip or bubblers to provide deeper, more even watering and promote water conservation. Systems should also be separated by sun exposure, i.e., north/east exposures versus south/west exposures.
- Turf and groundcover should be irrigated with a conventional rotary nozzle spray system, using head-to-head spray coverage. In-stem pressure regulation and check valves are required on all heads. To effectively meet the intent of the state of California's conservation effort sub-surface drip irrigation should be the primary irrigation method. No above ground irrigation distribution method should be incorporated in areas less than ten feet (10") wide and shall maintain a twenty-four inch (24") offset from all pavement surfaces that drain directly to catchbasins.

- The irrigation controllers should be programmed according to the water needs of plants on each circuit, with consideration of the time of year and plant maturity. If precipitation rate exceeds the soil absorption rate, multiple shorter cycles should be programmed as required to allow absorption.
- · Automatic irrigation controllers should be automatically adjusted using, at a minimum, daily ET (Evapotranspiration) rates and preferably hourly ET with an onsite rain shut-off device. Should an ET based controller not be utilized an onsite rain sensor with active moisture sensor may be used.
- All parcels should be installed with an automatic master valve at the irrigation point of connection in conformance with AB1881 (MWELO)
- · Main lines should have 18" of cover.
- Irrigation valves should be screened from view from the street by landscaping or other attractive site materials.
- · Irrigation systems should be monitored regularly for proper operation, leaks and broken heads, adjustment of controller programming, and elimination of excessive over spray and runoff.

Standards

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

3.4.2 Soil Preparation and Mulching

Standards

- · Finish landscape grading by Builders after construction of buildings, if required, shall maintain or re-establish the overland release per the design intention of the Developer's Civil Engineer. Builders shall be responsible for maintaining proper drainage without creating depressions or dams.
- Builders should require an Agricultural Suitability Soil Test. The soils

- should be tested for agricultural suitability, parasitic nematodes and herbicide or deleterious contamination. The test should be completed by a reputable testing agency and should include recommendation for amendments, soil conditioners, pH correction, and fertilization.
- Subsequent to installation of underground utilities, soil compacted by construction should be rototilled to a minimum depth of eight (8) inches. In order to prevent interface layers between import topsoil and native soil, native soil should be broken up by ripping or rototilling to a depth of 8 to 12 inches before the addition of import topsoil or amendment.
- · All planted areas should be amended to provide for an optimum growing media for most plants.
- · Amendments (e.g. nitrolized compost, gypsum, soil sulphur, fertilizer, iron sulfate, etc.) should be rototilled into the soil to a depth of 4 to 6 inches. Amendments are more effective when thoroughly incorporated into the soil. Avoid staining when using ferrous sulfate as an amendment by washing off all hardscape immediately after applying or mixing.
- · At all planting areas except lawns, a minimum of two inches of organic mulch shall be applied on top of the soil surface after planting in order to cool the soil surface, reduce evaporation, and suppress weed growth. Organic mulches, including wood chips, shredded bark, and other commercially available mulches are preferred to inorganic materials. Organic mulches should not be dyed an artificial color, but should be a natural brown or dark brown in color. Permanent visible applications of inorganic sheeting, fabric, netting, etc. are not acceptable.

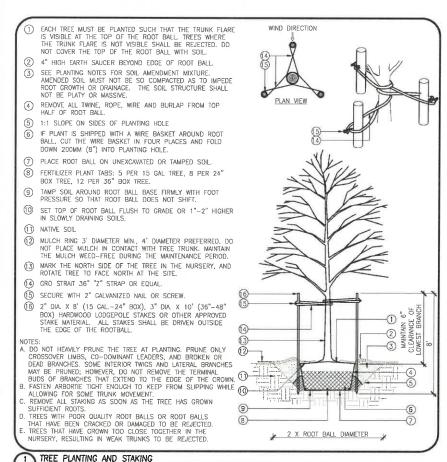
3.4.3 Planting

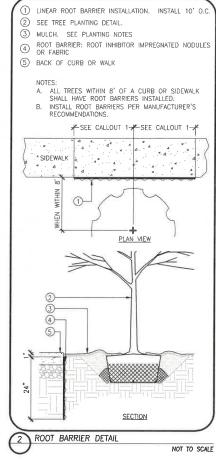
Standards

 Plant materials shall be selected from Appendix: Plant Selection Guide. Substitutions or additions may be considered by the DRB based on the suitability of the species in terms of similarity of form, adaptability, tolerance to site soils, climatic conditions or water quality, or other pertinent characteristics.

- Plant sizes and spacing shall comply with the specifications noted on Appendix: Plant Palette and shall be sufficient to provide healthy growth, attractive appearance, and full coverage of planting areas when plants are mature. In general, size and spacing requirements are as follows:
- Parcel tree: Size to match adjacent street tree (24"box); spacing per requirements in Section 3.2 above.
- Other trees or side/rear parcel trees: 15 gallon min.; spacing varies.
- Hedgerows: 5 gallon; 36" o.c. or as needed to create hedge, given anticipated growth pattern
- Other shrubs: 5 gallon; 48" o.c. or as needed for full cover, given anticipated growth pattern.
- Groundcovers for habitat and border planting: 1 gallon; 18" o.c. or as needed for full cover, given anticipated growth pattern.
- Smaller groundcovers or perennials for parkway strips or parcels: 1 gallon; 12" o.c. or as needed for full cover, given anticipated growth pattern.
- Riparian planting for lakeside slope area: see Figure 3-2.
- See Figure 3-5 for tree and planting details.







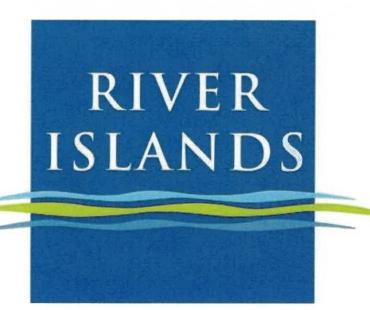
(1) CROWN 2" ABOVE GROUND (2) FERTILIZER PLANT TABS: 1 PER 1 GAL, 3 PER 5 GAL (3) BACKFILL MIX (SEE PLANTING NOTES) (4) ROOTBALL (5) SCARIFY BOTTOM OF HOLE SHRUB PLANTING NOT TO SCALE

1 SHRUBS SHRUBS SHALL BE TRIANGULAR SPACED PER O.C. SPACING ON PLANTING LEGEND AND/OR PLANTING 1/2 SPACING FROM EDGE OF WALK, BACK OF CURB. OR BUILDING FACE.

SHRUB SPACING NOT TO SCALE

NOT TO SCALE

Figure 3-5: Planting Detail



CHAPTER 4

PROJECT IMPLEMENTATION

4.1 Project Implementation

4.1.1 Stewart Tract Design Review Committee (STDRC)

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

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

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

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

4.1.2 Consistency Requirements

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

- 1. City of Lathrop Comprehensive General Plan (as amended)
- 2. West Lathrop Specific Plan (as amended)
- 3. River Islands Phase 1 Urban Design Concept (UDC)
- 4. City of Lathrop Development Title (zoning and subdivision ordinances)
- 5. River Islands Development Agreement and Performance Standards
- 6. Vesting Tentative Map No. 3694 Conditions of Approval (as amended)
- 7. Town Center District Neighborhood Development Plan (NDP)
- 8. Adopted River Islands Conditions, Covenants and Restrictions (CC&Rs), if applicable

4.1.3 Design Review Submittal Requirements

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

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

- by these guidelines for buildings adjacent to major streets and project features which are exposed to the public.
- 3. Conceptual on-site and off-site landscaping plans.
- 4. Preliminary Color Palette & Materials (can be submitted in a "board" format or electronically).
- 5. Conceptual Streetscape Plan (for residential projects) shall show all proposed models and architectural themes on one elevation in color to depict the representative streetscape.
- 6. Parking Lot plan and parking details, including lot lighting.

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

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

The STDRC will submit a written recommendation letter and minutes reflecting the STDRC action to the applicant and to the City of Lathrop and any other applicable agencies after its review. The Master Developer may also provide a separate recommendation letter based upon the STDRC's recommendation as may be required by CC&Rs or individual agreements between the Master Developer and the applicant.

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

4.1.4 Minor Amendments to AG/DS Document

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

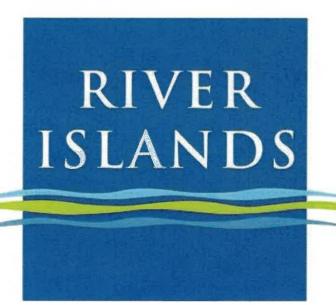
- Simple edits or clarification to text and figures that do not change the meaning or intent of the document;
- Revisions in the configuration, orientation, and size of building footprints, parking areas, recreational amenities, and landscape areas for a site plan as long as minimum standards are met;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

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

4.1.5 Development of Signage Program

Prior to the City's approval of any pedestrian oriented mixed-use and/or retail area in the Town Center, the STDRC shall review and the City shall subsequently review and approve a Signage Program for the Town Center that shall include the following elements:

- 1. Location Map a map showing the location of each type of signage being employed.
- 2. Area Signage Guidelines the guidelines shall include details (size, colors, materials, etc.) of proposed pylon and monument signs.
- 3. Retail Building Signage Guidelines guidelines of the size, type and character of signage on buildings within retail centers or mixed-use centers including retail/commercial uses.
- 4. Wayfinding Signage the master developer shall provide sign details and locations for signage used within the Town Center to direct visitors/patrons to various from outside the Town Center.



APPENDIX

Builder Identification Signs (Residential Projects) Builders are to choose from 3 style options as shown on following pages.

River Islands Builder Site Signs Option 1

Scale: .5''=1'

AMERICAN TRADITIONAL Black Steel Fence,

Digital Print on Aluminum



4'-6"

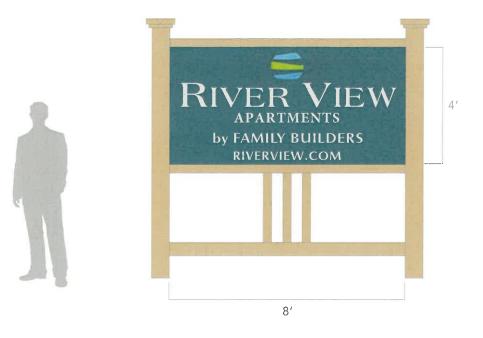
River Islands Builder Site Signs Option 2 Scale: .5''=1'

CRAFTSMAN COTTAGE

Wood Frame with Pickets,

Digital Print or

Blasted Sign Foam



River Islands Builder Site Signs Option 3a Scale: .5''=1''CALIFORNIA RANCH Wood Frame with Pickets, Digital Print or Blasted Sign Foam RIVER VIEW APARTMENT HOMES by FAMILY BUILDERS RIVERVIEW.COM

This page left intentionally blank

Plant List

sdi		nterior			- 18		nego				1.5		
ape rankway amp	ş	rale (Int			irrips	Lake							
	Media	Bio-Swale	800	1	Nay S	Yard	9						
	N edo	d.)	Oper	15	Park	Redr	1						
26	eelsc	eelscape ree Rd.)	d a	Just	Tract	Tract	11						
	- 5	8.5	20	3	Ė	EE	1 4	Helphina (Saku)		Tentilities	List W. Halle	V (in I)	
1					_						Trees	de la company	The state of the s
			4					Acer buergerlanum	Trident Maple	20'-25'	20'-25'	М	
								Acer x freemanii 'Autumn Blaze'	Maple, 'Autumn Blaze'	40'-50'	40'	M	
								Acer macrophyllum	Big Leaf Maple	30'-75'	30'-50'	Н	
								Acer negundo var. californica	California Box Elder	30'-50'		M	
			777	200				Acer rubrum 'Armstrong', 'October Glory', Redpointe'	Armstrong Red Maple	40'-50'	15'	Н	
-			_					Aesculus californica	Buckeye	20'-30'	20'-30'	VL	
-	_			-	_	_		Aesculus carnea Alnus rhombifolia	Red Horsechestnut	40'	30'	М	
						-		Arbutus unedo	White Alder Strawberry Tree	8'-25'	8'-25'	ι	
						_		Arbutus 'Marina'	Marina' Strawberry Tree	20'-30'	20'-30'	Ĺ	
								Arbutus marina - 'Multi-trunked'	Strawberry Tree	15'-30'	15'-20'	Ĺ	Dark green oblong foliage with rosy pink fall flowers
								Betula jacquemontii (Betula utilis jacquemontii)	White Barked Himalyan Birch	40'-60'	25'-30'	H	2 am 3. am and the control burn to the control of t
			150					Carpinus betulus 'Fastigiata'	European Hornbeam	40'	30'	M	
			EPE I					Catalpa speciosa	Western Catalpa	40'-60'	20'-40'	M	
								Cercidium x 'Desert Museum'	Desert Museum Palo Verde	20'	20'	Ş	
								Cercis canadensis 'Oklahoma'	Eastern Redbud	25'-35'	25'-35'	M	
								Cercis accidentalis	Western Redbud	10'-20'	10'-20'	VL	
								Cercis occidentalis - 'Multi-trunked'	Western Red Bud	12'-18'	10'-18'	L	Blue-green foliage with magenta flowers
								Cercocarpus betuloides	Island Mountain Mahogany	5'-20'	5'-20'	VL	
_								Chilopsis linearis 'Monhews'	Timeless Beauty Desert Willow	15'-20'	15'-20'	٧L	Fragrant showy purple flowers
-					_			Chionanthus retusus	Chinese Fringe Tree	20'	15'	M	146
-				-				X Chitalpa tashkentensis	Chitalpa	30' 25'	30' 20'	L	White to pale or dark pink flowers
\dashv				-				Crataegus phaenopyrum Cupressus arizonica	Washington Hawthorn Arizona Cypress	40¹	20'	M VL	
\dashv	_			\rightarrow	_	-		Cupressus sempervirens	Italian Cypress	40'- <i>7</i> 0'	10'-20'	M	
\neg			22	-				Ginkgo biloba 'Autumn Gold' (Male only)	Ginkgo, 'Autumn Gold'	35'-40'	25'-35'	M	Use male only varieties
\exists								Gleditsia tricanthos inermis	Thornless Honey Locust	25'-50'	25'-50'	Ľ	oso maio omy ranonos
								Koelreuteria paniculata	Goldenrain Tree	20'-35'	25'-40'	M	
								Lagerstroemia indica 'Dynamite'	Crape Myrtle	15'-25'	15'-20'	L	Red Flowers
								Lagerstroemia x fauriei 'Natchez'	Crape Myrtle	20'-30'	15'-20'	L	
								Lagerstroemia x faurei 'Natchez' - 'Multi-Trunked'	Natchez Crape Myrtle	15'-20'	12' Wide	L	White flowers
								Lagerstroemia x fauriei 'Muskogee'	Crape Myrtle	20'-30'	15-20'	L	
_							_	Magnolia soulangiana 'D.D. Blanchard'	Tulip Magnolia	50'	25'-35'	M	
								Malus	Flowering Crabapple, 'Snowdrift',	15'-20'	15'-20'	М	
\dashv	_				_	-			'Golden Raindrops' Swan Hill Olive	25'-30'	25'-30'		
\dashv	_							Olea europaea 'Swan Hill' Parkinsonia aculeata	Swan Hill Olive Mexican Palo Verde	25'-30' 15'-20'	25'-30' 10'-20'	VL VL	
\dashv	_							Pinus pinea	Mexican raio verde Stone Pine	13-20	10-20	VL L	
-								Pinus pined	Monterey Pine	80'-100'	25'-35'	M	
								Pistacia chinensis 'Pearl Street', 'Red Push' or 'Keith	Chinese Pistache Varieties				
								Davey'		30'-60'	50'	L	
								Platanus acerifolia 'Bloodgood'	London Plane	40'-50'	25'-30'	M	
								Platanus X acerifolia 'Columbia'				M	
								Platanus racemosa	California Sycamore	50'-90'	30'-50'	M	
_								Populus alba 'Pyramidalis'	Seedless Bolleana Poplar	50'	15'	М	
_								Populus fremontii	Fremont Cottonwood	40'-60'	30'-40'	M	
_								Populus nigra 'Italica'	Lombardy Poplar	100'	15'-30'	М	
					_			Prosopis glandulosa 'Maverick'	Texas Mesquite	25'-30'	25'-30'	L	
	-				-	-		Prunus caroliniana 'Bright 'N Tight' (Compacta)	Bright N' Tight Cherry Laurel	8'-10'	6'-8'	L	
-								Quercus agrifolia Quercus coccinea	Coast Live Oak Scarlet Oak	20'-70' 60'-80'	40'-80' 40'-60'	VL M	
								Quercus douglasii	Blue Oak	30'-50'	40-60	٧L	
-					_			Quercus ilex	Holly Oak	40'-60'	40-60'	VL,	•

		5					The second secon					
şdi.		Infari				. 1						
ay Sh	2	Bio-Swale (Inte			way Strips	Yord Lake						
rkwe	polp	-S.	ğ	1	ay Si	rord .						
e Po	pe Media		Date of	1	ırkw	JD9						
Iscap	Scap	Scape Rd.)	9	8 100	Tract Parkw	ract Rear						
Irree	tree	Streets	1	o-Tro	n-Tre	n-Tre	Allocal Sun					
							Quercus lobata	Valley Oak	50'-75'	50'-80'	t	
							Quercus muehlenbergii	Quinkpin Oak			ŝ	
							Quercus robur	English Oak	50'-60'	30'	M	
				-			Quercus suber	Cork Oak	30'-60'	30'-60'	L	
	-		- 4	_			Quercus virginiana	Southern Live Oak	40'-80' 30'-70'	60'-90' 30'-70'	M VL	
+	-		-	-	-	_	Quercus wislizenii Robinia 'Purple Robe'	Interior Live Oak	30-70	30-70	L L	
+	-		-	_	_		Salix goodingii	Gooding's Black Willow	10'-25'		H	
\dashv	-		_		-		Salix goodingii	Red Willow	15'-30'		н	
\neg							Salix lucida var. lasiandra	Pacific Willow			Н	
1							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'	М	
							Tilia cordata 'Greenspire'	Littleleaf Linden	30'-50	15'-30	M	
							Ulmus parvifolia 'Drake'	Chinese Elm	50'-70'	30'-50'	М	
-							Ulmus wilsoniana 'Frontier'		20'		М	
+	\rightarrow	_		-	-	_	Ulmus wilsoniana 'Patriot'		30,		L	
-				-	-		Ulmus wilsoniana 'Emerald Sunshine' Ulmus wilsoniana 'Prospector'				L	
-	-		-	-	-		Umbellularia california	California Laurel	20'-35'	20'-35'	W	
_	-			-			Vitex agnus-castus	Chaste Tree	15'-20'	15'-20'	L	
				-			Zelkova serrata 'Green Vase'	Zelkova, Green Vase	50'	50'	M	
							London Contain Groom Falls	2011014, 010011 1000				
								section in the section of	Shrub	Large Backg	round)	
							Abelia grandiflora	Glossy Abelia	8'	5'	M	
							Agave filifera				L	
		-			-		Alyogene heugelii	Blue Hibiscus	6'-10' 4 '	6'-8'	L	Light blue flowers
	_			-	_		Anisodontea x hypomandarum Arbutus u. 'Oktoberfest'	Cape Mallow Strawberry Tree	6'-8'	4' 6'-8'	M	Purple/pink flowers Dark green foliage
-	-			-	-		Arctostaphylos densiflora 'Howard McMinn'	Howard McMinn	5'- 6'	7'	l	Dark green lonage
				-		-	Berberis thunbergii	Japanese Barberry	4'-6'	,	i	
							Buddleia davidii	Butterfly Bush	6'-10'	6'-10'	M	
							Carpenteria californica	Bush Anemone	3'-6'		L	
							Cephalanthus occidentalus	Button Willow	3'-15'	3'-15'	М	
							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	
4							Cornus stolonifera (sericea) 'Baileyi'	Red-Twigged Dogwood	6'-8'	6'-8'	Н	
-	-	-				_	Cotinus coggygria (Rhus cotinus) 'Purpureus'	Smoke Bush	15'	15' 8'-10'	L	Bad /h.wa.adv.faltana
+	_				-		Dodonaea viscosa 'Purpurea'	Purple Hopseed Bush	10' 6'-1 <i>5</i> '	o-10	L L	Red/burgundy foliage
+	-			-	-		Elaeagnus pungens Eriagonum fasciculatum	Silverberry California Buckwheat	0'-15'	4'	L	
\dashv	\rightarrow	0000			-		Fremontodendron californicum	California Flannelbush	1-3	4	٧L	
						HERE!	Grevillea x 'Noell'	Noell Grevillea	5'	6'	L	Glossy lime green needle-like foliage with pink and white flowers
			-				Heteromeles arbutifolia	Toyon	6'-10'	-	٧L	, , , , , , , , , , , , , , , , , , , ,
							Laurus nobilis	Bay Laurel	12'-40'		L	
			374				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 Nerium oleander 'Little Red'	Heavenly Bamboo Dwarf Red Oleander	3'-8' 4'	2'-4' 4'	L L	Red flowers

	_				_								
Ŧ		i o			-		Ŧ						
rips		at a		11.70	-		1						
y St.		-8	- 22		ig.	Lo k	ã						
DAY O	Ē	Sw.c	1	10	y St	70	4						
Parkway Siripa	Medi	Bio-Swale (95	1 1	ct Parkway Str	Rear-Yard Lak							
ado	ad.	å ::	8	1 8	Part	Se o	1						
alsco	elscupe	reelscape vee Rd.)	1.4	8	act	tag tag	1						
and and	i i	e y	-	1	17	To To		92 Jan 193 Jan 193 Jan 193 St.					
	-	71						Nerium oleander 'Petite Pink'	Dwarf Pink Oleander	4'	4'	l	Pink flowers
								Osmanthus fragrans	Sweet Olive	10'	10'-12'	М	
	+							Osmanthus x fartunei	Hybrid Tea Olive	6'-20'	10'-12'	М	
	+		_	_	_	_		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	3-7 4'-5'	4'-5'	L	D
	-	-		-	-	-					4'-5'		Burgundy-bronze bladed foliage
	_				_			Phormium 'Yellow Wave'	Yellow Wave New Zealand Flax	4'-5'		М	Yellow and lime green bladed foliage
								Prunus caroliniana 'Bright 'N Tight' (Compacta)	Bright N' Tight Cherry Laurel	8'-10'	6'-8'	L	
								Rhaphiolepis indica	India Hawthorn	4'-5'		L	
								Rhaphiolepis indica ' Clara'	India Hawthorn	3'-5'	3'-5'	L	
								Rhaphiolepis indica 'Springtime'	India Hawthorn	4'-6'		L	
								Raphiolepis umbellata	Yeddo Hawthorn	4'-6'	4'-6'	L	
								Rhamnus californica'Mound San Bruno'	San Bruno Coffeberry	3'-15'	8'	L	
		==						Rhamnus californica 'Eve Case'	Dwarf Coffeberry	4'-8'	4'- 6'	1	
	1		100					Rhamnus crocea	Redberry		. •		
	+							Rhamnus tomentella	Hoary Coffeeberry				
	_	-							Golden Currant	3'-6'		i	
	+	-		_	_	-	_	Ribes aureum (var. gracillimum)					
	_					-		Ribes sanguineum	Pink Flowering Currant	4'-12'		М	
	-				-			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	
			100					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 Fo	oreground)(sp	ecles appropr	iate within	sight-line view corridor)
								Abelia × grandiflora 'Kaleidoscope'	Shrubs (Medium Fo	oreground)(sp 2'-2.5'	ecies appropr 3'-4'	iate within	sight-line view corridor) White flower
								Abelia × grandiflora 'Kaleidoscope' Berberis thunbergii 'Criruzam'					
									Glossy Abelia	2'-2.5'	3'-4'	М	White flower
								Berberis thunbergii 'Criruzam' Callistemon citrinus 'Compacta'	Glossy Abelia Crimson Ruby Japanese Barberry Bottlebrush	2'-2.5'	3'-4'	M M L	White flower
								Berberis ihunbergii 'Criruzam' Callistemon citrinus 'Compacta' Callistemon citrinus 'Little John' or 'Captain Cook'	Glossy Abelia Crimson Ruby Japanese Barberry Bottlebrush Dwarf Bottlebrush	2'-2.5' 2' 3'	3'-4' 2' 3'	M L L	White flower Deep red/burgundy foliage
								Berberis ihunbergii 'Criruzam' Callistemon citrinus 'Compacta' Callistemon citrinus 'Little John' or 'Captain Cook' Coleonema pulchrum 'Varieties'	Glossy Abelia Crimson Ruby Japanese Barberry Bottlebrush	2'-2.5' 2'	3'-4' 2'	M M L L	White flower
								Berberis İhunbergii 'Criruzam' Callistemon citrinus 'Compacta' Callistemon citrinus 'Little John' or 'Captain Cook' Coleonema pulchtum 'Vartetles' Mahonia aquifolium 'Compacta'	Glossy Abelia Crimson Ruby Japanese Barberry Botllebrush Dwarf Botllebrush Pink Breath of Heaven	2'-2.5' 2' 3' 3'-4'	3'-4' 2' 3' 4'	M M L L M	White flower Deep red/burgundy foliage
								Berberis ihunbergii 'Criruzam' Callistemon citrinus 'Compacta' Callistemon citrinus 'Little John' or 'Captain Cook' Coleonema pulchrum 'Varieties' Mahonia aquifolium 'Compacta' Myrsine africana	Glossy Abelia Crimson Ruby Japanese Barberry Bottlebrush Dwarf Bottlebrush Pink Breath of Heaven African Boxwood	2'-2.5' 2' 3' 3'-4' 3'-8'	3'-4' 2' 3' 4' 3'-6'	M L L M M	White flower Deep red/burgundy foliage Light green foliage with finy pink flowers
								Berberis Ihunbergii 'Criruzam' Callistemon citrinus 'Compacta' Callistemon citrinus 'Utile John' or 'Captain Cook' Coleonema pulchrum 'Varietles' Mahonia aquifollum 'Compacta' Myrsine africana Pittosporum t. Wheeler's Dwarf'	Glossy Abelia Crimson Ruby Japanese Barberry Bottlebrush Pink Breath of Heaven African Boxwood Mock Orange	2'-2.5' 2' 3' 3'-4' 3'-8' 3'-4'	3'-4' 2' 3' 4' 3'-6' 4'-5'	M M L L M M	White flower Deep red/burgundy foliage Light green foliage with tiny pink flowers White flower
								Berberis hunbergii 'Criruzam' Callistemon citrinus 'Compacta' Calistemon citrinus 'Little John' or 'Captain Cook' Coleonema pulchrum 'Varietles' Mahonia aquifolium 'Compacta' Myrstine africana Pittosporum t. 'Wheeler's Dwarf' Punica granatum 'Nana'	Glossy Abelia Crimson Ruby Japanese Barberry Bottlebrush Pink Breath of Heaven African Boxwood Mock Orange Dwarf Pomegranate	2'-2.5' 2' 3' 3'-4' 3'-8' 3'-4' 3'	3'-4' 2' 3' 4' 3'-6' 4'-5' 5'	M M L L M M L	White flower Deep red/burgundy foliage Light green foliage with tiny pink flowers White flower Orange flowers
								Berberis Hunbergii 'Criruzam' Callistemon citrinus 'Compacta' Callistemon citrinus 'Little John' or 'Captain Cook' Coleonema pulchrum 'Vartetles' Mahonia aquifolium 'Compacta' Myrsine africana Pittosporum t. 'Wheeler's Dwarf' Punica granatum 'Nana' Rhaphiolepis indica 'Ballerina'	Glossy Abelia Crimson Ruby Japanese Barberry Bottlebrush Dwarf Bottlebrush Pink Breath of Heaven African Boxwood Mock Orange Dwarf Pomegranate Dwarf Pink Indian Hawthorne	2'-2.5' 2' 3' 3'-4' 3'-8' 3'-4' 3' 2'	3'-4' 2' 3' 4' 3'-6' 4'-5' 5' 4'	M M L L M M L M	White flower Deep red/burgundy foliage Light green foliage with tiny pink flowers White flower
								Berberis Hunbergii 'Criruzam' Callistemon citrinus 'Compacta' Callistemon citrinus 'Little John' or 'Captain Cook' Coleonema pulchrum 'Varieties' Mahonia aquifollum 'Compacta' Myrsine africana Pittosporum t. 'Wheeler's Dwarf' Punica granatum 'Nana' Rhaphiolepis indica 'Ballerina' Salvia greggii / Salvia x jamensis	Glossy Abelia Crimson Ruby Japanese Barberry Bottlebrush Pink Breath of Heaven African Boxwood Mock Orange Dwarf Pomegranate	2'-2.5' 2' 3' 3'-4' 3'-8' 3'-4' 3'-4' 3'-4' 3'-4' 3' 2'	3'-4' 2' 3' 4' 3'-6' 4'-5' 5' 4' 2'	M M L L M M L M L	White flower Deep red/burgundy foliage Light green foliage with tiny pink flowers White flower Orange flowers
								Berberis İhunbergii 'Criruzam' Callistemon citirius 'Compacta' Callistemon citirius 'Citile John' or 'Captain Cook' Coleonema pulchrum 'Varietles' Mahonia aquifolium 'Compacta' Myrsine africana Pittosporum t. Wheeler's Dwarf' Punica granatum 'Nana' Rhaphiolepis indica 'Ballerina' Salvia greggii / Salvia x jamensis Salvia greggii / Salvia x jamensis	Glossy Abelia Crimson Ruby Japanese Barberry Bottlebrush Dwarf Bottlebrush Pink Breath of Heaven African Boxwood Mock Orange Dwarf Pomegranate Dwarf Pink Indian Hawthorne Autumn Sage	2'-2.5' 2' 3' 3'-4' 3'-8' 3'-4' 3' 2' 3-4'	3'-4' 2' 3' 4' 3'-6' 4'-5' 5' 4' 2'	M M L M M L M L	White flower Deep red/burgundy foliage Light green foliage with tiny pink flowers White flower Orange flowers
								Berberis hunbergii 'Criruzam' Callistemon citrinus 'Compacta' Callistemon citrinus 'Little John' or 'Captain Cook' Coleonema pulchrum 'Varietles' Mahonia aquifolium 'Compacta' Myrsine africana Pittosporum t. 'Wheeler's Dwarf' Punica granatum 'Nana' Rhaphiolepis indica 'Ballerina' Salvia greggii 'Salvia x jamensis Salvia greggii 'Alba' Salvia microphylla	Glossy Abelia Crimson Ruby Japanese Barberry Bottlebrush Dwarf Bottlebrush Pink Breath of Heaven African Boxwood Mock Orange Dwarf Pomegranate Dwarf Pink Indian Hawthorne Autumn Sage Mint Bush Sage	2'-2.5' 2' 3'-3'-4' 3'-8' 3'-4' 3' 2' 3-4' 1'-4' 3-5'	3'-4' 2' 3'-6' 4'-5' 5' 4' 2' 1'-4' 4'-8'	M M L M L M L L L	White flower Deep red/burgundy foliage Light green foliage with tiny pink flowers White flower Orange flowers
								Berberis İhunbergii 'Criruzam' Callistemon citirius 'Compacta' Callistemon citirius 'Citile John' or 'Captain Cook' Coleonema pulchrum 'Varietles' Mahonia aquifolium 'Compacta' Myrsine africana Pittosporum t. Wheeler's Dwarf' Punica granatum 'Nana' Rhaphiolepis indica 'Ballerina' Salvia greggii / Salvia x jamensis Salvia greggii / Salvia x jamensis	Glossy Abelia Crimson Ruby Japanese Barberry Bottlebrush Dwarf Bottlebrush Pink Breath of Heaven African Boxwood Mock Orange Dwarf Pomegranate Dwarf Pink Indian Hawthorne Autumn Sage	2'-2.5' 2' 3' 3'-4' 3'-8' 3'-4' 3' 2' 3-4'	3'-4' 2' 3'-6' 4'-5' 5' 4' 2' 1'-4' 4'-8'	M M L M M L M L	White flower Deep red/burgundy foliage Light green foliage with tiny pink flowers White flower Orange flowers
								Berberis hunbergii 'Criruzam' Callistemon citrinus 'Compacta' Callistemon citrinus 'Little John' or 'Captain Cook' Coleonema pulchrum 'Varietles' Mahonia aquifolium 'Compacta' Myrsine africana Pittosporum t. 'Wheeler's Dwarf' Punica granatum 'Nana' Rhaphiolepis indica 'Ballerina' Salvia greggii 'Salvia x jamensis Salvia greggii 'Alba' Salvia microphylla	Glossy Abelia Crimson Ruby Japanese Barberry Bottlebrush Dwarf Bottlebrush Pink Breath of Heaven African Boxwood Mock Orange Dwarf Pomegranate Dwarf Pink Indian Hawthorne Autumn Sage Mint Bush Sage	2'-2.5' 2' 3'-3'-4' 3'-8' 3'-4' 3' 2' 3-4' 1'-4' 3-5'	3'-4' 2' 3'-6' 4'-5' 5' 4' 2' 1'-4' 4'-8'	M M L M L M L L L	White flower Deep red/burgundy foliage Light green foliage with tiny pink flowers White flower Orange flowers
								Berberis hunbergii 'Criruzam' Callistemon citrinus 'Compacta' Callistemon citrinus 'Little John' or 'Captain Cook' Coleonema pulchrum 'Vartetles' Mahonia aquifolium 'Compacta' Myrsine africana Pittosporum t. 'Wheeler's Dwarf' Punica granatum 'Nana' Rhaphiolepis indica 'Ballerina' Salvia greggii / Salvia x jamensis Salvia greggii 'Alba' Salvia microphylla Spiraea bumalda	Glossy Abelia Crimson Ruby Japanese Barberry Bottlebrush Dwarf Bottlebrush Pink Breath of Heaven African Boxwood Mock Orange Dwarf Pomegranate Dwarf Pink Indian Hawthorne Autumn Sage Mint Bush Sage Spiraea	2'-2.5' 2' 3' 3'-4' 3'-8' 3'-4' 3' 2' 3-4' 3-5' 2'-3'	3'-4' 2' 3'-6' 4'-5' 5' 4' 2' 1'-4' 4'-8'	M M L M M L M L L	White flower Deep red/burgundy foliage Light green foliage with tiny pink flowers White flower Orange flowers Pink flowers Yellow-green foliage with pink/red flowers
								Berberis hunbergii 'Criruzam' Callistemon citrinus 'Compacta' Callistemon citrinus 'Citle John' or 'Captain Cook' Coleonema pulchrum 'Varietles' Mahonia aquifolium 'Compacta' Myrsine africana Pittosporum t. Wheeler's Dwarf' Punica granatum 'Nana' Rhaphiolepis indica 'Ballerina' Salvia greggii / Salvia x jamensis Salvia greggii / Salvia x jamensis Salvia greggii / Salvia	Glossy Abelia Crimson Ruby Japanese Barberry Borllebrush Dwarf Borllebrush Pink Breath of Heaven African Boxwood Mock Orange Dwarf Pomegranate Dwarf Pink Indian Hawthorne Autumn Sage Mint Bush Sage Spiraea Goldflame Spirea	2'-2.5' 2' 3' 3'-4' 3'-8' 3'-4' 3' 2' 3-4' 1'-4' 3-5' 2'-3' 3'-4'	3'-4' 2' 3'-6' 4'-5' 5' 4' 2' 1'-4' 4'-8' 3'-4'	M M L M M L L L L	White flower Deep red/burgundy foliage Light green foliage with finy pink flowers White flower Orange flowers Pink flowers
								Berberis hunbergii 'Criruzam' Callistemon citrinus 'Compacta' Calistemon citrinus 'Compacta' Coleonema pulchrum 'Varietles' Mahonia aquifolium 'Compacta' Myrsine africana Pittosporum i. Wheeler's Dwarf' Punica granatum 'Nana' Rhaphiolepis indica 'Ballerina' Salvia greggii / Salvia x jamensis Salvia greggii / Salvia x jamensis Salvia microphylla Spiraea bumalda Spiraea x bumalda 'Goldflame' Viburnum davidii	Glossy Abelia Crimson Ruby Japanese Barberry Bottlebrush Dwarf Bottlebrush Pink Breath of Heaven African Boxwood Mock Orange Dwarf Pomegranate Dwarf Pink Indian Hawthorne Autumn Sage Mint Bush Sage Spiraea Goldfiame Spirea David Viburnum	2'-2.5' 2' 3' 3'-4' 3'-8' 3'-4' 3' 2' 3-4' 1'-4' 3-5' 2'-3' 3'-4'	3'-4' 2' 3' 4' 3'-6' 4'-5' 5' 4' 2' 1'-4' 4'-8' 3'-4' 4' 3'	M M L M L M L L L M M	White flower Deep red/burgundy foliage Light green foliage with tiny pink flowers White flower Orange flowers Pink flowers Yellow-green foliage with pink/red flowers Large glossy green deep veined foliage, tight clusters of pink buds and white flowers
								Berberis hunbergii 'Criruzam' Callistemon citrinus 'Compacta' Calistemon citrinus 'Compacta' Coleonema pulchrum 'Varietles' Mahonia aquifolium 'Compacta' Myrsine africana Pittosporum i. Wheeler's Dwarf' Punica granatum 'Nana' Rhaphiolepis indica 'Ballerina' Salvia greggii / Salvia x jamensis Salvia greggii / Salvia x jamensis Salvia microphylla Spiraea bumalda Spiraea x bumalda 'Goldflame' Viburnum davidii	Glossy Abelia Crimson Ruby Japanese Barberry Borllebrush Dwarf Borllebrush Pink Breath of Heaven African Boxwood Mock Orange Dwarf Pomegranate Dwarf Pink Indian Hawthorne Autumn Sage Mint Bush Sage Spiraea Goldflame Spirea David Viburnum California Fuschia	2'-2.5' 2' 3' 3'-4' 3'-4' 3' 2' 3-4' 1'-4' 3-5' 2'-3' 3'-4' 3' 3' 3'	3'-4' 2' 3' 4' 3'-6' 4'-5' 5' 4' 2' 1'-4' 4'-8' 3'-4' 3' 3'-4'	M M L M L M L L L M M	White flower Deep red/burgundy foliage Light green foliage with finy pink flowers White flower Orange flowers Pink flowers Yellow-green foliage with pink/red flowers Large glossy green deep veined foliage, tight clusters of pink buds and white flowers Gray leaves w/ red flowers
								Berberis hunbergii 'Criruzam' Callistemon citrinus 'Compacta' Calistemon citrinus 'Compacta' Coleonema pulchrum 'Varielles' Mahonia aquifolium 'Compacta' Myrsine africana Pittosporum i. Wheeler's Dwarf' Punica granatum 'Nana' Rhaphiolepis indica 'Ballerina' Salvia greggii / Salvia x jamensis Salvia greggii / Salvia x jamensis Salvia microphylla Spiroea bumalda Spiroea bumalda Spiroea v bumalda 'Goldflame' Viburnum davidii Zauschneria californica	Glossy Abelia Crimson Ruby Japanese Barberry Borllebrush Dwarf Borllebrush Pink Breath of Heaven African Boxwood Mock Orange Dwarf Pomegranate Dwarf Pink Indian Hawthorne Autumn Sage Mint Bush Sage Spiraea Goldflome Spirea David Viburnum California Fuschia	2'-2.5' 2' 3' 3'-4' 3'-4' 3' 2' 3-4' 1'-4' 3-5' 2'-3' 3'-4' 3' 3' 3' 3' 3'	3'-4' 2' 3' 4' 3'-6' 4'-5' 5' 4' 2' 1'-4' 4'-8' 3' 3'-4'	M M L M M L L M M L L L L thin sight-l thin sight-l	White flower Deep red/burgundy foliage Light green foliage with tiny pink flowers White flower Orange flowers Pink flowers Yellow-green foliage with pink/red flowers Large glossy green deep veined foliage, tight clusters of pink buds and white flowers
								Berberis hunbergii 'Criruzam' Callistemon citrinus 'Compacta' Collistemon citrinus 'Compacta' Coleonema pulchrum 'Varietles' Mahonia aquifolium 'Compacta' Myrsine africana Pittosporum t. 'Wheeler's Dwarf' Punica granatum 'Nana' Rhaphiolepis indica 'Ballerina' Salvia greggii 'Aslavia x jamensis Salvia greggii 'Aslavia x jamensis Salvia microphylla Spiroea bumalda Spiroea x bumalda 'Goldflame' Viburnum davidii Zauschneria californica	Glossy Abelia Crimson Ruby Japanese Barberry Bottlebrush Dwarf Bottlebrush Pink Breath of Heaven African Boxwood Mock Orange Dwarf Pomegranate Dwarf Pink Indian Hawthorne Autumn Sage Mint Bush Sage Spiraea Goldflame Spirea David Viburnum California Fuschia	2'-2.5' 2' 3' 3'-4' 3'-8' 3'-4' 3'-2' 3-4' 1'-4' 3-5' 2'-3' 3'-4' 3'-3' 3'-4' 3'-3'	3'-4' 2' 3' 4' 3'-6' 4'-5' 5' 4' 2' 1'-4' 4'-8' 3'-4' 3' 3'-4'	M M L M L M L L L M M	White flower Deep red/burgundy foliage Light green foliage with finy pink flowers White flower Orange flowers Pink flowers Yellow-green foliage with pink/red flowers Large glossy green deep veined foliage, tight clusters of pink buds and white flowers Gray leaves w/ red flowers
								Berberis hunbergii 'Criruzam' Callistemon citrinus 'Compacta' Collestemon citrinus 'Little John' or 'Captain Cook' Coleonema pulchrum 'Varietles' Mahonia aquifolium 'Compacta' Myrsine africana Pittosporum t. 'Wheeler's Dwarf' Punica granatum 'Nana' Rhaphiolepis indica 'Ballerina' Salvia greggii / Salvia x jamensis Salvia greggii / Alba' Salvia microphylla Spiraea bumalda 'Goldflame' Viburnum davidii Zauschneria californica Achillea millefolium californica Achillea millefolium rosea 'Island Pink'	Glossy Abelia Crimson Ruby Japanese Barberry Bottlebrush Dwarf Bottlebrush Pink Breath of Heaven African Boxwood Mock Orange Dwarf Pink Indian Hawthorne Autumn Sage Mint Bush Sage Spiraea Goldflome Spirea David Viburnum California Fuschia Shrubs (Acce	2'-2.5' 2' 3' 3'-4' 3'-8' 3'-4' 1'-4' 3-5' 2'-3' 3'-4' 3' 3' 3' 3' 1'-3'	3'-4' 2' 3' 4' 3'-6' 4'-5' 5' 4' 2' 1'-4' 4'-8' 3' 3'-4'	M M L M M L L M M L L L L thin sight-l thin sight-l	White flower Deep red/burgundy foliage Light green foliage with finy pink flowers White flower Orange flowers Pink flowers Yellow-green foliage with pink/red flowers Large glossy green deep veined foliage, tight clusters of pink buds and white flowers Gray leaves w/ red flowers
								Berberis hunbergii 'Criruzam' Callistemon citrinus 'Compacta' Callistemon citrinus 'Compacta' Coleonema pulchrum 'Varietles' Mahonia aquifolium 'Compacta' Myrsine africana Pitosporum t. 'Wheeler's Dwarf' Punica granatum 'Nana' Rhaphiolepis indica 'Ballerina' Salvia greggii 'Aslavia x jamensis Salvia greggii 'Aslavia x jamensis Salvia greggii 'Aslavi Salvia microphylla Spiraea x bumalda 'Goldflame' Viburnum davidii Zauschneria californica Achillea millefolium colifornica Achillea millefolium rosea 'Island Pink' Achilla tomentosa	Glossy Abelia Crimson Ruby Japanese Barberry Borllebrush Dwarf Borllebrush Pink Breath of Heaven African Boxwood Mock Orange Dwarf Pomegranate Dwarf Pink Indian Hawthorne Autumn Sage Mint Bush Sage Spiroea Goldflame Spirea David Viburnum California Fuschia Yarrow Pink Yarrow Woolly Yarrow	2'-2.5' 2' 3' 3'-4' 3'-4' 3' 2' 3-4' 3-5' 2'-3' 3'-4' 3' 3' 1'-4' 3' 3' 3' 6'	3'-4' 2' 3' 4' 3'-6' 4'-5' 5' 4' 2' 1'-4' 4'-8' 3'-4' 2' 2' 2'-4' 1-3'	M M L M L M L L M L L L M M L L L L M M L	White flower Deep red/burgundy foliage Light green foliage with tiny pink flowers White flower Orange flowers Pink flowers Yellow-green foliage with pink/red flowers Large glossy green deep veined foliage, tight clusters of pink buds and white flowers Gray leaves w/ red flowers ine view corridor)
								Berberis hunbergii 'Criruzam' Callistemon citrinus 'Compacta' Calistemon citrinus 'Compacta' Coleonema pulchrum 'Varietles' Mahonia aquifolium 'Compacta' Myssine africana Pittosporum i. Wheeler's Dwarf' Punica granatum 'Nana' Rhaphiolepis indica 'Ballerina' Salvia greggii / Salvia x jamensis Salvia greggii / Salvia x jamensis Salvia microphylla Spiraea bumalda Spiraea bumalda Spiraea v bumalda 'Goldflame' Viburnum davidii Zauschneria californica Achillea millefolium colifornica Achillea millefolium rosea 'Island Pink' Achillea tomentosa Agapanthus africanus	Glossy Abelia Crimson Ruby Japanese Barberry Bottlebrush Dwarf Bottlebrush Pink Breath of Heaven African Boxwood Mock Orange Dwarf Pink Indian Hawthorne Autumn Sage Mint Bush Sage Spiraea Goldflome Spirea David Viburnum California Fuschia Shrubs (Acce	2'-2.5' 2' 3' 3'-4' 3'-8' 3'-4' 3' 2' 3-4' 1'-4' 3-5' 2'-3' 3'-4' 3' 3' 3' -1'-3' 6" 1.5'-2'	3'-4' 2' 3' 4' 3'-6' 4'-5' 5' 4' 2' 1'-4' 4'-8' 3' 3'-4'	M M L M M L L M M L L L L thin sight-l thin sight-l	White flower Deep red/burgundy foliage Light green foliage with finy pink flowers White flower Orange flowers Pink flowers Yellow-green foliage with pink/red flowers Large glossy green deep veined foliage, tight clusters of pink buds and white flowers Gray leaves w/ red flowers
								Berberis hunbergii 'Criruzam' Callistemon citrinus 'Compacta' Collistemon citrinus 'Compacta' Coleonema pulchrum 'Varietles' Mahonia aquifolium 'Compacta' Myssine africana Pittosporum t. 'Wheeler's Dwarf' Punica granatum 'Nana' Rhaphiolepis indiac 'Ballerina' Salvia greggii 'Aslovia x jamensis Salvia greggii 'Aslovia X jamensis Salvia microphylla Spiraea bumalda Spiraea x bumalda 'Goldflame' Viburnum davidii Zauschneria californica Achillea millefolium colifornica Achillea millefolium rosea 'Island Pink' Achillea tomentosa Agapanthus africanus Aloe species	Glossy Abelia Crimson Ruby Japanese Barberry Bottlebrush Dwarf Bottlebrush Pink Breath of Heaven African Boxwood Mock Orange Dwarf Pink Indian Hawthorne Autumn Sage Mint Bush Sage Spiraea Goldflame Spirea David Viburnum California Fuschia Shrubs (Acce Yarrow Pink Yarrow Woolly Yarrow lilly-of-the-Nile	2'-2.5' 2' 3' 3'-4' 3'-8' 3'-4' 3' 2' 3-4' 1'-4' 3' 2' 3-4' 1'-3' 6' 1.3' 6' 1.5'-2' varies	3'-4' 2' 3' 4' 3'-6' 4'-5' 5' 4' 2' 1'-4' 4'-8' 3'-4' 2' 2' 2'-4' 1-3'	M M L M L M L M L M L L L L L L L L L L	White flower Deep red/burgundy foliage Light green foliage with tiny pink flowers White flower Orange flowers Pink flowers Yellow-green foliage with pink/red flowers Large glossy green deep veined foliage, tight clusters of pink buds and white flowers Gray leaves w/ red flowers ine view corridor)
								Berberis Thunbergii 'Criruzam' Callistemon citrinus 'Compacta' Callistemon citrinus 'Compacta' Coleonema pulchrum 'Varietles' Mahonia aquifollum 'Compacta' Myrsine africana Pitosporum t. Wheeler's Dwarf' Punica granatum 'Nana' Rhaphiolepis indica 'Ballerina' Salvia greggii / Salvia x jamensis Salvia greggii / Salvia x jamensis Salvia greggii / Salvia x jamensis Salvia greggii / Salvia x jamensis Salvia greggii / Salvia x jamensis Salvia greggii / Salvia x jamensis Salvia greggii / Salvia x jamensis Salvia greggii / Salvia x jamensis Salvia greggii / Salvia x jamensis Salvia greggii / Salvia x jamensis Salvia greggii / Salvia x jamensis Salvia greggii / Salvia x jamensis Salvia greggii / Salvia x jamensis Salvia greggii / Salvia x jamensis Salvia greggii / Salvia x jamensis Albia millefolium colifornica Achillea millefolium colifornica Achillea millefolium colifornica Achillea millefolium colifornica Achillea millefolium rosea 'Island Pink' Achillea tomentosa Agoponthus africanus Aloe species Amsonia tabernaemontana	Glossy Abelia Crimson Ruby Japanese Barberry Borllebrush Dwarf Borllebrush Pink Breath of Heaven African Boxwood Mock Orange Dwarf Pomegranate Dwarf Pink Indian Hawthorne Autumn Sage Mint Bush Sage Spiraea Goldflame Spirea David Viburnum California Fuschia Shrubs (Accellation of the Control of the Control Yarrow Pink Yarrow Woolly Yarrow lity-of-the-Nile Blue Star Flower	2'-2.5' 2' 3' 3'-4' 3'-4' 3' 3'-4' 3'-5' 2'-3' 3'-4' 3' 1'-4' 3' 1'-3' 6' 1.5'-2' varies 2'-3'	3'-4' 2' 3' 4' 3'-6' 4'-5' 5' 4' 2' 1'-4' 4'-8' 3'-4' 4' 3' 1-3' 1-5'-2'	M M L M L M L L M L L L M M L L L L M M L	White flower Deep red/burgundy foliage Light green foliage with tiny pink flowers White flower Orange flowers Pink flowers Yellow-green foliage with pink/red flowers Large glossy green deep veined foliage, tight clusters of pink buds and white flowers Gray leaves w/ red flowers ine view corridor)
								Berberis hunbergii 'Criruzam' Callistemon citrinus 'Compacta' Calistemon citrinus 'Compacta' Coleonema pulchrum 'Varietles' Mahonia aquifollum 'Compacta' Myrsine africana Pittosporum t. Wheeler's Dwarf' Punica granatum 'Nana' Rhaphiolepis indica 'Ballerina' Salvia greggii / Salvia x jamensis Salvia greggii / Salvia x jamensis Salvia greggii / Salvia x jamensis Salvia greggii / Salvia x jamensis Salvia greggii / Salvia x jamensis Salvia greggii / Salvia x jamensis Salvia greggii / Salvia x jamensis Salvia greggii / Salvia x jamensis Salvia greggii / Salvia x jamensis Salvia greggii / Salvia x jamensis Salvia greggii / Salvia x jamensis Salvia greggii / Salvia x jamensis Salvia greggii / Salvia x jamensis Salvia microphylla Sal	Glossy Abelia Crimson Ruby Japanese Barberry Borllebrush Dwarf Borllebrush Pink Breath of Heaven African Boxwood Mock Orange Dwarf Pomegranate Dwarf Pink Indian Hawthorne Autumn Sage Mint Bush Sage Spiraea Goldflame Spirea David Viburnum California Fuschia Shrubs (Acce Yarrow Pink Yarrow Woolly Yarrow lilly-of-the-Nille Blue Star Flower Serpentine Columbine	2'-2.5' 2' 3' 3'-4' 3'-4' 3' 2' 3-4' 1'-4' 3-5' 2'-3' 3'-4' 3' 3' -1'-3' 6' 1.5'-2' varies 2'-3' 2'	3'-4' 2' 3' 4' 3'-6' 4'-5' 5' 4' 2' 1'-4' 4'-8' 3'-4' 2-1-3' 1.5'-2'	M M L M L M L M L M L L L L L L L L L L	White flower Deep red/burgundy foliage Light green foliage with tiny pink flowers White flower Orange flowers Pink flowers Yellow-green foliage with pink/red flowers Large glossy green deep veined foliage, tight clusters of pink buds and white flowers Gray leaves w/ red flowers ine view corridor)
								Berberis Thunbergii 'Criruzam' Callistemon citrinus 'Compacta' Callistemon citrinus 'Compacta' Coleonema pulchrum 'Varietles' Mahonia aquifollum 'Compacta' Myrsine africana Pitosporum t. Wheeler's Dwarf' Punica granatum 'Nana' Rhaphiolepis indica 'Ballerina' Salvia greggii / Salvia x jamensis Salvia greggii / Salvia x jamensis Salvia greggii / Salvia x jamensis Salvia greggii / Salvia x jamensis Salvia greggii / Salvia x jamensis Salvia greggii / Salvia x jamensis Salvia greggii / Salvia x jamensis Salvia greggii / Salvia x jamensis Salvia greggii / Salvia x jamensis Salvia greggii / Salvia x jamensis Salvia greggii / Salvia x jamensis Salvia greggii / Salvia x jamensis Salvia greggii / Salvia x jamensis Salvia greggii / Salvia x jamensis Salvia greggii / Salvia x jamensis Albia millefolium colifornica Achillea millefolium colifornica Achillea millefolium colifornica Achillea millefolium colifornica Achillea millefolium rosea 'Island Pink' Achillea tomentosa Agoponthus africanus Aloe species Amsonia tabernaemontana	Glossy Abelia Crimson Ruby Japanese Barberry Bottlebrush Dwarf Bottlebrush Pink Breath of Heaven African Boxwood Mock Orange Dwarf Pomegranate Dwarf Pink Indian Hawthorne Autumn Sage Mint Bush Sage Spiraea Goldfiame Spirea David Viburnum California Fuschia Shrubs (Acce Yarrow Pink Yarrow Woolly Yarrow lily-of-the-Nile Blue Star Flower Serpentine Columbine Powis Castle Sagebrush	2'-2.5' 2' 3' 3'-4' 3'-8' 3'-4' 3' 2' 3-4' 1'-4' 3-5' 2'-3' 3'-4' 3' 1'-3' 6' 1.5'-2' varies 2'-3' 2' 3'	3'-4' 2' 3' 4' 3'-6' 4'-5' 5' 4' 2' 1'-4' 4'-8' 3'-4' 1-3' 1.5'-2'	M M L M L M L M L L L M M L L L M M L L L M M L	White flower Deep red/burgundy foliage Light green foliage with tiny pink flowers White flower Orange flowers Pink flowers Yellow-green foliage with pink/red flowers Large glossy green deep veined foliage, tight clusters of pink buds and white flowers Gray leaves w/ red flowers ine view corridor)
								Berberis hunbergii 'Criruzam' Callistemon citrinus 'Compacta' Calistemon citrinus 'Compacta' Coleonema pulchrum 'Varietles' Mahonia aquifollum 'Compacta' Myrsine africana Pittosporum t. Wheeler's Dwarf' Punica granatum 'Nana' Rhaphiolepis indica 'Ballerina' Salvia greggii / Salvia x jamensis Salvia greggii / Salvia x jamensis Salvia greggii / Salvia x jamensis Salvia greggii / Salvia x jamensis Salvia greggii / Salvia x jamensis Salvia greggii / Salvia x jamensis Salvia greggii / Salvia x jamensis Salvia greggii / Salvia x jamensis Salvia greggii / Salvia x jamensis Salvia greggii / Salvia x jamensis Salvia greggii / Salvia x jamensis Salvia greggii / Salvia x jamensis Salvia greggii / Salvia x jamensis Salvia microphylla Sal	Glossy Abelia Crimson Ruby Japanese Barberry Borllebrush Dwarf Borllebrush Pink Breath of Heaven African Boxwood Mock Orange Dwarf Pomegranate Dwarf Pink Indian Hawthorne Autumn Sage Mint Bush Sage Spiraea Goldflame Spirea David Viburnum California Fuschia Shrubs (Acce Yarrow Pink Yarrow Woolly Yarrow lilly-of-the-Nille Blue Star Flower Serpentine Columbine	2'-2.5' 2' 3' 3'-4' 3'-4' 3' 2' 3-4' 1'-4' 3-5' 2'-3' 3'-4' 3' 3' -1'-3' 6' 1.5'-2' varies 2'-3' 2'	3'-4' 2' 3' 4' 3'-6' 4'-5' 5' 4' 2' 1'-4' 4'-8' 3'-4' 2-1-3' 1.5'-2'	M M L M L M L M L M L L L L L L L L L L	White flower Deep red/burgundy foliage Light green foliage with tiny pink flowers White flower Orange flowers Pink flowers Yellow-green foliage with pink/red flowers Large glossy green deep veined foliage, tight clusters of pink buds and white flowers Gray leaves w/ red flowers ine view corridor)
								Berberis hunbergii 'Criruzam' Callistemon citrinus 'Compacta' Collistemon citrinus 'Compacta' Coleonema pulchrum 'Varietles' Mahonia aquifolium 'Compacta' Myrsine africana Pittosporum t. Wheeler's Dwarf' Punica granatum 'Nana' Rhaphiolepis indica 'Ballerina' Salvia greggii / Salvia x jamensis Salvia greggii / Salvia x jamensis Salvia microphylla Spiraea bumalda Spiraea bumalda Spiraea bumalda 'Goldflame' Viburnum davidii Zauschneria californica Achillea millefolium colifornica Achillea millefolium rosea 'Island Pink' Achillea tomentosa Agopanithus africanus Aloe species Amsonia tabernaemontana Aquilegia eximia Artemisia 'Powis Castle'	Glossy Abelia Crimson Ruby Japanese Barberry Bottlebrush Dwarf Bottlebrush Pink Breath of Heaven African Boxwood Mock Orange Dwarf Pomegranate Dwarf Pink Indian Hawthorne Autumn Sage Mint Bush Sage Spiraea Goldfiame Spirea David Viburnum California Fuschia Shrubs (Acce Yarrow Pink Yarrow Woolly Yarrow lily-of-the-Nile Blue Star Flower Serpentine Columbine Powis Castle Sagebrush	2'-2.5' 2' 3' 3'-4' 3'-8' 3'-4' 3' 2' 3-4' 1'-4' 3-5' 2'-3' 3'-4' 3' 1'-3' 6' 1.5'-2' varies 2'-3' 2' 3'	3'-4' 2' 3' 4' 3'-6' 4'-5' 5' 4' 2' 1'-4' 4'-8' 3'-4' 1-3' 1.5'-2'	M M L M L M L M L L L M M L L L M M L L L M M L	White flower Deep red/burgundy foliage Light green foliage with tiny pink flowers White flower Orange flowers Pink flowers Yellow-green foliage with pink/red flowers Large glossy green deep veined foliage, tight clusters of pink buds and white flowers Gray leaves w/ red flowers ine view corridor)
								Berberis İhunbergii 'Criruzam' Callistemon citrinus 'Compacta' Callistemon citrinus 'Compacta' Coleonema pulchrum 'Varietles' Mahonia aquifollum 'Compacta' Myrsine africana Pitosporum t. Wheeler's Dwarf' Punica granatum 'Nana' Rhaphiolepis indica 'Ballerina' Salvia greggii 'Alba' Salvia microphylla Spiraea bumalda Spiraea bumalda Spiraea vamalda Spiraea vamalda Spiraea vamalda Achillea millefolium colifornica Achillea millefolium colifornica Achillea millefolium rosea 'Island Pink' Achillea tomentosa Agoponthus africanus Aloe species Amsonia tabernaemontana Aquilegia eximia Artemisia 'Powis Castle' Asclepias fascicularis	Glossy Abelia Crimson Ruby Japanese Barberry Bottlebrush Dwarf Bottlebrush Pink Breath of Heaven African Boxwood Mock Orange Dwarf Pomegranate Dwarf Pink Indian Hawthorne Autumn Sage Mint Bush Sage Spiraea Goldfiame Spirea David Viburnum California Fuschia Shrubs (Acce Yarrow Pink Yarrow Woolly Yarrow lily-of-the-Nile Blue Star Flower Serpentine Columbine Powis Castle Sagebrush Natrow-leaved Milkweed	2'-2.5' 2' 3' 3'-4' 3'-8' 3'-4' 1'-4' 3-5' 2'-3' 3'-4' 3' 3' 1'-3' 6" 1.5'-2' varies 2'-3' 2' 3' 1'-3'	3'-4' 2' 3' 4' 3'-6' 4'-5' 5' 4' 2' 1'-4' 4'-8' 3'-4' 1-3' 1-5'-2'	M	White flower Deep red/burgundy foliage Light green foliage with tiny pink flowers White flower Orange flowers Pink flowers Yellow-green foliage with pink/red flowers Large glossy green deep velined foliage, tight clusters of pink buds and white flowers Gray leaves w/red flowers ine view corridor) Blue/white flower

