

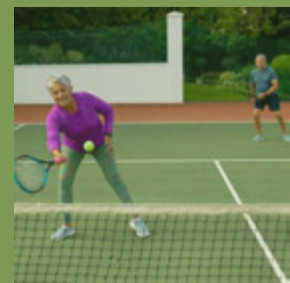


RIVER ISLANDS WOODLANDS EAST NEIGHBORHOOD DEVELOPMENT PLAN

Lathrop, California



City of Lathrop Planning Commission
Approved - PC Reso. 23-3 - March 29, 2023



**RIVER ISLANDS
Phase 2 Woodlands East
Neighborhood Development Plan
DRAFT**

03.10.2023

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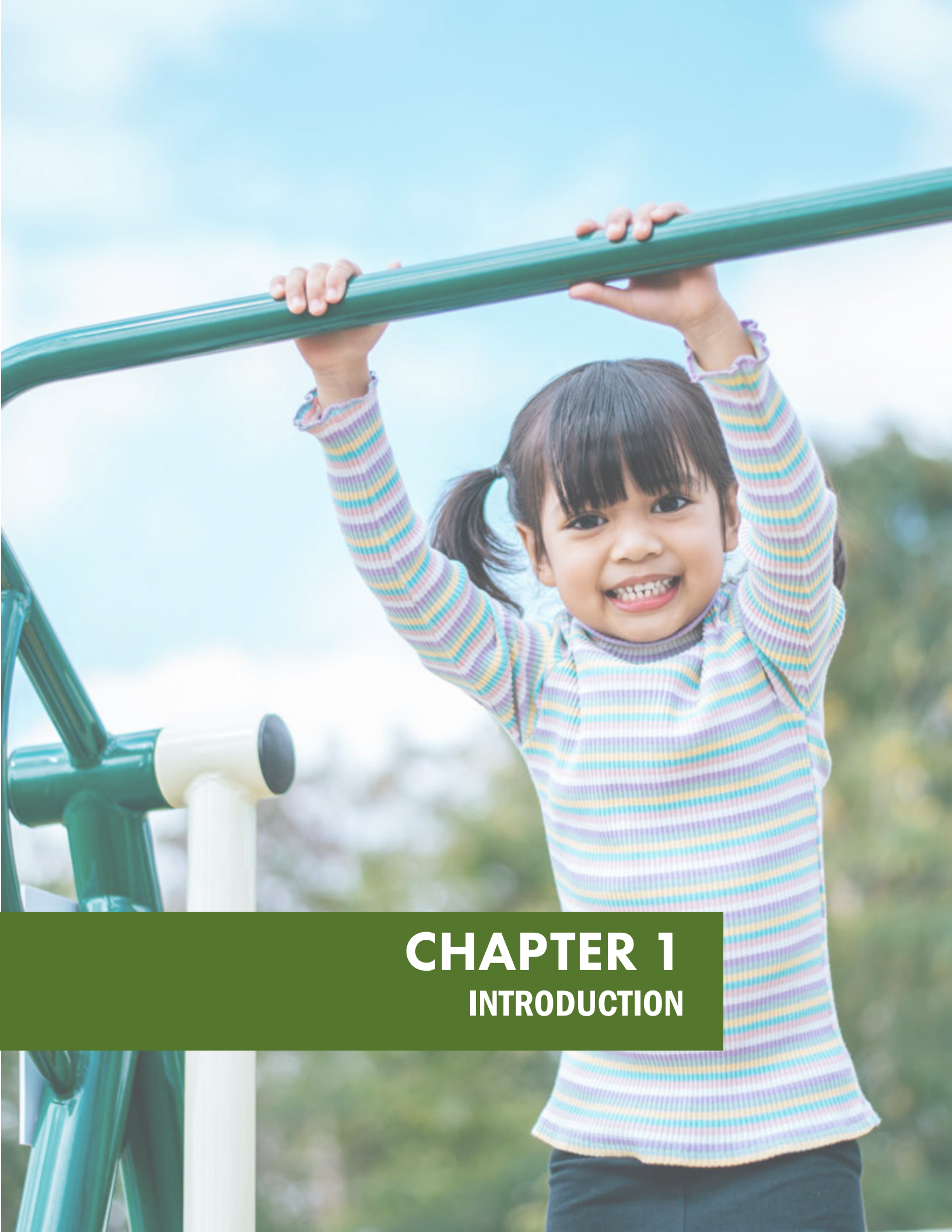
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CHAPTER 1
INTRODUCTION



INTRODUCTION

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

1.1 PURPOSE OF DOCUMENT

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





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

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

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

1.2 CONSISTENCY

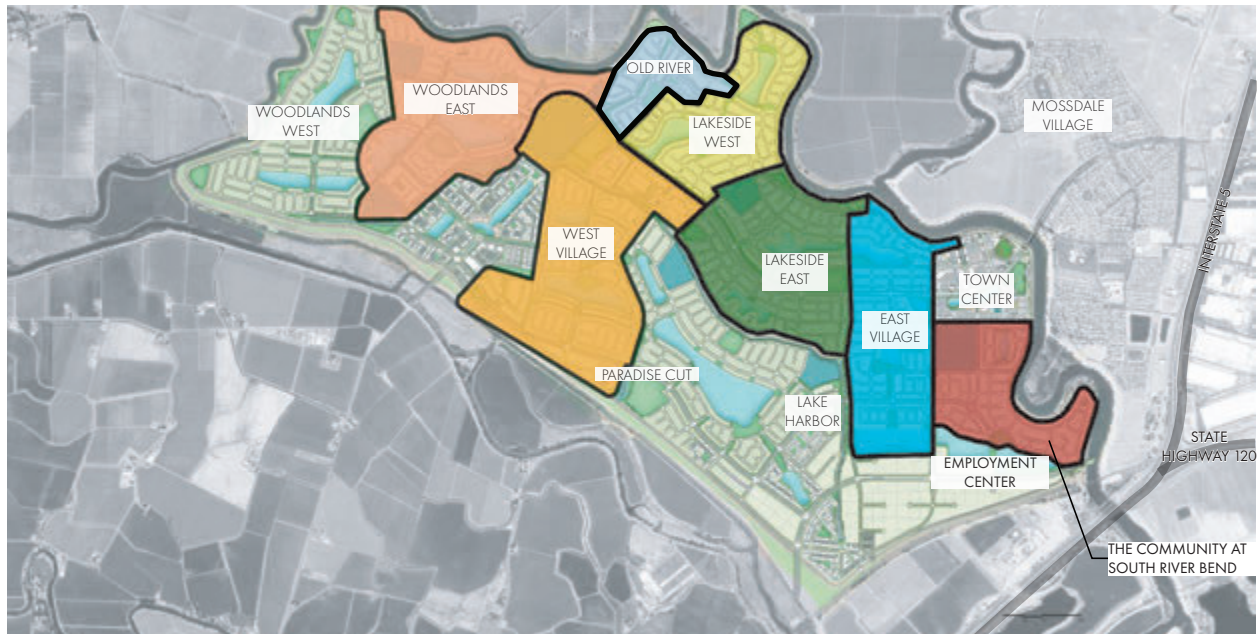
This NDP is intended to be consistent with the themes and concepts of the River Islands Development as previously defined and shall conform with the City of Lathrop's General Plan, Subdivision Code and Zoning Code. Images may differ, however, concepts shall be consistent with themes and intent. For purposes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





1.3 MASTER PLAN EVOLUTION

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



1.4 CHARACTER & CONTEXT

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



1.5 VISION OF THE NDP/GUIDING PRINCIPLES

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

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

Guiding principles include:

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



1.6 WOODLANDS EAST NEIGHBORHOOD DEVELOPMENT PLAN OVERVIEW

Chapter 1: Introduction (p.10)

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

Chapter 2: Neighborhood Concept (p.18)

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

Chapter 3: Circulation (p.28)

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

Chapter 4: Streetscapes (p.34)

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

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

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

Chapter 6: Landscape and Planting (p.69)

This chapter provides proposed planting palette and irrigation concepts.

Chapter 7: Fencing and Walls (p.80)

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

Chapter 8: Site Furnishings (p.87)

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

Appendices (p.90)



Chapter 2

NEIGHBORHOOD CONCEPT

NEIGHBORHOOD CONCEPT

2.1 LAND USE

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

Permitted Uses:

Single Family Residential

Multifamily Residential

Public Parks and Open Space

Public Utilities

Home Business (subject to City approval)















Density:

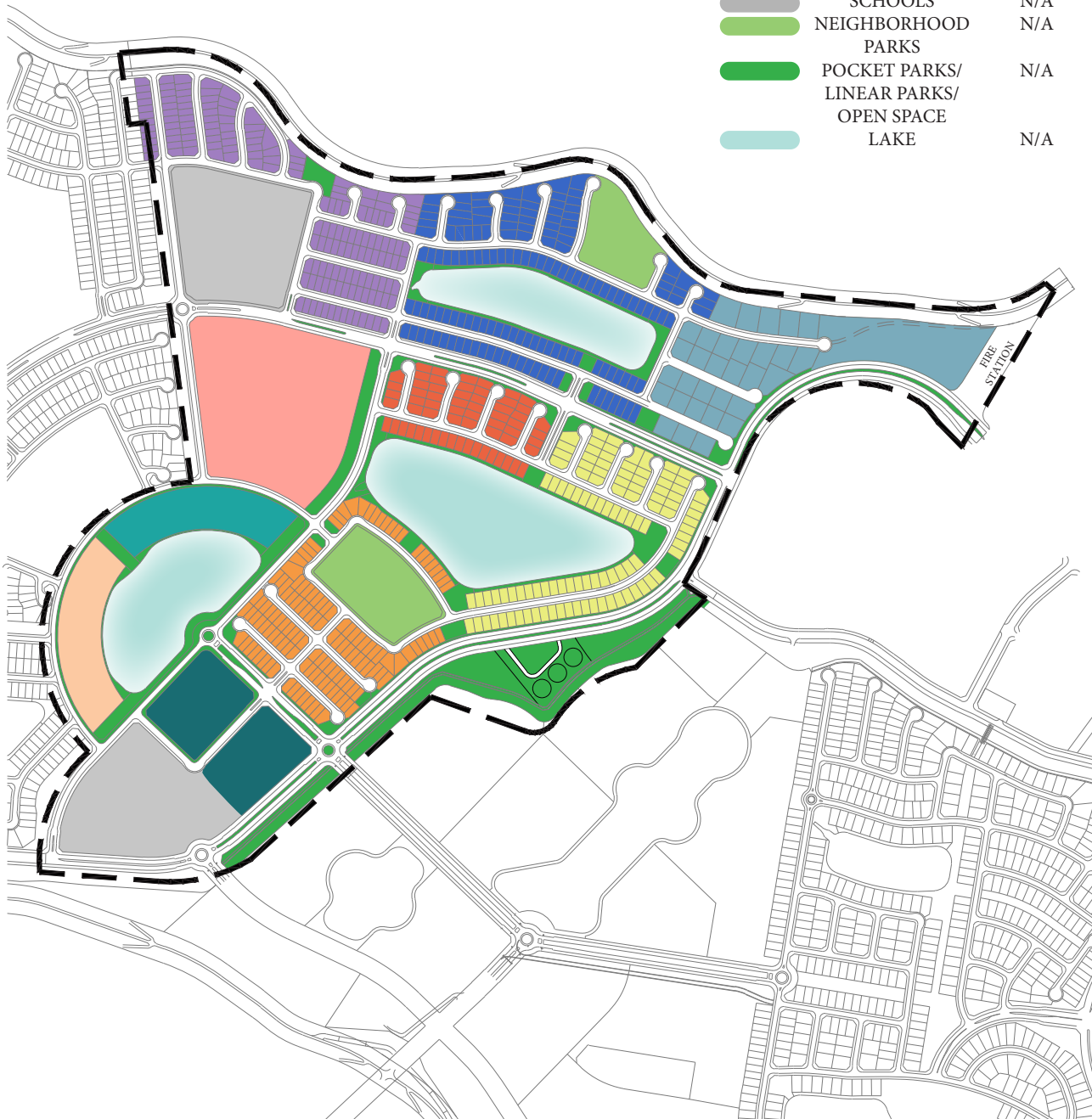
7.9 dwelling units/Acre (Average Among All Land Use Designations), setbacks, lot depth and width, per Architectural Guidelines.



FIGURE 2.1 LAND USE MAP

Lotting Summary

AREA	LOT	PRODUCT TYPE	Units
	VILLAGE 4	SFD CLUSTER	268
	VILLAGE 5	50'X100'	152
	VILLAGE 6	42'X100'	162
	VILLAGE 17	CONDO	139
	VILLAGE 18	CONDO	137
	VILLAGE 19	SFD CLUSTER	249
	VILLAGE 20	SFD CLUSTER	132
	VILLAGE 21	42'X100'	133
	VILLAGE 22	55'X100'	62
	VILLAGE 23	55'X100'	105
	SCHOOLS	N/A	N/A
	NEIGHBORHOOD PARKS	N/A	N/A
	POCKET PARKS/ LINEAR PARKS/ OPEN SPACE	N/A	N/A
	LAKE	N/A	N/A





2.2 NEIGHBORHOOD ELEMENTS

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

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

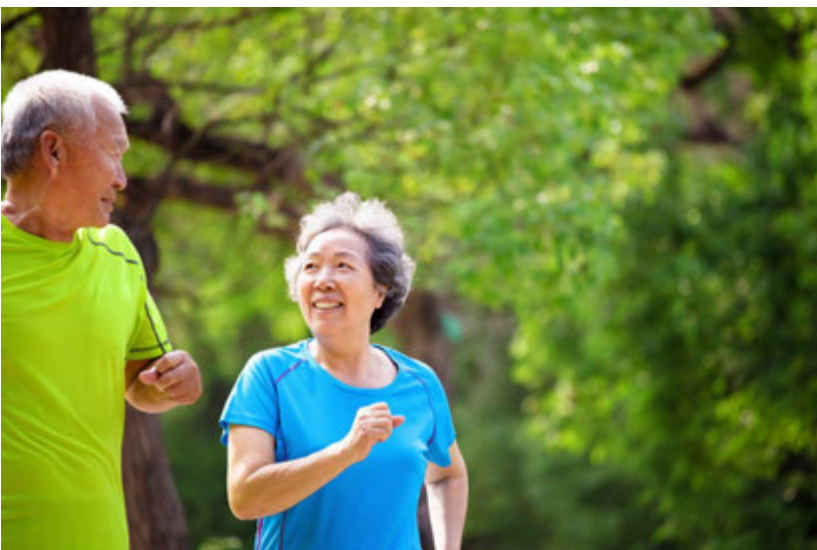


FIGURE 2.2 NEIGHBORHOOD ELEMENTS MAP

Neighborhood Elements Legend

FEATURE AREA	PARK NAME
	Neighborhood Park
	Pocket Park/Linear Park/
	Public Utilities/Open Space

SYMBOL	FEATURE TYPE
	Neighborhood Entry
	Neighborhood Gateway
	Community Gateway
	Water View Node
	Open Space Railing
	Community Fence
	Open View Fence



2.3 OPEN SPACE AND LAND USE

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

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

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

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

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

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

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

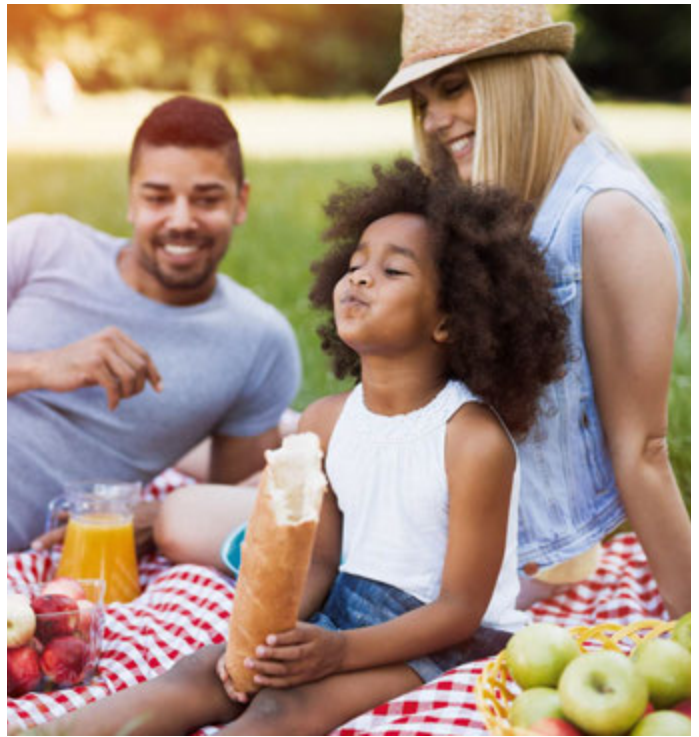






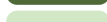











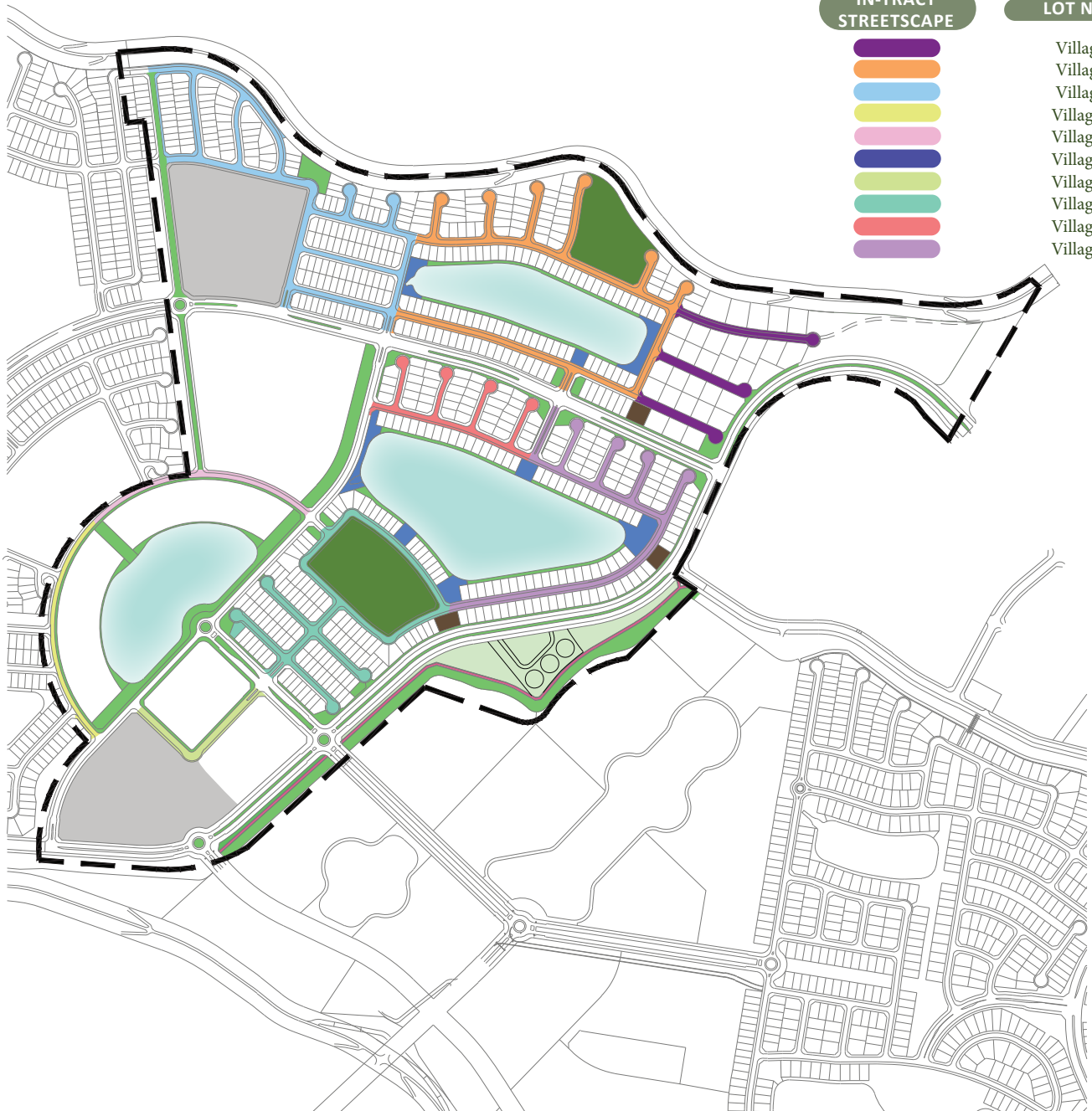


FIGURE 2.3 OPEN SPACE LAND USE MAP

Open Space / Streetscapes Legend

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

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



Phase 2 Parks Master Plan

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

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

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

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

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

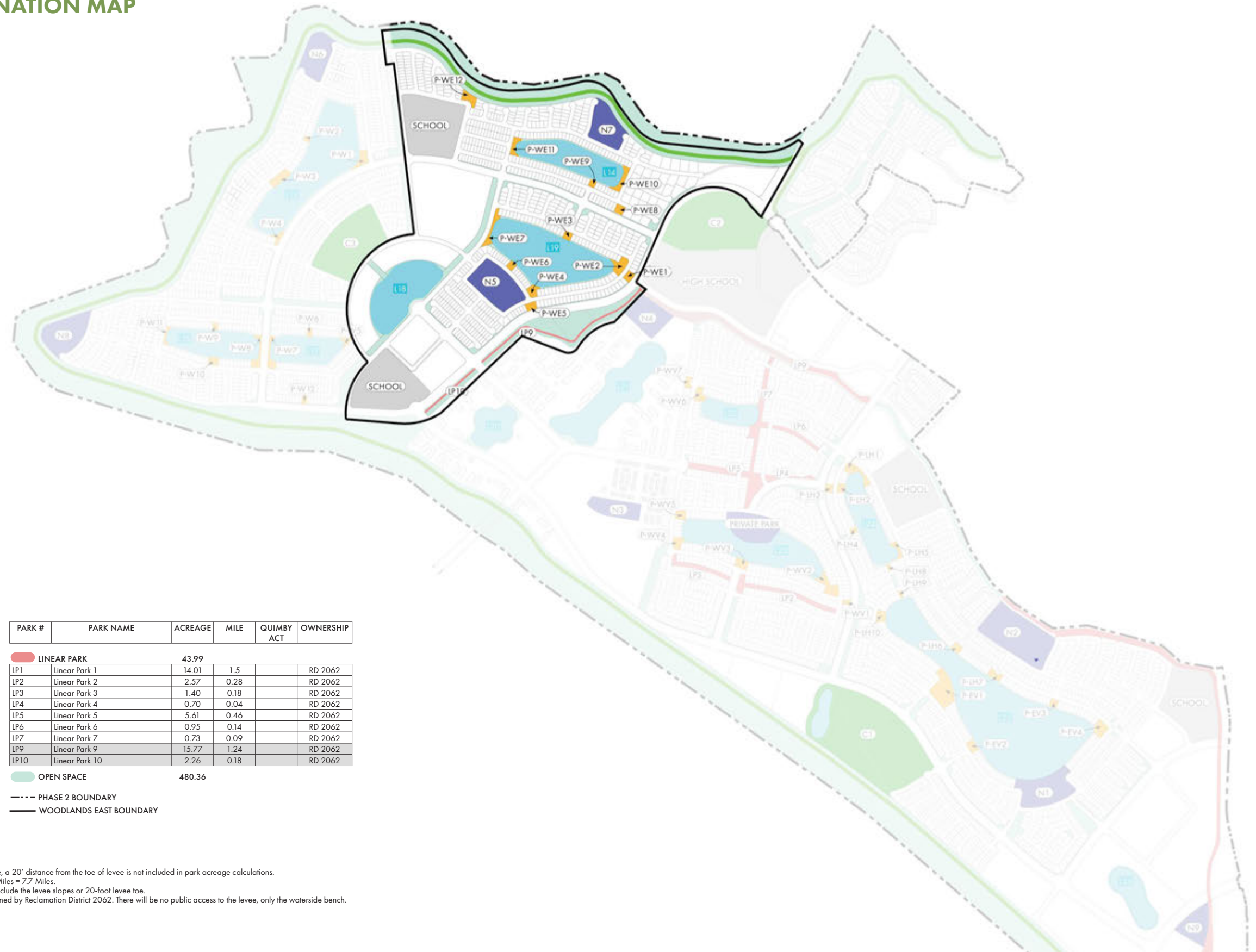


FIGURE 2.4 PHASE 2 PARK DESIGNATION MAP

PARK #	PARK NAME	ACREAGE	QUIMBY ACT	OWNERSHIP
NEIGHBORHOOD PARK		69.23		
N1	Neighborhood Park 1	7.18	x	RD 2062
N2	Neighborhood Park 2	12.47	x	CITY
N3	Neighborhood Park 3	4.0	x	CITY
N4	Neighborhood Park 4	5.4	x	CITY
N5	Neighborhood Park 5	7.8	x	CITY
N6	Neighborhood Park 6	6.5	x	RD 2062
N7	Neighborhood Park 7	5.4	x	RD 2062
N8	Neighborhood Park 8	6.48	x	CITY
N9	Neighborhood Park 9	4.0	x	CITY
	School Sites	10	x	SCHOOL