OPELA	TE PLA	INT SPE	CIES	FOR R	PHA	E I TO	VN CENTER					
ā		Iterior		i i			THE RESERVE				917	STORY OF THE STREET, BUTCHERS
tscape Parkway Strip		ile (In		195	i di	ake						
kwa	eetscape Medians	Bio-Swale (book	-	-Tract Parkway Strips	-Yard Lake						
Par	W e	Bio	1	1	rkwo	Y-in	THE RESIDENCE OF THE PARTY OF T					
acap.	scap	Streetscape evea Rd.)	80	を	ct Pa	to go						
freet	freet	breet:	100	-Tro	-Tra	-Tra						
- V	-	W 2	-		-	- 4	Dietes bicolor	Fortnight Lily, Bicolor Iris			1	
							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	ין	1.5'	٧L	· ·
							Festuca idahoensis'siskiyou blue'	Blue Bunch Grass	14"	10"	L	
							Festuca mairei	Atlas Fescue	2'-3'	2-31	ι	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	
					-	\vdash	Helleborus x hybridus	Lenten Rose	01	01	M	
				-		-	Hemorcallis x 'Stella de Oro' Hemorcallis fulva	Stella De Oro Dwarf Daylily	2'	2' 2'-2.5'	M	Heavy clusters of large yellow flowers
				-		\vdash	Hesperaloe parviflora	Orange Daylily Coral Yucca	2'-2.5' 2'	2'-2.5'	/ /	Tawny orange
							Heuchera 'Lillian's Pink'	Coral Yucca Lillian's Pink Coral Bells	Ζ.	Ζ.	/	
							Heuchera 'Rosada'	Rosada Coral Bells			\$	
							Heuchera sanguinea	Coral Bells			M	
							Iris 'Canyon Snow'	Canyon Snow Pacific Iris			\$	
							Juncus patens	CA Gray Rush	2'	2'	Н	
							Kniphofia uyaria	Red Hot Poker			M	
							Lavandula angustifolia	English Layender	8"-2"	8"-2"	Ł	
							Lavandula a. 'Buena Vista'	English Lavender	2'	2'	ι	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	
					_	\vdash	Liriope muscari	Lily Turf			М	
-				_			Lomandra I. 'Breeze' Lupinus albifrons	Dwarf Mat Rush	2'-3' 3-5'	2'-4' 2-3'	L	
							Miscanthus sinensis 'Morning Light'	Bush Lupine	3-3'	2-3' 3'-4'	L M	
							Muhlenbergia dubia	Mexican Deergrass	2'-3'	2'-3'	L	
							Pennisetum setaceum 'Cupreum'	Red Fountain Grass	3'-4'	3'-4'	1	
							Penstemon heterophylus 'Margarita'	Foothill Penstemon	1'-3'	1'-2'	ì	Lavender flowers
		1					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'	ι	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	0 1 01 0 1	11.01	61	L-M	
				-		-	Salvia 'Bee's Bliss'	Bee's Bliss Salvia	1'-2'	8'	M	Dad Ashar Harras
						\vdash	Salvia m. 'Hot Lips' Salvia 'Mrs. Beard'	Hot Lips Sage	3'	3' 3 - 6'	L	Red/white flowers
					-		Salvia 'Mrs. Beard' Salvia sonomensis	Mrs. Beard Salvia Creeping Sage	2'	3 - 0'	L	
					-		Salvia sonomensis	Creeping Sage Hummingbird Sage			L	
							Solidago californica	California Goldenrod	1-3'	18"-3'	i	
							Symphyotrichum chilense	California aster	1-3	, 5 -5	Ĺ	
			1 5				Tulbaghia violacea	Society Garlic	18"	18"	Ĺ	Purple flowers
							Tulbaghia v. 'Silver lace'	Variegated Society Garlic	18"	18"	L	Silver/white blades w/purple flowers
							Veronica austriaca 'Crater Lake Blue'	Crater Lake Blue Speedwell	18"	12"	M	Gentian blue
							Zauschneria californica 'Catalina'	Island California Fuschia	1-3'	1-3'	L	
							Zauschneria cana	California Fuschia	2-3'	18"-3'	L	
					-	-	D. I. I. III					ne view corridor)
				_	_		Bouteloua gracilis Calamagrostis x acutiflora 'Karl Foerster'	Blue Grama Grass Karl Foerster's Feather Reed Grass	6"-18" 2'	6"-1' 2'	L	Character and all forther all and the second and th
					-		Carex barbarae	White Root Sedge	2' 1'-3'	1'-3'	L M	Stunning vertical feathery plumes, turn golden in fall Deep green native meadow grass
					_		Carax parparas	rrinia kooi seage	1-0	1-0	fYI	DOOD GLOOM HUNG HIGUUUW GLUSS

Carex divulsa Carex ponsa Calistoral Red Sedge 11' 6' M Evergreen, green and orange spring / Deschampsia elongata Slender Hatir Grass 1'-3' 1'-3' L Spike Rush 3' 2' L Elymus glaucus' Anderson' Elymus glaucus' Anderson' Elymus glaucus' Anderson' Elymus glaucus' Anderson' Blue Wild Rye 2-3' 2-3' L Elymus glaucus' Anderson' Elymus fliciodes Creeping Wildrye California Fesue 2'-3' 2-3' L Evergreen clumping yellowish gray-gn Festuca californica California Fesue 2'-3' 2-3' L Evergreen clumping yellowish gray-gn Festuca calor of Festuca ponsa M Festuca calor of Festuca and orange spring / Festuca calor of Festuca and orange spring / Festuca calor of Festuca and orange spring / Festuca calor of Festuca and orange spring / Festuca calor of Festuca and orange spring / Festuca calor of Festuca and orange spring / Festuca calor of Festuca and orange spring / Festuca calor of Festuca and orange spring / Festuca calor of Festuca and orange spring / Festuca calor of Festuca and orange spring / Festuca calor of Festuca and orange spring / Festuca calor of Festuca and orange spring / Festuca and orange spring / Eliph's Blue Blue Festuca 3'-12' 6' M Festuca calor orange spring / Festuca and orange spring / Eliph's Blue Blue Festuca Grindelia comporting Festuca and orange spring / Festuca and orange spring / Eliph's Blue Festuca Grindelia comporting Festuca and orange spring / Eliph's Blue Festuca Bread Fescue 3'-12' 6' M Festuca calor orange spring / Eliph's Blue Festuca Festuca and orange spring / Eliph's Blue Festuca Bread Fescue 3'-12' 6' M Festuca a	
Carex divulsa Carex pransa California Meadow Sedge Carex pragracilis Clustered-field Sedge I¹ 6' M Carex pragracilis Clustered-field Sedge I¹ 6' M Evergreen, green and orange spring / Deschampsia cespitosa Deschampsia cespitosa Deschampsia elongata Slender Hair Grass I¹-3' 1¹-3' 1 Eleocharis macrostachys Spike Rush Spike Rush J' 2' 1 Elymus glaucus 'Anderson' Blue Wild Rye Elymus glaucus 'Anderson' Blue Wild Rye California Poppy I¹ 1.5' VL California Poscue California Fescue Pestuca adifornica California Fescue Signal Sedge I¹ 6' M Evergreen, green and orange spring / Corex prage and orange spring / Cores prage and orange spring / Corex prage and orange spring / Cores prage and orange spring / Cores prage and orange spring / Cores prage and orange spring / Cores prage and orange spring / Cores prage and orange spring / Cores prage and orange spring / Corex prage and orange spring / Corex prage and orange spring /	
Berkeley Sedge Carex divulsa Carex pansa California Meadow Sedge Carex proegracilis Clustered-field Sedge 1' 6' M Carex proegracilis Clustered-field Sedge 1' 6' M Evergreen, green and orange spring / Deschampsia caespilosa Deschampsia elongata Slender 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 Elymus triticoides California Poppy 1' 1.5' VL Eschscholzia californica California Pospy California Possue Pestuca dahoensis'siskiyou blue' Festuca mairei Festuca mairei Festuca ovina 'Clauca' Festuca ovina 'Clauca' Elijah's Blue, Blue Festuca 4'-10' 6' M Festuca ovina 'Clauca' Festu	
Carex divulsa Berkeley Sedge Carex divulsa Carex proagracilis Clustered-field Sedge 1' 6' M Carex proagracilis Clustered-field Sedge 1'' 6' M Carex proagracilis Clustered-field Sedge 1'' 6' M Evergreen, green and orange spring / Deschampsia caespilosa Deschampsia caespilosa Deschampsia caespilosa Selender Hair Grass 1'-3' 1'-3' L Deschampsia clongota Selender Hair Grass 3' L Eleocharis macrostachys Spike Rush 3' 2' L Elymus glaucus 'Anderson' Blue Wild Rye 2-3' 2' L Elymus glaucus 'Anderson' Blue Wild Rye Creeping Wildrye Eschscholzia californica California Poppy 1' 1.5' VI Eschscholzia californica California Fescue 2'-3' 2-3' M Festuca midrel Festuca midrel Festuca midrel Festuca midrel Festuca ovina Glauca' Festuca	
Carex divulsa Carex pansa California Meadow Sedge Carex proegracilis Clustered-field Sedge 1' 6' M Carex proegracilis Clustered-field Sedge 1'' 6' M Corex proegracilis Clustered-field Sedge 1'' 6' M Evergreen, green and orange spring / Deschampsia caespilosa Deschampsia clongata Slender Hair Grass 1'-3' 1'-3' L Deschampsia clongata 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 Elymus triticoides California Poppy 1' 1.5' VL Eschscholzia californica California Poppy 1' 1.5' VL Festuca californica California Poscue 2'-3' 2-3' M Festuca didnoensis'siskiyou blue' Festuca maitei Festuca maitei Festuca ovina 'Glauca' Festuca ovina 'Glauca' Festuca ovina 'Glauca' Festuca ovina 'Glauca' Festuca marun Gam Plant 1'-3' 1'-3' 1'-3' L	
Carex divulsa Berkeley Sedge Carex divulsa Carex pansa California Meadow Sedge 3'-4' M Carex proegracilis Clustered-field Sedge 1' 6' M Carex proegracilis Clustered-field Sedge 1'' 6' M Carex proegracilis Clustered-field Sedge 1'' 6' M Evergreen, green and orange spring / Deschampsia caespilosa Deschampsia clongota Slender Hair Grass 3' L Eleocharis macrostachys Spike Rush 3' 2' L Elymus glaucus 'Anderson' Blue Wild Rye 2-3' 2' L Elymus glaucus 'Anderson' Blue Wild Rye Creeping Wildrye Eschacholzia californica California Poppy 1' 1.5' VL Eschacholzia californica California Poppy 1' 1.5' VL Festuca culifornica California Poscue 2'-3' 2-3' M Festuca miatei Festuca miatei Festuca ovina 'Glauca' Festuca ovi	
Carex divulsa Berkeley Sedge Carex pansa California Meadow Sedge 3'-4" M Carex proegracilis Clustered-field Sedge 1' 6" M Corex proegracilis Clustered-field Sedge 1'' 6" M Evergreen, green and orange spring / Deschampsia caespilosa Deschampsia caespilosa Deschampsia caespilosa Slender Hair Grass 1''-3' L Deschampsia caespilosa Slender Hair Grass 3' L Eleocharis macrostachys Eleocharis macrostachys Spike Rush Spike Rush Creeping Wildrye L Elymus trilicoides Creeping Wildrye Eschscholzia californica California Poppy 1' Festuca idahoensis'siskiyou blue' Festuca idahoensis'siskiyou blue' Festuca mairel Festuca occidentalis Festuca occidentalis Festuca orina 'Glauca' Festuca rubra Red Fescue Grindelia camporum Gum Plant 1'-3' 1'-3' L Deep green clumping evergreen grass M Evergreen, green and orange spring / M Evergreen, green and orange spring / M Evergreen, green and orange spring / N Evergreen and orange spring / Desp green clumping evergreen grass M Evergreen clumping evergreen grass All Desp green clumping evergreen grass L Desp green clumping evergreen grass All Desp green clumping evergreen grass All Desp green clumping evergreen grass All Desp green clumping evergreen grass All Desp green clumping evergreen grass All Desp green clumping evergreen grass All Desp green clumping evergreen grass All Desp green clumping evergreen grass All Desp green clumping evergreen grass All Desp green clumping evergreen grass All Desp green clumping evergreen grass All Desp green clumping evergreen grass All Desp green grass All Besp grass All Desp g	
Carex pansa Cafernia Meadow Sedge 3'-4" M Carex proegracilis Clustered-field Sedge 1' 6" M Carex restacea Orange Sedge 18'-24" 18'-24" M Evergreen, green and orange spring / Deschampsia caespitosa Tufted Halir Grass 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' Elymus striticoides Creeping Wildrye L Eschscholzia californica California Poppy 1' Eschscholzia californica California Fescue 2'-3' 2-3' M Festuca didnoensis'siskiyou blue' Blue Bunch Grass 14" 10" L Festuca mairei Festuca ordicallis Festuca ordicallis Festuca ordicallis Festuca ordicallis Festuca ordina Glauca' Festuca ordina Glauca' Festuca ordicallis Festuca ordina Glauca' Festuca ordina Refescue Grindelia camporum Gum Plant 1'-3' 1'-3' L	
Carex proegracilis Clustered-field Sedge 1' 6' M Carex testacea Crange Sedge 18*-24* 18*-24* M Evergreen, green and orange spring / Deschampsia cespitosa Tufled Half Grass 1'-3' 1'-3' L Deschampsia elongata Slender Half Grass 3' L Eleocharis macrostachys Spike Rush 3' 2' L Elymus glaucus 'Anderson' Blue Wild Rye 2-3' 2' L Elymus triticoides Creeping Wildrye Leschscholzia californica California Poppy 1' 1.5' VL Eschscholzia californica California Fescue 2'-3' 2-3' M Festuca didnoensis'siskiyou blue' Blue Bunch Grass 14" 10" L Festuca mairei Festuca mairei Festuca ovina 'Glauca' Festuca ovina	/ summer, vibrant orange in winter
Carex iestacea	/ summer, vibrant orange in winter
Deschampsia caespitosa	/ summer, vibrant orange in winter
Deschampsia elongata Slender Hair Grass 3' L	
Eleocharis macrostachys Eleymus glaucus 'Anderson' Elymus glaucus 'Anders	
Elymus glaucus 'Anderson' Blue Wild Rye 2-3' 2' L	
Elymus iriticoides	
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 malare Festuca occidentalls Festuca occidentalls Festuca ovina 'Glauca' Festuca ovina 'Glauca' Festuca ovina 'Glauca' Festuca ovina 'Glauca' Festuca ovina 'Glauca' Festuca ovina 'Glauca' Grindelia camporum Gum Plant 1'-3' 1'-1' 1'-3' VL Evergreen clumping yellowish gray-gra A'-10' 6' M Festuca ovina 'Glauca' Grindelia camporum Gum Plant 1'-3' 1'-1'-3' VL Evergreen clumping yellowish gray-gra A'-10' 6' M Festuca ovina 'Glauca' Festuca ovina 'G	
Festuca californica California Fescue 2'-3' 2-3' M Festuca idahoensis'siskiyou blue' Blue Bunch Grass 14" 10" L Festuca mairei Alfas Fescue 2'-3' 2-3' L Evergreen clumping yellowish gray-gri Festuca occidentalis 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	
Festuca idahoensis'siskiyou blue' Blue Bunch Grass 14" 10" L Festuca moirel Alfas Fescue 2"-3" 2-3" L Evergreen clumping yellowish gray-gri Festuca occidentalis 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	
Festuca occidentalis	
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	reen foliage
Festuca rubra Red Fescue 3*-12* 6* M Grindelia camporum Gum Plant 1'-3' 1'-3' L	
Grindelia camporum Gum Plant 1'-3' 1'-3' L	
Helictotrichon sempervirens Blue Oat Grass 2'-3' L	
Hordeum brachycantherum 'Californicum' Meadow Barley VL	
Imperata cylindrica 'Rubra' Japanese Blood Grass 1'-2' H Juncus balticas(balticus?) Baltic Rush 3' H	
Juncus balticas(balticus?) Baltic Rush 3' H Juncus effusus Pacific Rush 3'-6' 3' H	
Juneus 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 I. '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	
Misconthus 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 "Little Bunny" Dwarf Fountain Grass 18" 18" L Trim to ground in winter Pennisetum alopecuroides 'Moudry' Black Fountain Grass 18"-2' 18"-2' L	
remiserum diopecurolaes Mouary black Fountain Grass 18*-2* L Penniserum orientole Oriental Fountain Grass 12*-18** L L	
Pennisetrum forentia de la compania del compania del compania de la compania de la compania del	
Scirpus americanus Three-square Bulrush 5' 5' H	
Scirpus actus var. occidentalis Hardstem Bufunsh 5'-8' 5'-8' H	
Scirpus californica California Bulrush 6*-10* 6*-10* H	
Scirpus microcarpus Small-fruited Bulrush 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 Glant Feather Grass 2'-3' VL	
ETY Mix Entry Mix	
[Carex Divulsa, Eschscholzia californica, 1'-2' L-2' L	
Festuca Idahoensis, Layia platyglossa, Salvia I. "Bee's	
Bliss", Susrynchium idahoensis) Native Mow Free Mix No Mow Fescue	
Native mow ree mix No mow rescue (Festuca idahoensis, Festuca rubra, Festuca 12"-18" M	
(restruca dancensis, restruca rubra, restruca (12 - 16 M)	
Colodinals	

Status (GrandGoventhispacies operation with might have are certified and programme and the programme and programme	OFKU	TE PU	ANT SE	ECIES	FOR R	IPHA	\$E 1 T	OWN	CENTER					
Ancies Corport Augus secretaria Augus secretaria Augus secretaria Augus secretaria Augus secretaria Augus secretaria Augus secretaria Augus secretaria Augus secretaria Augus secretaria Augus secretaria Augus secretaria Augus secretaria Bacchorius plations Bacchorius	reetscape Parkway Strips	reetscape Medians	reetscape Bio-Swale (Interior	arks & Open Spores	- Treat Street Trees	-Tract Parkway Strips	2 .	west, Trails and Reabstration.						
Ancies Corport Augus secretaria Augus secretaria Augus secretaria Augus secretaria Augus secretaria Augus secretaria Augus secretaria Augus secretaria Augus secretaria Augus secretaria Augus secretaria Augus secretaria Augus secretaria Bacchorius plations Bacchorius	- Si	(i)	5 3	- 1	-	<u>e</u>	5 2	2.4	The same of the sa	Shrube (Ground	lanuare)/const	e appropriate	s suithin ain	the line visual carridae
Automatory-bip roduct Mari			7	-21-			HE.		Acacia r. 'Desert Carpet'				L Tarini Sig	
Anomica collinera: Montraria Anomica Confirme: Montraria Anomica Confirme: Montraria Anomica Confirme: Montraria Anomica Confirme: Montraria Anomica Confirme: Montraria Anomica Confirme: Montraria Anomica Confirme: Montraria C													M	122 31 32.1 landa tim bant tomat and andbad harron
Annexis Toxic Carial* Provide Carda Ariansela 31 51 51 52 52 53 53 53 53 53 53											2 1/2'	4'		
Becchard platinate Spear Point Cay-obs Bush C											18"-5"		L	
										Powis Castle Artemesia	3'	5'	M	gray green foliage
Cannothes prices horizonachi Yorke Fabrir Cannothes Notice Work Styled' Cannothes St	_						- 65						_	
Censorhas moritimas "Valley Violat" Valley Violat Manime Bize L Censorhas Variables Censorhas Variab	-	-											_	
	+-	-			_	-					2'-3'	8'	L	Blue flowers
Cannofhus Donk Spir Conformation Use Cannofhus Donk Spir Cannofhus Donk Spir Cannofhus Donk Spir Cannofhus Donk Spir Vidi Collinnos Use 2-5	-	-									01.71	<i>c</i> .	L	
Consonius Poork Star Dark Star California Use S-6/9 8-10" L Consonius Playe Coulter Wild California Use S-6/9 8-10" L Consonius Ray Hommar/ Ray Ho	+	-			_					Blueblossom	3'-6'	5'	L	
Contenting Noyee Celebral (Note Colletina to Note Colletina (Note Colletina to Note Colletina (Note Colletina to Note Colletina (Note Colletina to Note Colletina (Note Colletina to Note Colletina (Note Colletina to Note Colletina (Note Colletina to Note Colletina to Note Colletina (Note Colletina to Note Colletina to Note Colletina (Note Colletina to Note Colletina (Note Colletina to Note Colletina (Note									Dark Star California III	E1 41	01 101	L		
Cesnothus Tilly Antonion Class solidibility Class solidibility Colores s													ı.	
Catas solvialius Sagaleria Rockrose 2 0 1 1 Coperation Sagaleria Rockrose 2 2 3 1 1 Coperation Sagaleria Rockrose (Sagaleria Rocks) Risk's Coperation 2.3 3 1 1 Coperation Sagaleria Rocks (Coteneater patrey) Rocks (Coteneater patrey) Rocks (Coteneater patrey) Rocks (Coteneater patrey) Rocks (Rocks Rocks) Rocks (Rocks Rocks) Rocks (Rocks Rocks) Rocks (Rocks) Rocks) Rocks (Rocks)			100										i	
Coprosente fammer Teichholz* Risk Coprosente St. O-8** L. White flowers, red berries													-	
Colonsabler domains (Echolac)* Beorberry Colonsabler 8" 0-8" L While flowers, red berries												•		
Coteneater inclosula (Coteneater partneyl)									Cotoneaster dammeri 'Eichholz'		8"	6'-8'	L	White flowers, red berries
									Cotoneaster lacteus (Cotoneaster parneyi)	•	8'	10'	L	
Erigeron kornivakionus Sonte Barbaro Doisy 10°-20° 3° 1									Cotoneaster microphyllus		2-3'	6'	L	
Echacholato californica														
Hyperfecum colychroum Hyperfecum colychroum Hyperfecum colychroum Hyperfecum colychroum Hyperfecum colychroum Hyperfecum colychroum Hyperfecum meastratum Hyperfecum colychroum Hyperfecum meastratum Hyperfecum colychroum Hyperfecum	-													
Hyperforum mosetenum	-											1.5'		
Lesisrigati filogiafiafial var. californica 'Sliver Carpet' Sliver Carpet' Californica - Aster Subset of Spannica - Astationary - Aster Subset of Spannica - Aster Subset of Spannica -														
Lobuloria moritima Lobuloria moritima Lobuloria moritima Lobuloria moritima Lobuloria moritima Lobuloria moritima Lobuloria moritima Lobuloria moritima Lobuloria moritima Lobuloria moritima Lobuloria moritima Lobuloria moritima Lobuloria moritima Lobuloria moritima Lobuloria moritima Lobuloria moritima Lobuloria Chick Lupine Lobuloria	+										I.			
Jusinus microcarpus Myoporum portifolium Myoporum portifolium Myoporum 6' 9' L Oenorhera hookeri Phocalia Phocalia californica Phocalia Phocalia californica Phocalia					-		-				2" 12"	91 121		
Myoporum pantfollum												0-12		
												Q ¹		
Phacelia colifornica														
Ribes wiburnifolium Rosan Noamel Rosan Noame									Phacelia californica					
Rosa 'Noamel'									Potentilla verna	Spring Cinquefoil	2'-3'	3'-4'	M	
Rosa 'Noarche Red Flower Carpet Rose 2' 3' M Red flowers							1							
Rosa 'Noarchnee' Rosa 'Noarchnee' Rosa 'Noarcham' Rosa 'Noarch									-1					
Rosa 'Noatraum' Rosa 'Noatraum' Rosamarinus o. 'Irene' Rosamarinus o. 'Irene' Rosamarinus o. Prostratus Dwarf Rosemary 2' 4' L Blue flowers Stane Crop 2'-5" 1' L Starynchium bellum Blue-eyed Grass 4'-12" 6'-24" L Trachelospermum asiolicum Asian Josmine 2' 10' M Trachelosperme jasminoides Star Jasmine 2' 10' M ETY Mix Carex Divulsa, Eschscholzia californica, Festuca Idahoensis, Layia plahyglossa, Salvia l. "Bee's Bliss". Svarvnchium idahoensis, Rosa 'Noatraum' Pink flowers Blue flow							Y 9							
Rosmarinus o. 'Irene' Rosemary 1'-1 1/2' 2*-3" L Blue flowers Rosmarinus o. Prostratus Dwarf Rosemary 2' 4' L Blue flowers Stary Stone Crop 2*-5" 1' L Blue flowers Starynchium bellum Blue-eyed Grass 4*-12" 6*-24" L Trachelospermum asiaticum Asian Jasmine 2' 10' M Trachelospermem jasminoides Estry Mix Entry Mix [Carex Divulsa, Eschscholzia californica, Festuca Idahoensis, Layia plahyglossa, Salvia I. 'Bbee's Bliss*. Svarnchium idahoensis, Pestuca Idahoensis, Festuca rubra, Festuca Occidentalis Native Mow Free Mix No Mow Fescue 12*-18* M M M M M M M								-						
Rosmarinus o. Prostratus Sadum Stone Crop 2*-5* 1' 1 L Sisrynchium bellum Blue-eyed Grass A*-12* 6*-24* L Trachelospermum osiaticum Asian Josmine 2' 10' M Trachelospermem jasminoides Star Jasmine ETY Mix (Carex Divulsa, Eschscholzia californica, Festuca Idahoensis, Layia platyglossa, Salvia I. "Bee's Bliss". Svsrvnchium idahoensis) Native Mow Free Mix No Mow Fescue (Festuca idohoensis, Festuca rubra, Festuca occidentalis) Aristolochia californica Campsis radicans (Bignonia radicans) Common Trumpet Creeper L Blue flowers Blue flower						-								
Sedum Stone Crop 2"-5" 1" L Sisrynchium bellum Blue-eyed Grass 4"-12" 6"-24" L Trachelospermum asiaticum Asian Jasmine 2" 10" M Trachelospermem jasminoides Star Jasmine 2" 10" M ETY Mix Entry Mix [Carex Divulsa, Eschscholzia californica, Festuca Idahoensis, Layia platyglossa, Salvia I. "Bee's Bliss". Sysrynchium Idahoensis] Native Mow Free Mix No Mow Fescue [Festuca idahoensis, Festuca rubra, Festuca occidentalis] Aristolochia californica California Pipevine Campais radicans (Bignonia radicans) Common Trumpet Creeper L														
Sisrynchium 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 I. "Bee's Bliss*. Sysrynchium idahoensis) Native Mow Free Mix No Mow Fescue (Festuca idahoensis, Festuca rubra, Festuca occidentalis) Aristolochia californica California Pipevine Campsis radicans (Bignonia radicans) Common Trumpet Creeper L Campsis radicans (Bignonia radicans)			-	-										pine iloweiz
Trachelospermum asiaticum Asian Jasmine 2' 10' M Trachelospermem jasminoides Star Jasmine 2' 10' M ETY Mix Entry Mix [Carex Divulsa, Eschscholzia californica, Festuca Idahoensis, Layia platyglossa, Salvia I. "Bee's Bliss". Svarnchium idahoensis Native Mow Free Mix No Mow Fescue (Festuca idahoensis, Festuca rubra, Festuca occidentalis) Aristolochia californica Campsis radicans (Bignonia radicans) Common Trumpet Creeper L														
Trachelospermem jasminoides ETY Mix Entry Mix Carex Divulsa, Eschscholzia californica, Festuca Idahoensis, Layía platyglossa, Salvía I. "Bee's Bliss". Svsrvnchium idahoensis} Native Mow Free Mix No Mow Fescue (Festuca idahoensis, Festuca rubra, Festuca occidentalis) Aristolochia californica Campsis radicans (Bignonia radicans) Common Trumpet Creeper L O M M 1'-2' 1-2' L L M M M Carex Divulsa, Eschscholzia californica No Mow Fescue 12"-18" M M Campsis radicans (Bignonia radicans) Common Trumpet Creeper L						177	7.4							
ETY Mix Entry Mix (Carex Divulsa, Eschscholzia californica, Festuca Idahoensis, Layia platyglossa, Salvia I. "Bee's Bliss". Sysvruchium idahoensis Native Mow Free Mix No Mow Fescue (Festuca idahoensis, Festuca rubra, Festuca 12"-18" M occidentalis) Vines Campsis radicans (Bignonia radicans) Common Trumpet Creeper L														
Festuca Idahoensis, Layta platyglossa, Salvia I. "Bee's Bliss", Sysrynchium idahoensis) Native Mow Free Mix (Festuca idahoensis, Festuca rubra, Festuca ccidentalis) Aristolochia californica Campsis radicans (Bignonia radicans) Common Trumpet Creeper L							i L		ETY Mix	Entry Mix				
Festuca Idahoensis, Layía platyglossa, Salvía I. "Bee's Bliss". Svsrvnchium idahoensis) Native Mow Free Mix {Festuca idahoensis, Festuca rubra, Festuca 12"-18" M occidentalis} Aristolochia californica California Pipevine L Campsis radicans (Bignonia radicans) Common Trumpet Creeper L			138	154			- 6		(Carex Divulsa, Eschscholzia californica,	•	11.21	1 21		
Native Mow Free Mix (Festuca idahoensis, Festuca rubra, Festuca 12"-18" M occidentalis) Vines Aristolochia californica California Pipevine L Campsis radicans (Bignonia radicans) Common Trumpet Creeper L			4 19				1111		Festuca Idahoensis, Layia platyglossa, Salvia I. "Bee's		1-2	1-2"	L	
(Festuca idahoensis, Festuca rubra, Festuca 12"-18" M occidentalis) Aristolochia californica California Pipevine L Campsis radicans (Bignonia radicans) Common Trumpet Creeper L									Bliss", Systynchium idahoensis)					
occidentalis) Aristolochia californica California Pipevine L Campsis radicans (Bignonia radicans) Common Trumpet Creeper L				H			NE.			No Mow Fescue				
Vines Aristolochia californica California Pipevine L Campsis radicans (Bignonia radicans) Common Trumpet Creeper L		F									12"-18"		M	
Aristolochia californica California Pipevine L Campsis radicans (Bignonia radicans) Common Trumpet Creeper L									occidentalis)					
Aristolochia californica California Pipevine L Campsis radicans (Bignonia radicans) Common Trumpet Creeper L	-	_	-		-		-	1		THE R. P. LEWIS CO., LANSING, MICH.		Vha	100.00	
Campsis radicans (Bignonia radicans) Common Trumpet Creeper L	1		_						Aristolochia californica	California Pinavina	-V/1-1	vines		
	1													
									Clematis armandii 'Snow Drift'	Evergreen clematis	15-20'		M	