POCKET PARK		23.17		
P-EV1	Pocket Park - East Village - 1	2.72		
P-EV2	Pocket Park - East Village - 2	0.47		
P-EV3	Pocket Park - East Village - 3	0.31		
P-EV4	Pocket Park - East Village - 4	0.81		
P-LH1	Pocket Park - Lake Harbor - 1	0.94		
P-LH2	Pocket Park - Lake Harbor - 2	0.34		
P-LH3	Pocket Park - Lake Harbor - 3	0.29		
P-LH4	Pocket Park - Lake Harbor - 4	0.19		
P-LH5	Pocket Park - Lake Harbor - 5	0.42		
P-LH6	Pocket Park - Lake Harbor - 6	0.37		
P-LH7	Pocket Park - Lake Harbor - 7	0.49		
P-LH8	Pocket Park - Lake Harbor - 8	0.12		
P-LH9	Pocket Park - Lake Harbor - 9	0.13		
P-LH10	Pocket Park - Lake Harbor - 10	0.51		
P-W1	Pocket Park - Woodland - 1	0.75		
P-W2	Pocket Park - Woodland - 2	0.16		
P-W3	Pocket Park - Woodland - 3	0.87		
P-W4	Pocket Park - Woodland - 4	0.39		
P-W5	Pocket Park - Woodland - 5	0.32		
P-W6	Pocket Park - Woodland - 6	0.2		
P-W7	Pocket Park - Woodland - 7	0.68		
P-W8	Pocket Park - Woodland - 8	0.73		
P-W9	Pocket Park - Woodland - 9	0.22		
P-W10	Pocket Park - Woodland - 10	0.42		
P-W11	Pocket Park - Woodland - 11	0.27		
P-W12	Pocket Park - Woodland - 12	0.22		
P-WE1	Pocket Park - Woodland East - 1	0.36		
P-WE2	Pocket Park - Woodland East - 2	0.89		
P-WE3	Pocket Park - Woodland East - 3	0.33		
P-WE4	Pocket Park - Woodland East - 4	0.52		
P-WE5	Pocket Park - Woodland East - 5	0.4		
P-WE6	Pocket Park - Woodland East - 6	0.3		
P-WE7	Pocket Park - Woodland East - 7	0.73		
P-WE8	Pocket Park - Woodland East - 8	0.38		
P-WE9	Pocket Park - Woodland East - 9	0.22		
P-WE10	Pocket Park - Woodland East - 10	0.68		
P-WE11	Pocket Park - Woodland East - 11	0.5		
P-WE12	Pocket Park - Woodland East - 12	0.66		
P-WV1	Pocket Park - West Village - 1	0.19		
P-WV2	Pocket Park - West Village - 2	1.12		
P-WV3	Pocket Park - West Village - 3	0.57		
P-WV4	Pocket Park - West Village - 4	0.54		
P-WV5	Pocket Park - West Village - 5	0.46		
P-WV6	Pocket Park - West Village - 6	0.65		
P-WV7	Pocket Park - West Village - 7	0.33		

COMMUNITY PARK**		97.44		
C1	Community Park 1	31.93	x	CITY
C2	Community Park 2	22.5	x	CITY
C3	Community Park 3	15.00	x	CITY
C4	Levee Trail	28.00	x	RD 2062



PARK #	PARK NAME	ACREAGE	MILE	QUIMBY ACT	OWNERSHIP
LINEAR PARK		43.99			
LP1	Linear Park 1	14.01	1.5		RD 2062
LP2	Linear Park 2	2.57	0.28		RD 2062
LP3	Linear Park 3	1.40	0.18		RD 2062
LP4	Linear Park 4	0.70	0.04		RD 2062
LP5	Linear Park 5	5.61	0.46		RD 2062
LP6	Linear Park 6	0.95	0.14		RD 2062
LP7	Linear Park 7	0.73	0.09		RD 2062
LP9	Linear Park 9	15.77	1.24		RD 2062
LP10	Linear Park 10	2.26	0.18		RD 2062

OPEN SPACE 480.36

--- PHASE 2 BOUNDARY

— WOODLANDS EAST BOUNDARY

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

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Chapter 3

CIRCULATION



CIRCULATION

3.1 CIRCULATION CONCEPT

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

3.2 CIRCULATION BIKE AND PEDESTRIAN CONCEPT

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



FIGURE 3.1 CIRCULATION CONCEPT

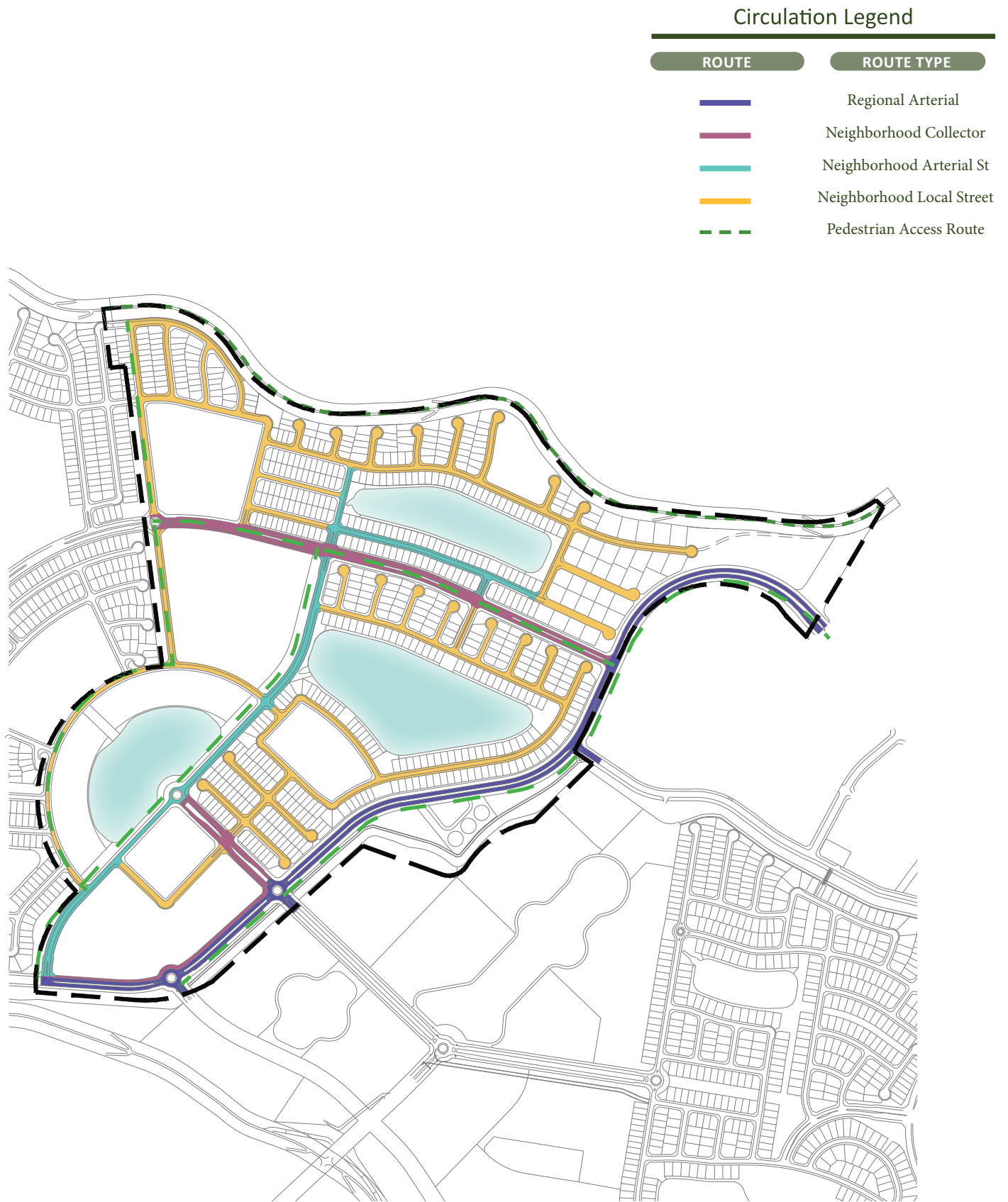
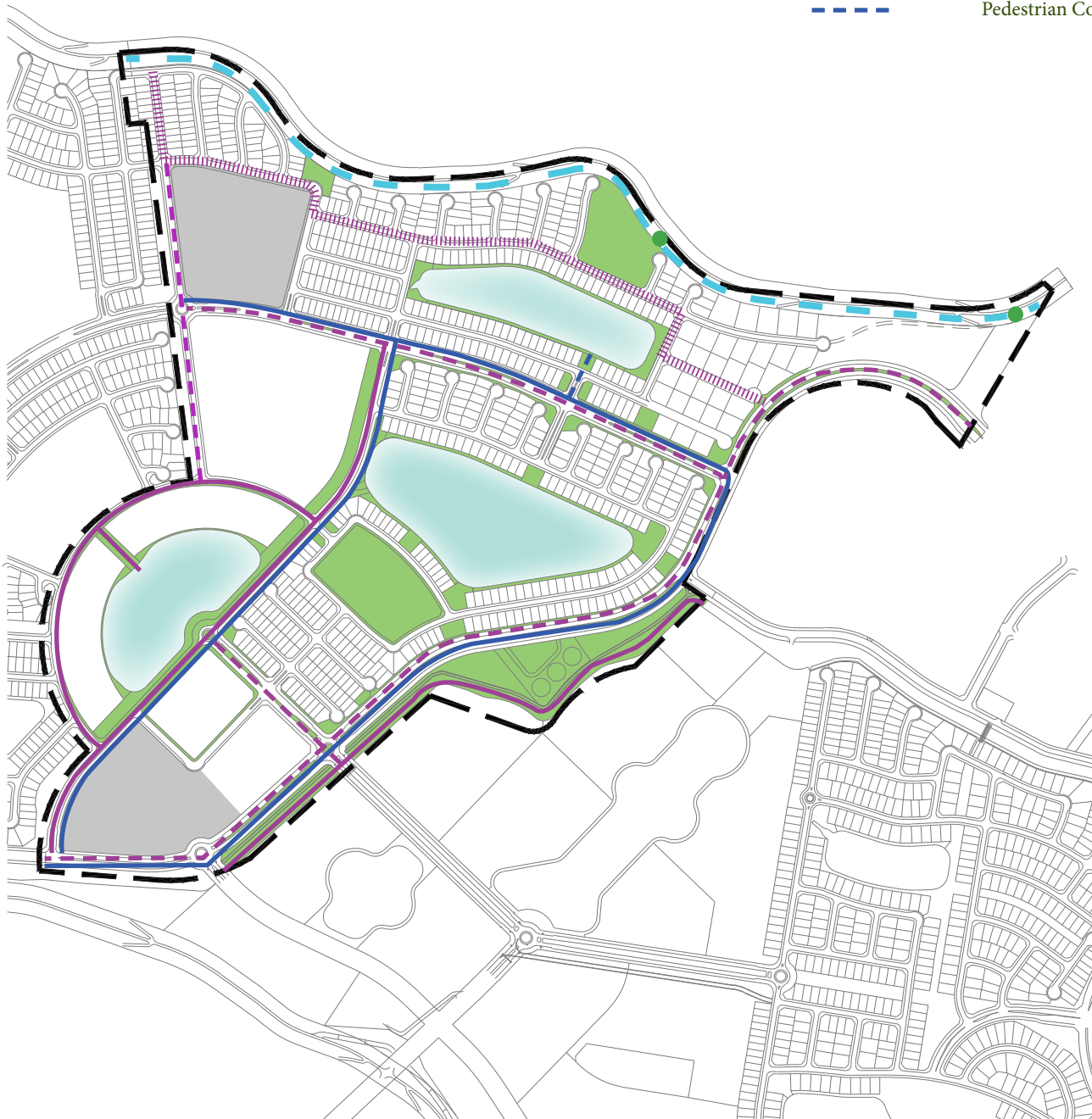




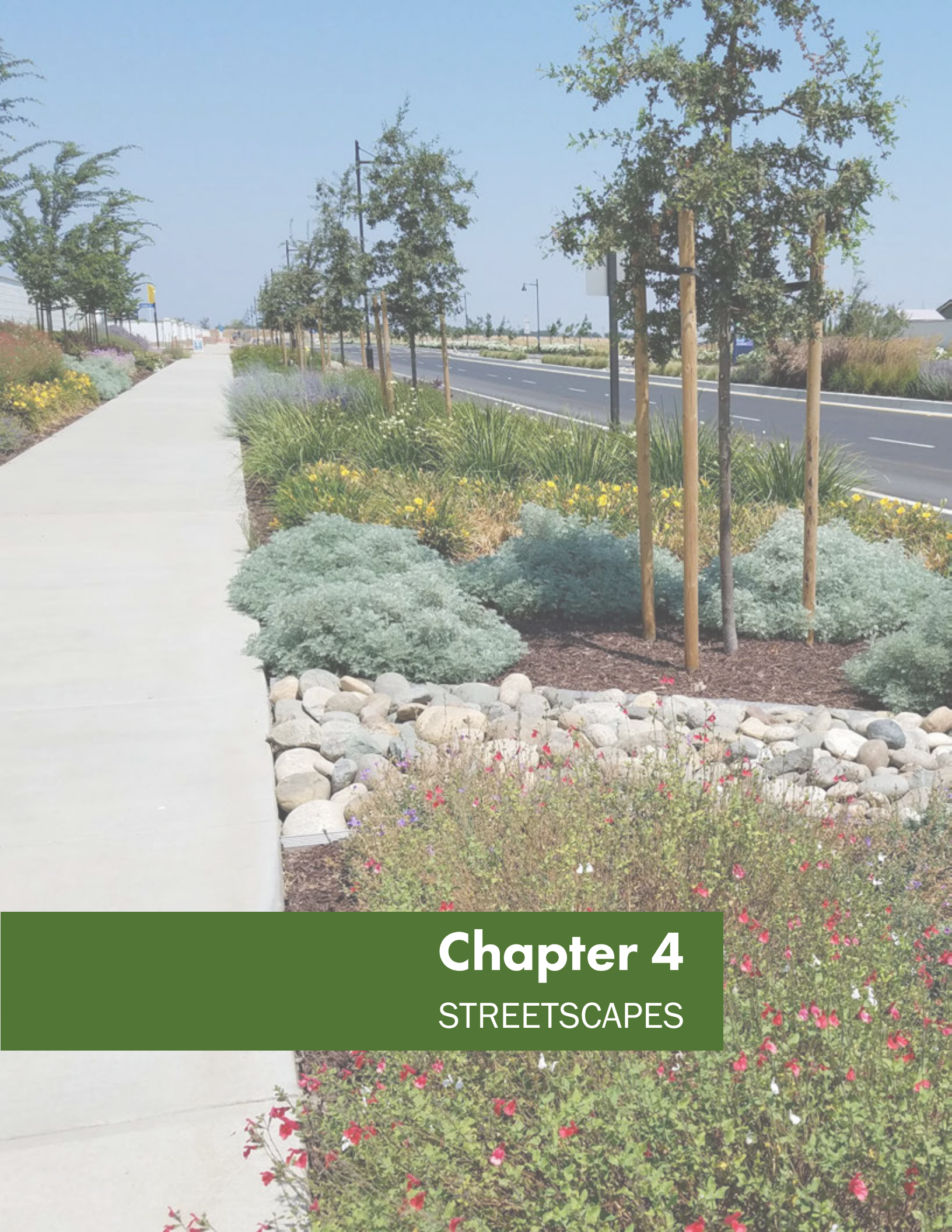
FIGURE 3.2 CIRCULATION BIKE AND PEDESTRIAN CONCEPT MAP