OFKIAL	EPLA	INT SPE	CIES	FOR R	PHAS	E I TO	NWC	CENTER				7.6	
		rior					5			1.56 1.15	Little !	Ja.	The same of the sa
Strips		(Inte			*	e ,	orothe						
жау	sus	wale	100		ract Parkway Strips	Rear-Yard Lake	1						
ape Parkway	Medi	Bio-Sw	9	4.10	way	, Kar	1						
ed ed	rape Med	g -:	Ope	-	Park	Rear	重						
etsc.	elsco	eetscape ree Rd.)	10	100	act	Tract							
Stre	Stre	Stree	8	MeT	1-1-1	From		Bit suffer Limb					
									Shrubs (Ground	dcovers/(specia	es appropriate	within sig	ht-line view corridor)
		The						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	11	3'	M	
								Arctostaphylos 'Pacific Mist'		2 1/2'	4'	ι	
								Artemisia californica 'Montara'	California Sagebrush	18"-5'		l	
								Artemesia 'Powis Castle'	Powis Castle Artemesia	3'	5'	M	gray green foliage
				_		- 01		Baccharis pilularis	Coyote Bush			L	
								Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Brush	6'	6'	ſ	
-	\rightarrow			_			_	Ceanothus griseus horizontalis 'Yankee Point'	Shrub Ceanothus	2'-3'	8'	l	Blue flowers
_	_							Ceanothus maritimus 'Valley Violet'	Valley Voilet Maritime Lilac			L	
-	\dashv		-					Ceanothus thyrsiflorus 'Skylark'	Blueblossom	3'-6'	51	L	
-	-						_	Ceanothus 'Concha'	5 1 5 5 14			L	
_	\rightarrow			-	_		-	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 Cotoneaster dammeri 'Eichholz'	Kirk's Coprosma	2-3' 8"	41.01	L	Add to the control of
								Cotoneaster lacteus (Cotoneaster parneyi)	Bearberry Cotoneaster	8" 8'	6'-8'	ι.	White flowers, red berries
_				-				Cotoneaster lacteus (Cotoneaster parneyi) Cotoneaster microphyllus	PlC	8' 2-3'	10' 6'	L	
$\overline{}$				_				Erigeron 'Wayne Roderick'	Rockspray Cotoneaster	2-3° 8"		L	
_								Erigeron karvinskianus	Wayne Roderick Seaside Daisy Santa Barbara Daisy	10"-20"	1 1/2' 3'	M	
								Eschscholzia californica	California Poppy	10 -20	1.5'	٧L	
								Hypericum calycinum	Aaron's Beard	į,	1.5	M	
								Hypericum moseranum	Gold Flower	,		M	
								Lessingria filaginifolia var. californica 'Silver Carpet'	Silver Carpet California- Aster			M	
								Lobularia maritima	Sweet Alyssum	2"-12"	8"-12"	M	
								Lupinus microcarpus	Chick Lupine	2 1/2	0 .2	M	
								Myoporum parvifolium	Myoporum	6"	9'	ï	
								Oenothera hookeri	Evening Primrose	1'-3'	1'-3'	Ĭ.	
								Phacelia californica	Phacelia	18"		M	
								Potentilla verna	Spring Cinquefoil	2'-3'	3'-4'	M	
		-						Ribes viburnifolium	Evergreen Currant	3'-6'	12'	Ĺ	
					10.79			Rosa 'Noamel'	Apple Blossom Flower Carpet Rose	2'	3'	M	White/pink flowers
								Rosa 'Noare'	Red Flower Carpet Rose	2'	3'	M	Red flowers
								Rosa 'Noaschnee'	White Flower Carpet Rose	2'	3'	M	White flowers
								Rosa 'Noatraum'	Pink Flower Carpet	2'	3'	M	Pink flowers
								Rosmarinus o. 'Irene'	Rosemary	1'-1 1/2'	2"-3"	L	Blue flowers
								Rosmarinus o. Prostratus	Dwarf Rosemary	2'	4'	L	Blue flowers
								Sedum	Stone Crop	2"-5"	1'	L	
								Sisrynchium bellum	Blue-eyed Grass	4"-12"	6"-24"	L	
_								Trachelospermum asiaticum	Asian Jasmine	2'	10'	M	
								Trachelospermem jasminoides	Star Jasmine	2'	10'	M	
					1 14	-		ETY Mix	Entry Mix				
- 1			13		-	5.8		(Carex Divulsa, Eschscholzia californica,		1'-2'	1-2'	L	
		100	4 9					Festuca Idahoensis, Layia platyglossa, Salvia I. "Bee's					
-				_	-			Bliss", Sysrynchium idahoensis)					
			512		10			Native Mow Free Mix	No Mow Fescue	101101			
I Fill			+1		1,5	1		(Festuca idahoensis, Festuca rubra, Festuca		12"-18"		M	
-				-				occidentalis)					
\rightarrow	-	+	-	-		-					V:-		
\rightarrow	-	-		-	-	\rightarrow		Aristolochia californica	California Pipevine		Vines		
			_		_		_					£	
_								Campsis radicans (Bignonia radicans)	Common Trumpet Creeper			L	

Structures Retween Wellinds	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	evens, Trails and Restocation Armas.	Bouns of Fare	Common (4 in re	Voctt på 18er	Mater - Ware Use Annueres	
									_Clytostoma callistlgioides	Violet Trumpet Vine		M	
									Distictis buccinatoria	Trumpet Vine	20'-30'	M	
									Ficus pumila	Creeping Fig	10'	M	
									Gelsemium sempervirens	Carolina Jessamine	20'	Ĺ	
									Hardenberdia violacea 'Happy Wanderer'	Hardenbergia Vine	10'	M	
									Jasminum polyanthum	Pink Jasmine	20 ^r	M	
									Lonicera hispidula	Honeysuckle	3-10'	L	
									Macfadyena unguis-cati	Cats Claw	20-40'	L	
									Vitis californica	California Wild Grape	12-30'	VL	
									Wisteria sinensis 'Alba' or 'Cooke's Special'			M	







Draft Memorandum

Date:

August 12, 2025

To:

Ramon Batista

From:

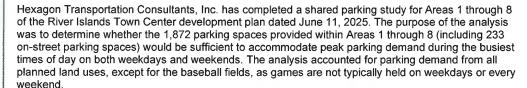
At van den Hout and Huy Tran, T.E.

Subject:

Town Center (River Islands Lathrop) Shared Parking Analysis



Introduction



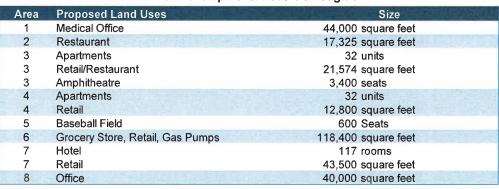


The initial analysis assumed a 4,000-seat amphitheater, which resulted in the projected parking demand exceeding the available parking supply. To align with the available parking supply of 1,872 spaces, the amphitheater's seating capacity was reduced to 3,400 seats. The analysis that follows outlines the methodology and results used to determine the seat reduction. The areas evaluated under this study include the following land uses. See Figure 1 and Table 1.



Table 1
Town Center Land Use Plan for Development Areas 1 through 8





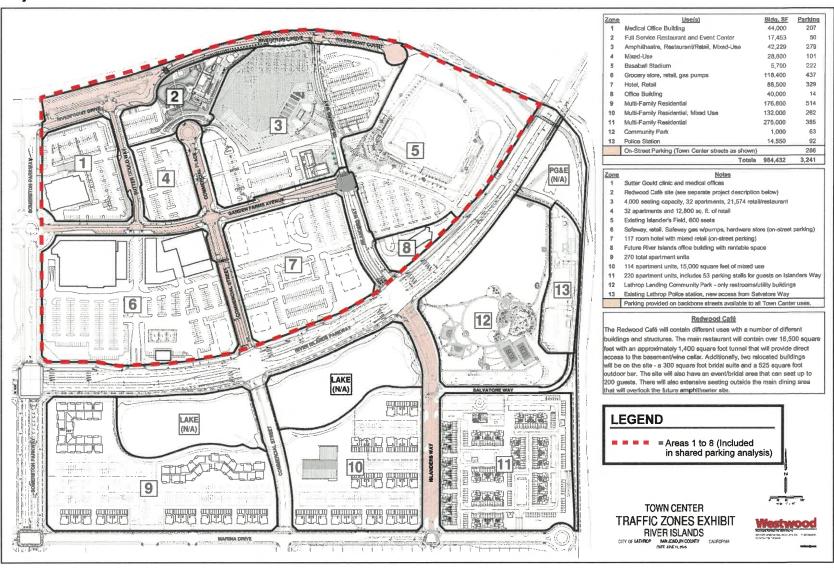




The areas include a mix of land uses that generate peak parking demand at different times of the day. For example, residential parking demand typically peaks in the late evening, whereas office parking demand is highest during standard working hours. As a result, the total parking demand at any given time is expected to be lower than the sum of the peak demands for each individual land use. To evaluate the adequacy of the 1,872 parking spaces, a shared parking analysis was conducted to estimate the project's hourly parking demand.



Figure 1
Project Site Plan





Analysis Methodology

The shared parking analysis was conducted in two steps:

- Individual peak parking demand for each land use was estimated using parking generation rates
 published in the Institute of Transportation Engineers (ITE) Parking Generation, 6th Edition. For
 land uses not included in the ITE manual, parking rates from the Urban Land Institute's Shared
 Parking, 3rd Edition, were utilized.
- 2. To account for hourly fluctuations in parking utilization, each land use's parking demand was adjusted based on time-of-day variations. Hourly parking demand is expressed as a percentage of the peak demand, commonly referred to as diurnal factors. Diurnal factors published in the Urban Land Institute's Shared Parking, 3rd Edition, were applied to the peak demand estimates for each land use to calculate hourly demand profiles. The total project parking demand for each hour was determined by summing the individual land use demands. The maximum hourly parking demand was then compared to the proposed parking supply to assess adequacy.

Peak Parking Demands

Peak parking demands were calculated by multiplying the size of each land use component by the respective peak-hour parking demand rate, which is typically based on the 85th percentile to support parking design. The following assumptions were made for the applied parking rates:

- Retail Uses: The project's retail components including the restaurant, grocery store, gas station, hardware store, and general retail are expected to function collectively as an integrated shopping center. Therefore, parking demand for these uses was calculated using ITE Land Use Code 820 (Shopping Center, greater than 150,000 square feet).
- Medical Office: Although ITE does not publish weekend parking rates for medical offices, it recommends applying 22 percent of the weekday peak rate to approximate weekend demand. This adjustment was used to estimate weekend peak demand.
- Office: Office uses are assumed to be closed on weekends.
- Amphitheater: The parking demand for the amphitheater reflects a 20 percent reduction to
 account for internal capture, including patrons who also visit on-site retail and restaurant uses
 during the same trip, as well as project residents and other on-site users who are anticipated to
 walk rather than drive. These factors reduce the overall parking demand, specifically attributable
 to the amphitheater.
- Baseball Fields: Parking demand at the baseball fields includes both employees and visitors.

Individual Land Use's Peak Parking Demand

This study evaluated the peak parking demand for each proposed land use on both typical weekday and weekend days. Table 2 summarizes the estimated peak parking demand by land use type. Based on these estimates, the project is expected to require 2,254 parking spaces on a typical weekday and 2,189 parking spaces on a typical weekend day, based on the peak parking demand of each individual land use. These projected demands would exceed the 1,872 parking spaces provided by the project.

However, the individual land use estimates represent isolated peak conditions and are not additive for the purposes of shared parking. Because each land use type would reach its peak demand at different times of day, the shared parking analysis presented in the following section provides a more accurate estimate of the project's actual parking demand.



Hourly Project Parking Demand with Shared Parking

This shared parking analysis assumes that all parking spaces on the site would be unreserved. Additionally, the analysis is divided into non-event-day and event-day scenarios. The only difference between the two is the inclusion of amphitheater and baseball parking demands in the event-day scenario. While amphitheater and baseball events are expected to occur infrequently, the event-day scenario represents the worst-case conditions for the study area and provides a conservative basis for evaluating peak parking needs.

Non-Event Day Scenario

As shown in Figure 2, the project's parking demands on non-event days are estimated to peak at 2:00 PM, with demand reaching 955 spaces on weekdays and 812 spaces on weekends. Both peak demands would be substantially lower than the 1,872 parking spaces provided, indicating that adequate parking would be available to accommodate non-event-day conditions.

Event-Day Scenario

As shown in Figure 3 below, event-day conditions represent a conservative scenario in which events at the amphitheater and baseball field are assumed to occur at full attendance, overlapping with typical daily demands. On both weekdays and weekends, parking demand would reach its peak at 8:00 PM, with 1,713 spaces on weekdays and 1,872 spaces on weekends. In each case, the total demand would be at or below 1,872 parking spaces, indicating sufficient capacity to accommodate event-day conditions.

Based on the parking analysis, a "large event" at the amphitheater would be defined as one with more than 3,400 attendees. Islanders Field would not be used at the same time as amphitheater events exceeding this threshold unless there is at least a 3-hour stagger between events. With staggered scheduling, the amphitheater can accommodate up to 3,850 attendees, and baseball games should conclude by 5:00 PM to allow time for traffic to clear before amphitheater arrivals begin. (see Figure 4).

Conclusions

Hexagon conducted a shared parking analysis for Areas 1 through 8 of the River Islands Town Center development plan dated June 11, 2025. The study utilized the 85th percentile parking demand rates published by the Institute of Transportation Engineers (ITE) and the Urban Land Institute (ULI). The analysis evaluated peak parking demand under an event-day scenario in which the 3,400-seat amphitheater and 600-seat baseball field would operate at full capacity. The results show that parking demand would reach 955 spaces on non-event days and 1,872 spaces on event days. In both scenarios, the projected demand would remain at or below the 1,872 spaces, indicating that the available parking supply would be adequate to serve the Town Center under both conditions. Additionally, with a 3-hour stagger between amphitheater and baseball field events, the amphitheater could accommodate up to 3,850 attendees.



Table 2 Individual Land Use's Peak Parking Demand

			Peak	Parking Demand			
				Weekda	у	Weeker	ıd
Proposed Land Uses	Sizes		Rate Sources	Rates ¹	Spaces	Rates ¹	Spaces
Residential	64 units	ITE 220 ²	Multifamily Housing (Low-Rise)	1.59	102	2.05	131
Medical Office 4	44,000 square feet	ITE 720 2	Medical-Dental Office Building	4.28	188	0.94	41
Office ⁵	40,000 square feet	ITE 710 ²	General Office Building	2.98	119		
Retail 6	213,599 square feet	ITE 820 ²	Shopping Center (>150k)	2.72	581	3.08	658
Hotel	117 rooms	ITE 310 ²	Hotel	0.87	102	0.98	115
Amphitheater ⁷	3,400 seats	ULI	Outdoor Amphitheater	0.37	1,006	0.40	1,088
Baseball Field (Visitors) 8	600 anata	Lathrop	Auditoriums and Similar	0.25	150	0.25	150
Baseball Field (Employees) 8	600 seats	Code/ULI	Establishments	1 per 100 seats	6	1 per 100 seats	6
Total Parking Spaces Require	d Without Shared Parki	ng			2,254		2,189
Total Provided Parking Space	s				1,872		1,872
Sufficient Parking Provided?					No		No

Notes:

The total parking demand shown in this table represents the sum of each land use's individual peak demand and does not account for variations in time-of-day usage or the effects of shared parking.

- 1. Parking demand rates are expressed per unit, room, seat, or 1,000 square feet.
- Peak Demand Source Based on 85th percentile parking demand rates from ITE's Parking Generation, 6th Edition and parking requirements from ULI's Shared Parking, 3rd Edition.
- 4. Medical Office (Weekend) Weekend rates are not published by ITE; Saturday demand is assumed at 22% of weekday peak.
- 5. Office (Weekend) Office uses are assumed to be closed on weekends.
- 6. Retail land use includes restaurants, grocery stores, gas stations, hardware stores, and general retail.
- 7. Amphitheater Adjustment A 20% internal capture reduction is applied per ULI's Shared Parking, 3rd Edition, to account for shared trips between the amphitheater and complementary uses.
- Baseball Field Parking demand is based on the City of Lathrop's parking code. Employee estimates are derived from ULI's Shared Parking, 3rd Edition,
 assuming one employee per 100 seats.



Figure 2
Non-Event-Day Hourly Project Parking Demand with Shared Parking

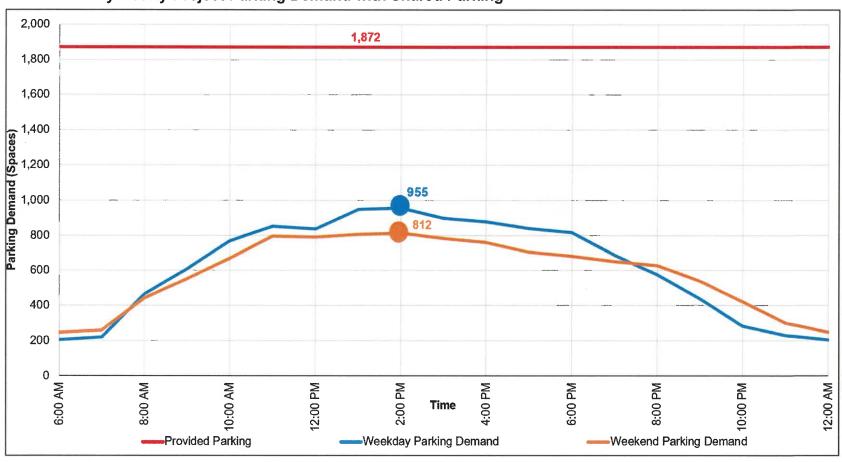




Figure 3
Event-Day Hourly Project Parking Demand with Shared Parking (with 3400-Seat Amphitheater and 600-Seat Baseball Field)

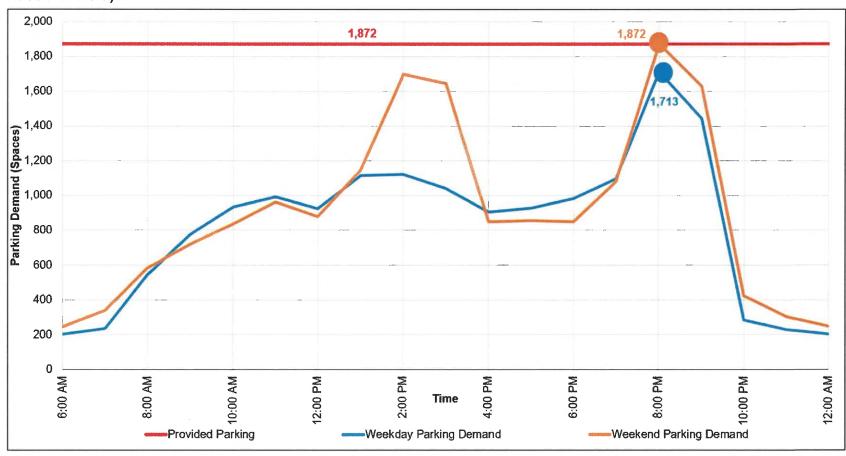
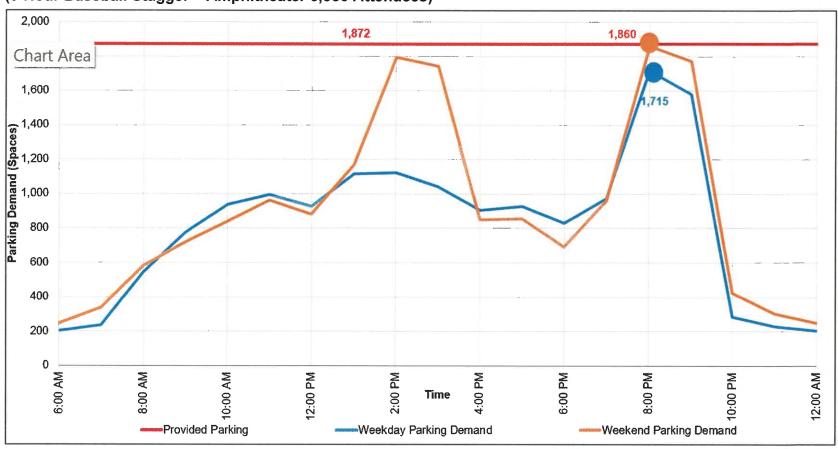




Figure 4
Event-Day Hourly Project Parking Demand with Shared Parking (3-Hour Baseball Stagger – Amphitheater 3,850 Attendees)







ATTACHMENT "8

HASE

RIVER ISLANDS

TOWN CENTER NEIGHBORHOOD DEVELOPMENT PLAN

Lathrop, California

RECEIVED

JUL 29 2025

CITY OF LATHROP
COMMUNITY DEVELOPMENT
DEPARTMENT











RIVER ISLANDS

RIVER ISLANDS Town Center Amended Neighborhood Development Plan

7.29.2025

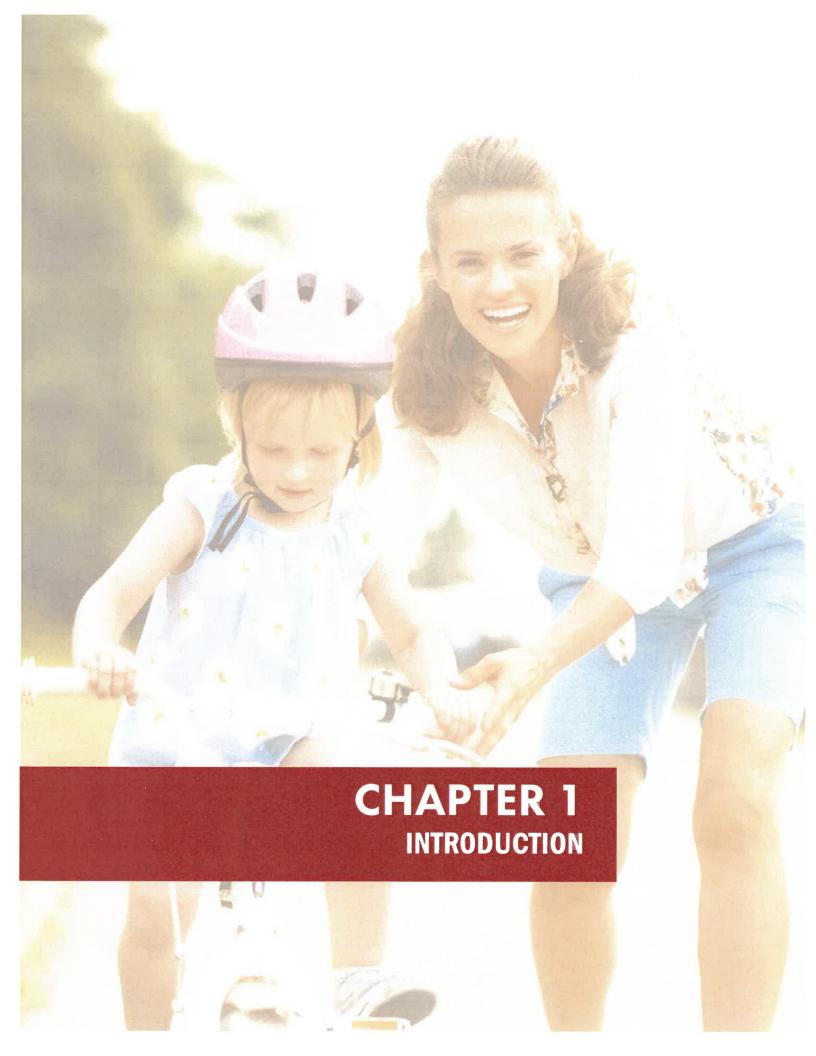
Prepared for: River Islands at Lathrop 73 W. Stewart Road Lathrop, California 95330 (209) 879 - 7900 Prepared by Westwood Professional Services 1165 Scenic Drive, Suite A Modesto, CA 95350 (209) 571-1765



INTRODUCTION	8
1.1 PURPOSE OF DOCUMENT	9
1.2 CONSISTENCY	10
1.3 MASTER PLAN EVOLUTION	13
1.4 CHARACTER & CONTEXT	13
1.5 VISION OF THE NDP/GUIDING PRINCIPLES	14
1.6 TOWN CENTER NEIGHBORHOOD DEVELOPMENT PLAN OVERVIEW	15
NEIGHBORHOOD CONCEPT	16
2.1 LAND USE	17
2.2 NEIGHBORHOOD ELEMENTS	19
CIRCULATION	22
3.1 CIRCULATION CONCEPT	
3.2 CIRCULATION BIKE AND PEDESTRIAN CONCEPT	
	
STREETSCAPES	
4.1 STREET CHARACTER	
4.2 COMMUNITY COLLECTOR STREETS	
PARKS AND OPEN SPACE	46
5.1 MASTER PLAN INTENT	
5.2 OPEN SPACE AND LAND USE	
5.3 COMMUNITY PARKS	
LANDSCAPE AND PLANTING	
6.1 LANDSCAPE PLAN	
6.2 IRRIGATION	
6.3 SOIL PREPARATION	68
FENCING AND WALLS	69
7.1 FENCES AND WALLS	
7.2 FENCING AND WALL IMAGERY	72
CITE FURNICUINIOS	7.4
SITE FURNISHINGS	
8.1 SITE FURNITURE	
8.2 COLORS AND PAVING	
8.3 STREET LIGHTS AND BOLLARDS	
8.4 STREET FURNITURE	
8.5 SIGNAGE	
APPENDIX	80
APPENDIX A EXAMPLE OF CONSTRUCTION AND PLANT MATERIALS	81
ADDENDIV B DADKS & ODEN SDACE DI ANT SDECIES LIST	82

FIGURES

FIGURE 2.1 LAND USE MAP	
FIGURE 2.2 NEIGHBORHOOD ELEMENTS MAP2	20
FIGURE 3.1 CIRCULATION CONCEPT	
FIGURE 3.2 STREET SECTIONS2	
FIGURE 3.3 STREET SECTIONS	
FIGURE 3.4 STREET SECTIONS	
FIGURE 3.5 STREET SECTIONS2	
FIGURE 3.6 STREET SECTIONS	
FIGURE 3.7 CIRCULATION BIKE AND PEDESTRIAN CONCEPT MAP3	31
FIGURE 4.1 STREET TREE MASTER PLAN	37
FIGURE 4.2 NEIGHBORHOOD GATEWAYS & ENTRIES	39
FIGURE 4.3 EXAMPLE TYPICAL ROUNDABOUT / INTERSECTION OF GARDEN FARMS AVENUE	_
AND SOMERSTON WAY4	40
FIGURE 4.4 ENTRY CONCEPT PLAN/ RIVER ISLANDS PARKWAY AND ISLANDERS WAY4	11
FIGURE 4.5 RIVER ISLANDS PARKWAY AND COMMERCIAL STREET COMMUNITY GATEWAY	
CONCEPT PLAN	12
FIGURE 4.6 EXAMPLE MONUMENT SIGNAGE4	
FIGURE 4.7 EXAMPLE ROUND-ABOUT MONUMENT SIGNAGE4	14
FIGURE 5.1 OPEN SPACE LAND USE MAP4	8
FIGURE 5.2 PHASE 1 PARK DESIGNATION MAP5	50
FIGURE 5.3 TOWN CENTER DESIGNATION MAP5	53
FIGURE 5.4 LATHROP LANDING COMMUNITY PARK5	54
FIGURE 5.5 ISLANDERS FIELD5	55
FIGURE 5.6 AMPHITHEATER5	6
FIGURE 5.7 COMMUNITY PARK TRAIL5	7
FIGURE 6.1 PARKWAY STRIPS6	34
FIGURE 7.1 FENCING AND WALLS MAP7	
FIGURE 7.2 FENCING AND WALLS IMAGERY	72





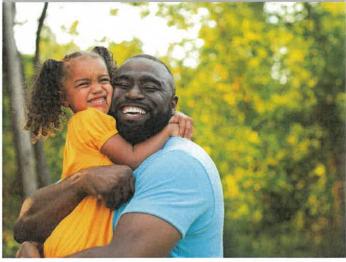
INTRODUCTION

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 (multifamily, 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.

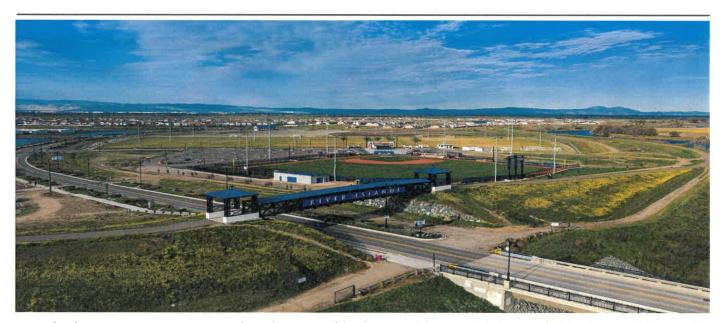
1.1 PURPOSE OF DOCUMENT

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.





CHAPTER 1: INTRODUCTION



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.

















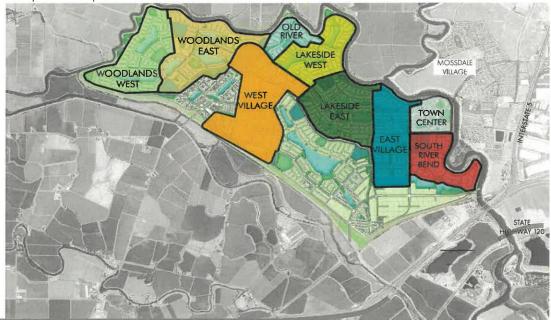






1.3 MASTER PLAN EVOLUTION

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.8)

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.17)

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

Chapter 3: Circulation (p.22)

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

Chapter 4: Streetscapes (p.33)

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

Chapter 5: Parks and Open Space (p.46)

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.59)

This chapter provides proposed planting palette and irrigation concepts.

Chapter 7: Fencing and Walls (p.69)

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

Chapter 8: Site Furnishings (p.74)

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

Appendices (p.80)



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 offices, 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 clinic, 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:

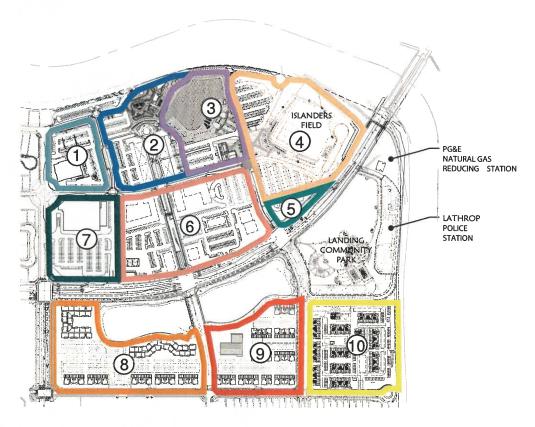
Development Area descriptions are general in nature and are subject to change as individual development proposals are received. The MU-RI Zoning District allows the placement of commercial, office, residential and other permitted and conditionally permitted uses together in the same area and with shared 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.

Lotting/Development Summary

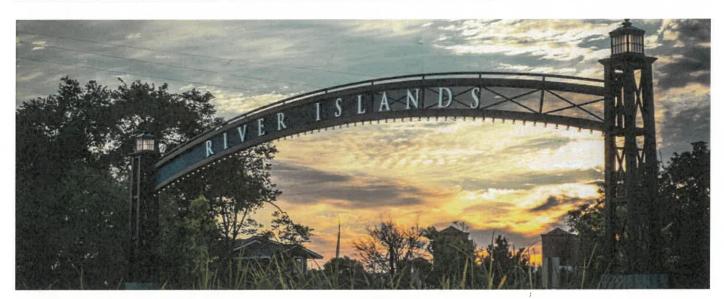
AREA	ID	PRODUCT TYPES	Units*
	AREA 1	Commercial/Mixed	0
	AREA 2	MFD/Mixed	0-448
	AREA 3	Community Oriented	N/A
	AREA 4	Private Recreation	N/A
	AREA 5	Office/Mixed	0-448
	AREA 6	Commercial/MFD	0-448
	AREA 7	Commercial/Mixed	0
	AREA 8	Commercial/MFD	0-448
	AREA 9	MFD/Retail	0-448
GILLED	AREA 10	MFD	220
	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.
 of multi-family units in the total Town Center District is 668.



Figure

Total Town Center Acreage	82
Anticipated Commercial Square Feet	339,886
Mixed Use Apartments	80
Townhomes ("Walkup")	210
Apartment/Condo Units	3 <i>7</i> 8
Total Muti-Family Dwellings	668



2.2 NEIGHBORHOOD ELEMENTS

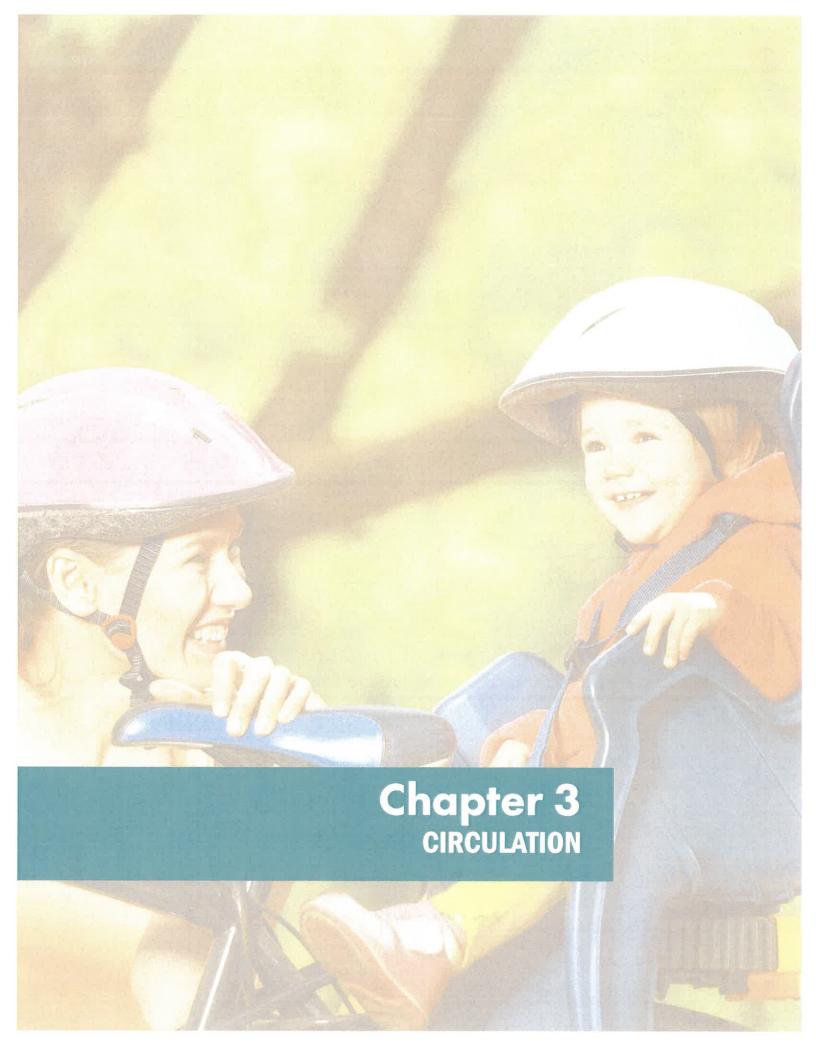
The Town Center allows residents to enjoy a relaxed, low-maintenance lifestyle, where the region's history, the proximity to the San Joaquin River, and the natural environment have been woven into the design of both this neighborhood and River Islands. A strong sense of neighborhood character continues 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 FEATURE TYPE Neighborhood Entry Neighborhood Gateway Community Gateway Water View Node Solid and Open Fencing Elements (to be determined at Site Plan Review/Conditional Use Permit) Open View Fence Future Security Fencing (to be determined at Site Plan Review)





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, named "Sutter Gould Way" will 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 Regional Arterial Neighborhood Collector Neighborhood Local Street Pedestrian Access Route Area Designation Streetscape Cross-Section (See Pages 24-29)



FIGURE 3.2 STREET SECTIONS











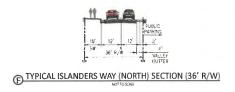


FIGURE 3.3 STREET SECTIONS







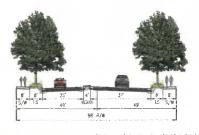


OTYPICAL SALVATORE WAY SECTION (32' R/W)





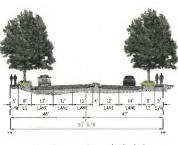
FIGURE 3.4 STREET SECTIONS



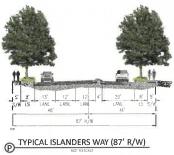
TYPICAL ISLANDERS WAY (SOUTH) SECTION (98' R/W)



TYPICAL ISLANDERS WAY (SOUTH) SECTION (80' R/W)

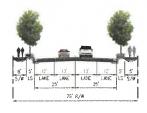


TYPICAL ISLANDERS WAY (93' R/W)
NOT TO SCALE



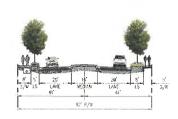




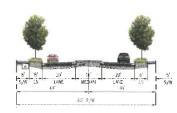


R TYPICAL COMMERCIAL STREET SECTION (SOUTH)

FIGURE 3.5 STREET SECTIONS



S TYPICAL SOMERSTON PARKWAY SECTION (NORTH OF GARDEN FARMS AVENUE)



TYPICAL SOMERSTON PARKWAY SECTION (SOUTH OF GARDEN FARMS AVENUE)













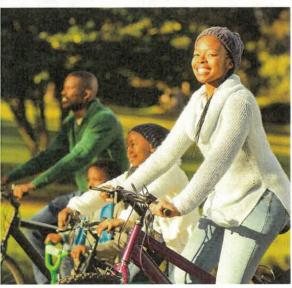


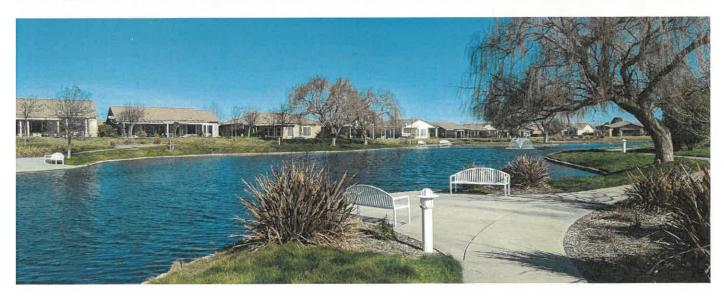
FIGURE 3.7 CIRCULATION BIKE AND PEDESTRIAN CONCEPT MAP

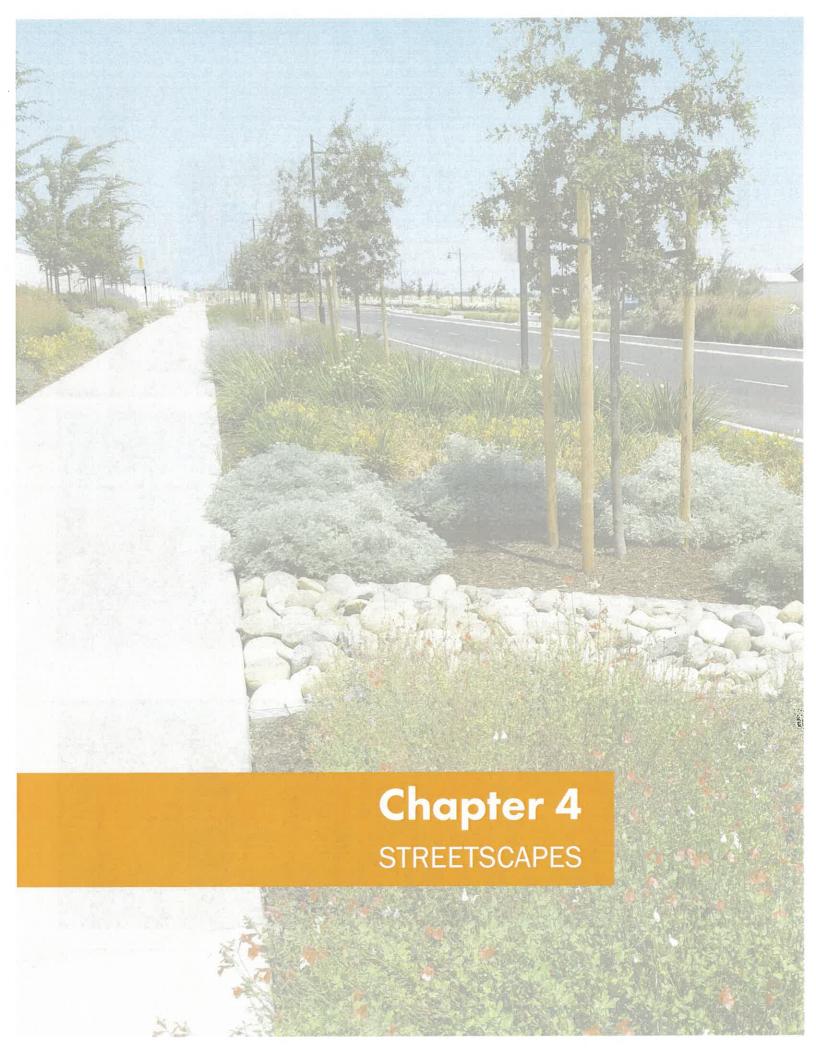
Circulation Legend ROUTE ROUTE TYPE Class I Bikeway (Bike Path) Class II Bikeway (Bike Lane) Class III Bikeway (Bike Route) Phase 1 Levee Trail Pedestrian Connection











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.