Circulation Legend

ROUTE	ROUTE TYPE
	Class I Bikeway (Bike Path)
	Class II Bikeway (Bike Lane)
	Class III Bikeway (Bike Route)
	Phase 2 Levee Trail
	Pedestrian Trail
	Pedestrian Connection







Chapter 4

STREETSCAPES

STREETSCAPES

4.1 STREET CHARACTER

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

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

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



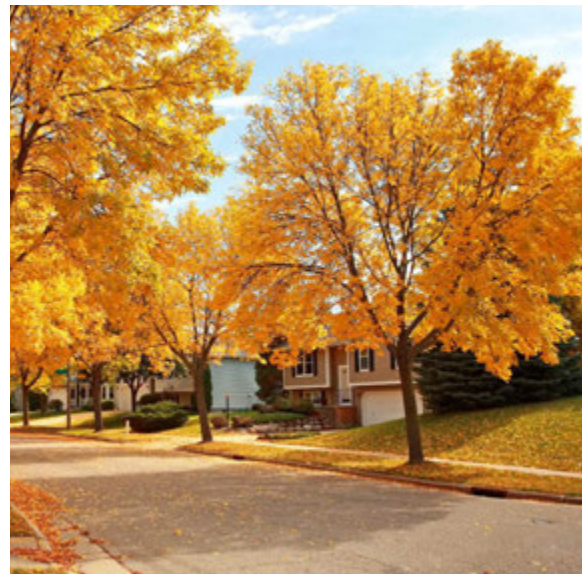




Neighborhood Gateways

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

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



Neighborhood Entries

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

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

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

FIGURE 4.1 STREET TREE MASTER PLAN

STREET TREE MASTER LIST

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

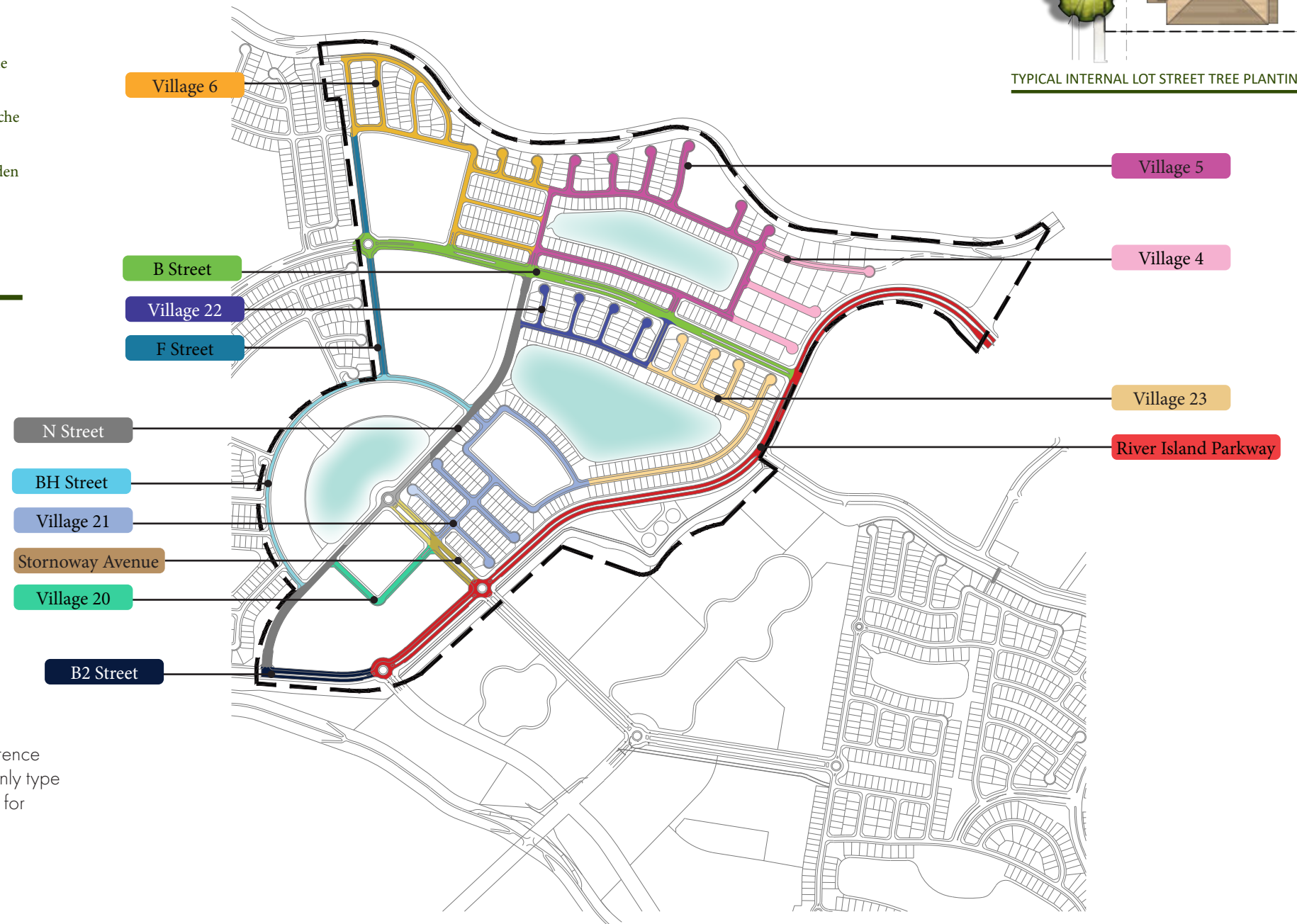
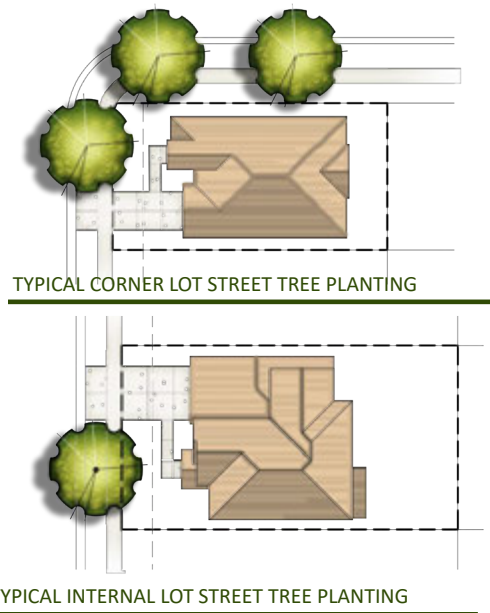
STREET TREE LIST BY CONNECTOR STREET

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

ACCENT TREE LIST

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

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



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FIGURE 4.2 STREET SECTIONS

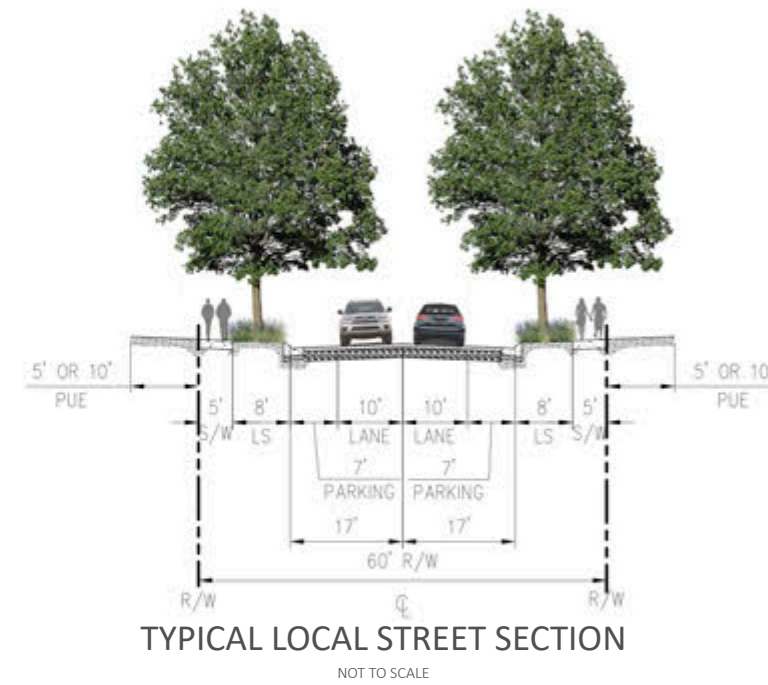
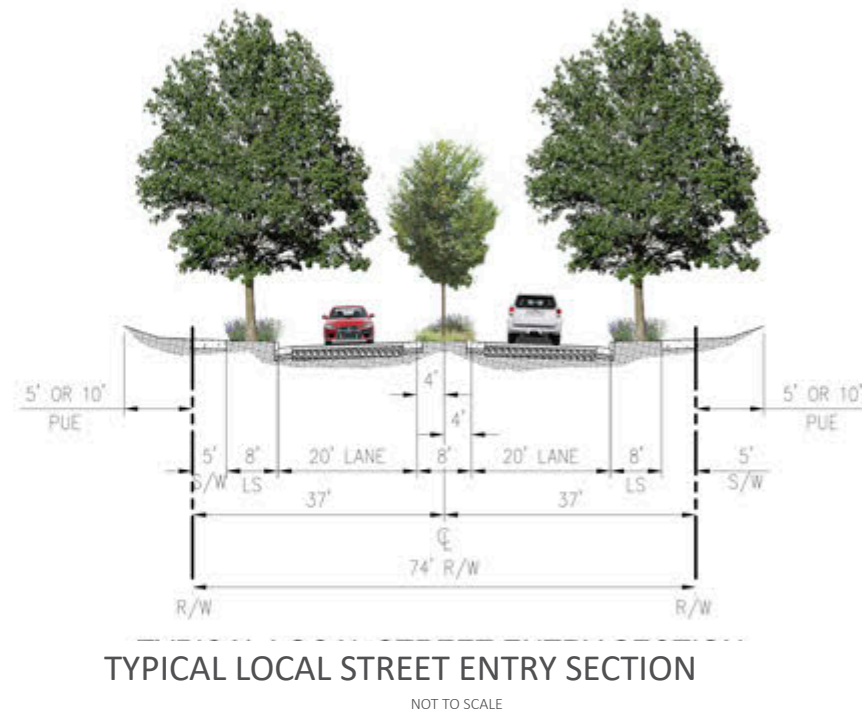
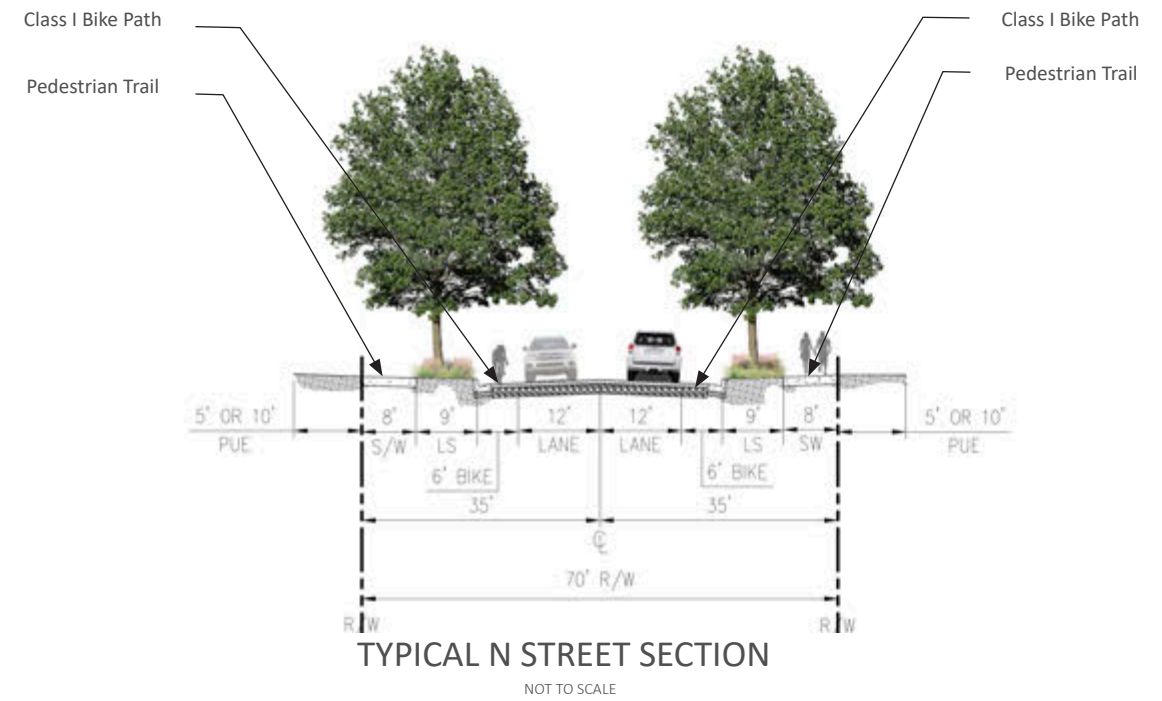
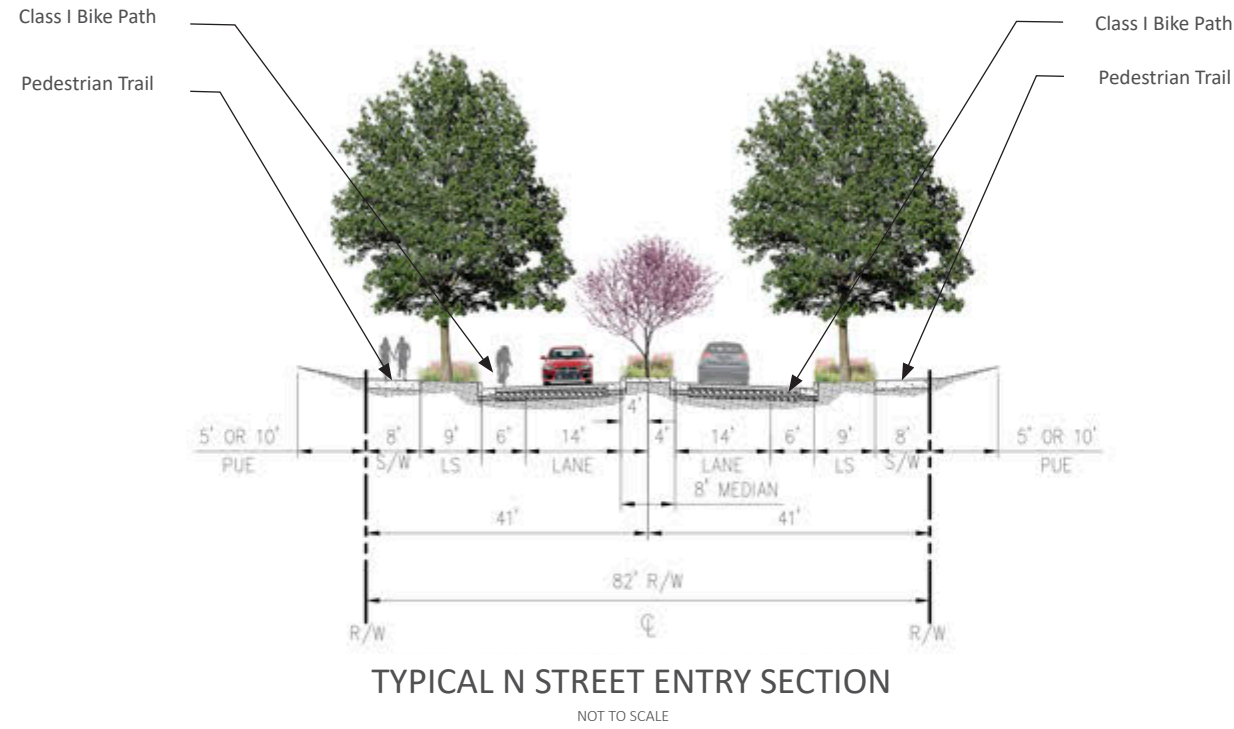
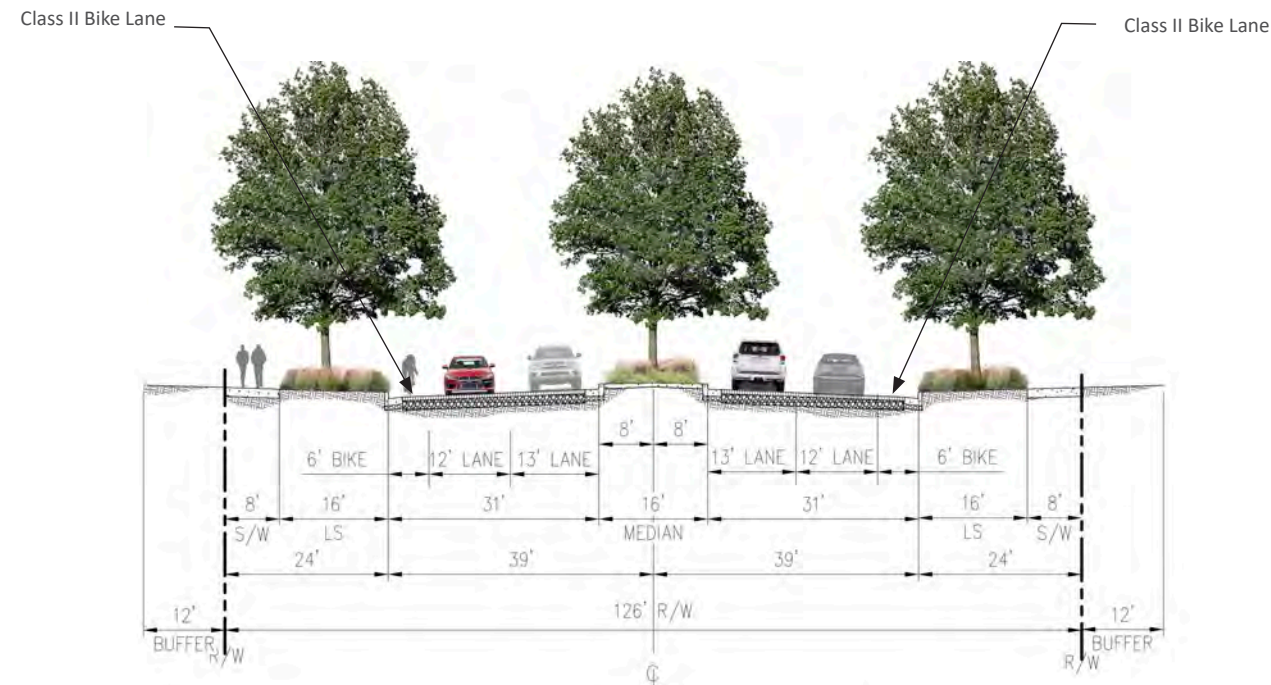
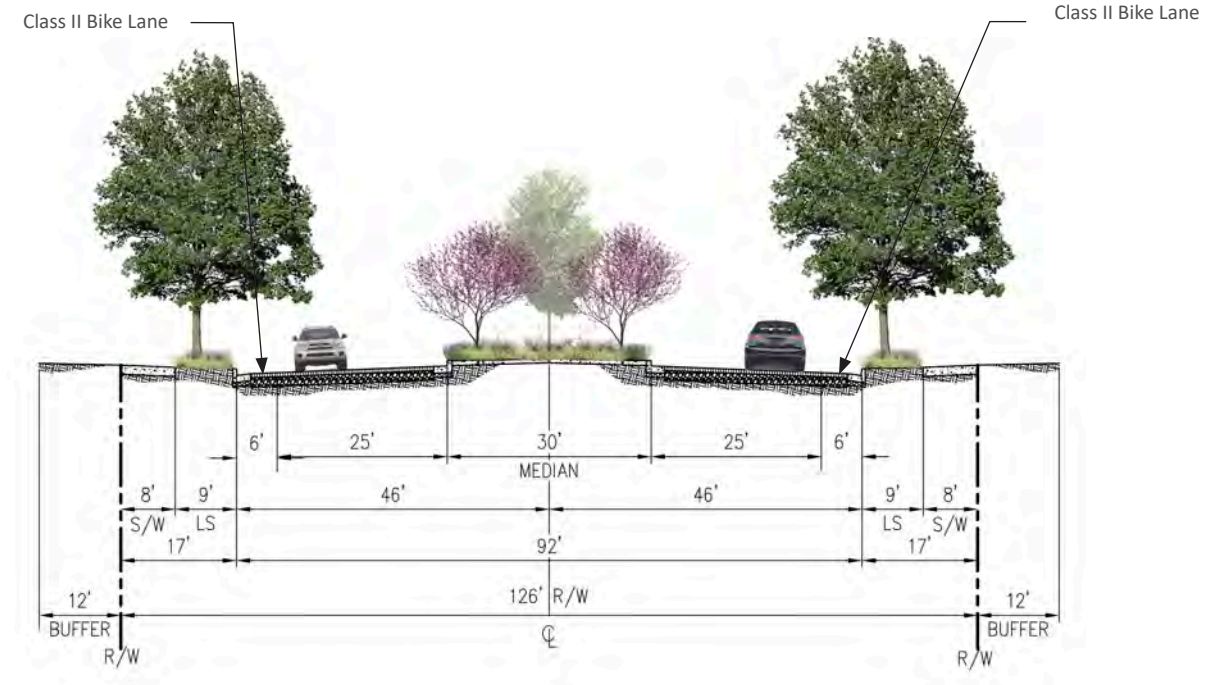


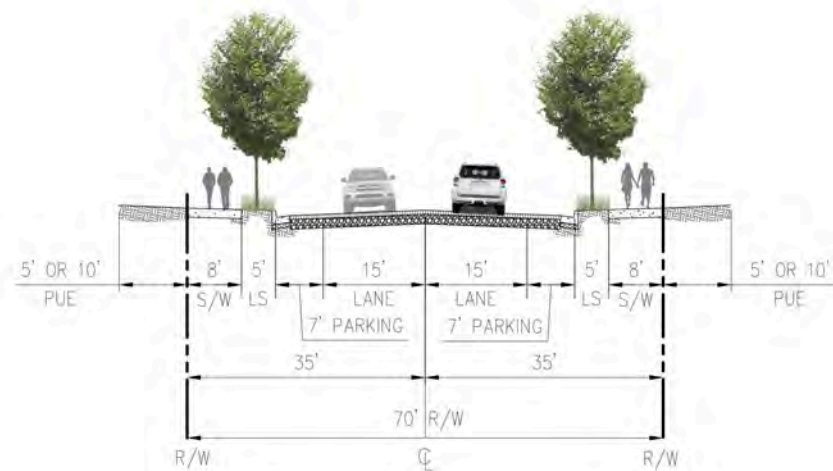
FIGURE 4.3 STREET SECTIONS



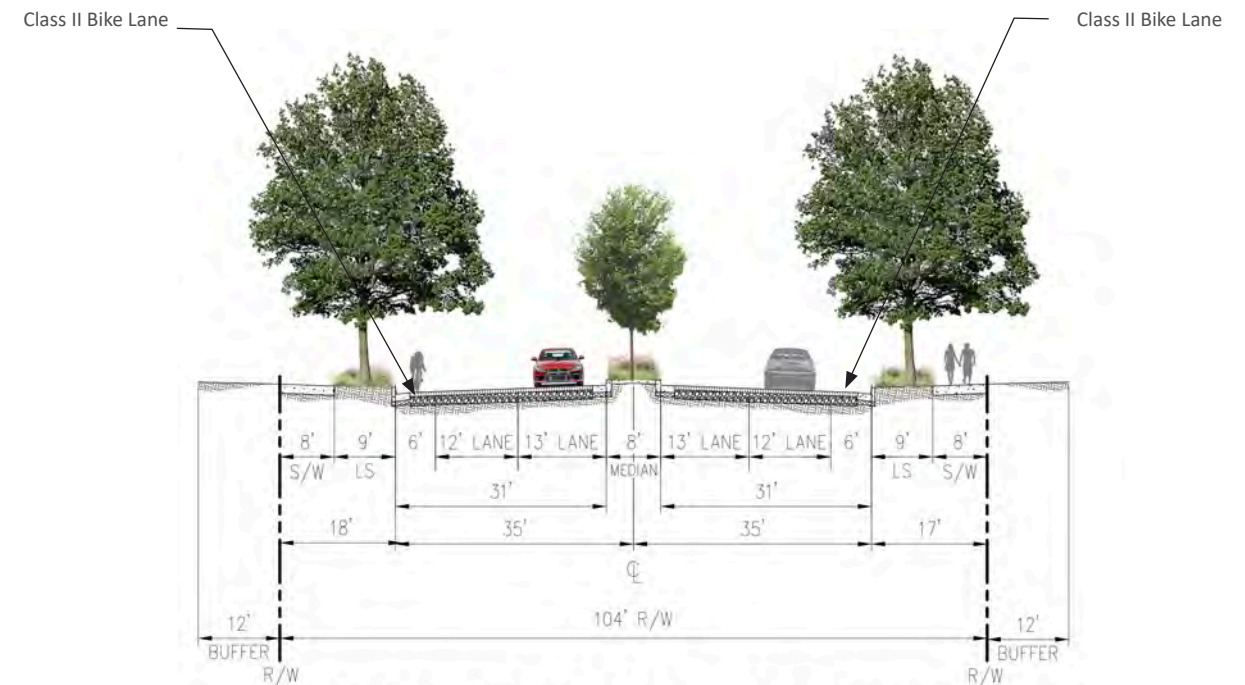
TYPICAL RIVER ISLANDS PARKWAY SECTION
NOT TO SCALE