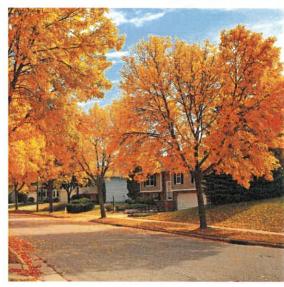




Neighborhood Gateways

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 Stilliage	Zelkova s, 'Green Vase'	Green Vase Zelkova
Islanders Way	Acer rubrum 'October Glory'	October Glory Red Maple
Rose March Parkery	Quercus coccinea	Scarlet Oak
Rivertions Drive	Malus x. 'Prairie Fire'	Prairie Fire Crab Apple
Someration Parkway	Quercus lobata	Valley Oak
Salvatore Way	Ulmus p. 'Drake'	Chinese Elm
Sutter Gould Way	Tilia c. 'Greenspire'	Linden "Greenspire"

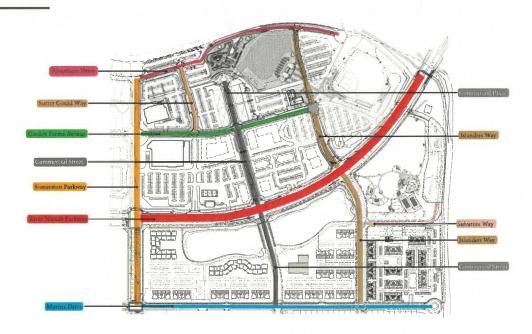
ACCENT TREE LIST

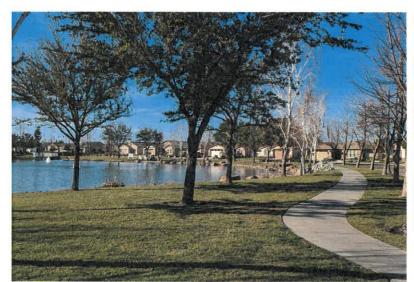
BOTANICAL NAME

Chitalpa tashkentensis Lagerstroemia indica Prunus c. 'Krauter Vesuvius Prunus serrulata 'Kwanzan'

Western Redbud Chitalpa
Crape Myrtle
Purple Leaf Flowering Plum
Kwanzan Flowering Cherry

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







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**

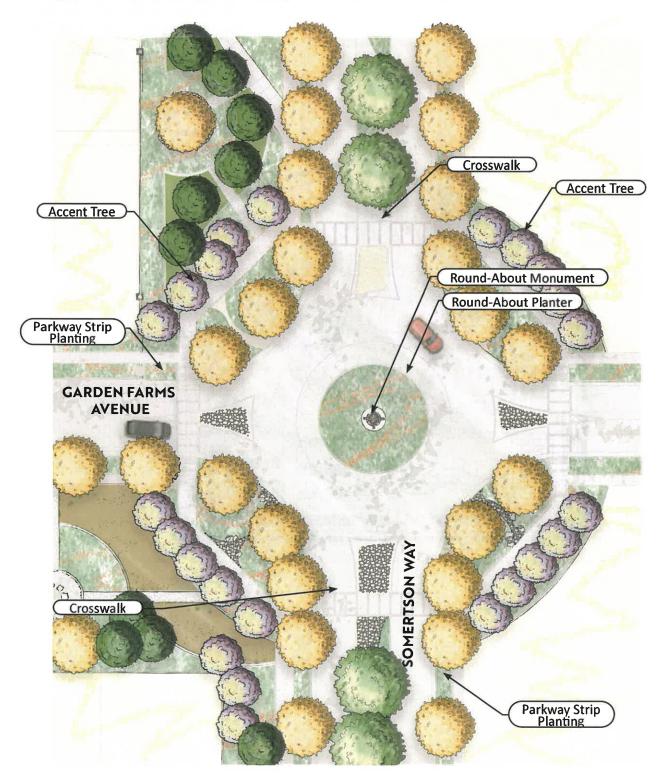


FIGURE 4.4 ENTRY CONCEPT PLAN/ RIVER ISLANDS PARKWAY AND **ISLANDERS WAY**

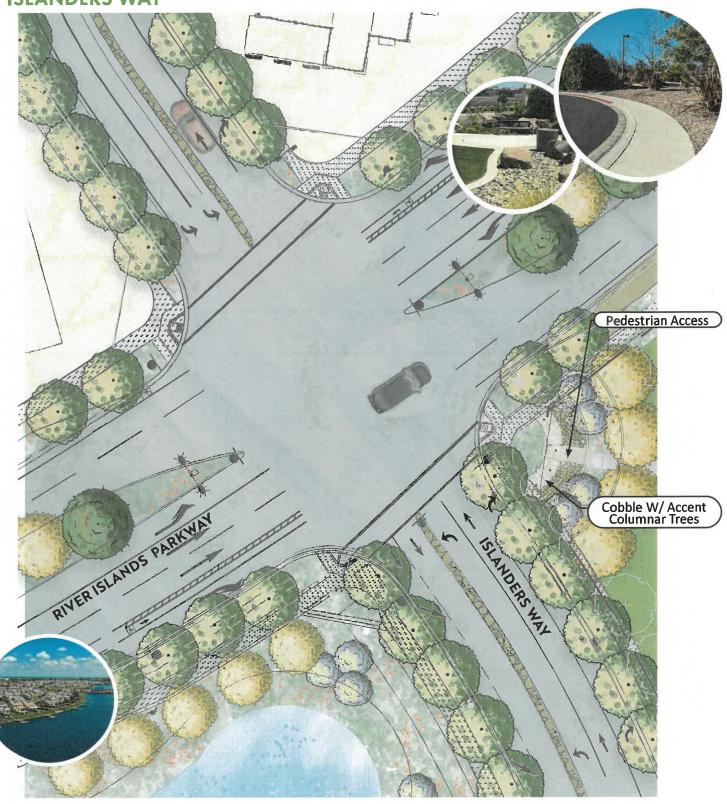


FIGURE 4.5 RIVER ISLANDS PARKWAY AND COMMERCIAL STREET **COMMUNITY GATEWAY CONCEPT PLAN**

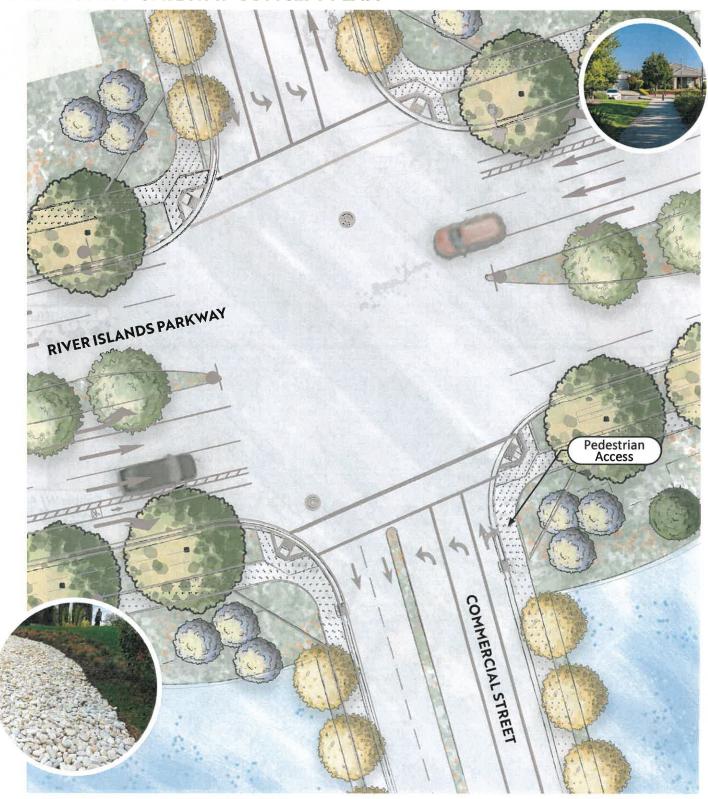
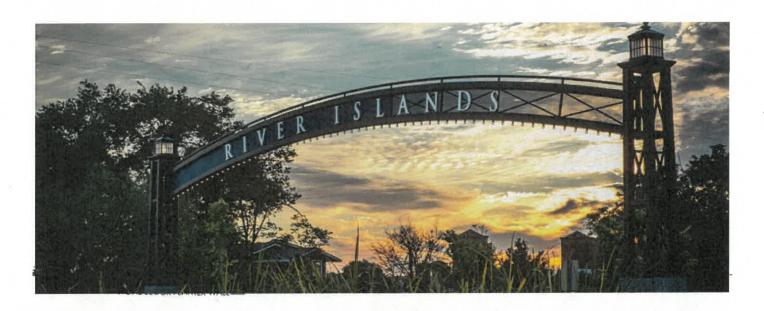


FIGURE 4.6 EXAMPLE MONUMENT SIGNAGE







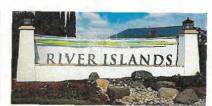
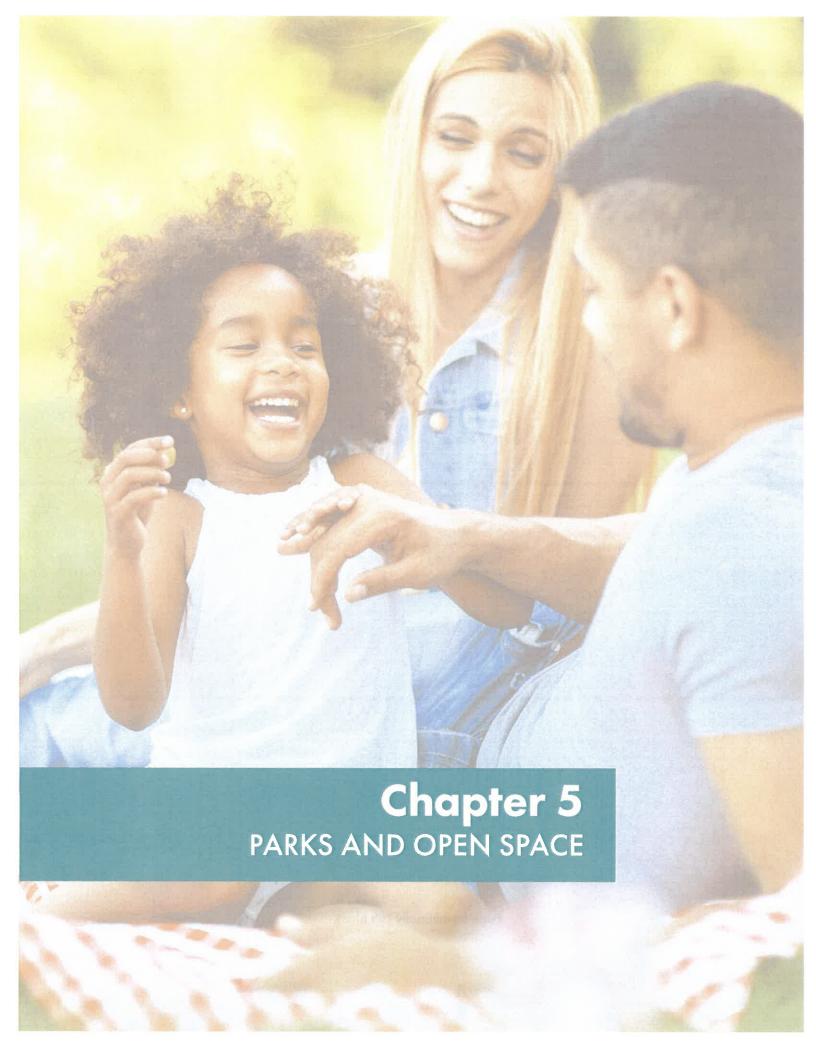






FIGURE 4.7 EXAMPLE ROUND-ABOUT MONUMENT SIGNAGE





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.







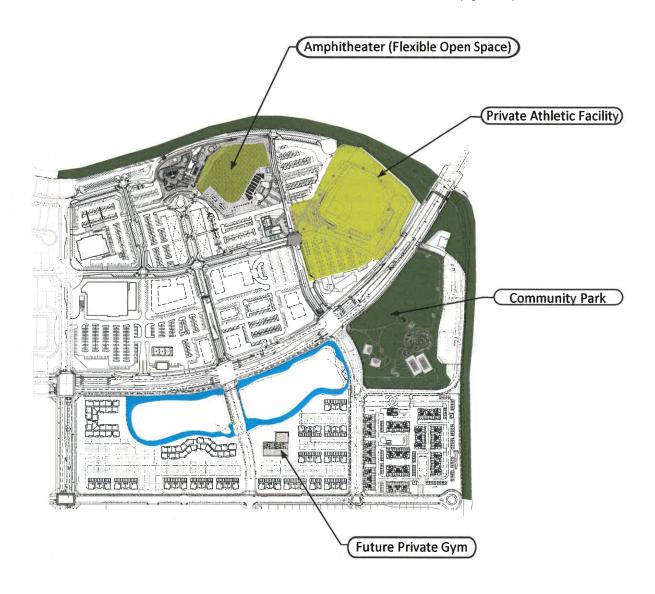
FIGURE 5.1 OPEN SPACE LAND USE MAP

Open Space / Streetscapes Legend

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

Note:

The grass area of the Amphitheater can be programmed for private recreational uses (e.g. soccer).



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

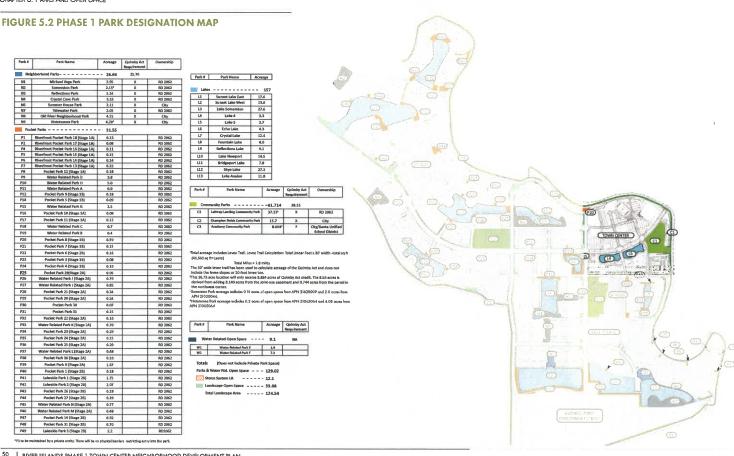
The parks and open spaces within the Town Center, along with trails and pathways, are part of a larger network of parks and open space within the River Islands development. These parks and opens spaces were approved by the City Council with the Phase 1 Parks Master Plan in September 2022.

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.



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 community and multiple user groups throughout the community and region. Islanders Field is meant to serve various athletic uses, tournaments, small concerts and serves as the home field for River Islands High School varsity team. The Amphitheater and Event Center may be used for community events, concerts and other public gatherings. The public plazas that provide the entries to the uses 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	Park #	Park Name	AC.	Quimby Act	OWNERSHIP
				– <i>Z</i> .13	C				– 37.13
akes	Lake 5	3.05		RD 2062	Comi	nunity Park — •	8.80¹	×	CITY
L2	Lake 4	4.08		RD 2062	CP1	Park Community Park Trail	28.331	х	RD 2062
					Multi-	Use Area — -			– 12.8
					M1	Islanders Field Baseball Stadium	10.7		PRIVATE
					142	Amphitheater / Event Center	21		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^{\prime} width -total sq ft (43,560 sq ft=1 acre)



FIGURE 5.4 LATHROP LANDING COMMUNITY PARK



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

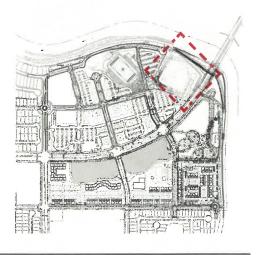


FIGURE 5.6 AMPHITHEATER

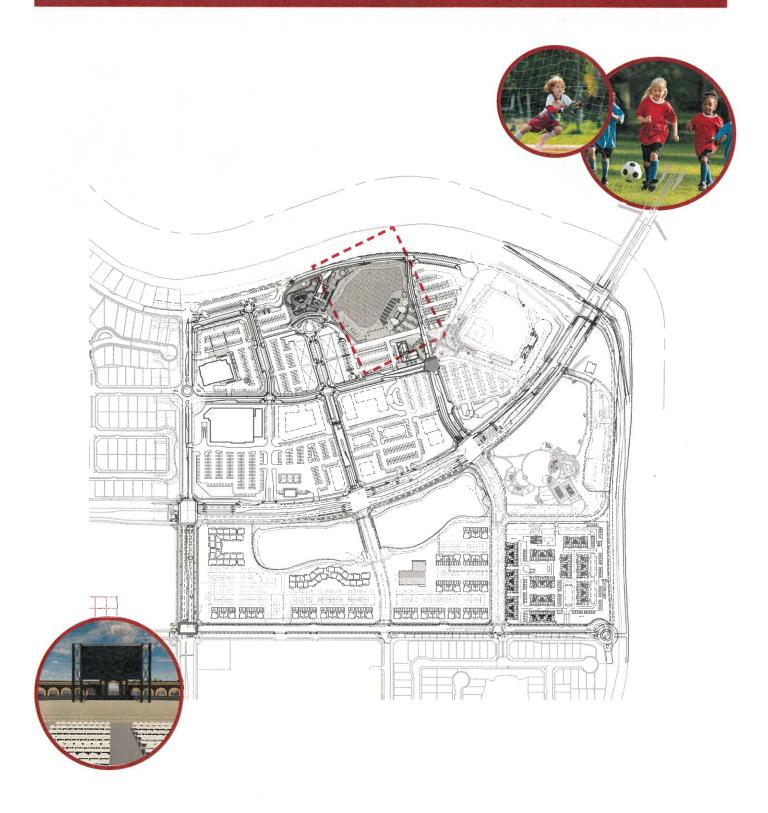
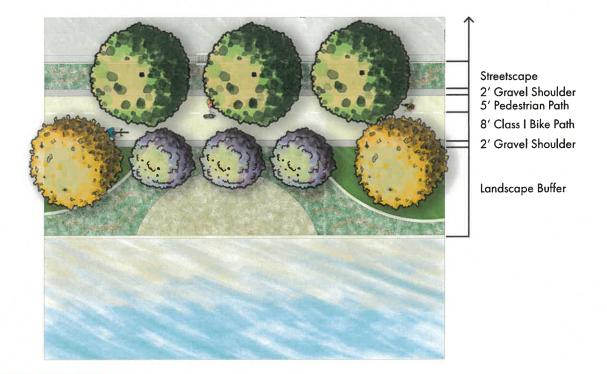


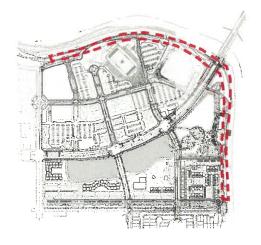
FIGURE 5.7 COMMUNITY PARK TRAIL

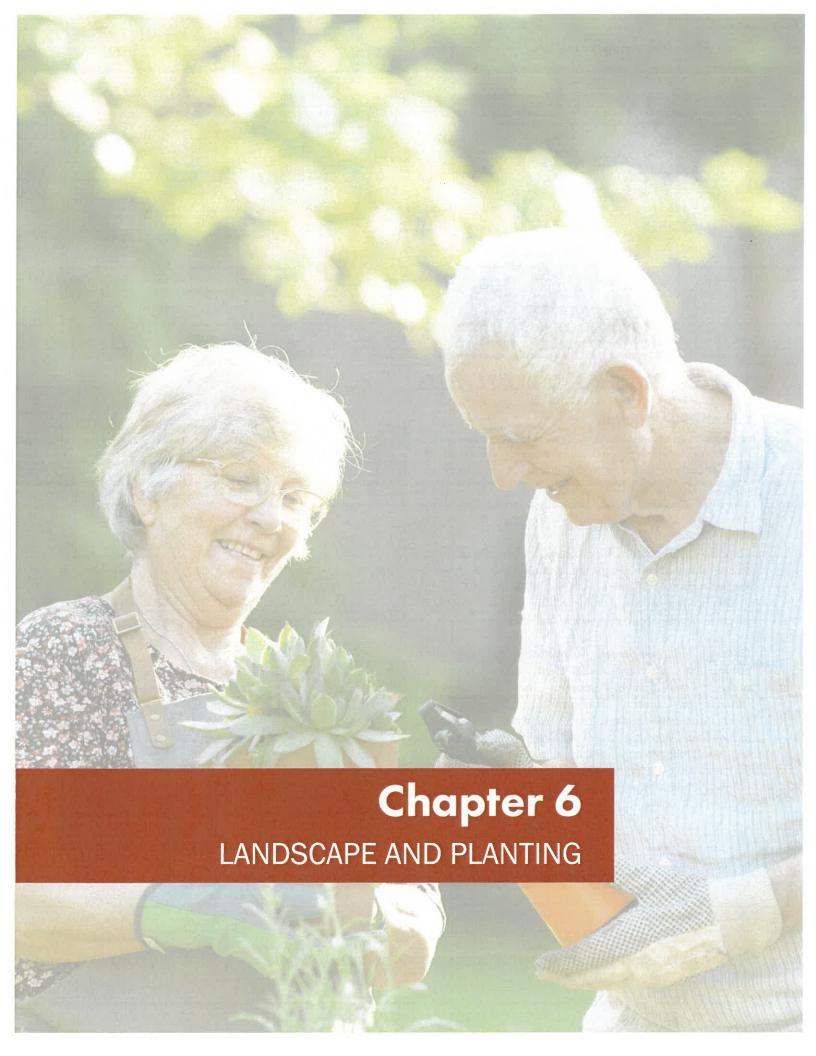


For illustrative purposes only

PARK AMENITIES

Class I Bike Trail Walking Path







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 isolat-ed 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 withing 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.





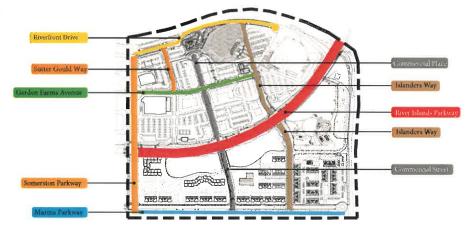
Design of private landscape areas should incorporate energy efficient methodologies such as the use of local materials, local suppliers and natural on-site composting through mulching to reduce green waste. Plant material should be selected to reduce constant pruning and sheering to reduce green waste. 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

	The state of the s		
VILLAGE / STREET	STREET / DIRECTION	BOTANICAL NAME	PLANT SPACING
Marine Parinegy	East/West	Festuca mairei	36" O.C
Boyer Islands Parkway	North/South	Mixed, including species listed below	36" O.C
Garden Farms Avenue	East/West	Myoporum parvifolium 'Putah Creek'	36" O.C
Complement St/Place	North/South	Myoporum parvifolium 'Putah Creek'	36" O.C
Islanders Way	North/South	Rosa x 'Noaschnee'	36" O.C
Somerston Parkway	North/South	Mixed, including species listed below	36" O.C
Riverfront Drive	East/West	Coprosma p. 'Verde Vista'	36" O.C
Somer Good Way	North/South	Cotoneaster d. 'Coral Beauty"	36° O.C



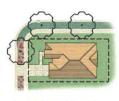
PARKWAY STRIP PLANT LIST

Juniper

Juniper Juniper
Coprosma p. 'Verde Vista'
Cottoneaster dammeri 'Coral Beauty'
Arciostaphylos 'Facific Mist'
Arciostaphylos 'Facific Mist'
Manzantu
Sageleaf Rockrose
Myoporum parwiofitum
Australian Racer
Rosa x Noaschmedrys 'Poststus'
Rosmarinus Offic 'Huntington Carpet'
Rosmarinus O. 'Prostratus'
Rosmarinus O. 'Prostratus'
Rosmarinus O. 'Prostratus'
Rosmarinus O. 'Prostratus'



NOT TO SCALE



TYPICAL PARKSTRIP PLANTING SCHEME

NOT TO SCALE



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".

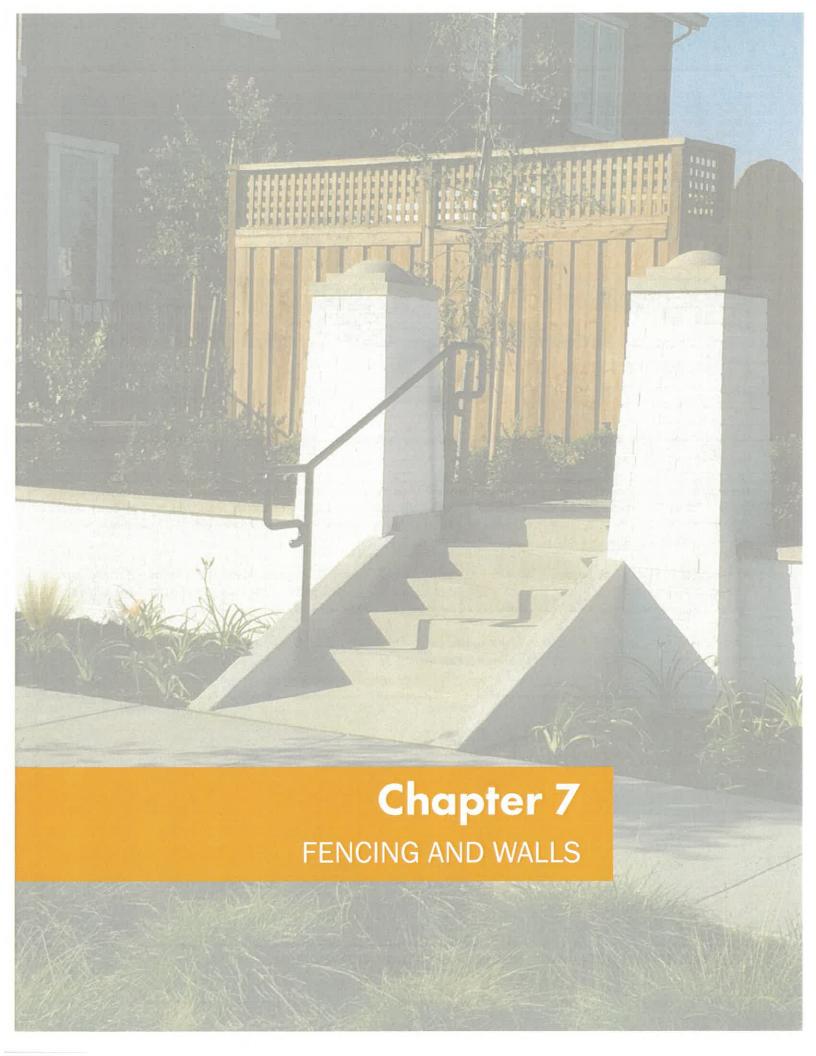
Tests will identify current agricultural suitability, parasitic nematodes, leftover herbicides or other contaminants. Soils test will be performed from several different locations to ensure proper and thorough soil amendment requirements.

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.





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.

Fencing Legend

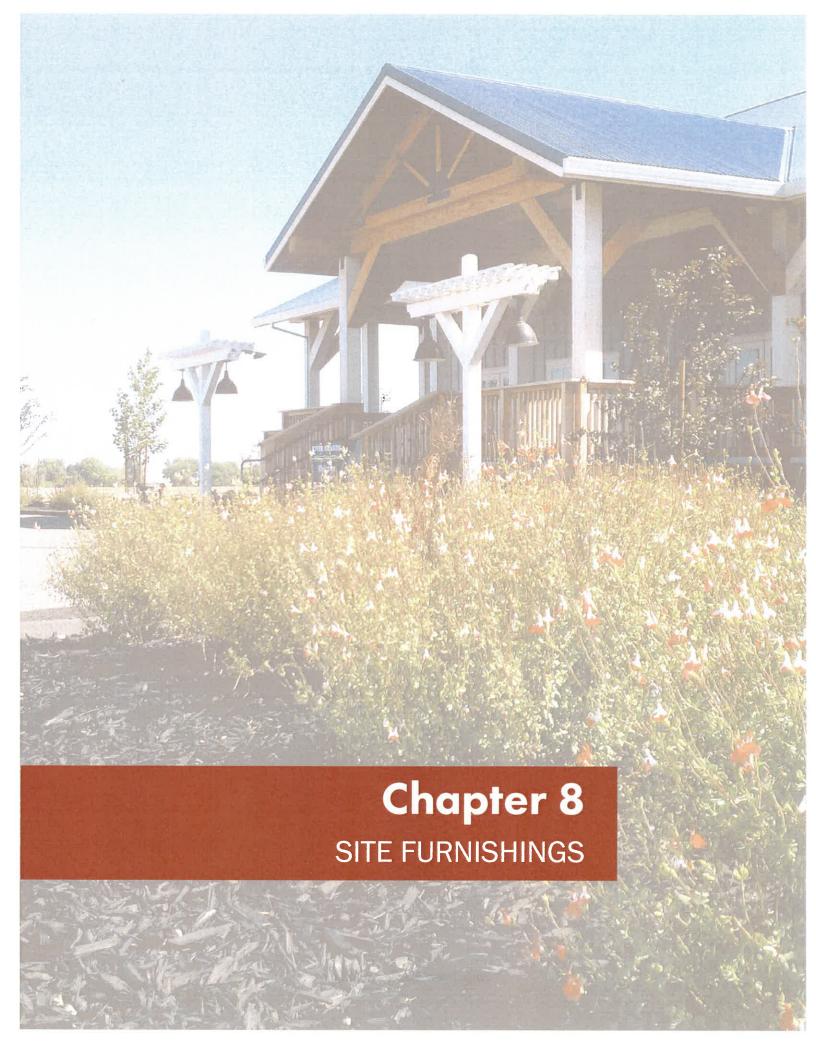
6' Open View Fence (6' Tubular Steel) Solid and Open Fencing Elements (to be determined at Site Plan Review/Conditional Use Permit) Security/View Fence (Determined at Apartments/ Condo Site Plan Review)











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.
- $\ensuremath{\text{\textit{w}}}$ 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.



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



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'wide. Signage height

shall be a minimum of 7' tall when adjacent or within sidewalk. Street signs shall comply with the current version of CA MUTCD.

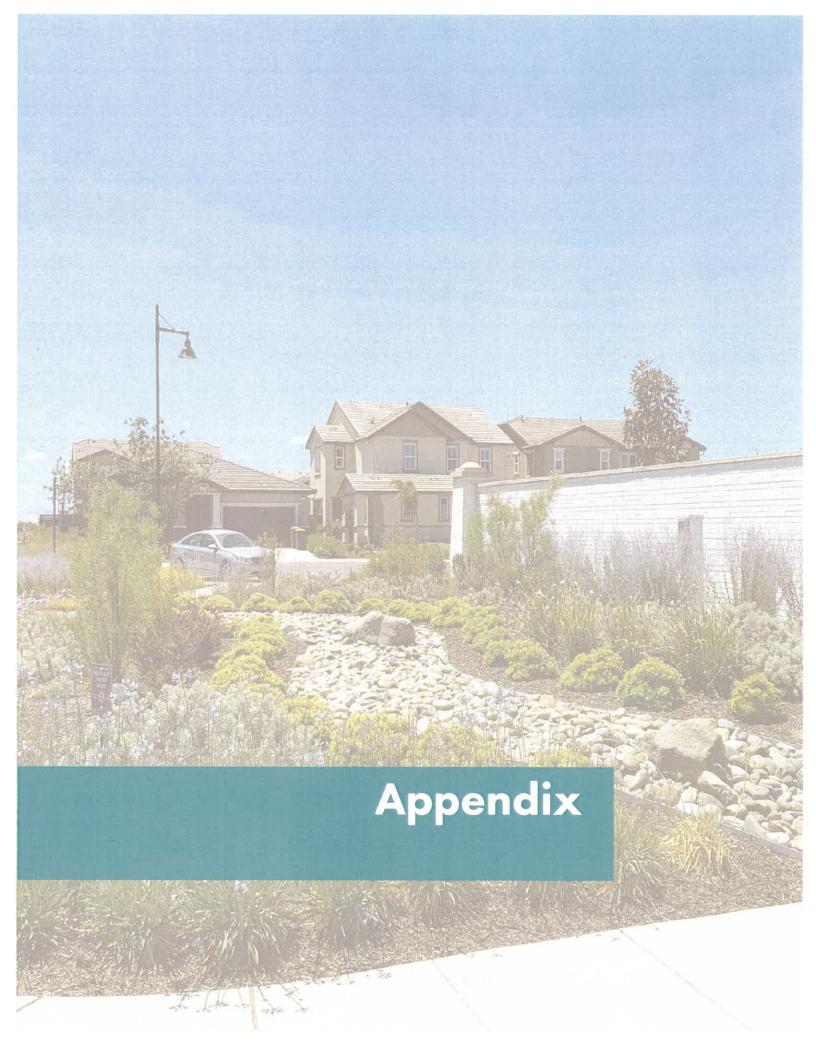
Signage includes:

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

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







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

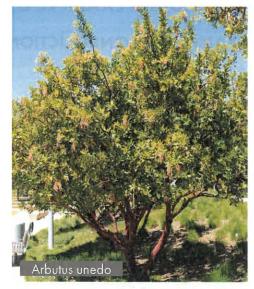


Granite Blocks

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.











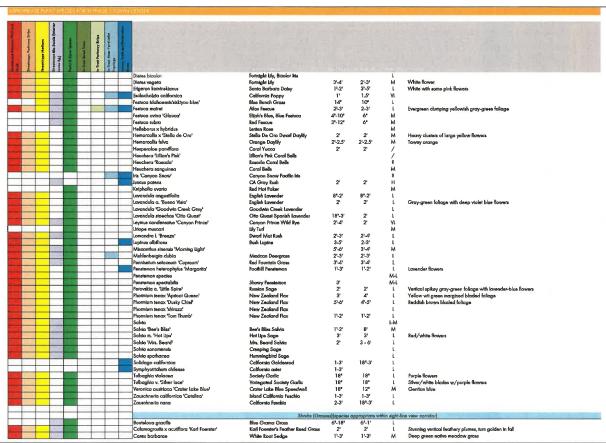
		3				- X/5/5/2 U.S.					The state of the s
ł		The second		-							
Ė	1	10	1		3 3						
Ĺ	Med	3		Į	4	The state of the s					
ž.	8	13	å		1 1						
ı		m	3	4	i i						
-	-	4.2			-						
									Trees		
_				_	_	Acer buergerlanum	Trident Maple	20'-25'	20'-25'	М	
-				+	-	Acer x freemant 'Autumn Blaze' Acer macrootryflum	Maple, 'Autumn Blaze' Big Leaf Maple	40'-50' 30'-75'	40' 30'-50'	М	
				-	-	Acer nagrophysium Acer negundo var. californica	California Box Elder	30-50	30-30	M	
						Acer rubrum 'Armstrong', 'October Glory', Redpot		40'-50'	151	н	
						Assculus californica	Buckeye	20'-30'	20'-30'	YL	
						Aesculus carnea	Red Horsechestnut	40'	30'	M	
-				+	-	Alnus rhombifolia	White Alder	0) 0.5	01.05		
-		_		+	-	Arbutus unedo Arbutus 'Marina'	Strawberry Tree Marina' Strawberry Tree	81-25' 20'-30'	8'-25' 20'-30'	1	
				-		Arbutus marina - 'Mulfi-trenked'	Strawberry Tree	15-30	15'-20'	í	Dark green oblong foliage with rosy pink fall flowers
				1		Betula jacquemontii (Betula utilis jacquemontii)	White Barked Himalyan Birch	40'-60'	25'-30'	н	and the same of th
						Carpinus betulus 'Fastigiata'	European Hornbeam	40'	30'	м	
						Catalpa speciosa	Western Catalpa	40'-60'	20'-40'	М	
				-	-	Carcidium x 'Desert Museum'	Desert Museum Palo Verde	20'	20'	\$	
-			-	-	_	Cercis canadensis 'Oldahoma' Cercis occidentalis	Eastern Redbud Western Redbud	25'-35' 10'-20'	25'-35' 10'-20'	M VL	
_				_	_	Cercis occidentalis - 'Multi-trunked'	Western Red Bud	12'-18'	10-20	Į.	Blue-green foliage with magenta flowers
	\vdash		_	_	_	Cercocarpus betuloides	Island Mountain Mahogany	5'-20'	5'-20'	γi	BIO BION INNESS THE MESSAGE CONTROL
						Chilopsis linearis 'Monhews'	Timeless Beauty Desert Willow	15'-20'	15'-20'	٧L	Fragrant showy purple flowers
						Chionanthus retusus	Chinese Fringe Tree	20'	15'	М	
	\square			_		X Chitalpa tashkentensis	Chitalpa	30	30	L	White to pale or dark pink flowers
_	\vdash			-	-	Cupressus arizonica	Washington Hawthorn	25' 40'	20' 20'	M	
-	\vdash			-	-1-	Cupressus arizonica Cupressus sempervirens	Artzona Cyprese Italian Cypress	40'-70'	10'-20'	M	
	\vdash				_	Ginkgo biloba 'Autumn Gold' (Male only)	Ginkgo, 'Autumn Gold'	35'-40'	25'-35'	м	Use male only varieties
						Gleditsia tricanthos inermis	Thornless Honey Locust	25'-50'	25'-50'	L	
						Koelreuteria paniculata	Goldenrain Tree	20'-35'	25'-40'	M	
_	\vdash				_	Lagerstroemia indica 'Dynamite'	Crape Myrtls	15'-25'	15'-20'	L	Red Flowers
-			_	-	-	Lagerstroemia x fauriei 'Natchez' Lagerstroemia x faurei 'Natchez' - 'Multi-Trunked'	Crape Myrtle Natchez Crape Myrtle	20'-30' 15'-20'	15'-20' 12' Wide	L L	White flowers
	\vdash			+	+	Lagerstroemia x fauriei 'Muskogee'	Crape Myntle	20'-30'	15-20	i	44 lille IIOMets
						Magnolia soulangiana 'D.D. Blanchard'	Tulip Magnolia	50'	25'-35'	M	
						Malus	Flowering Crabapple, 'Snowdrift',	15'-20'	15'-20'	м	
	\sqcup				-		'Golden Raindrops'				
				-	-	Olea europaea 'Swan Hill'	Swan Hill Olive	25'-30'	25'-30'	٧٤	
_	\vdash		-	-	-	Parktnsonia aculeata Pinus pinea	Mexican Palo Verde Stone Pine	15'-20'	10'-20'	VL L	
-	\vdash			+	+	Pinus radiota	Monterey Pine	801-1001	25'-35'	W	
				\top	1	Pistacia chinensis 'Pearl Street', 'Red Push' or 'Kett					
						Davey*		30,-90,	50'	Ł	
						Platanus acerifolia 'Bloodgood'	London Plane	40'-50'	25'-30'	М	
					-	Platanus X acertfolia 'Columbia'				М	
_				-		Platanus racemosa Populus alba "Pyramidalis"	California Sycamore Seedless Bollegna Poplar	50'-90' 50'	30'-50' 1.5'	M	
-	\vdash	\rightarrow	-	-	-	Populus aiba 'Pyramidalis' Populus fremontii	Seedless Bolleana Popiar Fremont Cottonwood	40'-60'	30'-40'	M	
						Populus niara 'Italica'	Lombardy Poplar	100'	15'-30'	M	
						Prosopis glandulosa 'Maverick'	Texas Mesquite	25'-30'	25'-30'	L	
						Prunus caroliniano 'Bright 'N Tight' (Compacto)	Bright N' Tight Cherry Laurel	81-10	6'-8'	ι	
						Quercus agrifolia	Coast Live Oak	20'-70'	40'-80'	٧L	
					-	Quercus coccinea	Scarlet Oak	60,-80,	40'-60'	М	
						Quercus douglasti Quercus ilex	Blue Oak Holly Oak	30'-50' 40'-60'	40-70° 40-60°	٧L	

⁸³ I RIVER ISLANDS PHASE 1 TOWN CENTER NEIGHBORHOOD DEVELOPEMENT PLAN

42101	631921	(13 H)									
				41 TOW	STATE	WW CENTER					
		1.3							1000		
3		ě									
ă,		3		\$	1 1						
F	1 5	3	100	is.	1						
1	1	ġ	1 1 3	8	1						
1	8	13	8 3	Į į	2 .						
	1	2	3 3	3	8 1	T.					
i i		111		17	111	E Company					
		-30.48			_	Quercus lobata	Valley Oak	50'-75'	50'-80'	1	
						Quercus muehlenberati	Quinkpin Oak			8	
					1	Quarcus robur	English Oak	50'-60'	301	М	
				-		Quercus suber	Cork Oak	30'-60'	30'-60'	i.	
				-	_	Quercus virginiana	Southern Live Oak	40'-80'	60'-90'	M	
	_			+	-	Quercus Wislizenii	Interior Live Oak	30'-70'	30'-70'	ΥL	
_	_			+		Robinia 'Purple Robe'	Illielloi Bie Odk	30-70	30.00	1	
_	_			+		Salax goodingli	Gooding's Black Willow	10'-25'		Ĥ	
_	_	_		_		Salix laevigata	Red Willow	15'-30'		н	
_	_			+		Salix lucida var. lasiandra	Pacific Willow	13 -30		н	
_	+			+	1	Schinus molle	California Pepper tree	25'-40'	25'-40'		
	_			1		Sophora japonica 'Regent'	Pagada Tree	40'	40'-60'		
_	+		-	-						14	
_	+-					Syringa reticulata	Japanese Tree Lilac	30,	20'	M	
_	_	-		4	-	Tilia cordata 'Greenspire'	Littleleaf Linden	30'-50	15'-30	M	
	_			2		Ulmus parvifolia 'Drake'	Chinese Elm	50'-70'	30'-50'	M	
-	_	-		+	-	Ulmus Wilsoniana 'Frontier'		20'		M	
_	-	-		-	-	Ulmus wilsonlana 'Patriot'		30,		L	
_	_	-		+-		Ulmus Wilsoniana 'Emerald Sunshine'				L	
+	_	-		-		Ulmus Wilsoniana 'Prospector'				L	
_	-	_		+	-	Umbellularia california	California Laurel	20'-35'	20'-35'	M	
	_	_			-	Vitex agnus-castus	Chaste Tree	15'-20'	15'-20'	L	
	_			-	-	Zelkova serrata 'Green Vase'	Zelkova, Green Vase	50'	50'	M	
-	-	-		-				-	THE PERSON NAMED IN COLUMN	ON THE REAL PROPERTY.	
	_	_	-	+	-	Abelia grandiflora	Glossy Abelia	Shrub	large Back	round)	
_	_	_			_						
_	-						Cricisy Abelia	8,	5'	М	
_				-		Agave filifera				L	Dale black flavores
_						Agave filifera Alyogene heugefil	Blue Hibiscus	6'-10'	6'-8'	L L	Light blue flowers
						Agave filifera Alyogene heugelii Anisodontea x hypomandarum	Blue Hibiscus Cape Mallow	6'-10' 4'	6'-8' 4'	L	Purple/pink flowers
						Agave filifera Alyogene heugetii Anisodontea x hypomandarum Arbutus u. "Oktoberfest"	Blue Hibiscus Cape Mallow Strawberry Tree	6'-10' 4' 6'-8'	6'-8' 4' 6'-8'	L L	
						Agave filifera Alyogene heugetil Anisodonitea x hypomandarum Arbutus u. "Oktoberfest" Aratostaphylos densiflora "Howard McMinn"	Blue Hibiscus Cape Mallow Strowberry Tree Howard McMinn	6'-10' 4' 6'-8' 5'-6'	6'-8' 4'	L M L	Purple/pink flowers
						Agave filifera Alyogene heugelii Ankodontea x hypomendarum Arbutus u. 'Oktoberfeet' Arbutus u. 'Oktoberfeet' Berberts flumbergii Berberts flumbergii	Blue Hibiscus Cape Mallow Strawberry Tree Howard McMinn Japanese Barberry	6'-10' 4' 6'-8' 5'-6' 4'-6'	6'-8' 4' 6'-8' 7'	L M L L	Purple/pink flowers
						Agave lifiera Alyagene heugeli Anisodoniea x hypomandarum Antaodoniea x hypomandarum Arbatus u. "Oktoberfest" Arrotatsphylos densifibra "Howard McMinn" Berberts fhunbergii Buddieja davidii	Blue Hibisaus Cape Mallow Strawberry Tree Howard McMinn Japanese Barberry Buttoffly Bush	6'-10' 4' 6'-8' 5'-6' 4'-6'	6'-8' 4' 6'-8'	L M L L L	Purple/pink flowers
						Agone fillina Ahgoen beugili Ansodosteo x hypomandarum Anbutus u 'Oloboefret' Antotalopt/va dansiflora 'Howard McMinn' Berberts flumbergili Buddiep dansiflor Carpentatic auffrancia	Blue Hibiscus Cape Mallow Strowbarry Tree Howard McMinn Japanese Barberry Butterfly Bush Bush Anemone	6'-10' 4' 6'-8' 5'-6' 4'-6' 6'-10' 3'-6'	6'-8' 4' 6'-8' 7'	L M L L M L	Purple/pink flowers
						Agone hilfera Abogane heupeli Asbodonter x hyponenadarum Asbodonter x hyponenadarum Asbodonter x hyponenadarum Asbodonter x hyponenadarum Asbodonter x hyponenadarum Asbodonter Michael Berberts filmsbergii Buddleje dowldiil Carpenetaria colifornica Carpelatinia coordentatus	Blue Hilbiacus Cape Mallow Strayberry Trae Howard McMinn Japonese Barberry Butorify Bush Bush Anemone Button Willow	6'-10' 4' 6'-8' 5'-6' 4'-6' 6'-10' 3'-6' 3'-15'	6'-8' 4' 6'-8' 7' 6'-10'	L M L L M L M	Purple/pink flowers
						Agowe fillera Alyogene heupeli Asisodostec x hypomendarum Adutsu x (Volbeefred' Artostophyka desaffora 'Howard McMinn' Berbert Munichegil Buddleja davidli Corpestator colfrontoa Copholantina cootdentota Cutus hypothia (Chatu corbrensis)	Blue Hilbiacus Cape Mallow Strawberry Tree Howard McMilm Joponese Barberry Butlerify Bush Bush Anemone Butlon Williow Wither Kocknose	6'-10' 4' 6'-8' 5'-6' 4'-6' 6'-10' 3'-6' 3'-15' 2'-5'	6'-8' 4' 6'-8' 7' 6'-10'	L M L L M L M	Purple/pink flowers
						Agove fillifer Abogene heugell Aslocdoster x hypomenadrum Ashutus u. 'Obberfresi' Araciosphylos densilliora 'Howard McMinn' Berber's flumbergii Buddlej od colifornica Corpinatina codifornica Corpinatina codidentalus Catus hybridus (Catus corbortensis) Catus loddning (Catus corbortensis) Catus loddning (Catus corbortensis) Catus loddning (Catus lodd	Blue Hibbacus Cape Mollow Strowbarry Tree Howard McMinn Joponese Barbenry Butenfry Bueh Bush Anemone Button Willow William William Cristones-Sport Rockrose	6'-10' 4' 6'-8' 5'- 6' 4'-6' 6'-10' 3'-6' 3'-15' 2'-5' 3'-5'	6'-8' 4' 6'-8' 7' 6'-10' 3'-15' 2'-4' 3'-5'	L M L L M L M L	Puple/pink flowers Dork green foliage
						Agove fillera Alogone heupeli Asisodostec x hypomandarum Adutus u 'Otibosefrest' Artostaphyka dessiflora 'Howard McMinn' Berbart Munhbergil Buddleja davidil Corpestator colfrontoa Copholantina cootdentolus Cutus hypothida (Chatu corboratessk) Chatu Iodonifer (Chatus dorboratessk) Chatus Iodonifer (Chatus dorboratessk) Chatus Iodonifer (Chatus dorboratessk) Chatus Iodonifer (Chatus dorboratessk)	Blue Hilbacus Cope Mollow Storobenry Tree Howard McMilm Japanese Borbenry Butherily Buth Buth Anemone Betton Willow White Rockness Critisan-Spor Rockrose Ortchid Reserock	6'-10' 4' 6'-8' 5'-6' 4'-6' 6'-10' 3'-6' 3'-15' 2'-5' 3'-5' 4'	6'-8' 4' 6'-8' 7' 6'-10' 3'-15' 2'-4' 3'-5' 4'	L M L M L M L M	Purple/pink flowers
						Agove fillera Abogene heugell Aslocdostec x hypomenadrum Adutus x (Obberérus' Aracetaphylos densillora 'Howard McMinn' Bether's fluntbergill Corpetentia colifornia Cophalanthia condentalus Catus hybridus (Catus corbortensis) Catus bydanthia (Catus defonitive Catus x purpureus Catus x propureus Coptus and condentalus Catus x propureus Cotors and condentalus Catus x propureus Coptus x propureus	Blue Hibbacus Cape Mellow Showberry Tree Howard McMin Japonese Borberry Bush Asenones Button Willow Wille Rockness Critison—Spor Rockness Critison—Spor Rockness Critison—Spor Rockness Critison—Spor Rockness Critison—Spor	6'-10' 4' 6'-8' 5'-6' 4'-6' 6'-10' 3'-6' 3'-15' 2'-5' 3-5' 4' 10'	6'-8' 4' 6'-8' 7' 6'-10' 3'-15' 2'-4' 3'-5' 4'	L M L L M L M L M	Puple/pink flowers Dork green foliage
						Agove fillera Alogoane heupeli Asisodostec x hypomandarum Adutsus Victibeafred Artostaphyka desaffora 'Howard McMinn' Berbart Munichegil Buddilep davidil Corpestato colfrontoa Copholantina coofdentolus Cutus hypóridus (Calus corboratesis) Catus lodonifer (Catus dontrierus mocularus) Catus lodonifer (Catus dontrierus mocularus) Catus Sodonifer (Catus corboratesis) Coprosanto repons Coprosanto repons Comos stodonifera (serioco) 'Bolleys'	Blue Hibbacus Cape Mallow Strowhenry Tree Howard McMinn Jepaness Borbenry Butsefly Buth Bush Asenose Button Willow Villes Rociness Criterion-Sport Rocharose Orthick Reservack Mittor Float Red-Twigged Digwood	6'-10' 4' 6'-8' 5'-6' 4'-6' 6'-10' 3'-6' 3'-15' 2'-5' 4' 10' 6'-8'	6'-8' 6'-8' 7' 6'-10' 3'-15' 2'-4' 3'-5' 4' 6'-8'	L M L M L M L M	Puple/pink flowers Dork green foliage
						Agove fillera Alvogene heugeli Asloodontea x hypomenadrum Adutus u. Volbeafreid Artostophyka densillora "Howard McMinn" Berbert flumbergii Buddispt denkli Carpentetra celifornica Cephalamine cooldentalus Catus hybridus (Catus corborteasis) Citus Lodonifer (Catus identifer un moculatus) Citus x purpureus Comus stolonifera (Enterio PiBelley* Comus stolonifera (Enterio Collina) "Purpureus"	Blue Hibbacus Cape Mellow Stowheary Tree Howard McMin Japonese Botherry Bush Asemone Buthon Willow Wille Rocknese Orthold Roserock Alteror Float Red Twigged Dogwood Smoka Bush Rocknese Smoka Bush Rocknese Smoka Bush Rocknese Roc	6'-10' 4' 6'-8' 5'-6' 6'-10' 3'-6' 3'-15' 2'-5' 3'-5' 4' 10' 6'-8' 15'	6'-8' 6'-8' 7' 6'-10' 3'-15' 2'-4' 3'-5' 4' 6'-8' 15'	L M L L M L M L M	Purple/pink flowers Dark green follage Dark pink flowers
						Agove fillera Alyogene heugeli Asisodostec x hypomenadarum Advusu v. Oidbeefred Artostephyka desaffora "Howard McMinn" Berbert Munichegili Buddleja davidli Corpestator colfrontoa Caphalantica colfrontoa Caphalantica colfrontoa Caphalantica Calitar corborateala) Catus lodonifer (Catus la donifierus maculatus) Catus lodonifer (Catus la donifierus maculatus) Catus lodonifer (Catus la donifierus maculatus) Catus x propintos Copressan repens Comes saloonifera (serioco) "Balleyt" Collinsa Coggyptifa (Blus colfinus) "Purpuresa" Dodonoso Versoos "Purpure"	Blue Hibbacus Cape Mallow Strowhenry Trae Howard McMinn Japaness Borbenry Butseffy Buth Bush Assemace Button Willow Vifiles Rocinose Criterion-Sport Rocharose Orthick Rocerock Mittor Flont Red-Twigged Degwood Smoka Bush Purple Hoppeed Bush Purple Hoppeed Bush	6'-10' 4' 6'-8' 5'-6' 6'-10' 3'-6' 31-15' 2'-5' 3-5' 4' 10' 6'-8' 15'	6'-8' 6'-8' 7' 6'-10' 3'-15' 2'-4' 3'-5' 4' 6'-8'	L M L L M L M L M	Puple/pink flowers Dork green foliage
						Agove fillera Ahogene heugeli Asisodoniec x hypomenadrum Adutus u. Olibeafreaf Artostophyka desafflora "Howard McMinn" Berbert flumbergi Buddiejc doxidi Carpeniento celifornica Carplacimine cocidentalus Calus hybridus (Calus corbortensis) Calus lodonifer (Catus identifer un moculatus) Calus Lodonifer (Catus identifer un moculatus) Calus Lodonifer (Catus identifer un moculatus) Calus Lodonifer (Catus identifer un moculatus) Comus atlonifera (acciono) "Bolley" Collinus Coggyptife (Blus collinus) "Purpiresus" Dodonoso viscosa "Purpires" Eleonganus prugens	Blue Hibbacus Cape Mellow Strowbearry Trae Howard McMin Japonisse Borberry Bushi Asenones Bushi Asenones Bushi Asenones Critisson-Spor Robrose Orschild Roserock Mittor Plant Red-Twigged Dogwood Smoka Bush Purple Hopseed Bush Silwabserry	6'-10' 4' 6'-8' 5'-6' 6'-10' 3'-6' 9'-15' 2'-5' 3'-5' 4' 10' 6'-8' 15' 10' 6'-15'	6'-8' 7' 6'-10' 3'-15' 2'-4' 3'-5' 4' 6' 6'-8' 15' 8'-10'	L M L L M L M L M	Purple/pink flowers Dark green follage Dark pink flowers
						Agove fillera Alogone heupeli Asisodostec x hypomenadrum Arbutsu : Vicibaerfeat Artostophyka desaffora 'Howard McMinn' Berbert Munichegil Buddleja davidli Corpestator colfrontoa Caphalantica colfrontoa Caphalantica colfrontoa Caphalantica Calitar corborateasia) Catus lodonifer (Catus ladoniferus maculatus) Catus lodonifer (Catus ladoniferus maculatus) Catus lodonifer (Catus ladoniferus maculatus) Catus spropriesa Copressa orapeasa Comes salootifera (serioco) 'Balleyt' Colliusa Coggyptifa (Blus collius) 'Purpuresa' Dodonoso versosa "Purpures" Elsoagaus purgens Erogonum Resizciulotum	Blue Hibbacus Cape Mallow Strowhenry Trae Howard McMinn Japanese Borbenry Butseffy Buth Bush Anemone Button Willow Vifile Rocinose Criterion-Sport Rochrose Orthick Rocerock Mittor Flant Red-Twigged Degwood Smoka Bush Purple Hopseed Bush Silvauberry Californise Burchwheat	6'-10' 4' 6'-8' 5'-6' 6'-10' 3'-6' 31-15' 2'-5' 3-5' 4' 10' 6'-8' 15'	6'-8' 6'-8' 7' 6'-10' 3'-15' 2'-4' 3'-5' 4' 6'-8' 15'	L L M L M L L M M H L L L L	Purple/pink flowers Dark green follage Dark pink flowers
						Agove fillera Ahogene heugeli Asisodontea x hypomenadarum Ahotusu X-Obbesfreid Antostaphyka desalfara "Howard McMinn" Barbaris filmshegili Buddleja dondili Carpenteria colifornica Carphalamine cordentalus Calus hybridus (Calus corbariessis) Calus lodonifer (Catus ideoliferus maculatus) Calus Lodonifer (Catus ideoliferus maculatus) Calus Lodonifer (Catus ideoliferus maculatus) Calus Lodoniferus (Catus ideoliferus maculatus) Calus Lodoniferus (Catus ideoliferus maculatus) Calus Lodoniferus (Catus ideoliferus maculatus) Calus Lodoniferus (Catus ideoliferus maculatus) Calus propures (Catus ideoliferus maculatus) Calus propures (Catus ideoliferus maculatus) Calus propures (Catus ideoliferus maculatus) Calus propures (Catus ideoliferus maculatus) Calus propures propers Erogonum filosoficia (Catus ideoliferus maculatus) Framentodanden californicum	Blue Hibbacus Cape Mellow Strowbearry Trae Howerd McMinn Japanese Borbery Burselfy Beath Bush Asenones Button Willow Willie Rocknese Ortshold Roserock Alteror Flora Red-Twigged Dogwood Smoke Bush Purple Hopseed Bush Silwabserry Californie Buckyheet Collinarie Floraneibush	6-10' 4' 6'-8' 5'-6' 4'-6' 6'-10' 3'-6' 3'-15' 2'-5' 3'-5' 4' 10' 6'-8' 15' 10' 6'-15' 1-3'	6'-8' 4' 6'-8' 7' 6'-10' 3'-15' 2'-4' 3'-5' 4' 6' 6'-8' 15' 8'-10'	1 L M L L M M H L L L L VI	Purple/pink flowers Dark green follage Dark pink flowers Red/burgundy folloge
						Agove fillera Alogane he supelii Asisodostec x hypomandarum Arbutsu : O'iobserfeat Artostaphykos desaiflora 'Howard McMinn' Berbart Munichegili Buddleja davidli Corpentara catifrantia Corpentara catifrantia Corpentara catifrantia Corpentara catifrantia Corpentaria Catifrantia Corpentaria Catifrantia Corpentaria Corpentaria Catifrantia Corpentaria Corpentaria Corpentaria Cotta kay productia (Catala corpentaria) Catala x propiera Cotta kay productia (Catala corpentaria) Cotta socialist	Blue Hibbacus Cape Mallow Strowhenry Trae Howard McMinn Japanese Borbenry Butseffy Buth Bush Anemone Button Willow Vifile Rocinose Criterion-Sport Rochrose Orthick Rocerock Mittor Flant Red-Twigged Degwood Smoka Bush Purple Hopseed Bush Silvauberry Californise Burchwheat	6'-10' 4' 6'-8' 5'-6' 4'-6' 6'-10' 3'-6' 3'-15' 2'-5' 3'-5' 10' 6'-15' 11-3'	6'-8' 7' 6'-10' 3'-15' 2'-4' 3'-5' 4' 6' 6'-8' 15' 8'-10'	L L M L M L L M H L L L L V L L V L L V L L V L L V L L V L L V L L V L L V L L V L L V L L V L L V L L V L L V L L V L L V L	Purple/pink flowers Dark green follage Dark pink flowers
						Agove fillera Ahogene heugeli Asisodontea x hypomenadrum Ahotusu x (Obberérea! Antostaphyka desalfara "Howard McMinn' Bebarta film-bergli Buddleja dondili Corpenteria colfornica Cephalamine condentalus Causu hybridus (Caisu corbantesis) Causu hybridus (Caisu corbantesis) Causu lodarier (Caisu ladoniferus maculatus) Caisu x prupurese Corposan repena Comus atolonifero (Saria ladoniferus maculatus) Colfus Caigypride (Blus colfornica) Colfus Caigypride (Blus colfornica) Colfus Caigypride (Blus colfornica) Colfus Caigypride (Blus colfornica) Celescagnus pruperse Elacganus pruperse Elacganus pruperse Eragonum fasticulation Grevillea x Noell'	Blue Hibbacus Cape Mellow Strowbearry Trae Howerd McMinn Japanese Borbery Burselfy Beath Bush Asenones Button Willow Willie Rocknese Ortshold Roserock Alteror Flora Red-Twigged Dogwood Smoke Bush Purple Hopseed Bush Silwabserry Californie Buckyheet Collinarie Floraneibush	6-10' 4' 6'-8' 5'-6' 4'-6' 6'-10' 3'-6' 3'-15' 2'-5' 3'-5' 4' 10' 6'-8' 15' 10' 6'-15' 1-3'	6'-8' 4' 6'-8' 7' 6'-10' 3'-15' 2'-4' 3'-5' 4' 6' 6'-8' 15' 8'-10'	1 L M L L M M H L L L L VI	Purple/pink flowers Dark green follage Dark pink flowers Red/burgundy folloge
						Agove fillera Alogane he supelii Asisodostec x hypomandarum Arbutsu : O'iobserfeat Artostaphykos desaiflora 'Howard McMinn' Berbart Munichegili Buddleja davidli Corpentara catifrantia Corpentara catifrantia Corpentara catifrantia Corpentara catifrantia Corpentaria Catifrantia Corpentaria Catifrantia Corpentaria Corpentaria Catifrantia Corpentaria Corpentaria Corpentaria Cotta kay productia (Catala corpentaria) Catala x propiera Cotta kay productia (Catala corpentaria) Cotta socialist	Blue Hibbacus Cape Mallow Strowhenry Trae Howard McMinn Japanese Borbenry Butseffy Buth Bush Anemone Burton Willow Yifelte Rocinose Criterion-Sport Rochrose Orthick Rocerock Mittor Flont Red-Twigged Degwood Smoka Bush Purple Hopseed Bush Silvauberry Californise Buckwheat Californise Buckwheat Californise Buckwheat Californise Buckwheat Noell Gravillour	6'-10' 4' 6'-8' 5'-6' 4'-6' 6'-10' 3'-6' 3'-15' 2'-5' 3'-5' 10' 6'-15' 11-3'	6'-8' 4' 6'-8' 7' 6'-10' 3'-15' 2'-4' 3'-5' 4' 6' 6'-8' 15' 8'-10'	L L M L M L L M H L L L L V L L V L L V L L V L L V L L V L L V L L V L L V L L V L L V L L V L L V L L V L L V L L V L L V L	Purple/pink flowers Dark green follage Dark pink flowers Red/burgundy folloge
						Agove fillera Ahogene heugeli Asisodontea x hypomenadrum Ahotusu x (Obberérea! Antostaphyka desalfara "Howard McMinn' Bebarta film-bergli Buddleja dondili Corpenteria colfornica Cephalamine condentalus Causu hybridus (Caisu corbantesis) Causu hybridus (Caisu corbantesis) Causu lodarier (Caisu ladoniferus maculatus) Caisu x prupurese Corposan repena Comus atolonifero (Saria ladoniferus maculatus) Colfus Caigypride (Blus colfornica) Colfus Caigypride (Blus colfornica) Colfus Caigypride (Blus colfornica) Colfus Caigypride (Blus colfornica) Celescagnus pruperse Elacganus pruperse Elacganus pruperse Eragonum fasticulation Grevillea x Noell'	Blue Hibbacus Cape Mellow Strowbenry Trae Howerd McMinn Japaneas Borbenry Benefity Beeh Bush Anencuse Button Willow Williew Rockrose Orschol Reserrock Alteror Flora Red-Twigged Degwood Smoka Bush Purple Hopseed Bush Silvesherry Colifornia Buschwheet Colifornia Buschwheet Colifornia Buschwheet Toylon Toylon Toylon	6:10' 4' 6'-8' 5'-6' 4'-6' 6:10' 3'-6' 3'-15' 2'-5' 3'-5' 10' 6:-8' 15' 10' 6:-15' 1:-3' 6:-10'	6'-8' 4' 6'-8' 7' 6'-10' 3'-15' 2'-4' 3'-5' 4' 6' 6'-8' 15' 8'-10'	L L M L L L L L L L L L L L L L L L L L	Purple/pink flowers Dark green follage Dark pink flowers Red/burgundy folloge
						Agove fillera Alogone heupeli Asisodostec x hypomenadrum Arbutsu : Oribberfred Artostophyko desaffora 'Howard McMinn' Berbert Munichegil Buddleja davidli Corpeniatra calfrantia Corpeniatra calfrantia Corpeniatra calfrantia Corpeniatra calfrantia Corpeniatra calfrantia Corpeniatra calfrantia Corpeniatra calfrantia Corpeniatra calfrantia Corpeniatra calfrantia Corpeniatra calfrantia Corpeniatra calfrantia Corpeniatra calfrantia Corpeniatra calfrantia Corpeniatra Consus alodonifer (Estraco) 'Balleyt' Collinas Coggyptifa (Blus collinus) 'Purpureas' Dodonoco versosa "Purpurea" Eleagenus purgens Enogonus frasciulotum Framostodandron californicum Gravellica : Noell' Heleromales arbutfolia Loura nobblis	Blue Hibbacus Cape Mallow Strowhenry Trae Howard McMinn Japanease Borbenry Butseffy Buth Bush Anemone Button Willow Viller Bocinean Crimano-Sport Rochase Orthick Reservack Mittor Flont Red-Twigged Degwood Smoka Bush Purple Hopseed Bush Silvesberry Colifornia Bushwheot Colifornia Bushwheot Colifornia Bushwheot Colifornia Bushwheot Roval Colifornia Bushwheot Roval Colifornia Bushwheot Roval Colifornia Bushwheot Roval Colifornia Bushwheot Roval Colifornia Bushwheot Roval Colifornia Bushwheot Roval Colifornia Bushwheot Roval Colifornia Bushwheot Roval Rova	6-10' 4' 6'-8' 5'-6' 4'-6' 9'-10' 3'-6' 3'-15' 2'-5' 4' 10' 6'-8' 15' 10' 6'-15' 1-5' 6'-10' 12'-40'	6'-8' 4' 6'-8' 7' 6'-10' 3'-15' 2'-4' 6' 6'-8' 15' 8'-10' 4' 6'	L L M L L L L L L L L L L L L L L L L L	Purple/joint flowers Dark green follage Dark pink flowers Red/burgundy follage Cilcssy lines green needlis-like follage with pink and white flowers
						Agove fillera Alogone heugeli Asisodostec x hypomandarum Ahrbusu v. Oribberfred Artostophykos desaffora 'Howard McMinn' Berbert Munichergil Buddlejo dowldli Corpeniatra colfrontoa Copholantina condentatus Cutau hypóridus (Chatu corborateala) Catau lodonifer (Catau lodoniferus moculanus) Catau Sidonifer (Chatus orborateala) Catau Sidonifer (Chatus orborateala) Catau Sidonifer (Catau lodoniferus moculanus) Catau Sidonifer (Catau lodoniferus moculanus) Catau Sidonifer (Catau lodoniferus moculanus) Catau Sidoniferus (Catau lodoniferus moculanus) Catau Sidoniferus (Catau lodoniferus moculanus) Catau Sidoniferus (Catau lodoniferus moculanus) Catau Sidoniferus (Catau lodoniferus moculanus) Catau Sidoniferus (Catau lodoniferus desaforus) Comunicationiferus Francostodandina colifonicum Gravelliae v. Yoleil' Hesteromales arbutfolia Lovantor Mortifipiaca Vint Bamsley Lovator fruntifipiaca Vint Bamsley	Blue Hibbacus Cape Mallow Strowhenry Trae Howard McMinn Japanease Borbenry Butseffy Buth Bush Anemone Button Willow Viller Bocinean Crimano-Sport Rochase Orthick Recercies Altimor Flont Red-Twigged Degwood Smoka Bush Purple Hopseed Bush Silvesberry California Buckwheat California Buckwheat California Buckwheat California Buckwheat Rose Roy Leared Toyon Boy Leared Tree Mollow Mollow Mollow Mollow Mollow	6-10" 4-5-6 5-6 4-0 6-10" 3-1-5 3-1-5 3-1-5 10" 6-8' 1-10" 6-11-5 11-3' 6-1-10-6 11-3' 6-1-40" 6-1-6-6'	6'-8' 4' 6'-8' 7' 6'-10' 3'-15' 2'-4' 3'-5' 4' 6'-8' 15' 8'-10'	L L M L L L L L L L L L L L L L L L L L	Purple/joint flowers Dark green follage Dark pink flowers Red/burgundy follage Cilcssy lines green needlis-like follage with pink and white flowers
						Agove fillera Alyogene heupell Aslacidante x hypomenadrum Arbotus u: Otoberferaf Artotusphylos desafflors 'Howard McMinn' Berbart Minubergil Buddiep dendell Corpenstate collination Cophicalmiae coddentatus Cophicalmiae coddentatus Cotane hypothae (Chain corbortensis) Chain soprificate (Chain corbortensis) Chain soprificate (Chain corbortensis) Chain soprificate (Chain corbortensis) Chain soprificate (Chain corbortensis) Chain soprificate (Chain corbortensis) Chain soprificate (Chain corbortensis) Chain soprificate (Chain corbortensis) Comes safortiae (Chain ladoritensis profiterios) Comes safortiae (Chain corbortensis) Comes safortiae (Chain corbortensis) Comes safortiae (Chain corbortensis) Comes safortiae (Chain corbortensis) Comes safortiae Comes safortiae Energenia prugnera Energenia prugnera Energenia prugnera Energenia prugnera Energenia prugnera Energenia prugnera Energenia prugnera Energenia corbortiae Loruntar contine Loruntar churificalica Loruntar churificalica Loruntar churificalica Loruntar churificalica Loruntar churificalica Loruntar churificalica Loruntar churificalica Loruntar churificalica Loruntar churificalica Loruntar churificalica Loruntar churificalica Loruntar churificalica Loruntar churificalica Loruntar churificalica Loruntar churificalica Loruntar churificalica Loruntar churificalica Loruntar complexity	Blue Hibiacus Cape Mellow Strowbeny Tree Howard McMinn Japanesse Borbeny Bush Asemene Bush Asemene Bush Asemene Bush Asemene Bush Asemene Korkinsen-Sper Rochrose Ordel Reserrock Misser Frant Red-Twiggerd Degwood Seela Bush Red-Twiggerd Degwood Seela Bush Frant Red-Twiggerd Degwood Seela Bush Steela Bush Modil Grandlas Colfinante Bushwheet Colfinante Bushwheet Noall Grandlas Toyon Bay Leared Tree Mollow Mollow Texas Ronger	6-10' 4' 6-8-15' 5-6' 4-6-10' 30-6' 9-13' 2'-5' 3'-5' 10' 6-8-11' 10' 6-15' 11-3' 5-10' 12-40' 6' 6' 44-5'	6'-8' 4' 6'-8' 7' 6'-10' 3'-15' 2'-4' 3'-5' 4' 6' 6' 6' 6' 4' 4' 6'	L L M L L L L L L L L L L L L L L L L L	Purple/joint flowers Dark green follage Dark pink flowers Red/burgundy follage Cilcssy lines green needlis-like follage with pink and white flowers
						Agove fillera Alogone heupeli Asisodostec x hypomenadrum Arbutsu : O'cibberfred Artostophyko desaffora 'Howard McMinn' Berbert Munichegil Buddlejo dowldli Corpeniatra colfrontoa Copholantina condentalua Cutus hypothia (Chaiu corboratesia) Cutus lodonifer (Catisa Indonterus mocularus) Cutus lodonifer (Catisa Indonterus mocularus) Cutus Nopriolisa (Chaiu corboratesia) Cutus Nopriolisa (Chaiu corboratesia) Cutus Approlisa (Chaiu corboratesia) Cutus Corporation (Chaiu corboratesia) Comunica Indonterio (Albus corboratesia) Frenomena foratorio (Chaiu corboratesia) Frenomena foratorio (Chaiu corboratesia) Indonterio (Blue Hibbacus Cape Mallow Strowhenry Trae Howard McMinn Japanease Borbenry Butseffy Buth Bush Anemone Button Willow Villet Rocinose Orthol Rocinose Orthol Rocinose Orthol Rocinose Orthol Rocinose Orthol Rocinose Orthol Rocinose Orthol Rocinose Orthol Rocinose Orthol Rocinose Orthol Rocinose Orthol Rocinose Orthol Rocinose Orthol Rocinose Orthol Rocinose Orthol Rocinose Orthol Rocinose Orthol Rocinose Orthol Orth	6-10' 4' 6-5' 5-6' 6-10' 15-6' 6-10' 15-15' 10' 6-15' 10' 6-15' 10' 6-15' 10' 6-15' 10' 6-15' 15-15'	6'-8' 4' 6'-8' 7' 6'-10' 3'-15' 2'-4' 3'-5' 4' 6'-8' 15' 8'-10'	L L M L L M M H L L L L VI L L L L L L L L L L L L L L	Purple/joint flowers Dark green follage Dark pink flowers Red/burgundy follage Cilcssy lines green needlis-like follage with pink and white flowers
						Agove fillera Alyogene heupell Aslacidante x hypomenadrum Advitus u: Volboefreaf Arctotatphylos desafflors 'Howard McMinn' Berbert Munbergil Buddiep dowldi Corpeniatro colfirmize Cophiclamine cocidentatu Corpeniatro colfirmize Cophiclamine cocidentatu Cotate hypothise (Chatu corbortensis) Chatu Sodonifer (Chatu downormania) Chatu Suprofilera (Satura corbortensis) Chatu Sodonifer (Chatu adoministrus moculatus) Chatus x prupurose Copressan repens Comes astioophise (Satura downormania) Comes astioophise (Satura downormania) Comes astioophise (Satura adoministrus downormania) Comes astioophise (Satura colfirmize) Comes astioophise (Satura downormania) Comes astioophise (Satura colfirmize) Financiate colfirmize Grevillor X Noell' Hesteromise colfirmica Loruna nobilia Lorunatra fruntificia Lorunatra fruntificia Lorunatra moritime Lorunatra fruntificia Lorunatra moritime Lorunatra fruntificia (Satura) Lorunatra fruntificia	Blue Hibiacus Cape Mallow Strowberny Tree Howard McMinn Japanesse Borberry Butseffy Beuth Bush Anemone Buston Willow Willele Rocciness Orthol Rocciness Orthol Rocciness Orthol Rocciness Orthol Rocciness Orthol Rocciness Orthol Rocciness Orthol Rocciness Orthol Rocciness Orthol Rocciness Orthol Rocciness Orthol Rocciness Orthol Rocciness Orthol Rocciness Orthol Rocciness Orthol Rocciness Orthol Rocciness Orthol O	6-10' 4' 6-8' 5-6' 4-6' 6-10' 3-6' 9-13' 2-5' 3-5' 4' 10' 6-8' 12' 6-8' 12' 6-8' 12' 6-8' 6-8' 6-8' 6-8' 6-8' 6-8' 6-8' 6-8	6'-8' 4' 6'-8' 7' 6'-10' 3'-15' 2'-4' 3'-5' 6' 6' 6' 4' 5' 5'-8'	L L M L L L L L L L L L L L L L L L L L	Purple/joint flowers Dark green follage Dark pink flowers Red/burgundy follage Cilcssy lines green needlis-like follage with pink and white flowers
						Agove fillera Alogane heupeli Asisodostec x hypomandrum Ahotus u. Vicibearfeat Artostaphyka desaffora 'Howard McMinn' Berbart Munichegil Buddleja davidli Corpentara calfrantia Corpentara calfrantia Corpentara calfrantia Corpentara calfrantia Corpentara calfrantia Corpentara calfrantia Corpentara calfrantia Corpentara calfrantia Corpentara calfrantia Corpentara calfrantia Corpentara calfrantia Corpentara calfrantia Corpentara calfrantia Corpentara calfrantia Collega Goldenia Col	Blue Hibbacus Cape Mallow Strowhenry Trae Howard McMinn Japanese Borbenry Butseffy Buth Bush Aseemose Button Willow Villes Rocinese Criterion-Spot Rochase Criterion-Spot Rochase Criterion-Spot Rochase Criterion-Spot Rochase Criterion-Spot Rochase Criterion-Spot Rochase Criterion-Spot Rochase Criterion-Spot Rochase Criterion-Spot Rochase Criterion-Spot Rochase Multicriterion-Spot Rochase Supplementary California Burchyshed Colficrate Flanneibush Noell Grandia Toyon Bay Leared Tree Mollow Mollow Issues Ronger Yellow Bush Lupine Oragon Grape True Myrife	6-10' 4' 6-5-5' 5-6' 6-10' 3-6' 9-15' 2-5-5' 4' 10' 6-15' 10-6-15' 11-3' 6-10' 12-46' 6' 5-6-6' 5-6-6' 5-6-6' 5-6-6'	6-8' 4' 6'-8' 7' 6'-10' 3'-15' 2'-4' 3'-5' 4' 6' 6' 6' 4' 6' 4' 6' 4'-5' 5'-8'	L L M L L M M H L L L L VI L L L L L L L L L L L L L L	Purple/joint flowers Dark green follage Dark pink flowers Red/burgundy follage Cilcssy lines green needlis-like follage with pink and white flowers
						Agove fillera Alyogene heupell Aslacidante x hypomenadrum Advitus u: Volboefreaf Arctotatphylos desafflors 'Howard McMinn' Berbert Munbergil Buddiep dowldi Corpeniatro colfirmize Cophiclamine cocidentatu Corpeniatro colfirmize Cophiclamine cocidentatu Cotate hypothise (Chatu corbortensis) Chatu Sodonifer (Chatu downormania) Chatu Suprofilera (Satura corbortensis) Chatu Sodonifer (Chatu adoministrus moculatus) Chatus x prupurose Copressan repens Comes astioophise (Satura downormania) Comes astioophise (Satura downormania) Comes astioophise (Satura adoministrus downormania) Comes astioophise (Satura colfirmize) Comes astioophise (Satura downormania) Comes astioophise (Satura colfirmize) Financiate colfirmize Grevillor X Noell' Hesteromise colfirmica Loruna nobilia Lorunatra fruntificia Lorunatra fruntificia Lorunatra moritime Lorunatra fruntificia Lorunatra moritime Lorunatra fruntificia (Satura) Lorunatra fruntificia	Blue Hibiacus Cape Mallow Strowberny Tree Howard McMinn Japanesse Borberry Butseffy Beuth Bush Anemone Buston Willow Willele Rocciness Orthol Rocciness Orthol Rocciness Orthol Rocciness Orthol Rocciness Orthol Rocciness Orthol Rocciness Orthol Rocciness Orthol Rocciness Orthol Rocciness Orthol Rocciness Orthol Rocciness Orthol Rocciness Orthol Rocciness Orthol Rocciness Orthol Rocciness Orthol Rocciness Orthol O	6-10' 4' 6-8' 5-6' 4-6' 6-10' 3-6' 9-13' 2-5' 3-5' 4' 10' 6-8' 12' 6-8' 12' 6-8' 12' 6-8' 6-8' 6-8' 6-8' 6-8' 6-8' 6-8' 6-8	6'-8' 4' 6'-8' 7' 6'-10' 3'-15' 2'-4' 3'-5' 6' 6' 6' 4' 5' 5'-8'	L L M L L M M H L L L L VI L L L L L L L L L L L L L L	Purple/joint flowers Dark green follage Dark pink flowers Red/burgundy follage Cilcssy lines green needlis-like follage with pink and white flowers