TYPICAL STORNOWAY AVE SECTION
NOT TO SCALE



TYPICAL SCHOOL FRONTAGE STREET SECTION
NOT TO SCALE



TYPICAL B STREET & B2 STREET SECTION
NOT TO SCALE



4.2 COMMUNITY COLLECTOR STREETS

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




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

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



FIGURE 4.4 NEIGHBORHOOD GATEWAYS & ENTRIES

Neighborhood Elements Legend

SYMBOL	FEATURE TYPE
	Neighborhood Gateway
	Community Gateway
	Neighborhood Entry

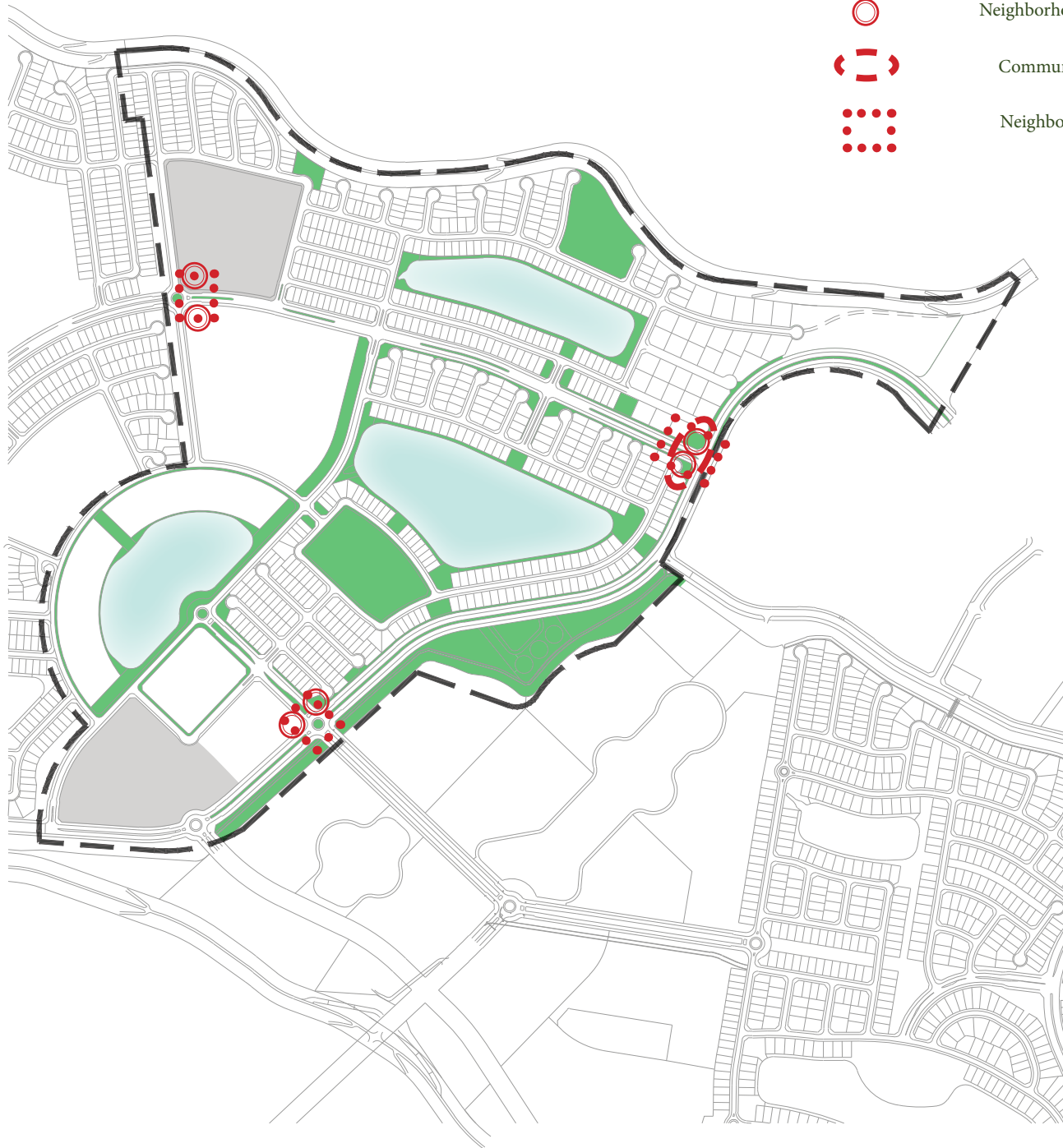


FIGURE 4.5 EXAMPLE TYPICAL ROUNDABOUT

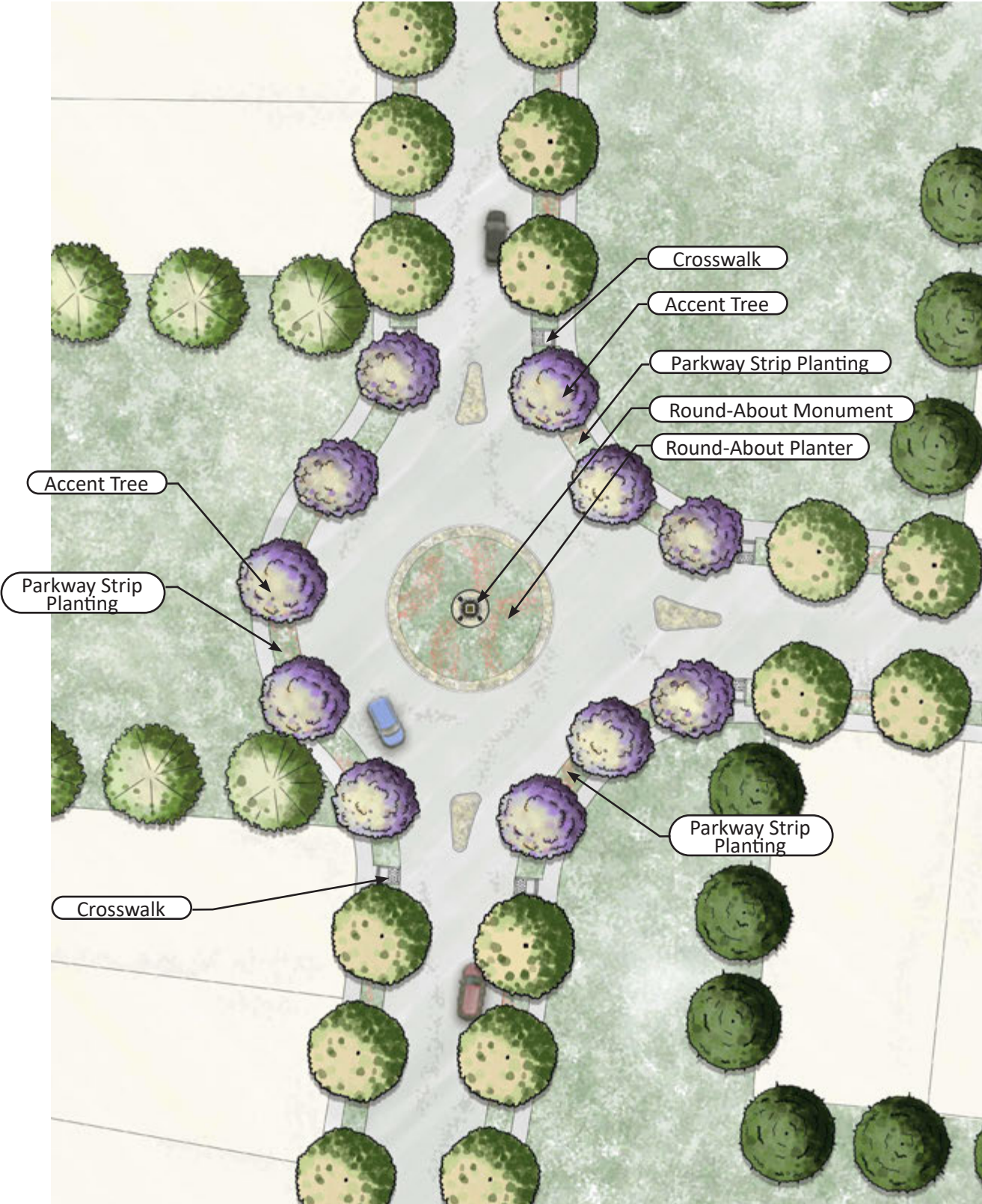


FIGURE 4.6 B STREET AND N STREET GATEWAY/ENTRY CONCEPT PLAN

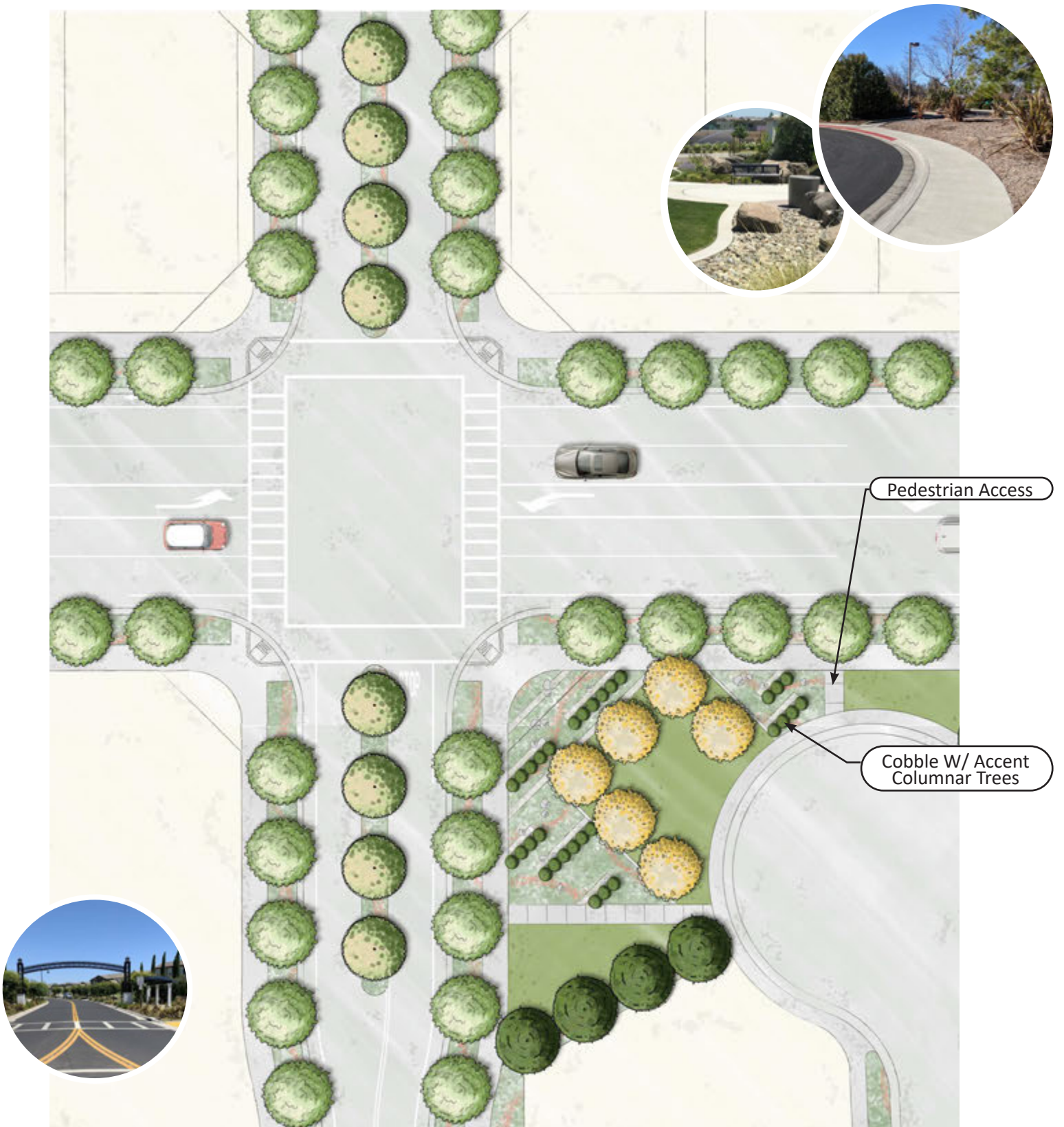


FIGURE 4.7 B STREET AND RIVER ISLANDS PARKWAY COMMUNITY GATEWAY CONCEPT PLAN



Cobble W/ Accent Columnar Trees

Pedestrian Access



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



FIGURE 4.9 EXAMPLE MONUMENT SIGNAGE

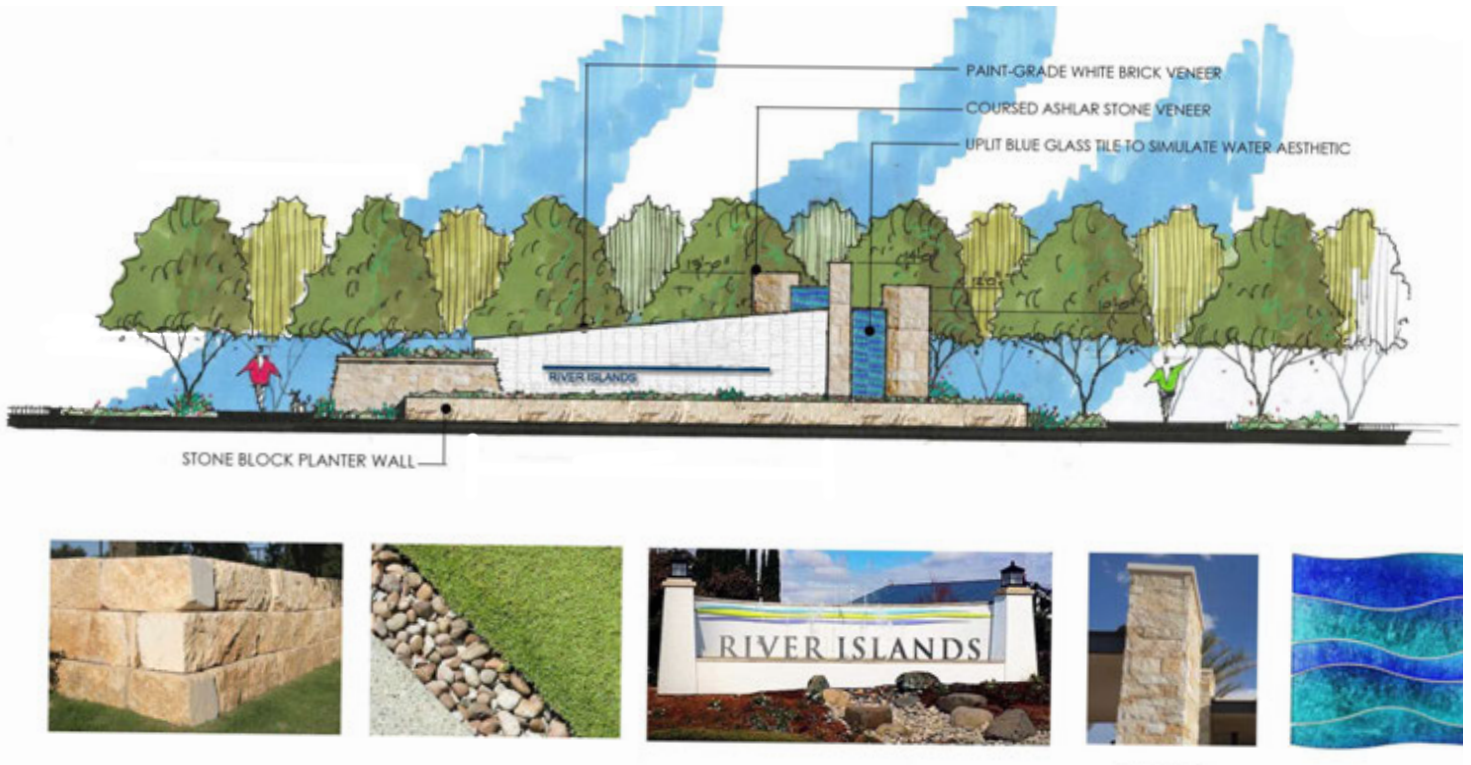
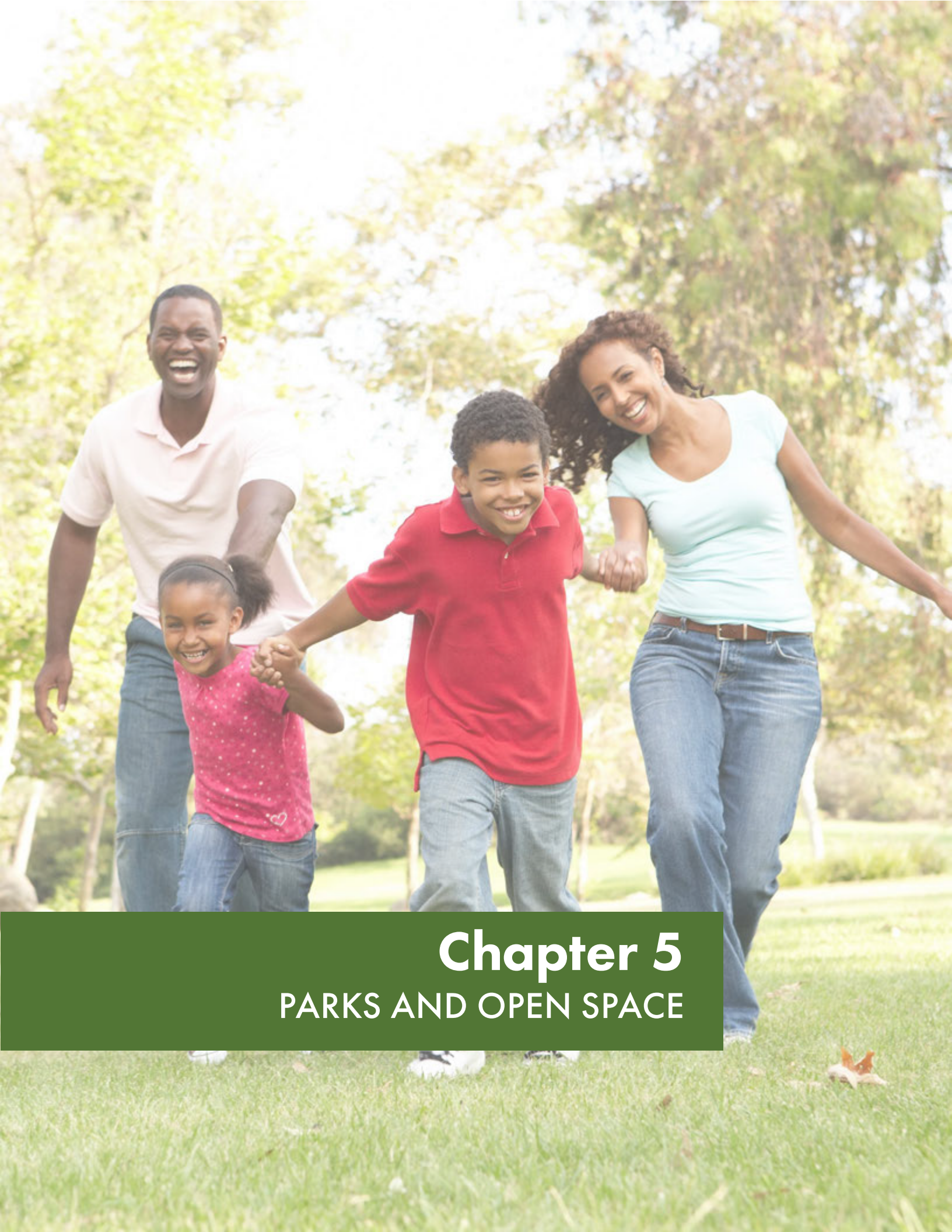