_	_			_	_						
3		nterior				1 The second second					
94.0	2	E S	3	oy Ships	Yard Lake						
3	Verdie	No-By	3	Į.	-Year						
3	od l	Rd.)	ě.	Į,	2 .	1					
ı	appe	11	3	Trong to	3	I state the second second					
ž.	4	25	-	Ė	3.2	Nertum oleander Petite Pink	Dwarf Pink Oleander	4'	4'	-	Pink flowers
				+		Ostnanthus fragrans	Sweet Olive	10'	10'-12'	M	I III NOWOIS
						Osmanthus x fortunel	Hybrid Teg Olive	61-201	10'-12'	M	
						Philadelphus lewisii	Wild Mock-orange	41-10	6'-10'	M	
						Philadelphus 'Belle Etoile'	Purple Spot Mock Orange	5-7	5'-7'	M	
						Phormium tenax 'Atroperpureum'	New Zealand Flax	4'-5'	4'-5'	L	Burgundy-bronze bladed foliage
				_	1	Pharmium Yellow Waye'	Yellow Wave New Zealand Flax	4'-5'	4'-5'	M	Yellow and time green bladed foliage
		_		-	-	Prunus caroliniana 'Bright 'N Tight' (Compacta)	Bright N' Tight Cherry Laure	8L10	6'-8'	L	
-	_			-	1	Rhaphiolepis Indica	India Hawthorn	4'-5'	01.61	L	
-	\rightarrow		_	-	1	Rhaphiolepis indica ' Clara' Rhaphiolepis indica 'Springtime'	India Hawthom	3'-5' 4'-6'	3'-5'	L	
\rightarrow	-			-	+	Raphiolepis umbellata	Yeddo Hawthom	4'-6'	4'-6'	1	
-	-			_	+	Rhamnus californica Mound San Bruno'	San Bruno Coffeberry	3'-15'	8'	1	
\rightarrow	\neg			_	1	Rhamnus colifornica (Fve Case)	Dwarf Coffeberry	4'-8'	4'- 6'	1	
_				_		Rhamnus crocea	Redberry	4-0	4-0		
\neg	\neg					Rhamnus tomentella	Hogry Coffeeberry			L	
\neg						Ribes aureum (yar. gracifilmum)	Golden Currant	31-61		L	
						Ribes songuineum	Pink Flowering Current	41-121		M	
						Rasa californica 'Plena'	California Wild Rose			L	
						Teucrium fruticans	Bush Germander	5'-6'	5'-6'	L	Gray leaves, lavender flowers
				_		Tevorium fruticans	Bush Germander	41-81	4'-10'	L	
				_	-	Viburnum I. 'Spring Bouquet'	Spring Bouquet Vibunium	41-61	4'-6'	М	Deep green leathery foliage with tight clusters of pink buds and white flowers
-	_		_	-	-	Xylosma congestum	Shiny Xylosma	8-10	8-101	L	
-			-	_	-		Strate (bladium F	atomorphic office	uniar innaianti	nde statistica	sight-line view corridor)
				\rightarrow	-			2'-2.5'	3'-4'		White flower
-						Abelia x arandiflora 'Kaleidoscope'				M	
-				+		Abelia × grandiflora 'Kaleidoscope' Berberis thunbergii 'Criruzam'	Glossy Abelia Crimson Ruby Japanese Barberry	2'-25'	2'	M	
				+			Glossy Abelia Crimson Ruby Japanese Barberry Bottlebrush				Deep red/burgundy foliage
						Berberts thunbergii "Criruzom"	Crimson Ruby Japanese Barberry Battlebrush Dwarf Bottlebrush	2 ¹		E E	
						Berberts thunbergli 'Cdruzzam' Callistemon citrinus 'Compacta' Callistemon citrinus 'Little John' or 'Captain Cook Coleonema pulchrum 'Varieties'	Crimson Ruby Japanese Barberry Battlebrush	2'	2'	E E M	
						Berberts Hunbergti 'Cdruzzam' Callisteman citrinus 'Compacta' Callisteman citrinus 'Litrie John' or 'Captain Cook Coleonema pulchrum 'Varieties' Mahanta aquifolium 'Compacta'	Crimson Ruby Japanese Barberry Battlebrush Dwarf Bottlebrush Pink Breath of Heaven	2' 3' 3'-4'	2' 3' 4'	E L M	Deep red/burgundy folioge
						Berberts thunbergil "Criruzom" Collistemon citrinus "Compactor" Collistemon citrinus "Uni John or "Coptain Cook Coleonema pulchimm "Varieties" Mynine africana Mynine africana	Crimson Ruby Japanese Barberry Bottlebrush Dwarf Bottlebrush Pink Breath of Heaven African Boxwood	2' 3' 3'-4' 3'-8'	2' 3' 4' 3'-6'	E E M M	Deep rad/burgundy folloge Ught green folloge with tiny pink flowers
						Barbets hunbergii 'Crinzzm' Callistemon clirinus 'Compacta' Callistemon clirinus 'Compacta' Callistemon clirinus 'Utilia John' or 'Coptain Cook Coleosema pulcitum 'Varietius' Mhönnia quifriblum 'Compacta' Mhynnia africana Pitiosporus I. 'Whiseler's Dwarif'	Crimson Ruby Japanese Barberry Battlebrush Dwarf Battlebrush Pink Breath of Heaven African Boxwood Mock Orange	2' 3' 3'-4' 3'-8' 3'-4'	2' 3' 4' 3'-6' 4'-5'	M L M L	Deep red/burgundy follage Ught green follage with tiny pink flowers Writte flower
						Berbots Musbergill Cofruzom* Collistemon Citrina Conspacta* Collistemon citrina "Utill John" or "Coptain Cook. Coloenema pulchum "Voriettes" Monenta agrifolum "Compacta* Mynahe africana Pirosporum 1. Whiseler's Dwarf Punica granotum Nationa"	Citimson Ruby Japanese Barberry Battlebrush Dwarf Bartlebrush Pink Breath of Heaven African Boxwood Mock Orange Dwarf Pomegranate	2' 3'-4' 3'-8' 3'-4' 3'	2' 3' 4' 3'-6' 4'-5' 5'	M L M L M	Deep rad/burgundy folloge Ught green folloge with tiny pink flowers White flower Orange flowers
						Berbust Munbergill Cartuzzmi Callistenson cirtines Conpocato' Callistenson cirtines Utilis John' or 'Coptain Cook Colocenera pulchem Vorieties' Mohente agerifolium Compacto' Myriste dificana Pitropoporum : Wheeler's Dwarf Pinica granatum Noani Mohaphillogis rickon 'Callisteno' Mohaphillogis rickon 'Callisteno'	Crimson Ruby Japanese Barberry Battlebrush Dwarf Battlebrush Pink Breath of Heaven African Boxwaod Mock Orange Dwarf Pomegranate Dwarf Pink Indian Havrhome	2' 3'-4' 3'-8' 3'-4' 3' 2'	2' 3'-4' 3'-6' 4'-5' 5'	M L M L M	Deep red/burgundy follage Ught green follage with tiny pink flowers Writte flower
						Berbest Munbesgill Chrizzom' Collistenson christes Conpocat' Collistenson christes Unite John' or 'Coptain Cook Coleoneme pulcham Vorsites' Mohoste aquifolium 'Compacte' Mynise officiona Pitiosporum 1. Whiseler's Dworf Piunica grantonium 'Nanne' Moholidelpsis inclore Stellerien' Solvio grangeji / Solvio x, jomenatis	Citimson Ruby Japanese Barberry Battlebrush Dwarf Bartlebrush Pink Breath of Heaven African Boxwood Mock Orange Dwarf Pomegranate	2' 3'-4' 3'-8' 3'-4' 3' 2' 3-4'	2' 3' 4' 3'-6' 4'-5' 5' 4' 2'	M L M L M 1	Deep rad/burgundy folloge Ught green folloge with tiny pink flowers White flower Orange flowers
						Berbush Munbergill Chrizzom Collistenson cirifres Conpocato Collistenson cirifres Utilis John' or 'Coptain Cook Colocorena pulcham Vorieties' Mohente agerifolium Compactor' Myriste dificana Pitropoporum I, Viheeler's Dwarf Pinica granatum Nona' Moholis delise indica 'Galletina' Sahiya greggill / Sofixa Jomesals Sohiya greggill / Moho'	Crimon Ruby Japanese Borberry Bortliboush Dwarf Bortliebrush Pink Breath of Heaven African Bownood Mock Orange Dwarf Fomegranate Dwarf Fink Holian Howthorme Autumn Sage	2' 3'-4' 3'-8' 3'-4' 3' 2' 3-4' 1'-4'	2' 3' 4' 3'-6' 4'-5' 5' 4' 1'-4'	M L M L M 1	Deep rad/burgundy folloge Ught green folloge with tiny pink flowers White flower Orange flowers
						Berbest Munbesgill Chrizzom' Collistenson chrisus Conpocat' Collistenson chrisus Lillie John' or 'Coptain Cook Coleoneme pulchem Vorsitens' Mohonte aquifollum 'Compacte' Mynise officiona Pitosporum I. Whiseler's Dworf Piunica grantonum Wanni Mophiclepta indice Stellerine' Solvio greggil / Solvio x jomensis Solvio greggil / Solvio x jomensis Solvio greggil / Solvio x jomensis Solvio greggil / Solvio x jomensis Solvio greggil / Solvio x jomensis Solvio miscophylic	Crimson Ruby Japanese Borberry Borlibbrush Dwarf Sortlebrush Prink Breach of Heaven African Bowwood Modc Orange Dwarf Foreignante Dwarf Fink Indian Howthome Auhumn Sage Mint Buth Sage	2' 3'-4' 3'-8' 3'-4' 3'-2' 3-4' 1'-4' 3-5'	2' 3' 4' 3'-6' 4'-5' 5' 4' 2' 1'-4' 4'-8'	M L M L L L M	Deep rad/burgundy folloge Ught green folloge with tiny pink flowers White flower Orange flowers
						Berbush Munbergill Chrizzom* Collistenson cirthres Conpocato* Collistenson cirthres Willis John* or 'Coptain Cook Coleonera pulchoum Vorieties* Mohenic agerfolium Compocato* Mynishe diricosaa Pitrosporum i. 'Wheeler's Dwarf* Punica granatum Naoni* Mophicolepis indica 'Galeinan' Solvia greggil / Solvia x jamenats Solvia greggill / Mobr Solvia greggill / Mobr Solvia nicrophylia Spitrae bumada	Crimon Ruby Japanese Barberry Bartibabush Dwarf Bottlebrush Dwarf Bottlebrush Piki Rireath of Heaven African Bowknood Mock Orange Dwarf Fonegranate Dwarf Fonegranate Dwarf Fonegranate Autumn Sage Mint Bush Sage Spirose	2' 3' 3'-4' 3'-8' 3'-4' 3' 2' 3-4' 1'-4' 3-5' 2'-3'	2' 3' 4' 3'-6' 4'-5' 5' 4' 2' 1'-4' 4'-8' 3'-4'	M L M M L L M M M M	Deep red/burgundy folloge Ugitt green folloge with finy pink flowers White flowers Orange flowers Pink flowers
						Berbest Munbesgill Chrizzom' Collistenson chrisus Conpocat' Collistenson chrisus Lillie John' or 'Coptain Cook Coleoneme pulchem Vorsitens' Mohonte aquifollum 'Compacte' Mynise officiona Pitosporum I. Whiseler's Dworf Piunica grantonum Wanni Mophiclepta indice Stellerine' Solvio greggil / Solvio x jomensis Solvio greggil / Solvio x jomensis Solvio greggil / Solvio x jomensis Solvio greggil / Solvio x jomensis Solvio greggil / Solvio x jomensis Solvio miscophylic	Crimson Ruby Japanese Borberry Borlibbrush Dwarf Sortlebrush Prink Breach of Heaven African Bowwood Modc Orange Dwarf Foreignante Dwarf Fink Indian Howthome Auhumn Sage Mint Buth Sage	2' 3'-4' 3'-8' 3'-4' 3'-2' 3-4' 1'-4' 3-5'	2' 3' 4' 3'-6' 4'-5' 5' 4' 2' 1'-4' 4'-8'	M L M L L L M	Deep rad/burgundy folloge Ught green folloge with tiny pink flowers White flowers Pink flowers Yellow-green folloge with pink/rad flowers
						Berbest Munbesgil Cofuzzam' Collistenson citrisus Conpocat' Collistenson citrisus Valle John' or 'Coptain Cook Coleoneme pulchem Vorsitens' Mohonte aquifolium "Compacte' Mynise officiana Pitiosporum 1. Whiseler's Dwarf Pivinica grantonium Wanni' Mophiclepta inclore Stelletien' Solvio greggil / Solvio x jomensis Solvio greggil / Solvio x jomensis Solvio greggil / Solvio x jomensis Solvio greggil / Solvio x jomensis Solvio gregoli / Solvio x jomensis Solvio miscrophyla Spitiese bumoldo Spitiose y bumoldo 'Goldflame'	Crimon Ruby Japanese Barberry Barbbarub Dwarf Sortlebrush Pwarf Sortlebrush Pink Breath of Heaven Affaca Bowroad Modo Crange Dwarf Pronegranate Dwarf Prick Indian Howthome Auhuma Sage Mint Bush Sage Spirosa Goldfilmes Spirosa	2' 3'-8' 3'-8' 3'-4' 3' 2' 3-4' 1'-4' 3-5' 2'-9' 3'-4'	2' 3'-6' 4'-5' 4'-5' 4' 2' 1'-4' 4'-8'	M L M L M 1 L L M	Deep red/burgundy folloge Ugitt green folloge with finy pink flowers White flowers Orange flowers Pink flowers
						Berbush Munbergill Chrizzom Callistaneo cirifras Conpocato Callistaneo cirifras i Vanpocato Callistaneo cirifras i Valle John or Captain Cook Coleneaneo pulcham Variaties Mohenia agarfolium Compocato Mynane dificaceo Pitospoum i Vihiseler's Dwarf Punica granatum Nanol Mophilosipia indica 'Balletina' Sahiva greggill / Sariva x jamensis Sahiva greggill / Sariva x jamensis Sahiva greggill / Mari Sahiva subunada Spilineo bumada Spilineo x bumada Spilineo x bumada Viburman davdili	Crimon Ruby Japanese Barberry Barlishows Dworf Bartiebrush Dworf Bartiebrush Pink Breath of Heaven African Bowwood Mode Crange Dworf Foreigenacis Dworf Pink Indian Howthome Autumn Sage Mint Bush Sage Spirace Goldillome Spiriteo Dworf Wiburrum California Fuschita	2' 3'-4' 3'-8' 3'-8' 3'-8' 3' 2' 3-4' 1'-4' 3-5' 2'-3' 3'-4' 3'	2' 3'-6' 4'-5' 5' 4' 2' 1'-4' 4'-8' 3'-4'	M L M L M L L L M M M	Deep red/burgundy follage Ught green follage with tiny pink flowers White flower Orange flowers Pink flowers Yellow-green follage with pink/red flowers Large glossy green deep veined follage, tight dusters of pink bads and white flowers Gray lacrose w/ red flowers
						Berbest Munbesgill Chrizzom' Collistenson citrisus Conpocat' Collistenson citrisus Valle John' or 'Coptain Cook Coleoneme pulchem Vorsiters' Mohonte aquifollum 'Compacte' Mynise diricana Pitiosporum 1. Whiseler's Dwarf Pivinica grantonum Wanni' Mophiclepta inclore Stellerien' Solvic greggill / Solvic x jomensis Solvic greggill / Solvic x jomensis Solvic greggill / Solvic x jomensis Solvic greggill / Solvic x jomensis Solvic greggill / Solvic x jomensis Solvic miscrophylic Spitiose bumoldo Spitiose x bumoldo 'Goldflame' Yburnem doxidit Zouschnarte catifornica	Crimon Ruby Japanese Borberry Borliborus Drand Sortlebrush Prand Sortlebrush Prand Sortlebrush Prand Sortlebrush Prand Sortlebrush Prand Sortlebrush Antican Bowronad Mock Crange Drand Forengeranate Dward Frak Indian Howthome Authum Sage Mint Bush Sage Spiraca Goldillame Spiraca Dou'd Yiburuum Colifornia Fuschia	2' 3'-4' 3'-8' 3'-4' 3'-4' 1'-4' 3-5' 2'-3-4' 1'-4' 3' 3' 3' 3' 3'	2' 3' 4' 3'-6' 4'-5' 5' 4' 2' 1'-4' 4'-8' 3'-4' 4' 3' 3'-4'	M L M L M L L L M M M	Deep red/burgundy follage Ught green follage with firry pink flowers White flowers Orange flowers Pink flowers Yellow-green follage with pink/red flowers Large glosery green deep veined follage, fight dusters of pink bads and white flowers
						Berbush Humbergill Chrizzom Callistaneo cirtinus Canpacta Callistaneo cirtinus talla John' or Captain Cook Coleonene pulcharm Voriettes Mohenia agerfolium 'Compacta' Mynane dificano Pitrosporum i Vihiseler's Dwarif Pitrios granatum Nema' Hosphiologis inclora 'Ballerian' Sahiva greggil' Nacifa kanesis Sohiva greggil' Nacifa kanesis Sohiva greggil' Nacifa kanesis Sohiva greggil' Nacifa Sohiva sicrophylia Sohiva microphylia Sohiva microphylia Sohiva microphylia Sohiva de John diffiame' Viburmen dowdii Zouschesria californica Actalilea millefolium californica	Crimon Ruby Japanese Barberry Barlibarush Dworf Bartiebrush Dworf Bartiebrush Pink Breath of Hecreen African Bowrood Mode Crange Dworf Fink Indian Howthorne Autumn Sage Mint Bush Sage Spirace Goldillome Spirace Dovid Ylburrum Colifornia Fuschia	2' 3'.4' 3'.8' 3'.4' 3'.4' 3'.4' 3'.4' 3.4' 3.5' 2'.3' 3'.4' 3'.3' 1.3'	2' 3'-6' 4'-5' 5' 4' 2' 1'-4' 4'-8' 3'-4'	M L M L M L L L M M M	Deep red/burgundy follage Ught green follage with tiny pink flowers White flower Orange flowers Pink flowers Yellow-green follage with pink/red flowers Large glossy green deep veined follage, tight dusters of pink bads and white flowers Gray lacrose w/ red flowers
						Berbest Munbesgill Chrizzom' Collistenson citrinus Conpocat' Collistenson citrinus Valle John' or 'Coptain Cook Coleoneme pulchem Voriated' Mohonte aquifolium 'Compacte' Mynine officiona Pitiosporum 1. Whiseler' Dworf Pulcia gyrantum Wanni Mophidelpsis incloso 'Rollesten' Solvio greggill' / Sulvia v jomensis Solvio greggill' / Sulvia v jomensis Solvio greggill' / Sulvia v jomensis Solvio greggill' / Sulvia v jomensis Solvio miscrophyla Spitionac v bumolalo 'Soldiflame' Yburnem dowddi Zouchnaria califlomico Actillise millefolium cossi visuad Pak'	Crimson Ruby Japanese Borberry Bortliborus Dwarf Sortlebrush Prand Fortlebrush Prand Fortlebrush Prink Breath of Heaven Affaca Bowevood Modo Crange Dwarf Pronegranate Dwarf Prink Indian Howthome Auhums Sage Mint Bush Sage Spirosa Goldillome Spirosa Dovid Wiburnum Colifornia Fuschia Shrubs (Acc Yarrow Pink Yarrow)	2' 3'-4' 3'-8' 3'-4' 3'-1' 3'-1' 3'-1' 3'-1' 3'-3' 3'-4' 3'-3' 3'-4' 3'-1-4' 3'-1-3' 1-3'-1-3' 1-3'-1-3' 1-3'-1-3' 1-3'-1-3' 1-3'-1-3' 1-3'-1-3'	2' 3' 4' 3'-6' 4'-5' 5' 4' 2' 1'-4' 4'-8' 3'-4' 4' 3' 3'-4'	M L M L M L L L M M M	Deep red/burgundy follage Ught green follage with tiny pink flowers White flower Orange flowers Pink flowers Yellow-green follage with pink/red flowers Large glossy green deep veined follage, tight dusters of pink bads and white flowers Gray lacrose w/ red flowers
						Berbush Humbergil Chrizzom Collistaneo cirtinus Compocato Collistaneo cirtinus Lalla John' or Coptain Cook Collesaneo cirtinus Lalla John' or Coptain Cook Colesaneo pulcharm Voratesia Mohonia agerfolium 'Compocato' Mynine diricano Pitrosporum I. Vihaeler's Dward Punica gerantum Nean' Hosphiologis inclora Stalleriano' Sohiva geegal / Soriva x jamessis Sohiva geegal / Soriva x ja	Crimson Ruby Japanese Borberry Borlisburuh Dworf Bortlebrush Dworf Bortlebrush Pink Breath of Hecreen African Bowread Mock Crange Dworf Foreignenate Dworf Fink Indian Howthorne Autumn Sage Mint Bush Sage Spireae Goldlibms Spirea Dworf Wburrum Collifornia Fuschia Shruba (Acc Yarrow Pink Yarrow Woosly Yarrow)	2' 3', 3', 4' 3', 8' 3', 4' 3', 4' 3', 4' 3-5' 2', 3' 3' 3' 1-3' 1-3' 1', 5'	2' 3'-4' 3'-5' 5' 4' 2' 1'-4' 4'-8' 3'-4' 3'-4' 1-3'	M L M M L M L L M M M M L L L L L L L L L L L L L	Deep red/burgundy follage Ught green follage with firry pink flowers White flower Orange flowers Prink flowers Yellow-green follage with pink/red flowers Large glossy green deep veined follage, fight dusters of pink buds and white flowers Gray lacross w/ red flowers me view consider)
						Berbest Munbesgill Chrizzom' Collistenson citrinus Conpocat' Collistenson citrinus Valle John' or 'Coptain Cook Collesmen pulchem Vorsitens' Mohoste aquifolium 'Coempacte' Mynine officono Pitiosporum I. Whiseler' Dworf Pulcia gyranotum 'Nacne' Mophilolepia inclica 'Rollesten' Solvic greggill / Solvica jomensis Solvic greggill / Solvica jomensis Solvic greggill / Solvica jomensis Solvic greggill / Solvica jomensis Solvic miscrophylic Spitiones Dwunoldo 'Solvidiliume' Viburum dowddi Zouchnaria catifomica Achillius millefolium cosso 'taland Pink' Achillius millefolium cosso 'taland Pink' Achillius inmeritora	Crimson Ruby Japanese Borberry Bortliborus Dwarf Sortlebrush Prand Fortlebrush Prand Fortlebrush Prink Breath of Heaven Affaca Bowevood Modo Crange Dwarf Pronegranate Dwarf Prink Indian Howthome Auhums Sage Mint Bush Sage Spirosa Goldillome Spirosa Dovid Wiburnum Colifornia Fuschia Shrubs (Acc Yarrow Pink Yarrow)	2' 3', 3', 4' 3', 8' 3', 4' 2' 3-4' 3-5' 2'-3' 3'-4' 3' 1'-3' 5' 1'-3' 6' 1.5'-2'	2' 3' 4' 3'-6' 4'-5' 5' 4' 2' 1'-4' 4'-8' 3'-4' 4' 3' 3'-4'	M L M L M L L L M M M	Deep red/burgundy follage Ught green follage with tiny pink flowers White flower Orange flowers Pink flowers Yellow-green follage with pink/red flowers Large glossy green deep veined follage, tight dusters of pink bads and white flowers Gray lacrose w/ red flowers
						Berbush Humbergill Chrizzom Collistaneo cirifras Compocat Collistaneo cirifras La Vangocat Collistaneo cirifras La Valla John't or Coptain Cook Coleonene pulcharm Vortestes Mohonto ageriolium Compocat Myraine africaneo Hyraine	Crimson Ruby Japanese Borberry Borlisburuh Dwarf Borlisburuh Dwarf Borlisburuh Pank Breath of Hecreen Affacan Bowread Mock Orange Dwarf Pomegranate Dwarf Pomegranate Dwarf Prink Indian Howthorne Autumn Sage Mint Bush Sage Spireaa Goldliame Spirea Dovid Yberrum California Fuschia Shruba IAcc Yarrow Pink Yarrow Woolly Yarrow Iliyo-I-fra-Nille	2' 3', 3', 4' 3', 8' 3', 4' 3', 1', 4' 3-5' 2-3-4' 3' 3' 1-3' 1-3' 6' 1.5'-2' varies	2' 3'-4' 3'-5' 5' 4' 2' 1'-4' 4'-8' 3'-4' 3'-4' 1-3'	M L M M L M L L M M M M L L L L L L L L L L L L L	Deep red/burgundy follage Ught green follage with firry pink flowers White flower Orange flowers Prink flowers Yellow-green follage with pink/red flowers Large glossy green deep veined follage, fight dusters of pink buds and white flowers Gray lacross w/ red flowers me view consider)
						Berbest Munbesgill Chrizzom' Collistenson cirtinus Conpocat' Collistenson cirtinus L'Ilia John' or 'Coptain Cook Collesmens pulchem Vorsitens' Mohonte aquifolium 'Compacte' Mynine officano Pitiosporum I. Whiseler' Dworf Punica grantonium 'Nano' Mophiclepta inclare 'Rollesten' Solvie greggill / Sudva jomensis Solvie greggill / Sudva jomensis Solvie greggill / Sudva jomensis Solvie greggill / Sudva jomensis Solvie miscrophyle Spitiose bumoldo Solvie miscrophyle Spitiose bumoldo Spitiose y bumoldo 'Goldflame' Yburnum dowddi Zouchnaria californica Adalilae millefolium costi fornica	Crimson Ruby Japanese Borberry Bortlibroush Dwarf Sortlebrush Dwarf Sortlebrush Prink Breath of Heaven Affaca Bowevood Modo Crange Dwarf Pronegranate Dwarf Pronegranate Dwarf Pronegranate Dwarf Pronegranate Dwarf Pronegranate Dwarf Pronegranate Dwarf Pronegranate Dwarf Pronegranate Dwarf Pronegranate Mint Bush Sage Spirace Goldfilmes Spirace Dovald Wiburnum Collifornia Fuschia Shruba (Acc Yarrow Pink Yarrow Woodly Yarrow Woodly Yarrow Woodly Yarrow Hoy-Chile-A-Ville Blue Start Flower	2' 3' 3'-4' 3'-8' 3'-4' 3-9' 1'-4' 3-5' 2'-9' 3'-4' 3' 1-3' 1-3' 1-5'-2' varies 2'-3'	2' 3' 4' 3'-6' 4'-5' 5' 4' 2' 1'-4' 4'-8' 3'-4' 4' 1-3' 3-4' 1-3'	M L M M L M L L M M M M L L L L L L L L L L L L L	Deep red/burgundy follage Ught green follage with firry pink flowers White flower Orange flowers Prink flowers Yellow-green follage with pink/red flowers Large glossy green deep veined follage, fight dusters of pink buds and white flowers Gray lacross w/ red flowers me view consider)
						Berbush Humbergill Chrizzom Collistanson cirifras Compocat Collistanson cirifras Lallis John't or Coptain Cook Collosanson cirifras Lallis John't or Coptain Cook Colosanson pulcharm Voratesia Mohanta captifolium Compocat Myraine africans Pratospoorum it Winasaler's Dward Punice generatum Whenn' Hophicology in Richard Sullierten' Solvio greggil / Solvio x (sanessis Solvio greggil / Solvio greggil / Solvio greggil / Solvio x (sanessis Solvio greggil / Solvio greggil / Solvio x (sanessis Solvio greggil / Solvio greggil / Solvio x (sanessis Solvio greggil / Solvio x (sanessis Solvio greggil / Solvio x (Crimson Ruby Japanese Borberry Borlibarush Dwarf Borliberush Dwarf Borliberush Pink Breath of Heaven African Bowerood Mock Orenge Dwarf Boregranate Dwarf Pink Indian Howhome Autumn Sage Mint Beah Sage Spireae Goldliame Spirea Dovid Yberrum California Fuschia Shraba (Acc Yarrow Pink Yarrow Woolly Yarrow Iliyo-Ishe-Nile Blue Star Flower Sespenities Columbine	2' 3'-4' 3'-8' 3'-8' 3'-4' 1'-4' 3-5' 2'-9' 3'-4' 1'-5' 6' 1.5'-2' varies 2'-3'	2' 3' 4' 3'-6' 4'-5' 5' 4' 2' 1'-4' 4'-8' 3'-4' 1-3' 1-5'-2'	M L M M L L L M M M L L L M M M L L M M L L M M L L M M L L M M L	Deep red/burgundy follage Ught green follage with firry pink flowers White flower Orange flowers Prink flowers Yellow-green follage with pink/red flowers Large glossy green deep veined follage, fight dusters of pink buds and white flowers Gray lacross w/ red flowers me view consider)
						Berbets Humbergill Chrizzom' Collistenson citrinus Compacta' Collistenson citrinus L'Illia John' or 'Coptain Cook Collesmens pulcham Voriates' Mohonte aquifolium 'Compacta' Mynine officano Pitiosporum I. Whiseler' Dworf Punica grantonium 'Nanne' Hunbajoliopia inclica 'Rollesten' Solyto greggill / Solyta y jomenia Solyto greggill / Solyta y jomenia Solyto greggill / Solyta y jomenia Solyto greggill / Solyta y jomenia Solyto greggill / Solyta y jomenia Solyto greggill / Solyta y jomenia Solyto greggill / Solyta Spitiosa y bumolalo 'Soldiliame' Yburnum dowddi Zouchnaria catifomica Achillies millefolium cose 'tislond' Pini' Achillies millefolium cose 'tislond' Pini' Achillies omeritosa Appenditus criticarius Alos species Ameninia tobemnemoretono Aquillegia sodnia Armeniai's 'Povok Castie'	Crimson Ruby Japanese Borberry Bortliburus Dwarf Sortlebrush Dwarf Sortlebrush Prink Breath of Heaven Affaca Bowerood Modo Crange Dwarf Pronegranate Dwarf Pronegranate Dwarf Pronegranate Dwarf Pronegranate Dwarf Pronegranate Dwarf Pronegranate Dwarf Pronegranate Dwarf Pronegranate Mint Bush Sage Spirace Goldfilmes Spirace Goldfilmes Spirace Dovid Wiburuum California Fuschia Shruba (Acc Yarrow Pink Yarrow Woodly Yarrow Hjo-chi-Ra-Ville Blue Star Flower Sarpentine Columbine Powth Castle Sogebrush	2' 3'-3'-8' 3'-8' 3'-4' 3'-2' 2'-9' 3'-4' 1'-4' 3-5' 2'-9' 3'-4' 1-3' 5' 1-5'-2' varies 2'-3' 2' 3' 2' 3'	2' 3' 4' 3'-6' 4'-5' 5' 4' 2' 1'-4' 4'-8' 3'-4' 4' 3' 3'-4' 1-5' 2-2'	M L M M L M L L M M M M L L L L L L L L L L L L L	Deep red/burgundy follage Ught green follage with firry pink flowers White flower Orange flowers Prink flowers Yellow-green follage with pink/red flowers Large glossy green deep veined follage, fight dusters of pink buds and white flowers Gray lacross w/ red flowers me view consider)
						Berbush Humbergill Chrizzom Collistanson cirifras Compocat Collistanson cirifras Lallis John't or Coptain Cook Collosanson cirifras Lallis John't or Coptain Cook Colosanson pulcharm Voratesia Mohanta captifolium Compocat Myraine africans Pratospoorum it Winasaler's Dward Punice generatum Whenn' Hophicology in Richard Sullierten' Solvio greggil / Solvio x (sanessis Solvio greggil / Solvio greggil / Solvio greggil / Solvio x (sanessis Solvio greggil / Solvio greggil / Solvio x (sanessis Solvio greggil / Solvio greggil / Solvio x (sanessis Solvio greggil / Solvio x (sanessis Solvio greggil / Solvio x (Crimson Ruby Japanese Borberry Borlibarush Dwarf Borliberush Dwarf Borliberush Pink Breath of Heaven African Bowerood Mock Orenge Dwarf Boregranate Dwarf Pink Indian Howhome Autumn Sage Mint Beah Sage Spireae Goldliame Spirea Dovid Yberrum California Fuschia Shraba (Acc Yarrow Pink Yarrow Woolly Yarrow Iliyo-Ishe-Nile Blue Star Flower Sespenities Columbine	2' 3'-4' 3'-8' 3'-8' 3'-4' 1'-4' 3-5' 2'-9' 3'-4' 1'-5' 6' 1.5'-2' varies 2'-3'	2' 3' 4' 3'-6' 4'-5' 5' 4' 2' 1'-4' 4'-8' 3'-4' 1-3' 1-5'-2'	M L M M L L M M M L L M M M L L M M M L L M M M L L M M M L L M M L L M M M M M M M M M M M M M	Deep red/burgundy follage Ught green follage with firry pink flowers White flower Orange flowers Prink flowers Yellow-green follage with pink/red flowers Large glossy green deep veined follage, fight dusters of pink buds and white flowers Gray lacross w/ red flowers me view considor)

^{85 |} RIVER ISLANDS PHASE 1 TOWN CENTER NEIGHBORHOOD DEVELOPEMENT PLAN



E/L		à l				E CONTRACTOR OF THE CONTRACTOR	STATE OF THE STATE				
Street Street		- (Loss			\$ 3						
de la	Sons	1		1	# 1 m						
	*	2	ĭ	1	100						
ı	1	13		4	2 2						
ŧ.	1	11	1	4	£ 5						
						Carex divulsa	Berkeley Sadge			L	Deep green dumping evergreen grass
-	_	_		-	_	Carex pansa Carex praegracills	California Meadow Sedge Clustered-field Sedge	3'-4" 1'	6"	M	
		=		-	_	Carex testacea	Orange Sedge	18"-24"	18'-24'	М	Evergreen, green and orange spring / summer, vibrant orange in winter
T				\neg		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'	21	L	
-		_		-		Elymus trificoides Eschscholzia colifornica	Creeping Wildrys California Poppy	P	1.5'	VI.	
-				-		Festuca californica	California Fescue	2'-3'	2-3'	W	
				-	_	Festuco idahoensis/siskiyou blue/	Blue Bunch Grass	14"	10"	ĩ	
						Festuca mairei	Atlas Fescue	2'-3'	2-3'	Ł	Evergreen clumping yellowish gray-green foliage
I						Festuca occidentalis				М	
_				_		Festuca ovina 'Glauca'	Elijah's Blue, Blue Festuca	4'-10' 3'-12'	6'	M	
-	-			\rightarrow	-	Festuca rubra Grindelia camporum	Red Fescue Gum Plant	1'-3'	1'-3'	L	
				-	_	Helictotrichon semperylrens	Blue Out Grass	2'-3'	1.0	i	
-				_	_	Hordeum brachycantherum 'Californicum'	Meadow Barley			٧L	
						Imperata cylindrica 'Rubra'	Japanese Blood Grass	1'-2'		н	
						Juncus balticas(balticus?)	Baltic Rush	3'		н	
_			_	-	_	Juncus effusus	Pacific Rush	3'-6'	3'	Н	
_	-		_	-	-	Juncus patens	CA Gray Rush	2'	2'	H	
	-			\rightarrow	+	Leersia oryzoldes Leymus condensatus 'Conyon Prince'	Rice Cutgrass Canyon Prince Wild Rye	2'-4'	21	VL	
		=		\rightarrow	_	Leymus trificoides 'Grey Dawn'	Creeping Wild Rye	2'	18'	VL.	
				\neg		Lomandra I. 'Breeze'	Dwarf Mat Rush	21-31	2'-4'	L	
						Melica Imperfecta	Coast Melic Grass, Onlongrass	1'-2'	1'-2"	VL	
				-	_	Melica californica	Melica	4'		\$	
-	-			-	-	Misconthus sinensis	Japanese Silver Grass	5'-6' 5'-6'	3-4	H	
	-		_	-		Miscanthus sinensis 'Morning Light' Muhlenbergia capillaris	Hatry Awn Muhly	3,	6'	ï	
				\neg		Muhlenbergia dubia	Medoan Deergrass	21-31	21-31	ì	
ī				\neg	100	Muhlenbergia rigens	Deer Grass	31	31	Ĭ.	
					199	Nasella pulchra 'Yolo'	Purple Needle Grass	21	2'-3'	ι	
				-		Pennisetum alopecuroides 'Little Bunny'	Dwarf Fountain Grass	18*	18*	L	Trim to ground in Winter
				-	_	Pennisetum alopecuroides 'Moudry' Pennisetum orientale	Black Fountain Grass Oriental Fountain Grass	18"-2" 12"-18"	18*-2* 12-18*	L L	
				-	_	Pennisetum orientale Pennisetum salgceum 'Rubrum'	Oriental Fountain Grass Red Fountain Grass	3'-4'	3'-4'	i	
				_		Scirpus americanus	Three-square Bulrush	5	5'	Ĥ	
		of the			-	Scirpus actus var. occidentalis	Hardstem Bulrush	5'-8'	5'-8'	н	
					-	Scirpus californica	California Bulrush	6"-10"	6"-10"	н	
				-		Scirpus microcarpus	Small-fruited Bulrush	6"-10"	6"-10"	H	
				-	_	Sporobolus atroides	Alkali Sacaton Nodding Feather Grass	1'-3'	3' 2'-3'	VL VL	
				-	-	Stipa cernua Stipa pulchra	Nodding feather Grass Purple Needle Grass	1'-2'	1-2	VL L	
				-	-	Stipa gigantea	Glant Feather Grass	2'-3'	2-3	٧L	
						ETY Mix	Entry Mix			,.	
						(Carex Divulsa, Eschscholzta californica,		1'-2'	1-2"	ı	
						Festuca Idahoensis, Layia platyglossa, Salvia I. *Be		1-2	1-2	L	
				-		Bliss*, Sysrynchium Idahoensisi					
						Native Mow Free Mix	No Mow Fascue	12"-18"		м	
			- 11			(Festuca idahoensis, Festuca rubra, Festuca		12-18		m	

^{87 |} RIVER ISLAND

		ğ											
No.		(lane)											
Se .	\$ 60	io-Swole	1		Ī	3	1						
1 2	Med	5.0.5	8	3	, and	2	1						
1	900	8 -	à	麦	to t		1	es of an issulation of the or					
1	Ť	11	1		1	11	11						
- A	2	2.3	4	-	7 1	77.5	12		64 - 4 - 90		1/2000000000000000000000000000000000000	or and the same	
+					_			Acacla r. 'Desert Carpet'	Desert Carpet Acacla	1'-2'	10'-12'	Million Sid	trikes view corridar) Leathery gray green foliage with puffy yellow ball shaped flowers
			\equiv					Aluga species	Carpet Bugles	11	31	м	country gray grown to lago with polity your a boll sucpect libratio
								Arctostaphylos 'Pacific Mist'		2 1/2'	4'	ï	
								Artemisia californica 'Montara'	California Sagebrush	18'-5'		L	
-								Artemesia 'Powis Castle'	Powls Castle Artemesia	31	5'	M	gray green foliage
-								Baocharis pilularis	Coyote Bush			L	
+	-				_			Baccharls pilularis 'Pigeon Point'	Dwarf Coyote Brush	6'	6' B'	L	
+	+				_			Ceanothus griseus hortzontalis 'Yankee Point' Ceanothus maritimus 'Valley Violet'	Shrub Ceanothus	21-31	R.	ı	Blue flowers
+								Ceanothus thyrsiflorus 'Skylark'	Valley Voilet Martime Lilac Blueblossom	3'-6'	5'		
_								Ceanothus 'Concha'	pipopiosom	3-0	-	- 1	
								Ceanothus 'Dark Star'	Dark Star California Lilae	5'-6'	8'-10'	ì	
								Ceanothus 'Joyce Coulter'	Wild California Lilac	3'-5'	8'-10'	Ĺ	
		10,000						Ceanothus 'Ray Hartman'	Ray Hartman California	12'-20'	15'-20'	L	
								Clatus salvifolius	Sageleaf Rockrose	2'	6'	L	
-								Coprosma kirkii	Kirk's Coprosma	2-31	41.00	L	AND THE RESERVE OF THE PARTY OF
-		- 1						Cotoneaster dammert "Eichholz"	Bearberry Cotoneaster	8*	6'-8'	L	White flowers, red berries
-								Cotoneaster lacteus (Cotoneaster parneyt) Cotoneaster microphyllus	81C	8' 2-3'	10'	L L	
							-	Erigeron Wayne Roderick	Rockspray Cotoneaster Wayne Roderick Seaside Daisy	2-3°	1 1/2	M	
								Erigeron karvinskianus	Santa Barbara Daisy	10*-20*	31	-M	
								Eschscholzia californica	California Poppy	ין	1.5'	νι	
								Hypericum calycinum	Agron's Beard	ir		M	
								Hypericum moseranum	Gold Flower	11		M	
-	į.							Lessingria filaginifolia var. californica 'Silver Carpet'	Silver Carpet California- Aster			M	
-			_	_				Lobularia maritima	Sweet Alyssum	2"-12"	8"-12"	M	
+		\vdash	_					Lupinus microcarpus	Chick Lupine	2 1/2		М	
+								Myoporum parvifolium Genothera hookeri	Myoporum Evening Primrose	6° 1'-3'	9' 1'-3'	L	
+								Phacella californica	Phacelia	18"	19.	M	
								Potentilla verna	Spring Cinquefoil	2'-3'	3'-4"	M	
								Ribes viburnifolium	Evergreen Current	3'-6'	12'	ı.	
								Rosa 'Noamel'	Apple Blossom Flower Carpet Rose	2'	31	М	White/pink flowers
								Rosa 'Noare'	Red Flower Carpet Rose	2'	31	M	Red flowers
								Rosa 'Noaschnee'	White Flower Carpet Rose	2'	31	M	White flowers
								Rosa 'Noatraum'	Pink Flower Carpet	2'	31	M	Pink flowers
								Rosmarinus o, 'Irene'	Rosemary	1'-1 1/2'	2"-3"	ı.	Blue flowers
								Rosmarinus o. Prostratus Sedum	Dwarf Rosemary	2' 2"-5"	4' 1'	L	Blue flowers
+	1		_		_			Starynchium bellum	Stone Crop Blue-eved Grass	4'-12'	6"-24"	ı.	
								Trachelospermum culaticum	Asian Jasmine	2'	10'	W	
		1 = 1						Trachelospermem jasminoides	Star Jasmine	2'	10'	M	
								ETY Mix	Entry Mix	-			
		-						(Carex Divulsa, Eschscholzia californica,	•	1'-2'	1-2'	ı	
								Festuca Idahoensis, Layla platyglossa, Salvia i. "Bee's		11-2	1-2	L	
-				_				Bliss*. Sysrynchium (dahoensts)					
								Native Mow Free Mix	No Mow Fasoue				
								(Festuca idahaensis, Festuca tubra, Festuca		12"-18"		М	
								occidentalis)					
+											Vines		
								Aristolochia californica	California Pipevine		1111111	L	
			_	-									
	1							Campsis radicans (Bignonia radicans)	Common Trumpet Creeper			L	

Shake (Granderee elleracies agrees into a retire propriet and a part of the					_						
Study Consecutive Secution Consecutive Secutive Secution Consecutive Secution Consecutive Secution Consecutive Secutive Secutive Secutive Secutive Secutive Secutive Secution Consecutive Secution Consecutive Secution Consecutive Secution Consecutive Secutive Sec		herlor				The state of the s					
Study Consoleration Study Consoleration Study Consoleration Study Consoleration Study Consoleration Study Stud		Se Das		3	+						
Study Consoleration Study Consoleration Study Consoleration Study Consoleration Study Consoleration Study Stud	l in	See	1	1 5	3						
Acade to Near Corpal Acade Acade (Near Corpal Acade) Acade (Near Corpal Acade) Acade (Near Corpal Acade) Acade (Near Corpal Acade) Acade (Near Corpal Acade) Acade (Near Corpal Acade) Acade (Near Corpal Acade) Acade (Near Corpal Acade) Acade (Near Corpal Acade) Bendock pideth (Near Corpal Acade) Corpose Bark Condock pideth (Near Near Corpal Acade) Condock pideth (Near Near Corpal Acade) Condock pideth (Near Near Corpal Acade) Condock pideth (Near Near Corpal Acade) Condock pideth (Near Near Corpal Acade) Condock pideth (Near Near Corpal Acade) Condock pideth (Near Near Corpal Acade) Condock pideth (Near Near Corpal Acade) Condock pideth (Near Near Corpal Acade) Condock pideth (Near Near Corpal Acade) Condock pideth (Near 1	4	1 3	Į.	1							
Acade to Near Corpal Acade Acade (Near Corpal Acade) Acade (Near Corpal Acade) Acade (Near Corpal Acade) Acade (Near Corpal Acade) Acade (Near Corpal Acade) Acade (Near Corpal Acade) Acade (Near Corpal Acade) Acade (Near Corpal Acade) Acade (Near Corpal Acade) Bendock pideth (Near Corpal Acade) Corpose Bark Condock pideth (Near Near Corpal Acade) Condock pideth (Near Near Corpal Acade) Condock pideth (Near Near Corpal Acade) Condock pideth (Near Near Corpal Acade) Condock pideth (Near Near Corpal Acade) Condock pideth (Near Near Corpal Acade) Condock pideth (Near Near Corpal Acade) Condock pideth (Near Near Corpal Acade) Condock pideth (Near Near Corpal Acade) Condock pideth (Near Near Corpal Acade) Condock pideth (Near 1 1	I de	9 5	Į į	3.5	to the second second						
Acode : Near Coppet Desert Coppet Acode 1/2 1 1/2 1	1	11	1 1	- F	11						
Agen payedes Appea payedes Antenicos plus Torticos Must Torticos Must Torticos Must Torticos Publish Torticos Publish Torticos Publish Torticos Publish Torticos Advanced Torticos California Sopalenum 18-5							Shruba (Ground	doversitspecii	a oppropriote		white view corridor)
Accessory-byte-trouble Mark Accessory-byte-trouble Mark Annexis Town Cade's Americals Annexis Town Cade's Americals Annexis Town Cade's Americals Fown Cade's Americals South Cannothin Politics Town Cade's Americals Fown Cade's Americals South Cannothin Town Cade's Americals Coanothin politics Town Cade's Americals Coanothin politics Town Cade's Americals Coanothin Town Cade's Americals Coanothin Town Cade's Americals Coanothin Town Cade's Americals Coanothin Town Cade's Americals Coanothin Town Cade's Americals Coanothin Town Cade's Americals Coanothin Town Cade's Americals Coanothin Town Cade's Americals Coanothin Town Cade's Americals Coanothin Town Cade's Americals Coanothin Town Cade's Cad	-			-							Learnery gray green rollage with purty yellow ball shaped flowers
Advantable Conclosed Microscot Advantable Conclosed Microscot Advantable Conclosed Spident Bedockins platies (Pigene Pictri Conclosed Inspident Conclos	_			+-			Corper bogies			ï	
Sociolos plutidos Tigues Point Casendos parties bostocrosis Profesor Casendos presentan Videy Voles Casendos sociolos Video Video Point Casendos Sociolos Video Vide							California Sagebrush			Ĺ	
December platition Piguan Point Shrip Cescendrum Shrip Cescendru					1000			3'	5'	M	gray green folioge
Survice Ceanoning anterior Viscolar Potent Concention and Time Vision Concention Strafficiant Skylot* Concention Strafficiant Skylot* Concention Strafficiant Skylot* Concention Strafficiant Skylot* Concention Total Strafficiant Skylot* Concention Total Strafficiant Skylot* Concention Total Strafficiant Skylot* Concention Total Strafficiant Skylot* Concention Total Strafficiant St										L	
Concention mortimus Valley Valled Valley Valled Matthew Illian Concention with profile Concention Walled Valled Concention Valled Valled Valled Concention Valled Valled Valled Concention Valled Valled Valled Valled Concention Valled Valled Valled Valled Valled Valled Concention Valled Va	-			+-						Ļ	Disc firms
Casonobus typinflorus Skyfart* Celestorius Deck Stor* Cesonobus Deck Stor* Cesonobus Deck Stor* Cesonobus Deck Stor* Cesonobus Deck Stor* Cesonobus Deck Stor* Cesonobus Rey Flammon* C	+			+				2-3	В.	L	Blue nowers
Ceanobles Vosched Sorf Dark Ster Collemia Ullac S-b' 8-10'	+			1				3'-6'	5'	i	
Ceanoble Work Star					-				-	ī	
Calcandras Way Harman' Claise actividation Coloreacter Month (Coloreacter parmy) Coloreacter dominant Biothols' Coloreacter formant Biothols formant Biothols Coloreacter formant Biothols formant Biothols Coloreacter formant Biothols formant Biothols Coloreacter formant Biothols formant Biothols Coloreacter formant Biothols Formant Biothols Coloreacter formant Biothols Coloreacter formant Biothols Formant Biothols Coloreacter formant Biothols Coloreacter formant Biothols Coloreacter formant Biothols Coloreacter formant Biothols Coloreacter formant Biothols Coloreacter formant Biothols Coloreacter formant Biothols Coloreacter formant Biothols Coloreacter formant Biothols Coloreacter formant Biothols Coloreacter formant Biothols Coloreacter formant Biothols Coloreacter formant B						Ceanothus 'Dark Star'				L	
Clairs activide us										L	
Coproame krids	-			-						Ļ	
Coloneaster dammart Etchholz* Coloneaster floates (Coloneaster floates) (Coloneaster flo	_		_						0.		
Cotneseater locateus (Cotneseater pameys) Cotneseater Incolopysitis Egispen (Mayne Rodertick Egispen Controllations Egispen Controllations Egispen Controllations Soate Barbon Daily Displace Controllations Egispen Controllations Soate Barbon Daily Displace Controllations Egispen Controllations Soate Barbon Daily Displace Controllations Colifornia Pappy Displace Controllations Daily Displace Controllations Daily Displace Controllations Daily Displace Controllations Daily Displace Controllations Daily Displace Controllations Daily Displace Controllations Daily Displace Controllations Daily Displace Controllations Daily Displace Controllations Daily Displace Controllations Daily Displace Controllations Daily Displace Controllations Daily Displace Controllations Daily Displace Controllations Daily Displace Controllations Daily Displace Controllations Daily Displace Controllations Daily Daily Displace Controllations Daily Daily Displace Controllations Daily						Cotoneaster dammert 'Fichholz'			6'-8'	L	White flowers, red berries
Cohonoster microphyllus Eigeano kovinskianus Eigeano kovinskia eigeano Eigeano kovinskianus Eigeano kovinskia eigeano							,		10'	ι	
Eglarion korvinskionna Echarbockio colifornico Colifornico Poppy 1' 1.5' V. Hypericum colycitum Hypericum mostraroum Acron's Bacted 1' MA Codd Flower Lobuloric medinic Lobuloric Lobuloric medinic Lobuloric Medinic Lobuloric Medi											
Eschatolata colformaco Hypericum codycitum Hypericum codycitum Hypericum moestratum Lestangria filegiafolio vur colfornica 'Sifver Corper' Silver Corpet Caffornico-Aster Sweed Alysum 2*12** Hypericum provifolium Uprime microcorpus Uprime microcorpus Uprime microcorpus Hypericum provifolium Hypericum provifolium Hypericum provifolium Hypericum provifolium Hypericum provifolium Hypericum provifolium Hypericum provifolium Hypericum provifolium Hypericum provifolium Hypericum Primericum Hypericum											
Hypertous colychem Hypertous moearanem Hypertous moearanem Hypertous moearanem Lobularia meetranem Lobular			_ 0	-							
Management Man	+			+			California Poppy		1.5		
Lestangto Hogisticib vor. colfomico "Siver Corper" Siver Corper Colfomico Aster Sveet Algune 2'-12' M William microcorpus Chick Lupine	+										
Debulgin moritima Sweet Alysaum 2*-12* M M M M M M M M M			0								
Myoporum pondollum							Sweet Alyssum		8"-12"		
Cannothera hookart				1_							
March Marc	+	-								L	
Potentific vena	+			-					15-35		
March Marc	1		_	+					3540		
Rosa Nocarés Red Flower Corpet Rose 2' 3' M Rad Rowan	\top									ï	
Roan Mousehnee With Elower Carpel Rose 2 3' M White Nover	4										White/pink flowers
Roan Notemburn Pink Flower Corpet 2" 3" M. Pink Flower											
Autoclotia o Prestratos Divard Kosendray Securio Securio Simpolinion belium Bline-eyed Gross Af-12' 6'-24' L Trachidesperment pastinicides Trachidesperment pastinicides Trachidesperment pastinicides Trachidesperment pastinicides Core Divide, Exclusiolado colifornico, Fastuco Idiohoensis, Loyla pinyglossa, Sahka I. "Bee's Bliss". Syranchism delonesis. Loyla pinyglossa, Sahka I. "Bee's Bliss". Syranchism delonesis. Loyla pinyglossa, Sahka I. "Bee's Bliss". Syranchism delonesis. No Mow Fescue (Fastuco Idiohoensis, Festuca rubra, Festuca oocidentolal) Autoclocitia colifornica Colifornia Pipevine L											
Sedem Stone Cop 2*-5" 1											
Sisryochlim belum Bla-a-yed Gross A*1-2* 6*2-4* L Trachalospermon asiatricim Aaton Azarinine 2* 10* M Trachalospermon (paminoides Stor Journine 2* 10* M Errly Mix (Corec Divulso, Eschecholatio colifornico, Featuro di dohoensis, Loyla pinygloseo, Solvita I. *Bee's Blass** Syranchim dichoensis, Loyla pinygloseo, Solvita I. *Bee's Blass** Syranchim dichoensis, Featuro avioration di Corec Billia Syranchim dichoensis, Featuro avioration di Colifornico Status di Colifornico Pipevine Adatolochia colifornico Colifornico Pipevine L											
Trachelosperment (saminoldes Star Jamine 2' 10' M ETY Mix [Corex Divulso, Eschacholatia colifornico, Featuro I dichoenats, Loyla pinyglossa, Salvida I. "Sees"s Sees" Star Jamine 2' 10' M Enty Mix Featuro I dichoenats, Loyla pinyglossa, Salvida I. "Sees"s Sees" Star Jamine More Fire Mix No Mow Feature 12-18' M Feature I dichoenats, Featura urbra, Featura 12-18' M Occidentalia Adatolochia colifornico Colifornia Pipevine L								4'-12'	6'-24'		
ETM Mix. [Carex Divolac, Eachecholada colifornica, Fastroca Idihoenala, Lorja piroyglosan, Safwia I. "Bee/s Blex", Somernichim dichoenala No. Mow Fascus Fastroca robra Mix. No. Mow Fascus (Fastroca dichoenala, Fastroca rubra, Festroca oocidentalia) Adato-lochia colifornica California Pipevine L											
Corec Monitor, Earth and bate collifornico, 1'-2' 1-2' 1-2'	-		1					2'	10'	M	
Fastroc Idioloensis, Loris pinyglosso, Solvid I. "Bees's Blest," Syronchiem Idioloensis Blest, S							Entry Mix				
Blast, Stannolitum (dahoensta) Nather Monty Fee Mits (Festuca idahoensts, Festuca rubra, Festuca ooddestolis) Adatolochta californica California Pipevine L								1'-2'	1-2'	L	
Notifies Mow Free Mits: No Mow Feacuse (Featuces rich leafung) (Featuces rich							•				
Featuce idahoensis, Featuce rubra, Featuce and 12*-18* M							No Mow Feacue				
Artatolochia californica Californica L						(Festuca idahoensis, Festuca rubra, Festuca		12"-18"		M	
Artisolochia californica California Pipevine L		- 1				oocidentalis)					
Artisolochia californica California Pipevine L	-			+	-				Misses		
	+		-	1		Aristolophia polifornica	Colifornia Pinavina		Triba	1	
Campuls radicans (Bignonia radicans) Common Trumpet Creeper	1									i	

^{89 |} RIVER ISLANDS I

APPROPRI	ATE PLAN	if smore	FOR R	PHÁSÉ	TOWN	GENTEX					
Principle Pervise W. of and year. Freehope Parkmay Srips	Freescape Medians	treetscape Bio-Swale (Interior Rd.)	of such freed Space	Tree Parkway Strips	contract from and from other						
						Clytostoma callistIgioides	Violet Trumpet Vine		М		
						Distictis buccinatoria	Trumpet Vine	20'-30'	M		
						Ficus pumila	Creeping Fig	10'	M		
						Gelsemium sempervirens	Carolina Jessamine	20'	L		
						Hardenberdia violacea 'Happy Wanderer'	Hardenbergia Vine	10'	M		
						Jasminum polyanthum	Pink Jasmine	20'	M		
						Lonicera hispidula	Honeysuckle	3-10'	L		
						Macfadyena unguis-cati	Cats Claw	20-40'	1		
						Vitis californica	California Wild Grape	12-30'	VL		
		. 21				Wisteria sinensis 'Alba' or 'Cooke's Special'			M		

Site Plan Review Redwood Café Restaurant and Event Center July 2025

Redwood Café and Event Center is a new use within the Town Center District of River Islands (Phase 1). The new use is closely based on the former Redwood Café and event center that was in Modesto. Four of the existing structures from the Modesto location are being moved to the site to be relocated at the River Islands site, two are being integrated into the new restaurant building as follows:

Building 1 (Dining Room): 21' x 57.5' (1,207.5 SF) Building 2 (Bar): 17' x 31.5' (535.5 SF)

There are two other buildings moved from the former site that will be placed on the new River Islands site (shown on the site plan) as follows:

Building 3 (Bridal Suite): 16' x 19' (304 SF) Building 4 (Outdoor Bar): 21' x 25' (525 SF)

The new restaurant facility will have a basement/wine cellar and a main floor above ground. The basement/wine cellar will include storage, a bar with limited food service and four wine cellar dining areas, as well as two elevators for access to the main level. There will also be a tunnel constructed to provide access to the basement/wine cellar from the adjacent Commercial Place directly without entering the main floor of the restaurant.

The total restaurant facility will include the following square footage:

 Basement:
 8,582 SF

 Tunnel:
 1,346 SF

 First Floor:
 8,042 SF

 Total:
 17,970 SF

Total seating for the project is as follows:

Restaurant Basement/Wine Cellar: Bar -40 seats. Cellar Rooms (4 @ 14/16/16/24 each -70

total seats (110 seats total)

Restaurant Main Level/Bar: Bar - 50 seats. Dining - 50 seats.

Restaurant Outdoor Seating/Bar: Patio Areas – 50 seats. Garden/Bar: 40 seats (90 seats total)

Bridal/Event Center: Outdoor seating and tents - 200 total seats. Up to three (3)

tents of 1,600 SF each may be erected as shown on the attached site plan. Specifications for the proposed tents are

also attached to this project description.

Phasing for the project will be as follows:

- 1. <u>Grading</u>. Grading for the foundation of the restaurant facility has already been completed under a City at-risk grading permit.
- 2. <u>Foundation/Podium</u>: a foundation-only permit will be requested as the first phase of construction for the restaurant (start construction early-mid July, complete by early September 2025)
- 3. <u>Restaurant Shell</u>: a permit for the main restaurant facility will be submitted after construction of the foundation and constructed subsequently. (start early September, complete November 2025)
- 4. <u>Specialty Construction/TI</u>: the specialized indoor construction (kitchen, restrooms, dining, etc.) will be permitted and constructed as the last phase of the main restaurant facility. (start November, complete April 2026). Outdoor dining areas should also be completed by April 2026.
- 5. <u>Bridal/Event Center</u>: the bridal area will start construction early 2026 and is expected to be complete by Fall 2026.

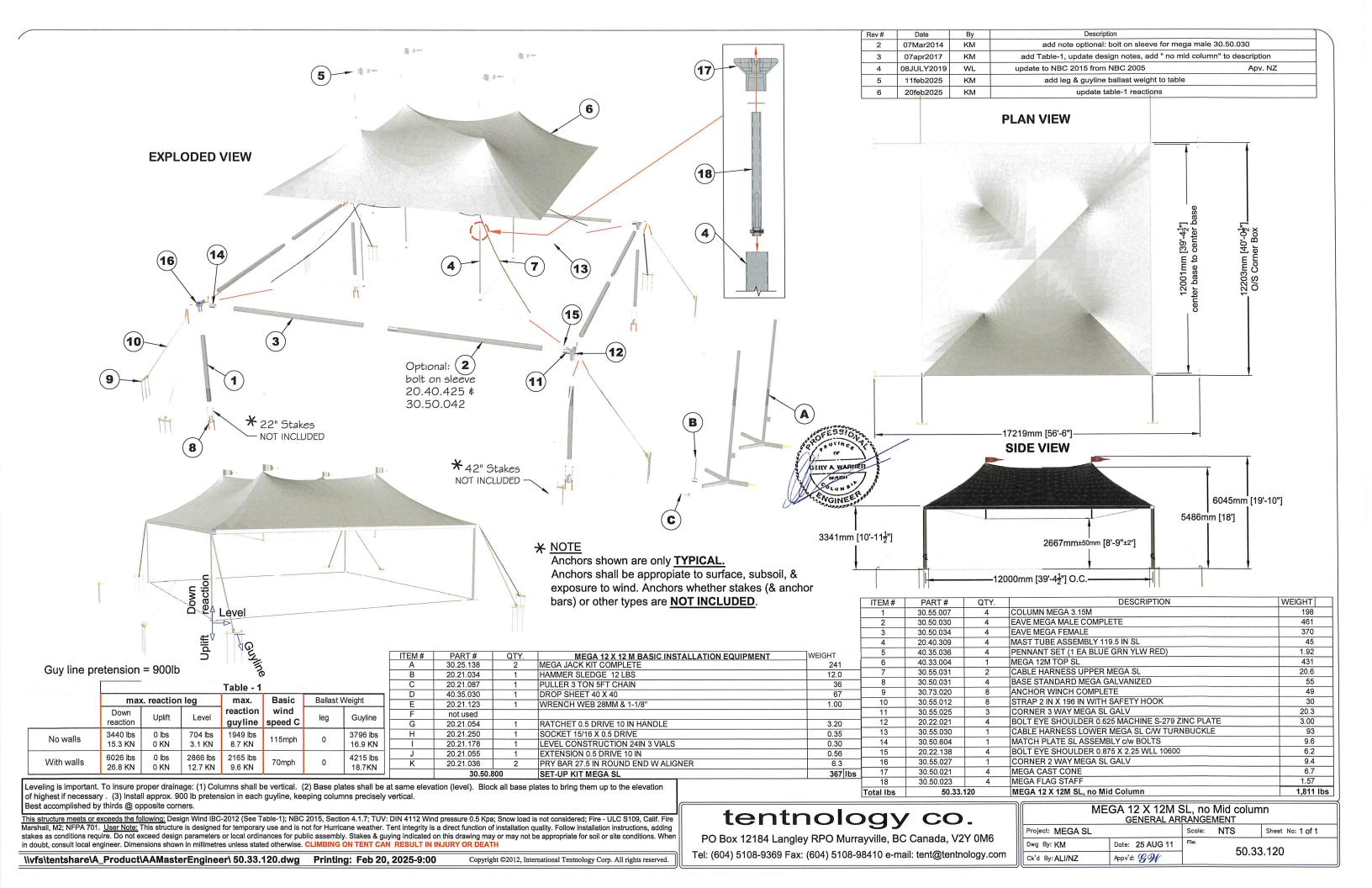
Additional areas/uses on the site will include the following:

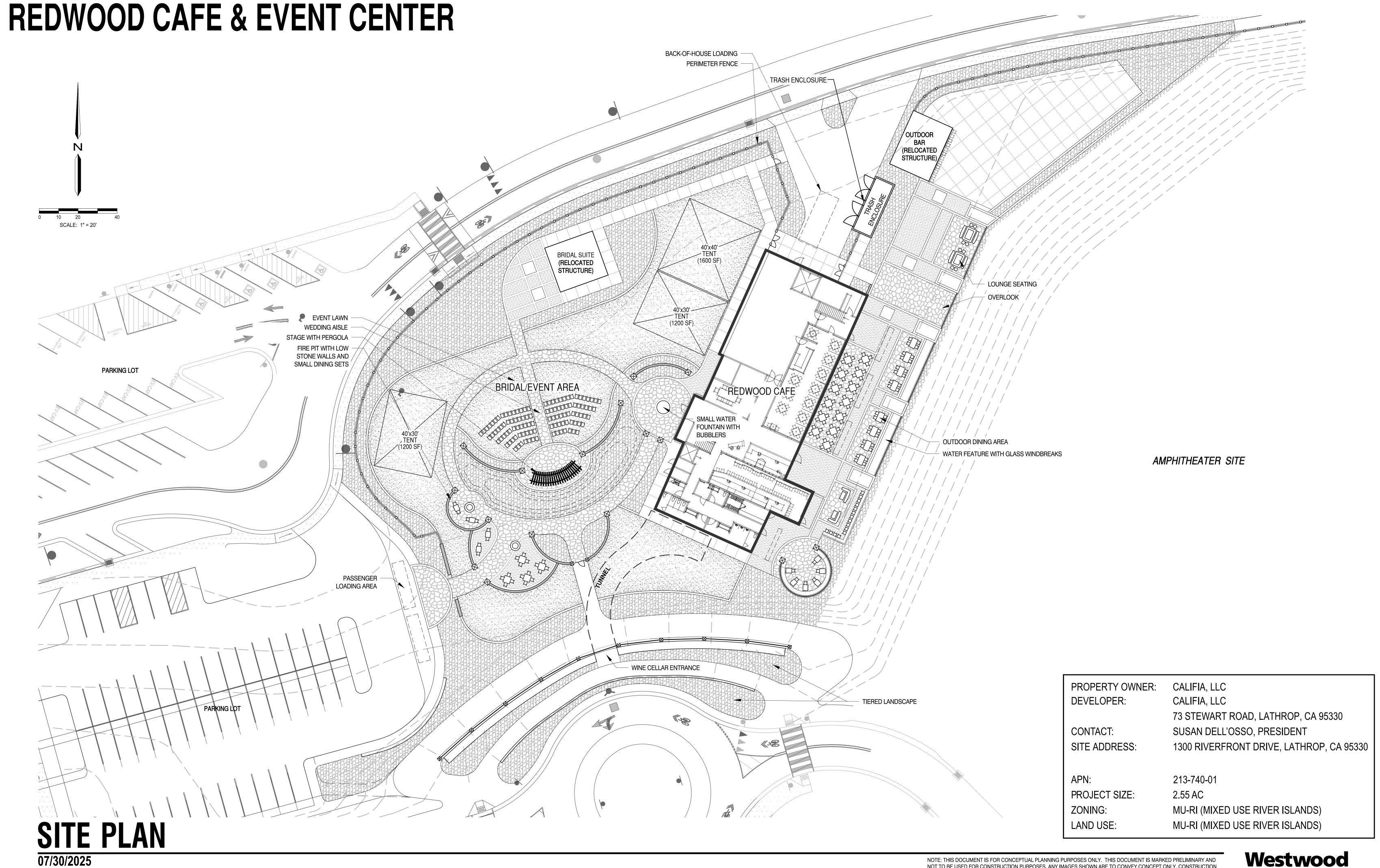
- 1. <u>Bridal/Event Center</u>: an outdoor event center that hold up to 200 guests. The Bridal Suite building will be an accessory use to this area, which will include a small stage/pergola to serve as the bridal altar, an area for seating near the altar and an event lawn. A
- 2. <u>Fire Pit/Plaza</u>: a plaza area that can contain additional outdoor dining/seating areas to be used with the Bridal/Event Center.
- 3. <u>Small Fountain/Entry Plaza</u>: a small plaza area with a fountain that serves as the entry point to the main restaurant.
- 4. Outdoor Dining Area: adjacent to the Redwood Café restaurant will be an outdoor dining area that will include covered and uncovered seating areas and areas with a view to the future, adjacent Amphitheater (former Community Stadium) site. This area will have a total of 129 seats.
- 5. Outdoor Bar: an outdoor bar as part of the garden area of outdoor seating for the restaurant will utilize the former outdoor bar structure from the Modesto site.
- 6. <u>Back of House/Loading Area</u>: A back of house area for entry to the restaurant for workers and supplies will be located near Riverfront Drive. The enclosed trash enclosure will also be located in this area.

Parking for the use will include a 50-space lot adjacent to the site, a 104-space parking area along Riverfront Drive accessible to the site from the north and a 101-space lot to the south of the site. The Town Center Parking Analysis from Hexagon Transportation is pending and will be provided to the City upon completion. Other parking lots in the vicinity can be used for special events when held during off-peak hours.

Pedestrian access to the site is from the 50-space parking lot, Commercial Place (including the tunnel access to the basement/cellar) and from Riverfront Drive. The 50-space parking lot will contain a loading and unloading zone for patrons and event guests.

Utility services will be provided to the site from Commercial Place (the terminus of Commercial Street) and will include City sewer, water and storm drainage, communications, LID electrical service and PG&E gas service. Commercial solid waste service will be provided by Republic Services.

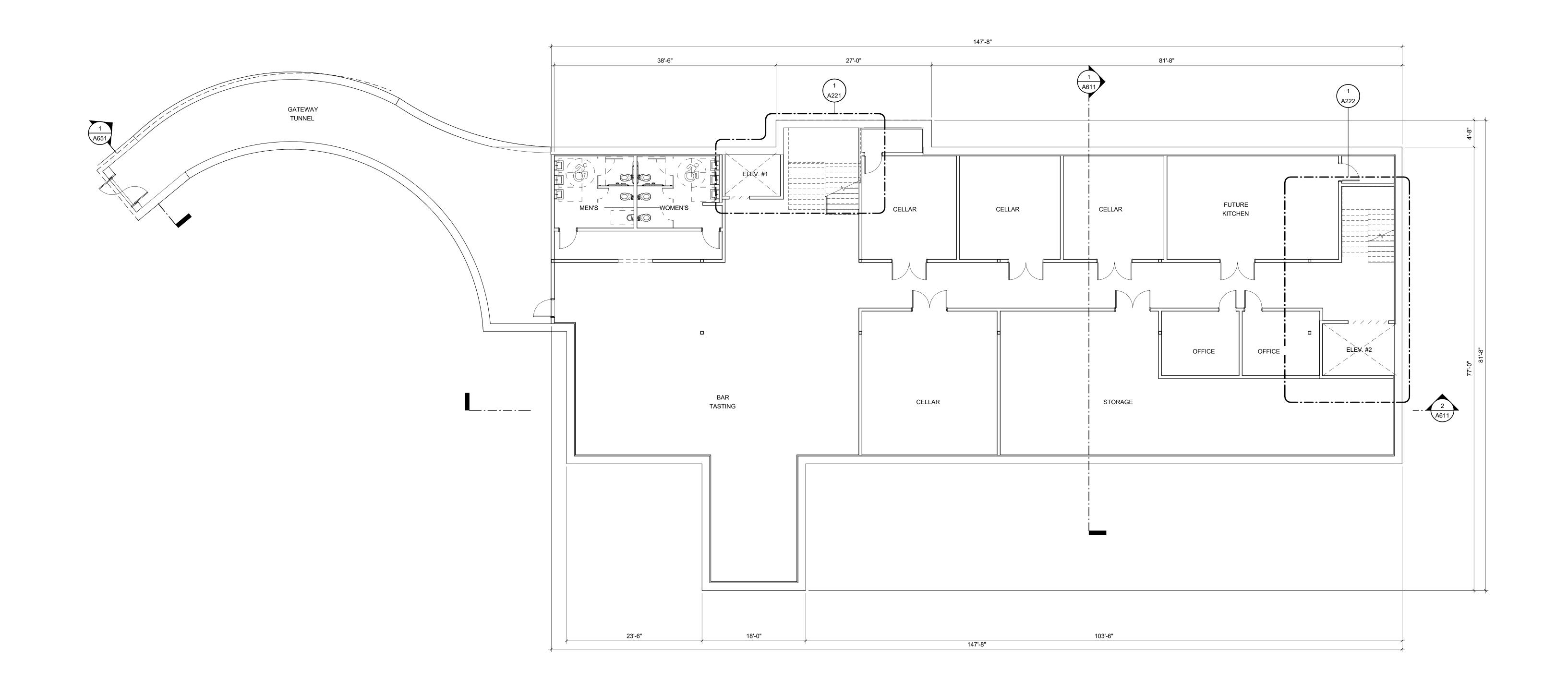




REDWOOD CAFE & EVENT CENTER NOTES: Parcels shown are from pending parcel map for the Town Center that further subdivides parcels created with Tract 4167. Setbacks are governed by the Lathrop Municipal Code and Town Center Architectural Guidelines and Design Standards. PARCEL 3 (TRACT 4167) PARCEL 4 PARCEL 3 2.556 ACRES ± PARCEL 7 (TRACT 4167) RIVERFRONT DRIVE COMMERCIAL PLACE PARCEL 4 (TRACT 4167) PARCEL 5 PARCEL 2 PARCEL 1 GARDEN FARMS AVENUE

SITE PLAN - SETBACKS

07/30/2025

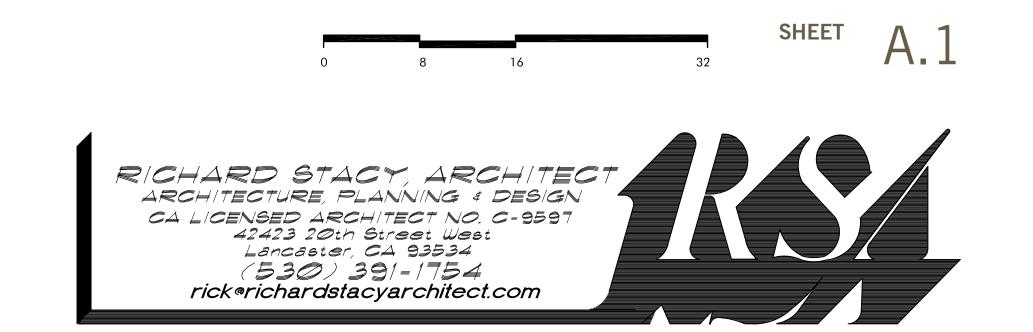


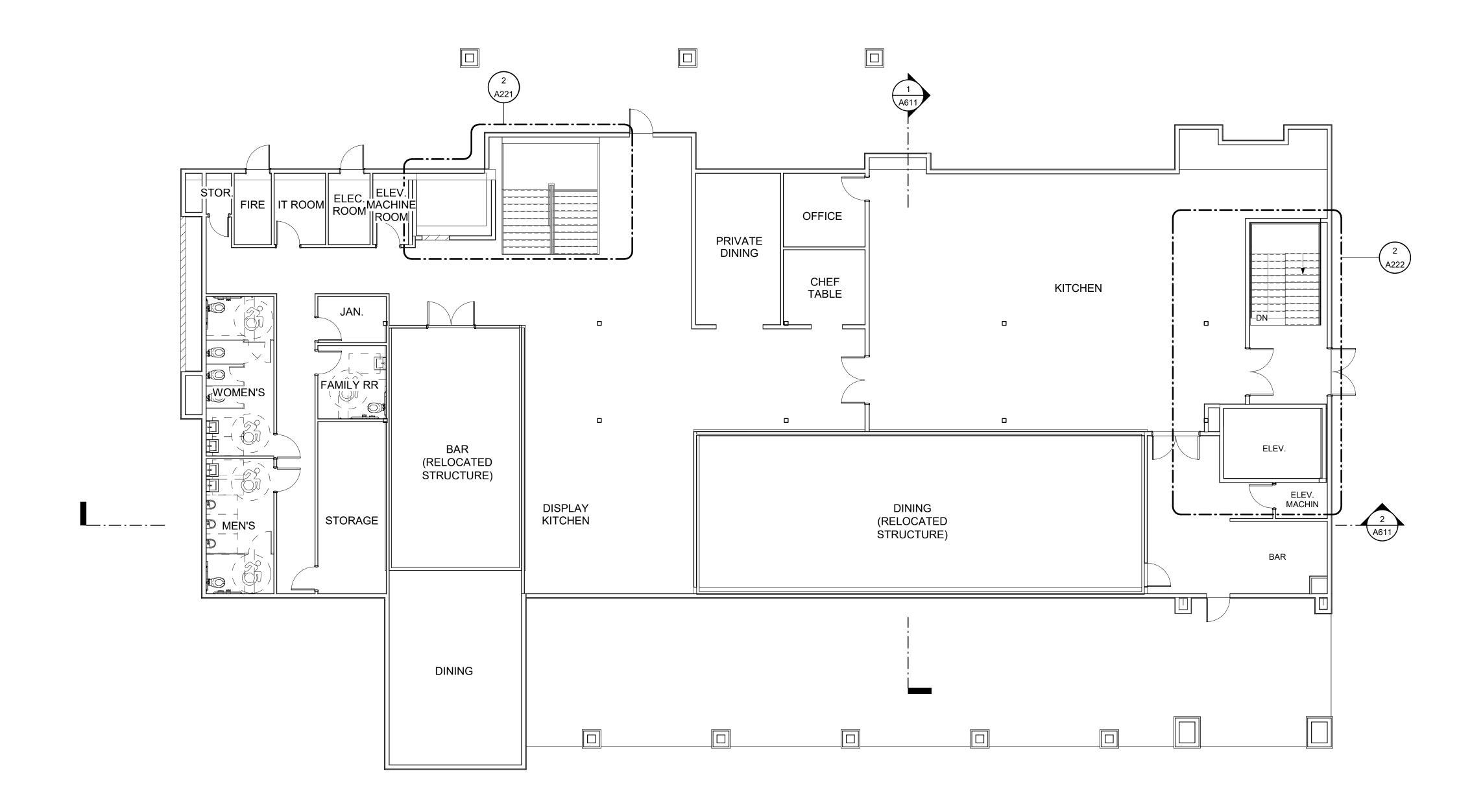
REDWOOD CAFE RIVER ISLANDS

LATHROP, CA | CALIFIA, LLC

BASEMENT FLOOR PLAN

DATE: 06/09/2025



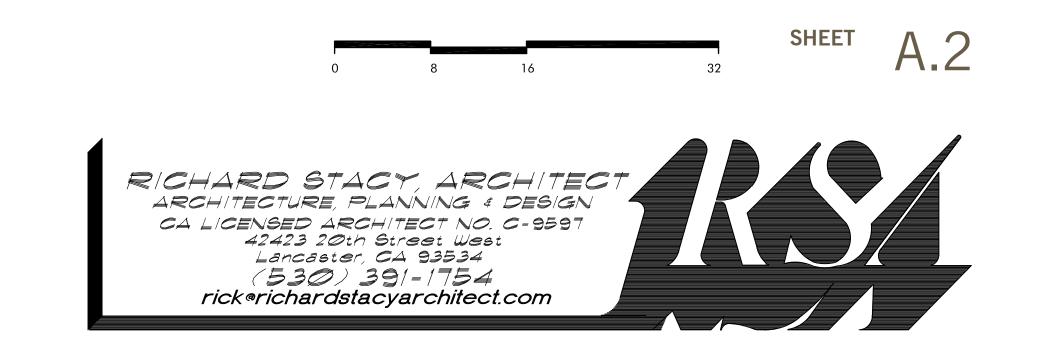


REDWOOD CAFE RIVER ISLANDS

LATHROP, CA | CALIFIA, LLC

FIRST FLOOR PLAN

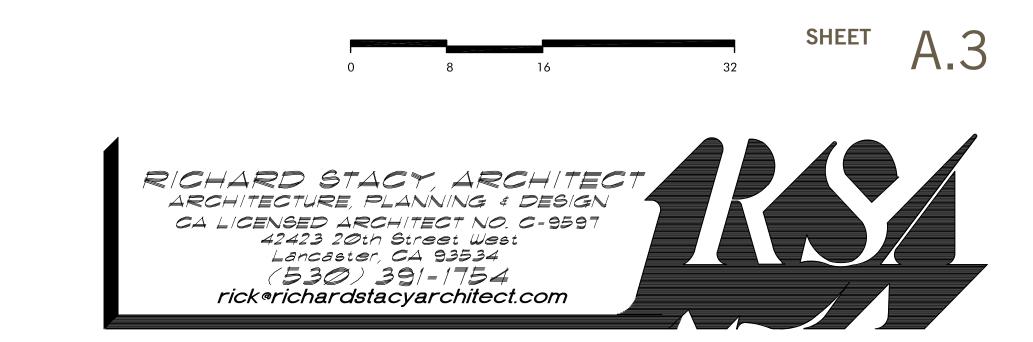
DATE: 06/09/2025







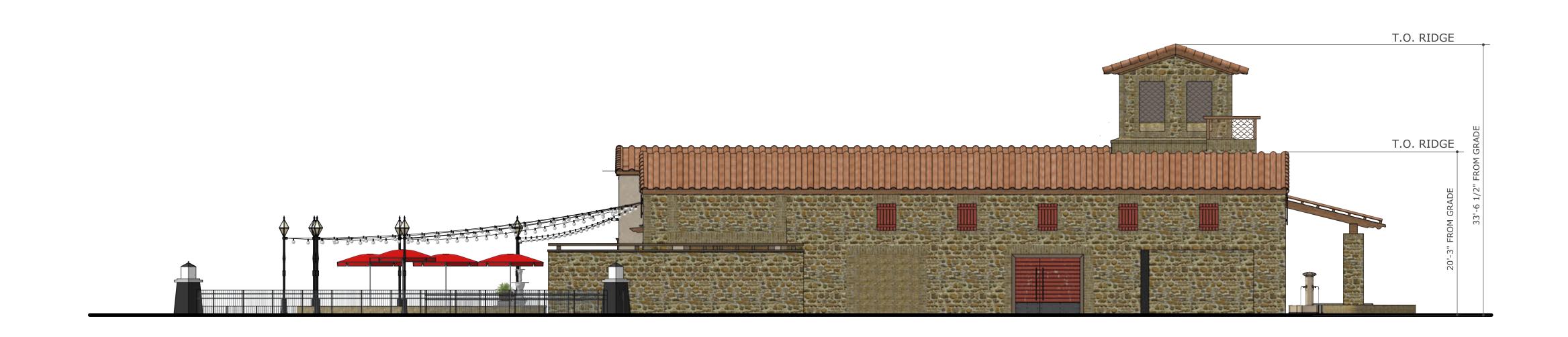




LATHROP, CA | CALIFIA, LLC

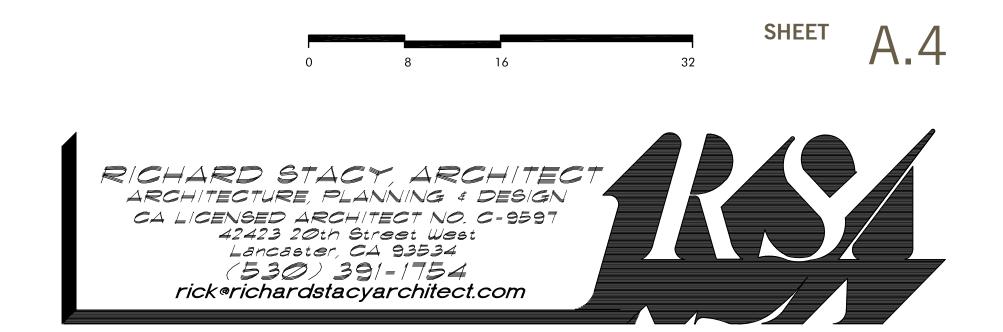
ELEVATIONS
DATE: 06/09/2025

REAR ELEVATION 1/8" = 1'-0"



LEFT ELEVATION 1/8" = 1'-0"







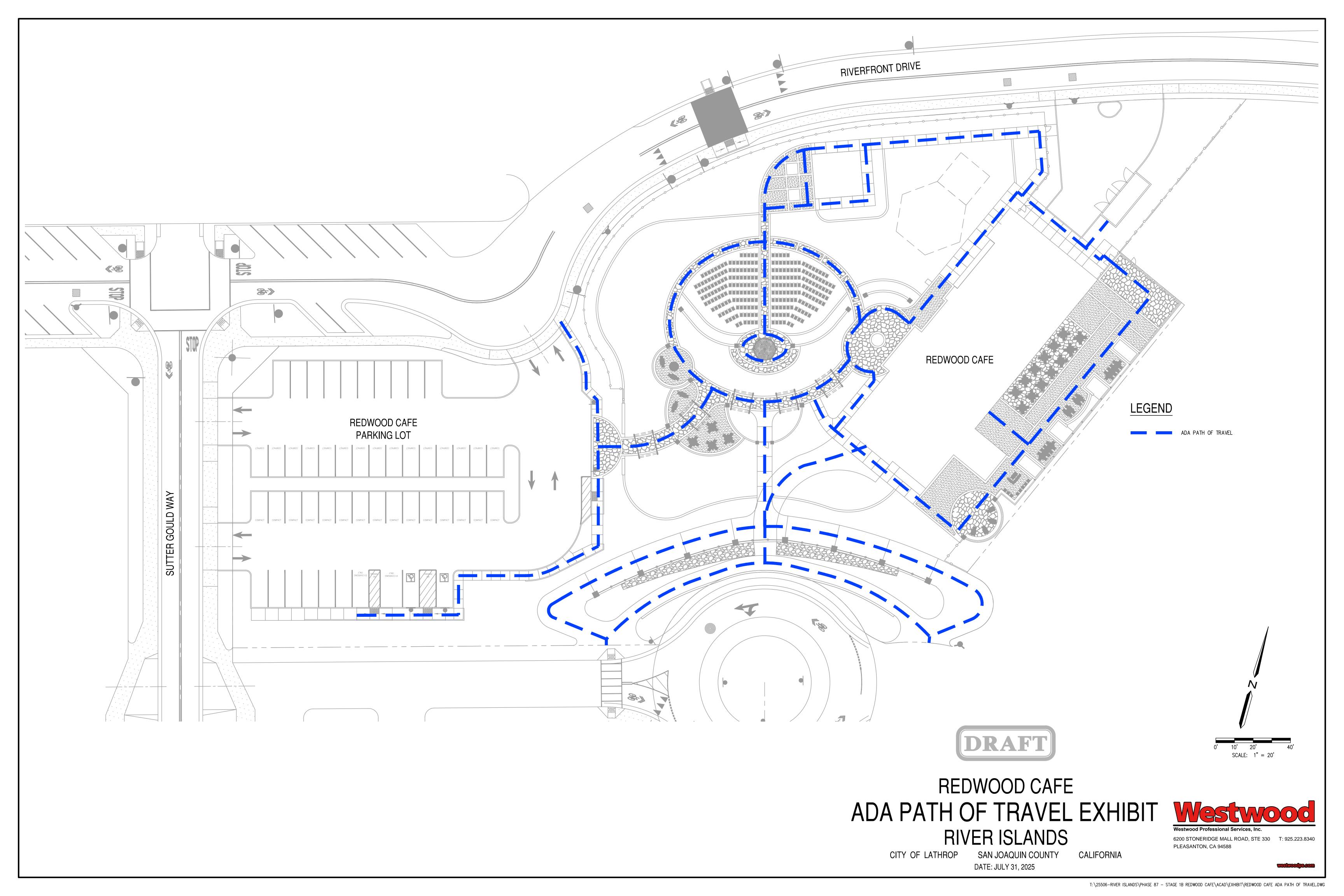


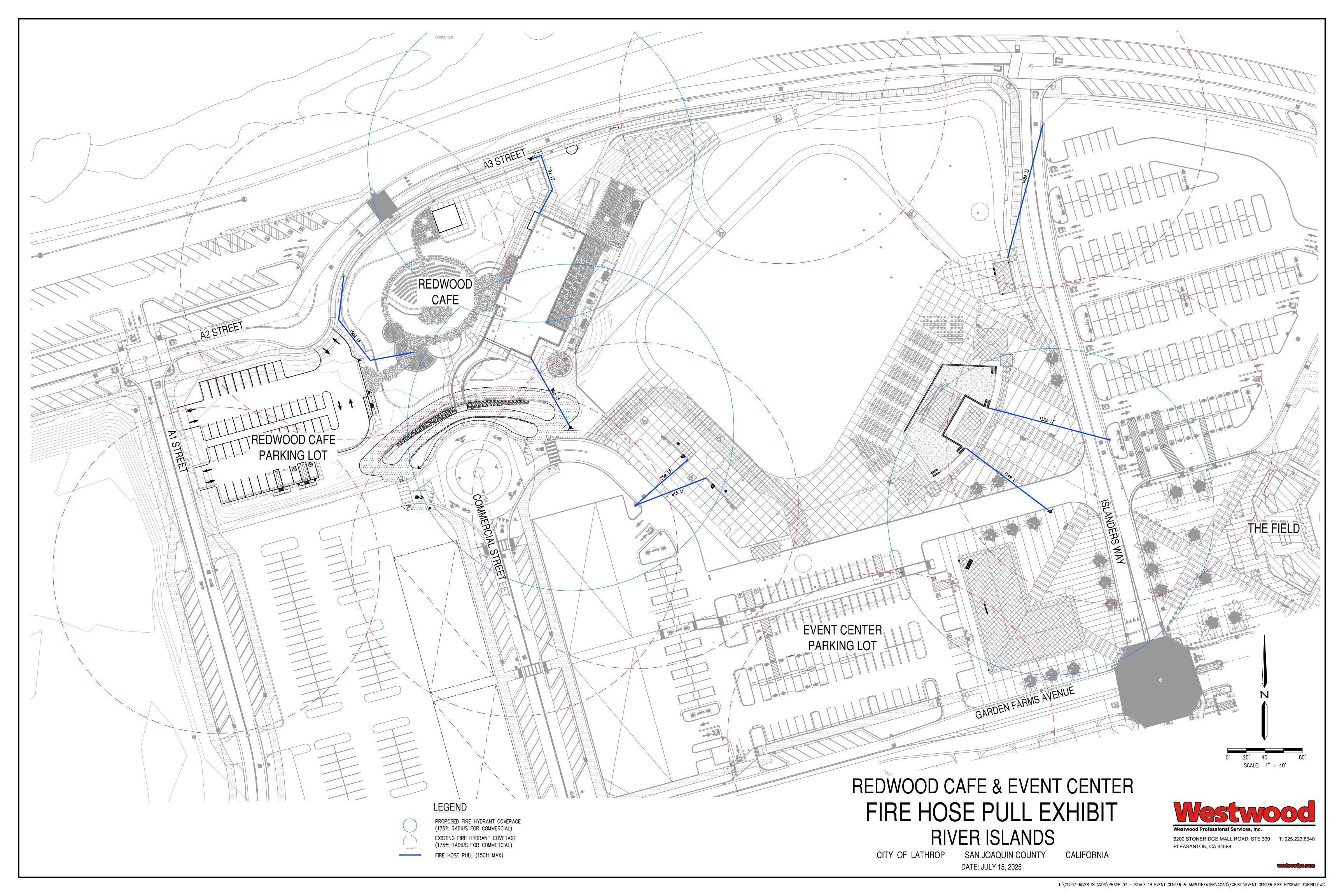


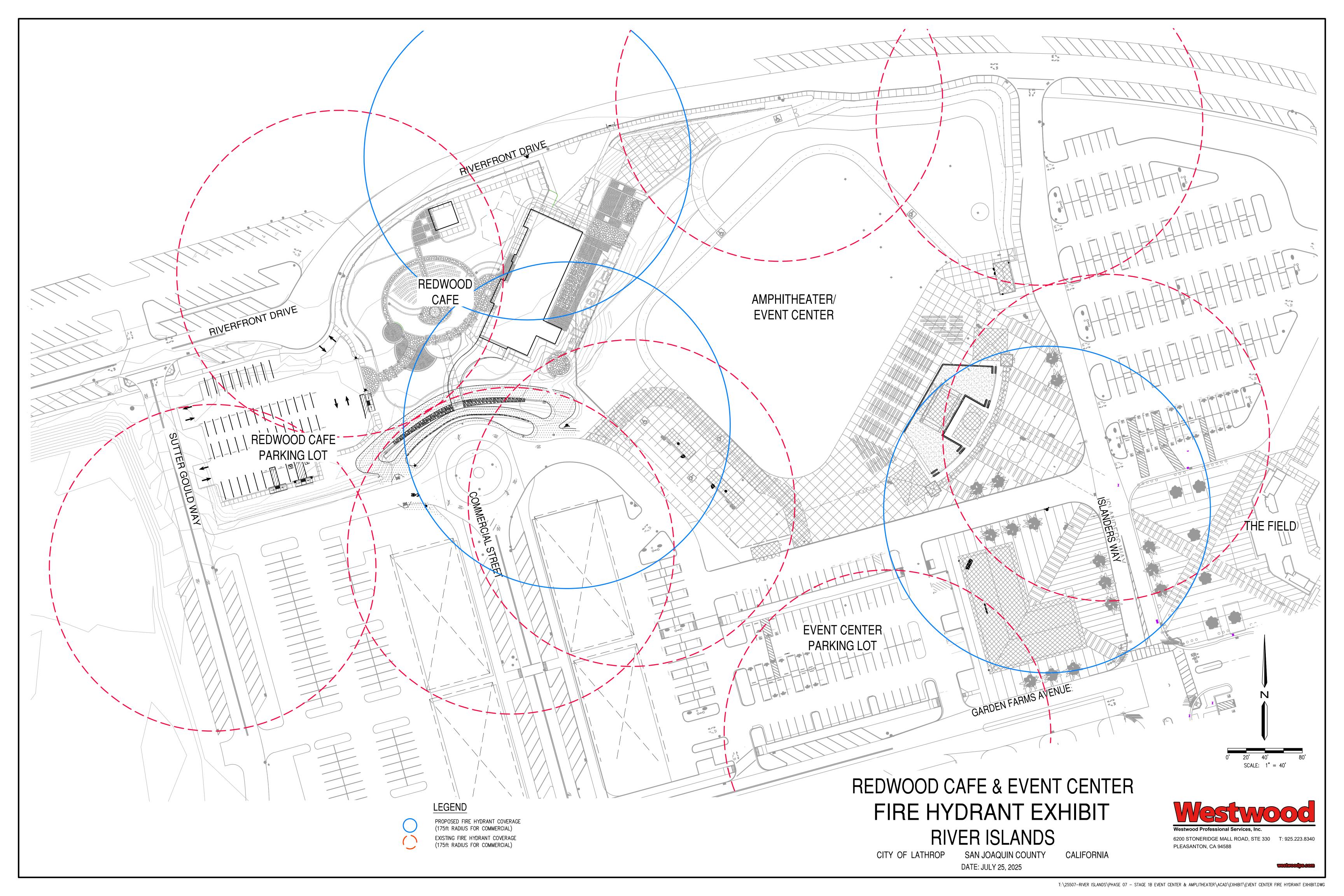


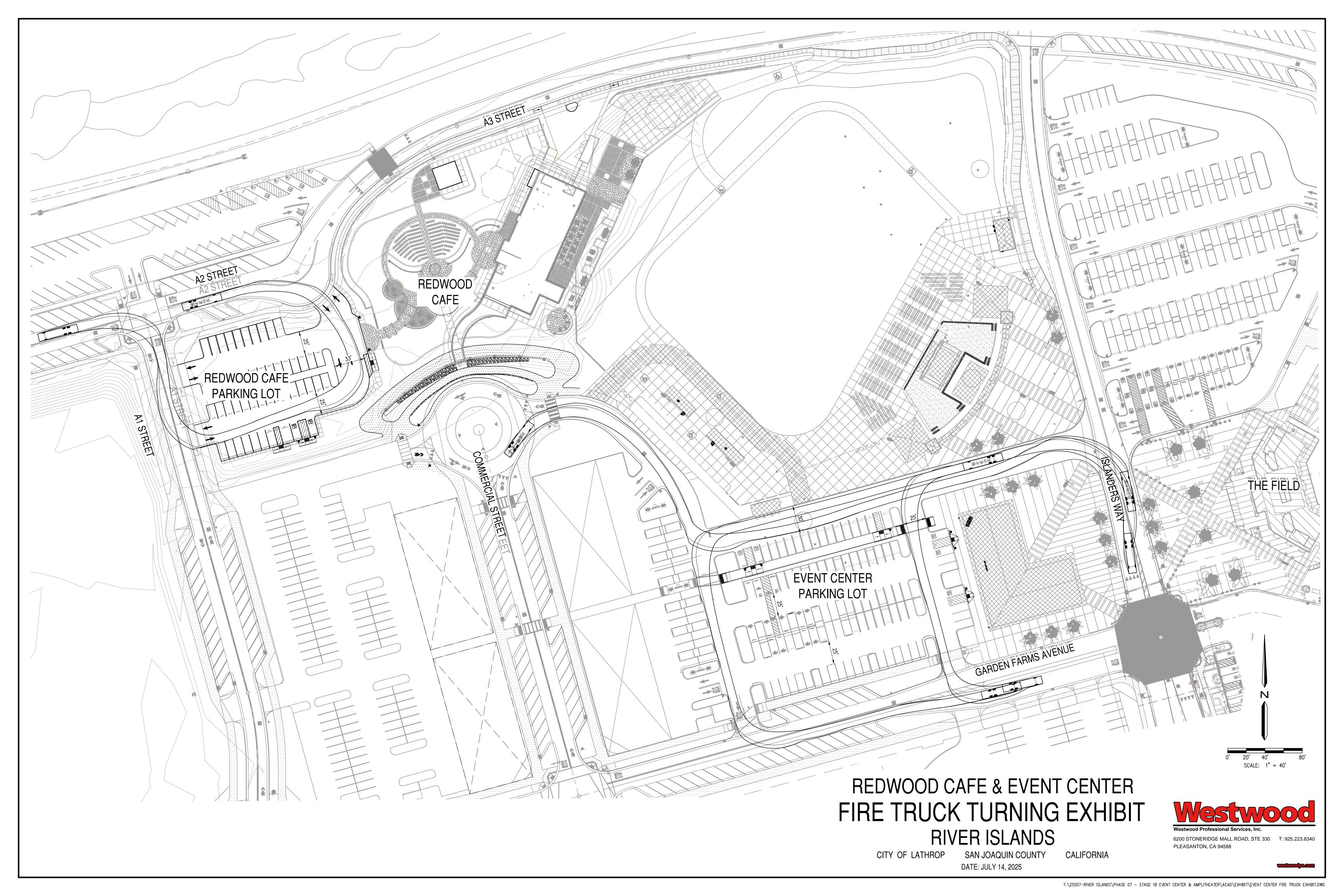


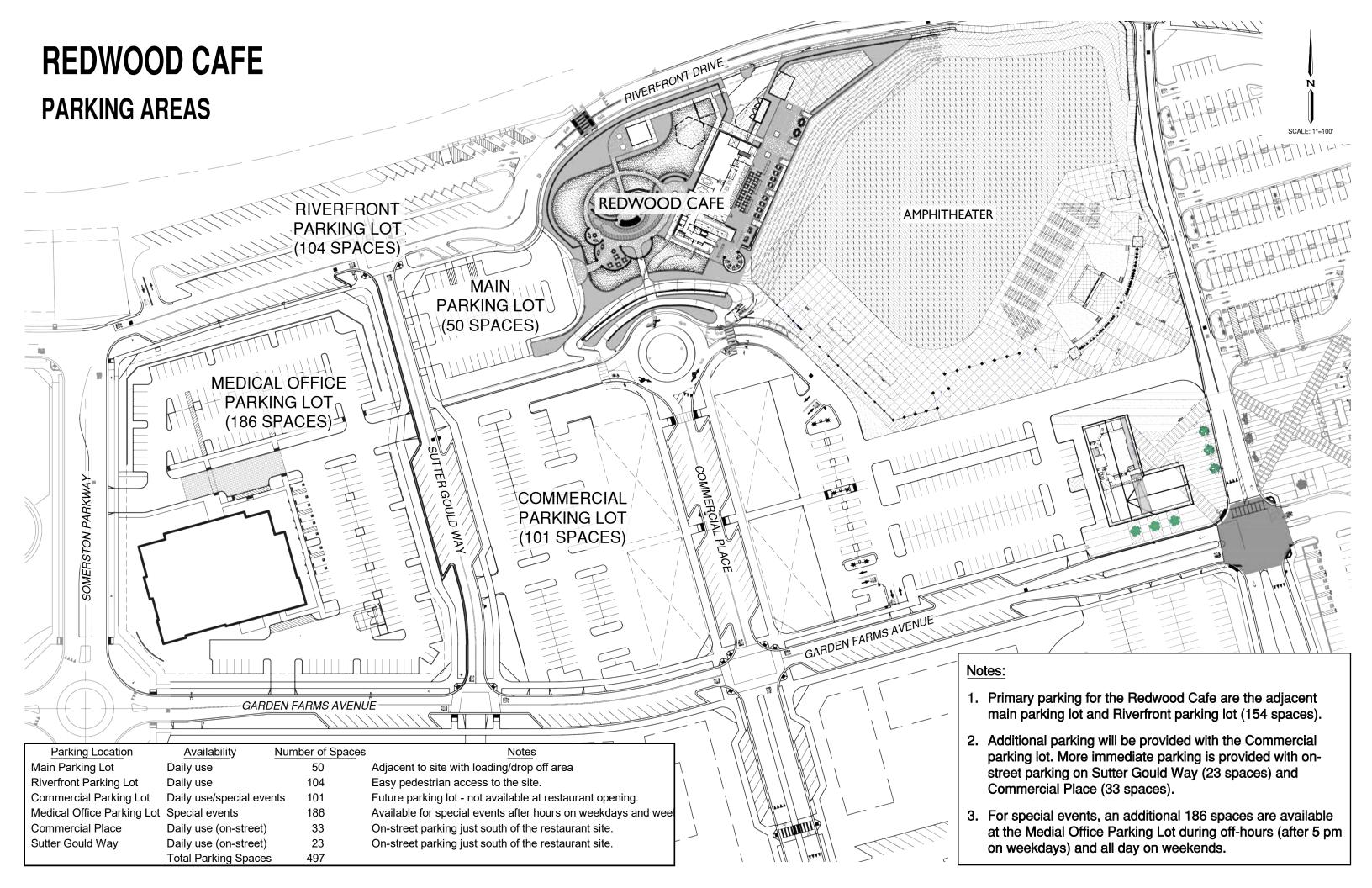


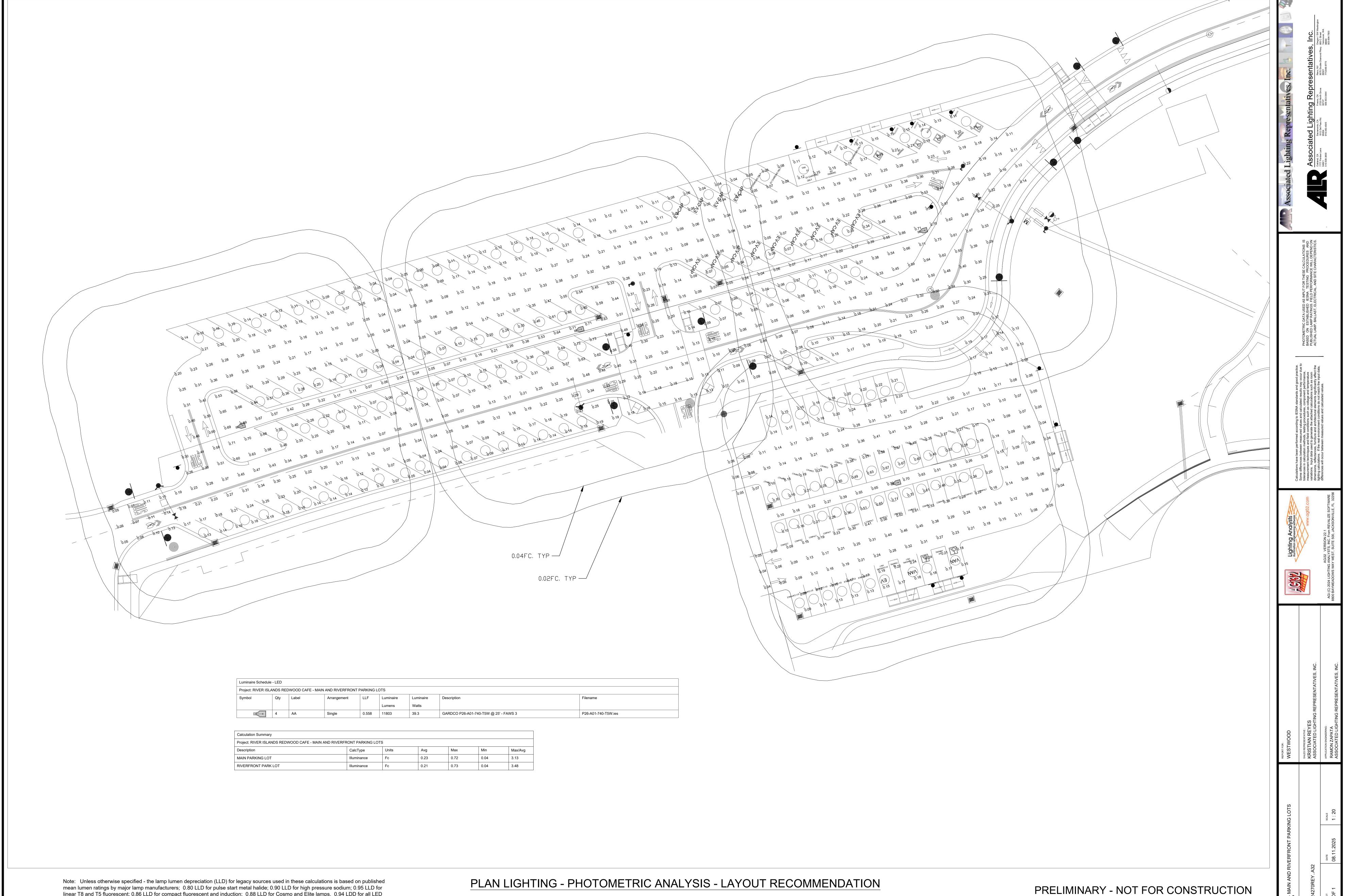












Note: Unless otherwise specified - the lamp lumen depreciation (LLD) for legacy sources used in these calculations is based on published mean lumen ratings by major lamp manufacturers; 0.80 LLD for pulse start metal halide; 0.90 LLD for high pressure sodium; 0.95 LLD for linear T8 and T5 fluorescent; 0.86 LLD for compact fluorescent and induction; 0.88 LLD for Cosmo and Elite lamps. 0.94 LDD for all LED sources. Unless otherwise noted - 0.90 luminaire dirt depreciation (LDD) is commonly applied. In cases where appropriate - ballast factor (BF) is applied. Additional user defind factors (UDF) may be applied if necessary to represent luminaire performance to a higher degree of accruracy. Total light loss factor (LLF) is the product of all multiplied loss factors.

GENERAL NOTES

- 1. COORDINATE INSTALLATION OF SITE FURNISHINGS, STRUCTURES, AND SPORT SURFACING WITH OTHER WORK OF GRADING, CONCRETE, AND ELECTRICAL.
- 2. ALL SITE FURNISHINGS SHALL BE LOCATED AS SHOWN ON THE DRAWINGS, AND ASSEMBLED AND INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS. SITE FURNISHING INSTALLATION SCHEDULE SHALL BE COORDINATED WITH
- OTHER CONTRACTORS TO AVOID CONFLICT AND POSSIBLE DAMAGE. 3. MANUFACTURER NAMED ITEMS ARE FOR STANDARD OF REFERENCE AND DO NOT NECESSARILY LIMIT SUPPLY TO NAMED MANUFACTURERS.
- 4. CONTRACTOR SHALL EXAMINE RELATED WORK AND SURFACES BEFORE STARTING WORK OF THIS SECTION AND SHOULD REPORT TO THE LANDSCAPE ARCHITECT AND/OR OWNER IN WRITING ANY CONDITIONS WHICH WILL PREVENT THE PROPER PROVISION OF WORK. BEGINNING THE WORK OF THIS SECTION WITHOUT REPORTING UNSUITABLE CONDITIONS CONSTITUTES ACCEPTANCE OF CONDITIONS. ANY REQUIRED REMOVAL, REPAIR OR REPLACEMENT OF WORK CAUSED BY UNSUITABLE CONDITIONS SHALL BE DONE AT NO ADDITIONAL COST TO THE **OWNER**.
- 5. CONTRACTOR SHALL PROVIDE CONSTRUCTION STAKING. 6. CONTRACTOR SHALL PROVIDE COMPACTION TESTING. REPORTS SHALL BE DELIVERED DIRECTLY FROM THE LAB TO THE OWNER OR OWNER REPRESENTATIVE.
- 7. ALL EARTHWORK, GRADING AND SOIL DELIVERY/REMOVAL SHALL BE PROVIDED BY THE CONTRACTOR.
- 8. ALL CONCRETE COLORS SHALL BE REVIEWED AND APPROVED BY **OWNER** PRIOR TO INSTALLATION.
- 9. INTEGRAL COLOR CONCRETE SHALL BE CHROMIX ADMIXTURE BY L.M. SCOFIELD COMPANY, OR APPROVED EQUAL. 10. CONCRETE COLOR SEALER SHALL BE CURE SEAL BY L.M. SCOFIELD
- COMPANY, OR APPROVED EQUAL. 11. INSTALL INTEGRAL COLOR CONCRETE MIX AT MANUFACTURER'S
- RECOMMENDED RATES FOR SPECIFIED COLORS LISTED ABOVE. 12. APPLY COLOR SEAL TO COLORED CONCRETE BY MEANS, RATE AND TIMING
- AS RECOMMENDED BY MANUFACTURER. 13. CONTRACTOR SHALL PROVIDE A 6'X6' POURED SAMPLE OF COLORED CONCRETE, FINISH AND JOINTING TO OWNER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

GENERAL LIGHTING NOTES

ELECTRICAL CONTRACTOR.

- 1. COORDINATE INSTALLATION OF LIGHTING WITH OTHER WORK OF GRADING, CONCRETE, IRRIGATION AND ELECTRICAL.
- 2. ALL LOW-VOLTAGE LIGHTING SHALL BE LOCATED AS SHOWN ON THE DRAWINGS, AND ASSEMBLED AND INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS. INSTALLATION SCHEDULE SHALL BE COORDINATED WITH OTHER CONTRACTORS TO AVOID CONFLICT AND POSSIBLE DAMAGE.
- 3. MANUFACTURER NAMED ITEMS ARE FOR STANDARD OF REFERENCE AND DO NOT NECESSARILY LIMIT SUPPLY TO NAMED MANUFACTURERS. 4. CONTRACTOR SHALL COORDINATE ELECTRICAL CONNECTION WITH OWNER AND
- 5. CONTRACTOR SHALL EXAMINE RELATED WORK AND SURFACES BEFORE STARTING WORK OF THIS SECTION AND SHOULD REPORT TO THE LANDSCAPE ARCHITECT AND/OR OWNER IN WRITING ANY CONDITIONS WHICH WILL PREVENT THE PROPER PROVISION OF THIS WORK. BEGINNING THE WORK OF THIS SECTION WITHOUT REPORTING UNSUITABLE CONDITIONS CONSTITUTES ACCEPTANCE OF CONDITIONS. ANY REQUIRED REMOVAL, REPAIR OR REPLACEMENT OF WORK CAUSED BY UNSUITABLE CONDITIONS SHALL BE
- DONE AT NO ADDITIONAL COST TO THE CLIENT. 6. LOW-VOLTAGE LIGHTING SHALL BE INSTALLED PER LOCAL CODES AND REGULATIONS. LOCAL REQUIREMENTS WILL SUPERCEDE DRAWING SPECIFICATIONS.
- 7. LOW VOLTAGE CABLING SHALL BE BURIED 18" MIN BELOW GRADE.

DESCRIPTION / MODEL	COLOR	QUANTITY	MANUFACTURER / SUPPLIER / INFORMATION	DET REF.
SINGLE GATE	BLACK	2 EA	BUILDERS FENCE COMPANY / GLENN PETEGOLD; P: (916)-381-4065	#/####
DOUBLE GATE	BLACK	2 EA	BUILDERS FENCE COMPANY / GLENN PETEGOLD; P: (916)-381-4065	#/####
4'-0" DECORATIVE GATE		148 L.F.		#/###
4'-0" TUBULAR STEEL FENCE	BLACK	165 L.F.	BUILDERS FENCE COMPANY / GLENN PETEGOLD; P: (916)-381-4065	
7'-0" WOOD COMMUNITY FENCE		350 L.F.		
6'-0" TUBULAR STEEL FENCE	BLACK	254 L.F.	BUILDERS FENCE COMPANY / GLENN PETEGOLD; P: (916)-381-4065	
6'-0 CHAINLINK FENCE				
6'-0" WALL WITH GLASS TOP		118 L.F.		
RETAINING WALL	SEE DETAIL			
ENTRANCE MONUMENT WALL				
PILASTER		22 EA		#/###
SEATWALL				#/####
RETAINING WALL	SEE DETAIL			
12" WIDE CONCRETE CURB	NATURAL	420 L.F.		
RAISED PLANTER				
WATER FEATURE	SEE DETAIL			
SHADE STRUCTURE PERGOLA		5 EA		
BRIDAL SUITE (BY OTHERS)		1 EA	SEE ARCHITECT'S DRAWINGS	
TRASH ENCLOSURE BY OTHERS			SEE ARCHITECT'S DRAWINGS	

SITE FINISH SCHEDULE

ENTRANCE MONUMENT WALL

FINISH	DESCRIPTION	COLOR	QUANTITY	PATTERN / INFORMATION	DET REF.
A	CONCRETE FLAT WORK	STANDARD GREY	6,145 S.F.	STANDARD GREY CONCRETE AGGREGATE MIX OF 50% - 3/8" SCREENED CALIFORNIA GOLD AGGREGATE, 50% - 3/8" SCREENED DOLOMITE; FINISH: 3/8" EXPOSURE (SCORE LINES AS SHOWN) EXPOSED AGGREGATES SUPPLIED BY CASCADE ROCK (916)-383-1300	#/####
В	FLAGSTONE PAVER	COPPER RIDGE	4,213 S.F	MINIMUM 2" THICKNESS FOR WET-SET INSTALLATION, 2" MINIMUM COMPACTED GRAVEL BASE, MORTAR COLOR: TAN TO MATCH FLAGSTONE PAVERS	#/####
С	CONCRETE BOARDER	INTEGRAL COLOR — REDWOOD		STANDARD GREY CONCRETE WITH INTEGRAL COLOR REDWOOD CC630/6. INTEGRAL COLOR SUPPLIED BY EUCLID CHEMICAL	
D	ASPHALT CONCRETE (NOT IN SCOPE)			SEE CIVIL PLANS	
E	WASHED RIVER COBBLE, 6"-8"	GRANITE FALLS COBBLE	968 S.F.	MRM STONE / BRYCE BYKER P: (209)743-1389	
F	SOD AREA, SEE PLANTING PLAN AND NOTES, SHEET L5.0		16,061 S.F.		
G	BARK, SEE PLANTING PLAN AND NOTES, SHEET L5.0				
Н	SIDEWALK	SEE CIVIL PLANS	SEE CIVIL PLANS	SEE CIVIL PLANS	

SEE DETAIL

2 EA

REFERENCE KEY

SCHEDULE KEY	SECTION CUT	CONCRETE JOINT LEGEND
SITE FEATURE NUMBER SURFACING NUMBER	SECTION NUMBER # # SHEET NUMBER	EJ = EXPANSION JOINT SJ = TOOLED CONTROL JOINT



PRELIMINARY



NOT

AND

END

AND FINISHES

FEATURES

CAFE

REDWOOD

DATE: 07/29/2025

25511.69

L2.0

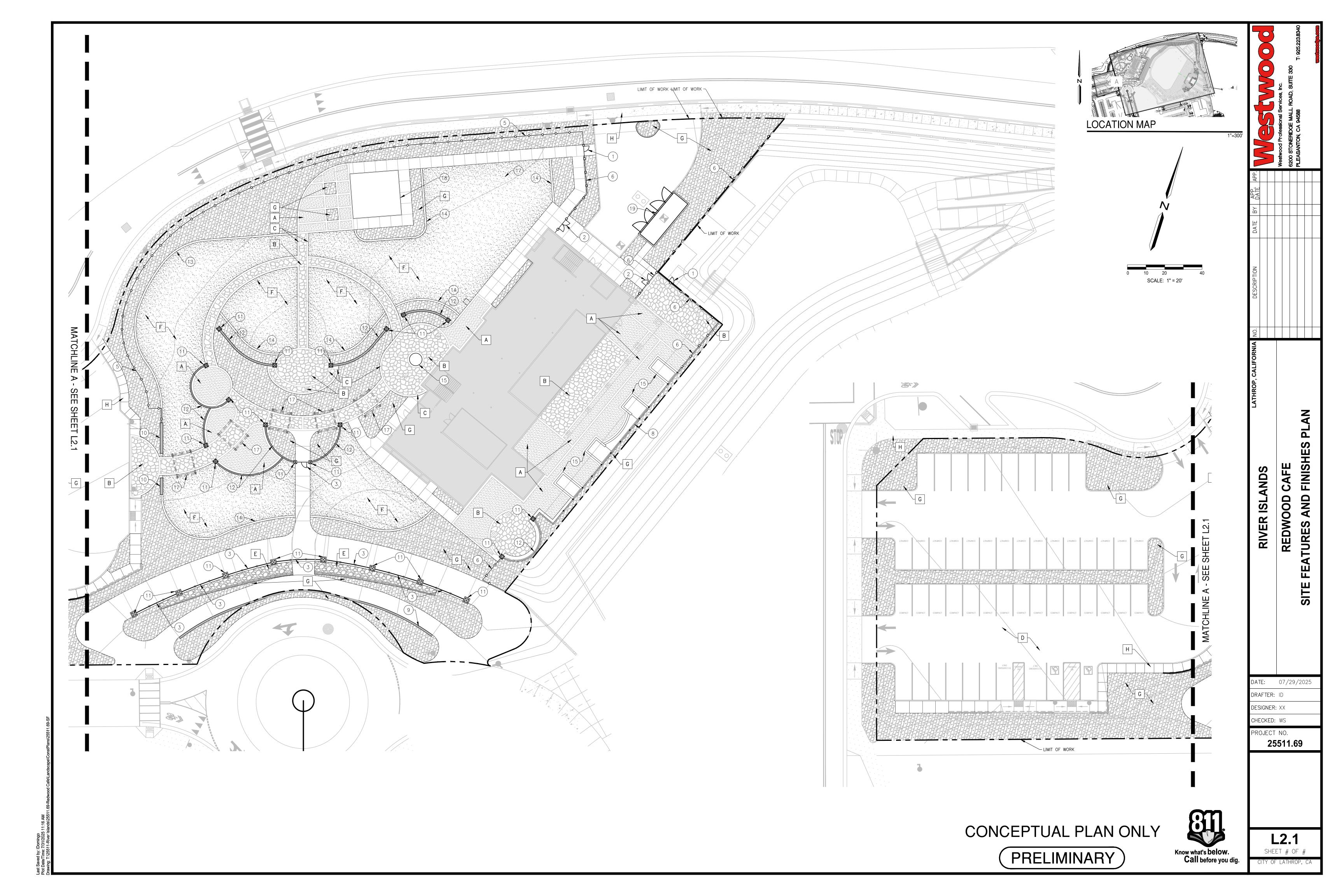
DRAFTER: ID

DESIGNER: XX

CHECKED: WS

PROJECT NO.

RIVER ISLANDS



GENERAL PLANTING NOTES

- 1. ANY AND ALL PORTIONS OF THIS WORK ARE SHALL CONSTRUCTED IN COMPLIANCE WITH ALL APPLICABLE RULES AND REGULATIONS AS SET FORTH BY LOCAL MUNICIPALITIES, STATE AND NATIONAL AGENCIES. IN THE EVENT THERE IS A CONFLICT WITH THESE PLANS AND THE AGENCIES STATED ABOVE, THE GOVERNING BODY'S REGULATIONS SHALL PREVAIL.
- PRIOR TO BIDDING AND COMMENCEMENT OF SITE WORK, THE CONTRACTOR SHALL BECOME FAMILIAR WITH AND EXAMINE CONDITIONS OF THE PROJECT SITE, VERIFYING LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES. LOCATIONS OF ITEMS SHOWN ON THESE PLANS ARE ONLY APPROXIMATIONS. ANY DISCREPANCIES DISCOVERED SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT/OWNER. FAILURE TO REPORT DISCREPANCIES TO THE LANDSCAPE ARCHITECT/OWNER BEFORE COMMENCEMENT OF SITE WORK IMPLIES ACCEPTANCE OF SITE CONDITIONS AND COSTS ASSOCIATED WITH CORRECTING PLANTING RELATED INSTALLATIONS.
- CONTRACTOR TO PURCHASE AND PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO COMPLETE THE LANDSCAPE WORK (I.E. TREE PLANTING, LAWN HYDROSEEDING, ETC.) AS SHOWN ON THE DRAWINGS AND AS SPECIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THESE ITEMS UNTIL THE PROJECT IS
- 4. ALL SCALED DIMENSIONS ARE APPROXIMATE. BEFORE PROCEEDING WITH ANY WORK, THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND QUANTITIES AND SHALL IMMEDIATELY INFORM THE LANDSCAPE ARCHITECT/OWNER OF ANY DISCREPANCY BETWEEN THE INFORMATION. NUMBERS PROVIDED ON THIS PLAN ARE FOR REFERENCE ONLY. THE NUMBER OF SYMBOLS SHOWN ON THE PLANS SHALL HAVE PRIORITY OVER THE NUMBERS GIVEN.

SOIL PREPARATION

- THE LANDSCAPE CONTRACTOR SHALL INSPECT THE PLANTER AREAS FOR EXTREME COMPACTION PARTICULARLY AROUND CONSTRUCTION AREAS. PROVIDE MEANS FOR RIPPING TO A DEPTH OF TWELVE INCHES (12") ALL COMPACTED AREAS TO INSURE PROPER ROOT GROWTH OF NEW PLANTINGS.
- 2. CULTIVATE TOP SIX INCHES (6") OF SOIL IN ALL AREAS. . NO SOIL SHALL BE HANDLED OR WORKED WHEN IN A MUDDY CONDITION.
- 4. FINISH GRADE SHALL BE APPROVED BY THE **LANDSCAPE** ARCHITECT/OWNER BEFORE ANY PLANTING BEGINS.
- AN EVEN FINISHED GRADE WITH NO RIDGES OR DEPRESSIONS SHALL BE CAREFULLY MAINTAINED DURING OPERATIONS TO ENSURE PROPER SURFACE DRAINAGE. 6. LAWN AREAS SHALL BE FINE GRADED TO WITHIN ONE INCH (1") BELOW ADJACENT SURFACES.
- . CONTRACTOR TO PERFORM SOILS ANALYSIS AND OBTAIN AMENDMENT RECOMMENDATIONS FROM SOIL LABORATORY PRIOR TO BEGINNING WORK AND AFTER BACKFILL SOIL HAS BEEN PLACED. CONTRACTOR SHALL AMEND SOILS PER MOST RECENT RECOMMENDATIONS. THE FOLLOWING MINIMUM AMENDMENTS SHALL BE INCORPORATED INTO ALL PLANTED AREAS AND TILLED INTO THE SOIL TO A DEPTH OF SIX TO TWELVE INCHES (6"-12"):
- A. RECOMMENDED FERTILIZER AND ELEMENTAL
- AMENDMENTS. B. ORGANIC AMENDMENT AT 4 CUBIC YARDS PER 1,000 SF.

PLANT MATERIAL

- 1. SUBSTITUTIONS SHALL NOT BE PERMITTED UNLESS APPROVED BY THE LANDSCAPE ARCHITECT/OWNER.
- 2. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, FREE FROM NOXIOUS WEEDS, PLANT DISEASE, INSECT PESTS, OR THEIR EGGS, AND SHALL HAVE HEALTHY, NORMAL ROOT SYSTEMS AND COMPLY WITH ALL STATE AND LOCAL REGULATIONS.
- 3. PLANTS SHALL NOT BE PRUNED PRIOR TO DELIVERY EXCEPT AS AUTHORIZED BY THE OWNER'S REPRESENTATIVE. DO NOT "TOP" TREES.
- 4. ALL PLANT MATERIAL IS SUBJECT TO REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT/OWNER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ANY REJECTED MATERIAL. 5. CONTRACTOR SHALL PROVIDE PLANT MATERIAL DELIVERY
- TO JOB SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR STORAGE, CARE, INSTALLATION, AND GUARANTEE FROM TIME OF DELIVERY. DO NOT STORE PLANT MATERIAL ON CONCRETE OR ASPHALT SURFACES.
- HYDROSEEDING FIBER MULCH, BINDER, FERTILIZER & MIX . PROVIDE HYDROMULCH COMPOSED OF WOOD CELLULOSE FIBER AND CONTAINING NO GERMINATIONS OR GROWTH-INHIBITING FACTORS. ENSURE A CONSISTENT TEXTURE WHICH DISPERSES EVENLY AND REMAINS SUSPENDED IN AGITATED WATER. PROVIDE WITH A
- TEMPORARY GREEN DYE. . PROVIDE ORGANIC BINDER SEEDING ADDITIVE OR EQUAL. 3. USE A BALANCED 15-15-15 BALANCED FERTILIZER.
- SPECIFIED RATES PER ACRE. SEED SHALL BE OF THE LATEST CROP, LABELED IN ACCORDANCE WITH THE CALIFORNIA FOOD AND AGRICULTURE CODE. SUBSTITUTIONS OF THE SEED MIX ARE PERMISSIBLE ONLY WITH PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT/OWNER. THE SEED MIX SHALL CONSIST OF THE FOLLOWING:

4. INCORPORATE SEED UNIFORMLY IN HYDROMULCH AT THE

-TURF TYPE: TALL FESCUE 90%, PREMIUM KENTUCKY BLUEGRASS 10%. AVAILABLE THROUGH DELTA GROWERS, CONTACT NUMBER IS (209)469-7979.

HYDROSEEDING PROCEDURE

- 1. LAWN HYDROSEEDING SHALL BE ALLOWED ONLY DURING APPROPRIATE WEATHER CONDITIONS TO ASSURE
- GERMINATION. 2. SLURRY MIXTURE WHICH HAS NOT BEEN APPLIED WITHIN FOUR (4) HOURS OF MIXING SHALL NOT BE USED AND SHALL BE REMOVED FROM THE SITE.
- 3. AFTER APPLICATION, THE CONTRACTOR SHALL NOT OPERATE ANY EQUIPMENT OVER THE COVERED AREA. 4. APPLY IN A SLURRY FORM CONSISTING OF CELLULOSE FIBER, SEED, CHEMICAL ADDITIVES, COMMERCIAL FERTILIZER, AND WATER. WHEN HYDRAULICALLY SPRAYED ON SOIL, ENSURE THAT HYDROMULCH FORMS A BLOTTER-LIKE GROUNDCOVER IMPREGNATED UNIFORMLY WITH SEED AND FERTILIZER THAT ALLOWS THE ABSORPTION OF MOISTURE AND RAINFALL TO PERCOLATE

TO THE UNDERLYING SOIL.

- 5. HYDRAULIC EQUIPMENT USED FOR THE APPLICATION OF SLURRY SHALL BE A COMMERCIAL TYPE HYDRO-SEEDER AND HAVE A BUILT-IN AGITATION SYSTEM WITH AN OPERATING CAPACITY SUFFICIENT TO AGITATE, SUSPEND, AND HOMOGENEOUSLY MIX SLURRY. DISTRIBUTION LINES SHALL BE LARGE ENOUGH TO PROVIDE EVEN DISTRIBUTION OF THE SLURRY OVER THE GROUND. THE SLURRY TANK SHALL HAVE A MINIMUM CAPACITY OF 1,000 GALLONS AND SHALL BE MOUNTED ON A TRAVELING UNIT WHICH WILL PLACE THE SLURRY TANK AND SPRAY NOZZLES WITHIN SUFFICIENT PROXIMITY TO
- DISTRIBUTION WITHOUT WASTE. 6. SPRAY WITH A UNIFORM VISIBLE COAT BY USING THE GREEN COLOR OF THE MULCH AS A GUIDE. APPLY THE SLURRY IN A SWEEPING MOTION, IN AN ARCHED STREAM SO AS TO FALL LIKE RAIN, ALLOWING THE WOOD FIBERS TO BUILD ON EACH OTHER UNTIL A GOOD COAT IS ACHIEVED AND THE MATERIAL IS SPREAD AT REQUIRED

THE AREAS TO BE SEEDED SO AS TO PROVIDE UNIFORM

- 7. CLEAN UP SPILLED SLURRY ON SIDEWALKS, CONCRETE STRUCTURES, PLANTS, ARCHITECTURAL FEATURES, SITE AMENITIES AND STREETS.
- 8. MIX SLURRY COMPONENTS PER MANUFACTURER RECOMMENDATIONS PER ACRE.

- 1. PRIOR TO HYDROSEEDING THE CONTRACTOR SHALL SPRAY A POST EMERGENT HERBICIDE TO KILL EXISTING WEEDS. ALLOW ONE (1) WEEK FOR WEEDS TO COMPLETELY DIE AND REMOVE FROM SITE.
- 2. FOLLOWING REMOVAL OF WEEDS, IRRIGATE THE SITE KEEPING SOIL MOIST UNTIL GERMINATION OF THE NEW CROP OF WEEDS IS A MINIMUM OF ONE INCH (1") TALL. REPEAT THE HERBICIDE TREATMENT. AFTER THE SECOND TREATMENT AND AFTER THE REQUIRED WAIT PERIOD (AS SPECIFIED BY HERBICIDE MANUFACTURER) HYDROSEEDING MAY BE PERFORMED.
- 3. THE CONTRACTOR SHALL APPLY A BROADLEAF HERBICIDE FORTY—FIVE (45) DAYS AFTER SEEDING BUT NOT BEFORE THE THIRD MOWING. THE HERBICIDE SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S PRINTED DIRECTIONS.
- 4. AFTER PLANTING SHRUB BEDS AND PRIOR TO TOPDRESSING, APPLY RONSTAR-G (OR EQUAL) PRE-EMERGENT WEED CONTROL IN THE AMOUNTS SPECIFIED BY THE MANUFACTURER.

PLANTING OPERATIONS

GROUNDCOVER.

- 1. ALL PLANTS SHALL BE PLANTED, STAKED, AND TIED ACCORDING TO THESE PLANS. 2. STAKE TREES AT THE LOWEST POINT WHERE THE TREE
- CAN SUPPORT ITSELF 3. THOROUGHLY WATER TREES, SHRUBS, AND GROUNDCOVER
- IMMEDIATELY AFTER PLANTING. 4. RELOCATION OF TREES: IN THE EVENT THAT UNDERGROUND CONSTRUCTION WORK OR OBSTRUCTIONS
- ARE ENCOUNTERED IN EXCAVATION OF THE TREE HOLES, ALTERNATE LOCATIONS WILL BE SELECTED BY THE LANDSCAPE ARCHITECT/OWNER. 5. ALL TREES SHALL BE PRUNED TO REMOVE BROKEN AND DAMAGED LIMBS AND BRANCHES. NO OTHER PRUNING IS
- 6. ROOT BARRIERS SHALL BE REQUIRED FOR ALL TREES PLANTED WITHIN 10' OF A PAVED SURFACE. SEE DETAIL
- X ON SHEET XX FOR MORE INFORMATION. 7. 3" TOPDRESSING OF DECORATIVE MULCH (BLACK) BY RECOLOGY ENVIRONMENTAL PRODUCTS (866)-764-5765 OR EQUAL (MAXIMUM 2 INCH LENGTHS) SHALL BE INSTALLED PER DETAILS. WASH EXCESS BARK OFF LEAVES AND DO NOT ENGULF STEMS OF PLANTS AND
- 8. FERTILIZER TABLETS SHALL BE BEST-PAKS (20-10-5) PLANTER PACKETS PLACED IN ALL PLANTING PITS PER DETAILS.

PLANT ESTABLISHMENT AND MAINTENANCE PERIODS 1. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A PLANT ESTABLISHMENT PERIOD OF THIRTY (30) DAYS

COMMENCING AT COMPLETION OF PLANT MATERIAL

- INSTALLATION. 2. APPROXIMATELY 30 DAYS AFTER INITIAL PLANTING, APPLY A BALANCED FERTILIZER TO TURF AND SHRUB AREAS PER MANUFACTURER'S RECOMMENDED RATES.
- 3. FOLLOWING THE PLANT ESTABLISHMENT PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE INSTALLATION FOR THIRTY (30) DAYS INCLUDING MOWING AND MAINTENANCE OF TURF, SHRUBS, TREES, FERTILIZATION, REMOVING CLIPPINGS FROM SITE, EDGING, AND THE CONTROL OF WEEDS. ADJUSTMENTS TO THE IRRIGATION SYSTEM FOR TIME AND DURATION OF FLOWS AND REPLACEMENT AND ADJUSTMENTS TO HEADS AND NOZZLES ARE ALSO REQUIRED.
- 4. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR DISEASE AND PEST CONTROL DURING THE ESTABLISHMENT AND MAINTENANCE PERIODS.

<u>ACCEPTANCE</u>

- 1. COMPLETED WORK WILL BE REVIEWED AND OBSERVED BY LANDSCAPE ARCHITECT/OWNER. ANY MODIFICATIONS REQUIRED TO MEET THE STANDARDS AS SET FORTH IN THESE LANDSCAPE DOCUMENTS SHALL BE SUBMITTED TO THE LANDSCAPE CONTRACTOR AND CORRECTED AT THE LANDSCAPE CONTRACTOR'S EXPENSE. CORRECTED ITEMS SHALL BE REVIEWED AND APPROVED BY OWNER.
- 2. UPON FINAL ACCEPTANCE, LANDSCAPE CONTRACTOR SHALL INSTRUCT MAINTENANCE PERSONNEL AS TO THE OPERATION AND MAINTENANCE OF ALL LANDSCAPING.

- 1. HYDROSEEDING CONTRACTOR SHALL GUARANTEE COMPLETE COVERAGE OF THE AREA TO BE HYDROSEEDED AND AT LEAST 85% GERMINATION OF THE SEED.
- 2. ALL TREES AND SHRUBS SHALL BE GUARANTEED BY THE LANDSCAPE CONTRACTOR TO LIVE AND GROW IN A HEALTHY UPRIGHT POSITION DURING THE ESTABLISHMENT AND MAINTENANCE PERIODS. REPLACEMENT MATERIAL WILL BE AT THE LANDSCAPE CONTRACTOR'S EXPENSE EXCEPT IF VANDALIZED OR STOLEN.

WATER CONSERVATION STATEMENT

1. I HAVE COMPLIED WITH THE CRITERIA OF THE (STATE/CITY WATER CONSERVATION) ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

CLOSE-OUT DOCUMENTS

- 1. AT THE COMPLETION OF THE PROJECT THE CONTRACTOR SHALL SUPPLY A "CERTIFICATE OF COMPLETION" DOCUMENT. THE DOCUMENT SHALL INCLUDE: A. PROJECT INFORMATION SHEET THAT CONTAINS:
 - 1. DATE

4. PROJECT ADDRESS

- 2. PROJECT NAME 3. PROJECT APPLICANT NAME, TELEPHONE NUMBER, AND MAILING ADDRESS.
- 5. PROPERTY OWNER NAME, TELEPHONE NUMBER AND MAILING ADDRESS. B. CERTIFICATION BY EITHER THE SIGNER OF THE
- LANDSCAPE DESIGN PLAN, THE DESIGNER OF THE IRRIGATION DESIGN PLAN OR THE LICENSED LANDSCAPE CONTRACTOR THAT THE LANDSCAPE PROJECT HAS BEEN INSTALLED PER THE APPROVED LANDSCAPE DOCUMENTATION PACKAGE.
- 1. WHERE THERE HAVE BEEN SIGNIFICANT CHANGES MADE IN THE FIELD DURING CONSTRUCTION THESE "AS-BUILT" OR RECORD DRAWINGS SHALL BE INCLUDED WITH THE CERTIFICATION. 2. A DIAGRAM OF THE IRRIGATION PLAN SHOWING
- IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES. C. IRRIGATION SCHEDULING PARAMETERS USED TO SET THE CONTROLLER.

HYDROZONES SHALL BE KEPT WITH THE

- E. IRRIGATION AUDIT REPORT. F. SOILS ANALYSIS REPORT IF NOT SUBMITTED WITH LANDSCAPE DOCUMENTATION PACKAGE AND
- D. LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE DOCUMENTATION VERIFYING IMPLEMENTATION OF SOILS REPORT RECOMMENDATIONS.

YMBOL	BOTANICAL NAME	COMMON NAME	SIZE	APPROX. SPACING	WATER USE	QTY	REMARKS
EES CE GLO	ACED DUDDUM 'OCTODED CLODY' TH	OCTORED CLORY MARLE	15 GAL	PER PLAN	MODERATE	9	F&B, FGR, NI BR, MACTCH, SL
	ACER RUBRUM 'OCTOBER GLORY' TM	OCTOBER GLORY MAPLE					
AL PRA	MALUS X 'PRAIRI FIRE'	PRAIRI FIRE CRABAPPLE	15 GAL	PER PLAN	MODERATE	11	F&B, FGR, NI BR, MACTCH, SL
ET GLY	METASEQUOIA GLYPTOSTROBOIDES	DAWN REDWOOD	15 GAL	PER PLAN	MODERATE	17	F&B, FGR, HI BR, MATCH, SL
PIS KEI	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	15 GAL	PER PLAN	LOW	18	F&B, FGR, MATCH, TRI SP
EL GRE	ZELKOVA SERRATA 'GREEN VASE'	SAWLEAF ZELKOVA	15 GAL	PER PLAN	MODERATE	8	F&B, FGR, HI BR, MATCH
RUBS						T	
\odot	ACHILLEA TOMENTOSA	WOOLLY YARROW	5 GAL	36" O.C.	LOW	7813	F&B, FGR, YLW FLR, MATCH, TRI SP
0	AGAPANTHUS AFRICANUS 'QUEEN ANNE'	QUEEN ANNE LILY OF THE NILE	5 GAL	30" O.C.	MODERATE	135	F&B, FGR, MATCH, BLUE FLW, TRI SP
A2)	ANISODONTEA X HYPOMANDARUM 'TARA'S PINK'	TARA'S PINK CAPE MALLOW	5 GAL	60" O.C.	LOW	72	F&B, FGR, BLUE FLW, MATCH
©	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	5 GAL	36" O.C.	LOW	17	F&B, MATCH, TRI SP
0	CAREX PRAEGRACILIS	SLENDER SEDGE	5 GAL	36" O.C.	LOW	290	F&B, MATCH, TRI SP
CP	CISTUS X PURPUREUS	ORCHID ROCKROSE	5 GAL	48" O.C.	MODERATE	93	F&B, FGR, WHITE FLW, MATCH
	COLEONEMA PULCHRUM	PINK BREATH OF HEAVEN	5 GAL	36" O.C.	MODERATE	42	F&B, FGR, PINK FLW, MATCH
$\widetilde{\cdot}$	COPROSMA P. 'VERDE VISTA'	COPROSMA	5 GAL	36" O.C.	MODERATE	108	F&B, FGR, MATCH
D	DIETES BICOLOR	FORTNIGHT LILY	5 GAL	36" O.C.	LOW	385	F&G, FGR, MATCH, TRI SP
popular e	GELSEMIUM SEMPERVIRENS	JESSAMINE ESPALIER	5 GAL	PER PLAN	MODERATE	11	
Φ	HEMEROCALLIS X 'STELLA DE ORO'	STELLA DE ORO DAYLILY	5 GAL	24" O.C.	MODERATE	546	DV, F&B, FGR, ORANGE FLW, MATCH, TRI SP
3	LAVANDULA STOECHAS 'OTTO QUAST'	SPANISH LAVENDER	5 GAL	36" O.C.	LOW	242	F&B, FGR, PURPLE FLW, MATCH
	LIGUSTRUM JAPONICUM 'TEXANUM'	WAX LEAF PRIVET	5 GAL	60" O.C.	LOW	111	F&B, FGR, MATCH
ИP	MYOPORUM PARVIFOLIUM 'PUTAH CREEK'	PUTAH CREEK TRAILING MYOPORUM	4"POT	36" O.C.	LOW	137	F&B, FGR, MATCH, TRI SP
N	NERIUM OLEANDER 'LITTLE RED' TM	LITTLE RED OLEANDER	5 GAL	60" O.C.	LOW	58	F&B, FGR, RED FLW, MATCH, TRI SP
Ð	PENNISETUM SPATHIOLATUM	RYE PUFFS	5 GAL	36" O.C.	MODERATE	42	F&B, FGR, TRI SP, MATCH
©	PENSTEMON HETEROPHYLLUS 'MARGARITA BOP'	BEARD TONGUE	5 GAL	PER PLAN	MODERATE	50	F&B, FGR, MATCH
· ·	PHORMIUM TENAX 'DUSKY CHIEF'	NEW ZEALAND FLAX	5 GAL	PER PLAN	MODERATE	28	F&B, FGR, MATCH
\odot	PITTOSPORUM TOBIRA 'VARIEGATA'	VARIGATED JAPANESE PITTOSPORUM	5 GAL	48" O.C.	MODERATE	68	F&B, FGR, MATCH
R	ROSA FLORIBUNDA 'ICEBERG'	ICEBERG ROSE	5 GAL	36° O.C.	MODERATE	129	F&B, FGR, WHITE FLW, MATCH
R	ROSA X 'NOASCHNEE'	FLOWER CARPET WHITE GROUNDCOVER ROSE	5 GAL	36" O.C.	MODERATE	313	F&B, FGR, WHITE FLW, MATCH
•	TULBAGHIA VIOLACEA 'VARIEGATA'	STRIPED CAPE GARLIC	5 GAL	36" O.C.	LOW	225	F&B, FGR, PURPLE FLW, MATCH
DUND	COVERS						
	TURF SOD BOLERO PLUS	90/10 FESCUE BLEND	DRIL	L SEED	HIGH	16,061 SF	AVAILABLE FROM LOCAL SOURCES. INSTALL PER MANUFACTURERS RECOMMENDATIONS.
UND	COVERS						

PLANT LIST ABBREVIATIONS

BR GR BRANCHED TO GROUND MATCH MATCHED SIZE, FORM, CALIPER, BRANCHING AND CULTIVAR. SELECT DV DWARF VARIETY FROM ONE LOT, ONE GROWER, FOR GUARANTEED CONSISTENCY THROUGH F&B FULL DENSE, BUSHY, VIGOROUS LIFE OF PLANTS. IN GENERAL PLANTS, WITH YOUNG GROWTH PLANTS WITHIN A GROUP OR AREA CLOSELY SPACED ON BRANCHES ARE TO BE MATCHED, UNLESS NOTED OTHERWISE FGR FREE OF GIRDLING ROOTS MULTI MULTI STEMMED

FLW FLOWER SL SINGLE, STRAIGHT, DOMINANT LEADER GAL GALLON CAN TRI SP TRIANGULARLY SPACED HI BR HIGH BRANCHED TTW TRAIN TO WALL LO BR LOW BRANCHED VAR VARIEGATED SPECIES

> CONCEPTUAL PLAN ONLY **PRELIMINARY**

Know what's below. Call before you dig.

OTE Z AND CAFI AND END **REDWOOD** C RIVER G

ANTIN

DATE: 07/29/2025 DRAFTER: ID DESIGNER: XX

CHECKED: WS PROJECT NO.

25511.69

L5.0 SHEET # OF # CITY OF LATHROP, CA