FIGURE 4.10 EXAMPLE ROUND-ABOUT MONUMENT SIGNAGE





Chapter 5

PARKS AND OPEN SPACE

PARKS AND OPEN SPACE

5.1 MASTER PLAN INTENT

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

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

5.2 POCKET PARKS

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

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





FIGURE 5.1 WOODLANDS EAST DESIGNATION MAP

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

Linear Park - - - - - 11.76

LP9	Linear Park 9	9.50		RD 2062
LP10	Linear Park 10	2.26		RD 2062

Open Space - - - - - 16.85 acres

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

Neighborhood Parks - - - - - 13.2

N5	Neighborhood Park N5	7.8	x	CITY
N7	Neighborhood Park N7	5.4	x	RD 2062

Pocket Parks - - - - - 5.97

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



FIGURE 5.2 NEIGHBORHOOD PARK N5



For illustrative purposes only

PARK AMENITIES

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

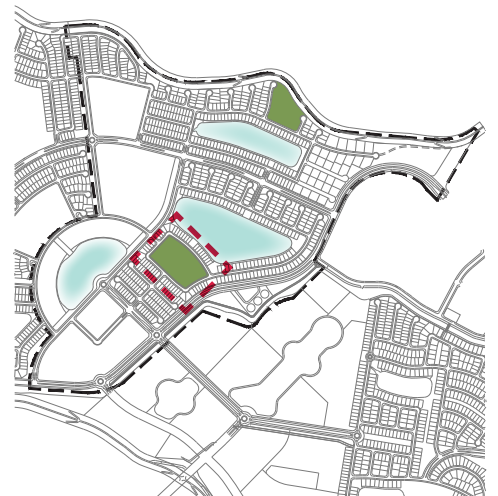


FIGURE 5.3 NEIGHBORHOOD PARK N7



For illustrative purposes only

PARK AMENITIES

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

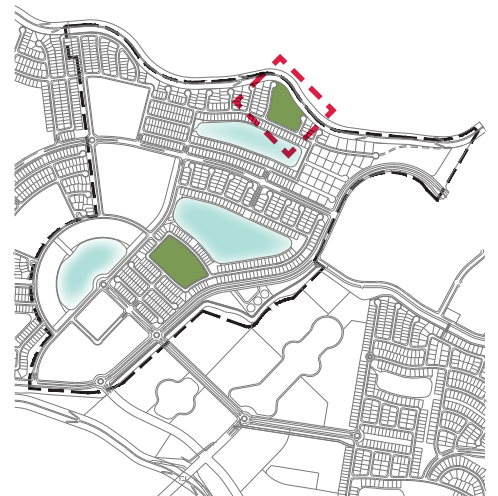


FIGURE 5.4 POCKET PARK-WOODLANDS EAST-1



PARK AMENITIES

- Benches
- Open Lawn Space

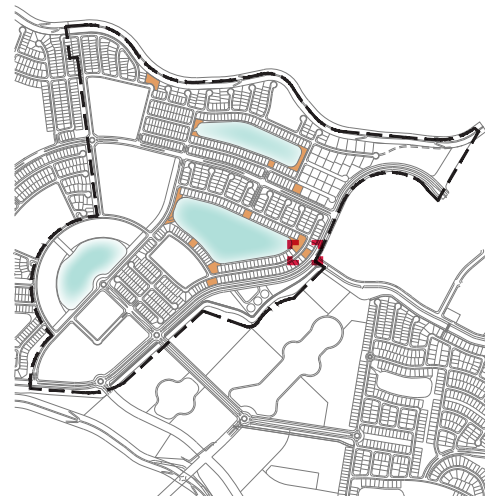


FIGURE 5.5 POCKET PARK-WOODLANDS EAST-2



PARK AMENITIES

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

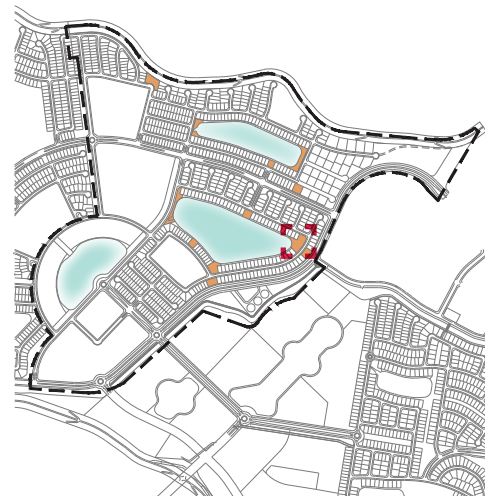


FIGURE 5.6 POCKET PARK-WOODLANDS EAST-3



PARK AMENITIES

- Benches
- Open Lawn Space
- Lake Overlook

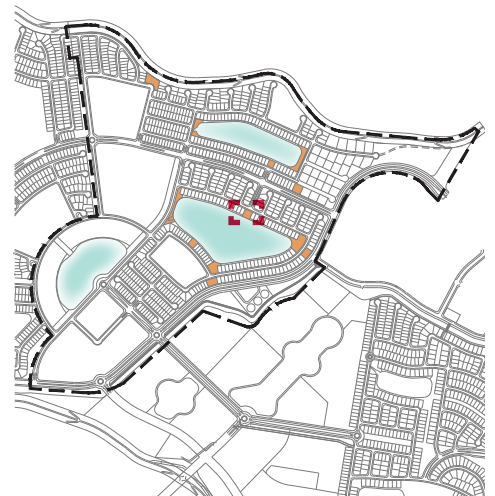


FIGURE 5.7 POCKET PARK-WOODLANDS EAST-4



PARK AMENITIES

- Picnic Tables
- Open Lawn Space
- Lake Overlook

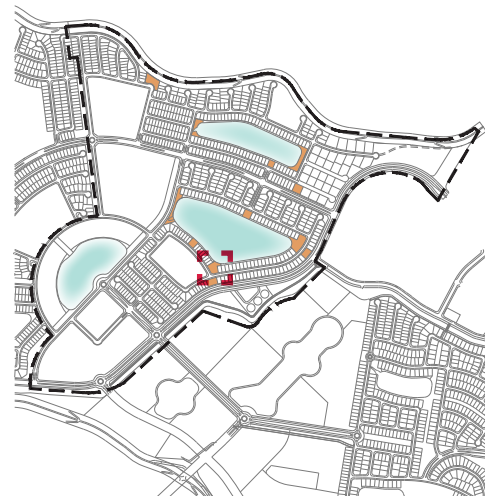


FIGURE 5.8 POCKET PARK-WOODLANDS EAST-5



For illustrative purposes only

PARK AMENITIES

- Benches
- Open Lawn Space

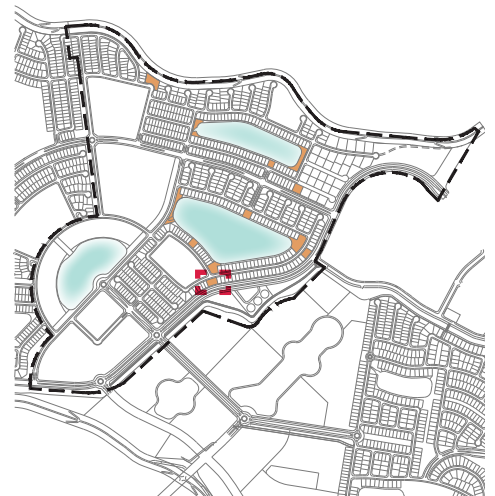


FIGURE 5.9 POCKET PARK-WOODLANDS EAST-6



PARK AMENITIES

- Bench
- Open Lawn Space
- Lake Overlook

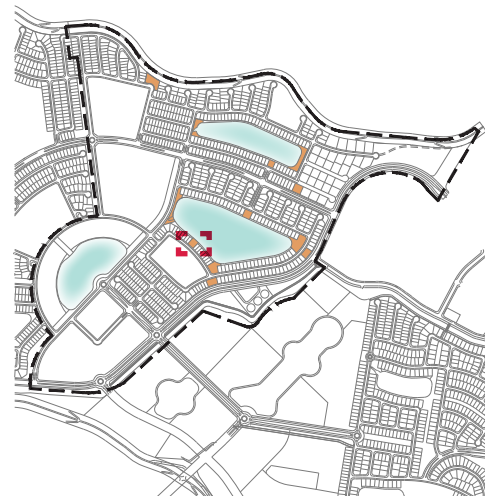


FIGURE 5.10 POCKET PARK-WOODLANDS EAST-7



PARK AMENITIES

- Bench
- Open Lawn Space
- Boat Ramp

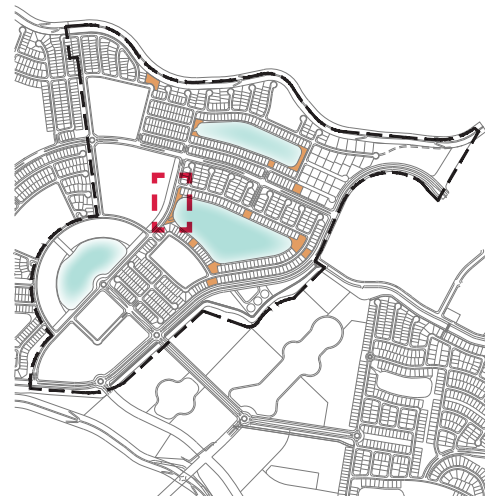


FIGURE 5.11 POCKET PARK-WOODLANDS EAST-8



PARK AMENITIES

- Benches
- Open Lawn Space

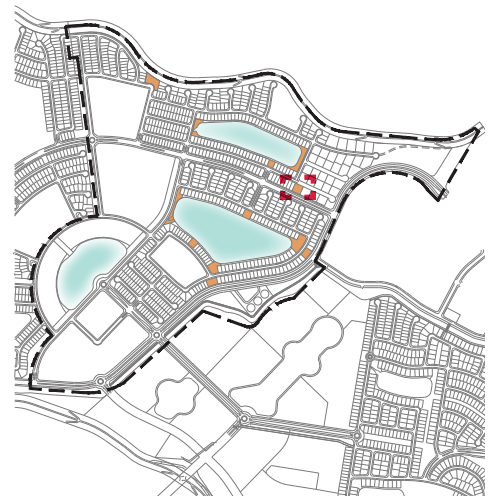


FIGURE 5.12 POCKET PARK-WOODLANDS EAST-9



PARK AMENITIES

- Picnic Tables
- Open Lawn Space
- Boat Ramp



FIGURE 5.13 POCKET PARK-WOODLANDS EAST-10



PARK AMENITIES

- Benches
- Picnic Tables
- Open Lawn Space

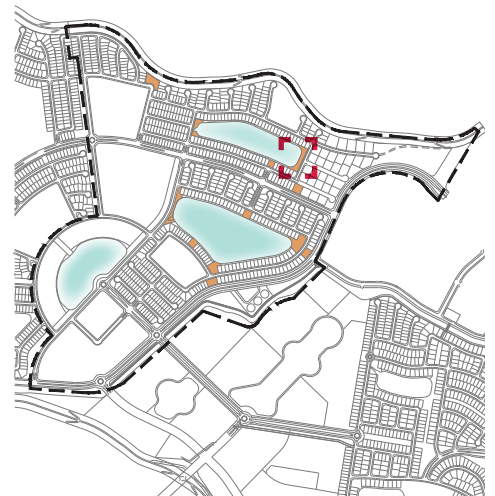


FIGURE 5.14 POCKET PARK-WOODLANDS EAST-11



PARK AMENITIES

- Benches
- Picnic Tables
- Open Lawn Space
- Boat Ramp



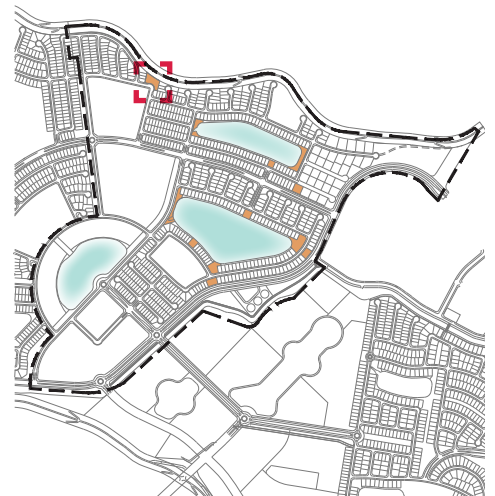
FIGURE 5.15 POCKET PARK-WOODLANDS EAST-12



For illustrative purposes only

PARK AMENITIES

- Picnic Tables
- Open Lawn Space
- Levee Trail Connection





Chapter 6

LANDSCAPE AND PLANTING



LANDSCAPE AND PLANTING

6.1 LANDSCAPE PLAN

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

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

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



Construction Intent of Landscape Areas

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

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



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

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

Proposed Plant Materials

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



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

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

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

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

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



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

Private Landscape Areas

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

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

FIGURE 6.1 PARKWAY STRIPS

PARKWAY STRIP MASTER PLANT LIST

VILLAGE / STREET	STREET / DIRECTION	BOTANICAL NAME	PLANT SPACING
Village 4	East/West	Juniper sp.	36" O.C
Village 5	North/South	Rosa x 'Noaschnee'	36" O.C
	East/West	Juniper sp.	36" O.C
Village 6	North/South	Rosmarinus offic. 'Huntington Carpet'	36" O.C
	East/West	Juniper sp.	36" O.C
Village 20	North/South	Rosmarinus offic. 'Huntington Carpet'	36" O.C
	East/West	Coprosma p. 'Verde Vista'	36" O.C
Village 21	North/South	Rosa x 'Noaschnee'	36" O.C
	North/South	Rosa x 'Noaschnee'	36" O.C
Village 22	North/South	Arctostaphylos 'Pacific Mist'	36" O.C
	East/West	Juniper sp.	36" O.C
Village 23	North/South	Myoporum pavifolium	36" O.C
	East/West	Coprosma p. 'Verde Vista'	36" O.C
B Street	East/West	Rosa x 'Noaschnee'	36" O.C
Stornoway Avenue	East/West	Teurium c. 'Prostratus'	36" O.C
River Island Parkway	North/South	Rosa x 'Noaschnee'	36" O.C
N Street	North/South	Rosmarinus offic. 'Huntington Carpet'	36" O.C
B2 Street	East/West	Myoporum pavifolium	36" O.C
F Street	North/South	Myoporum pavifolium	36" O.C
BH Street	North/South	Bearberry Cotoneaster	36" O.C
	East/West	Coprosma p. 'Verde Vista'	36" O.C

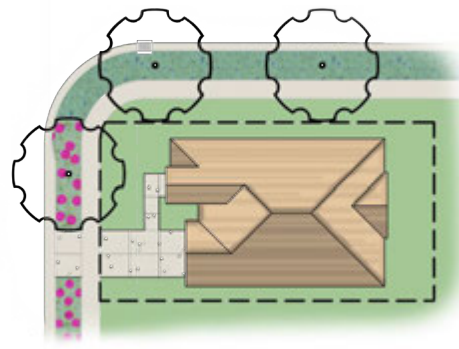
PARKWAY STRIP PLANT LIST

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



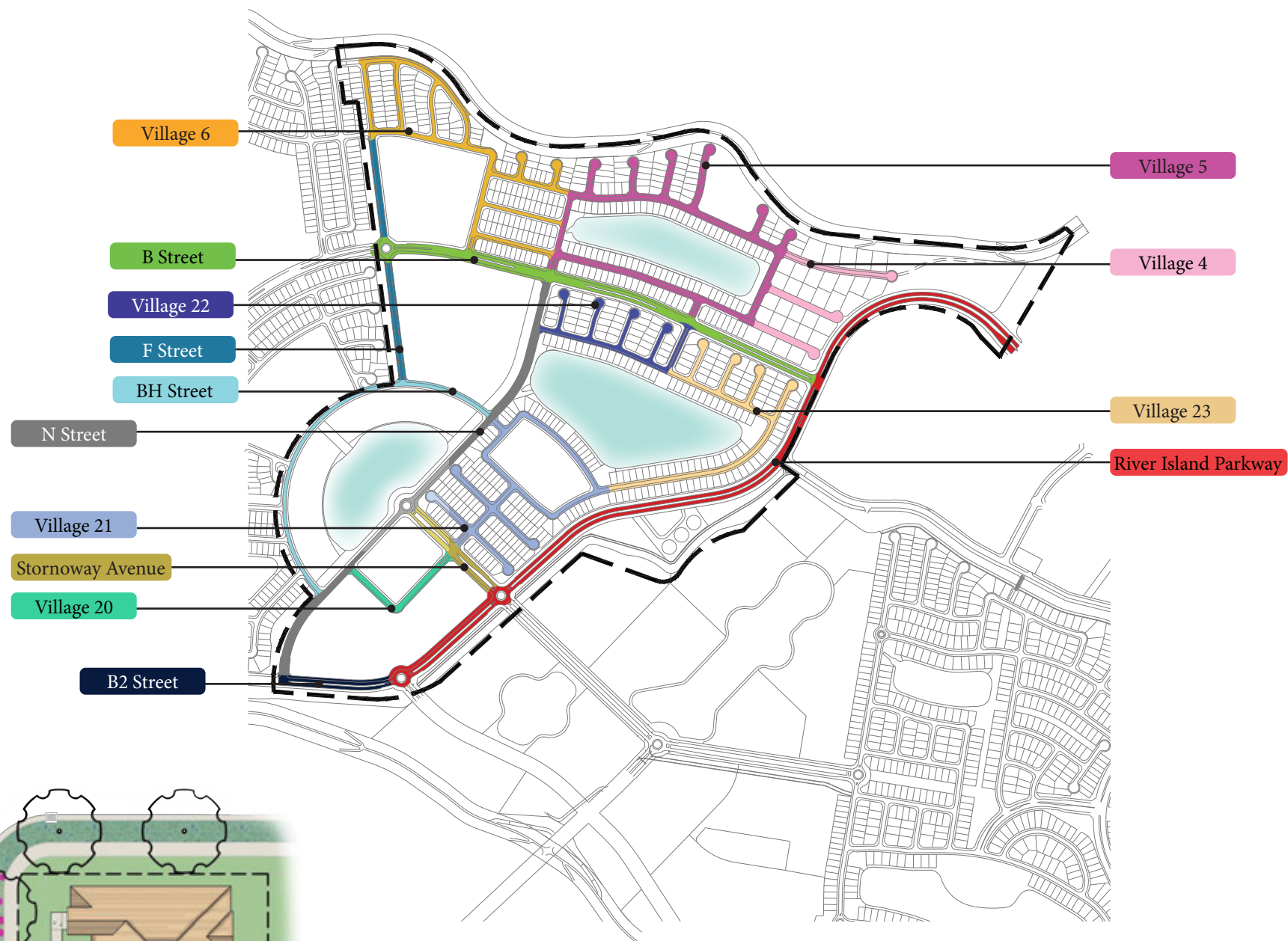
PARKSTRIP SECTION

NOT TO SCALE



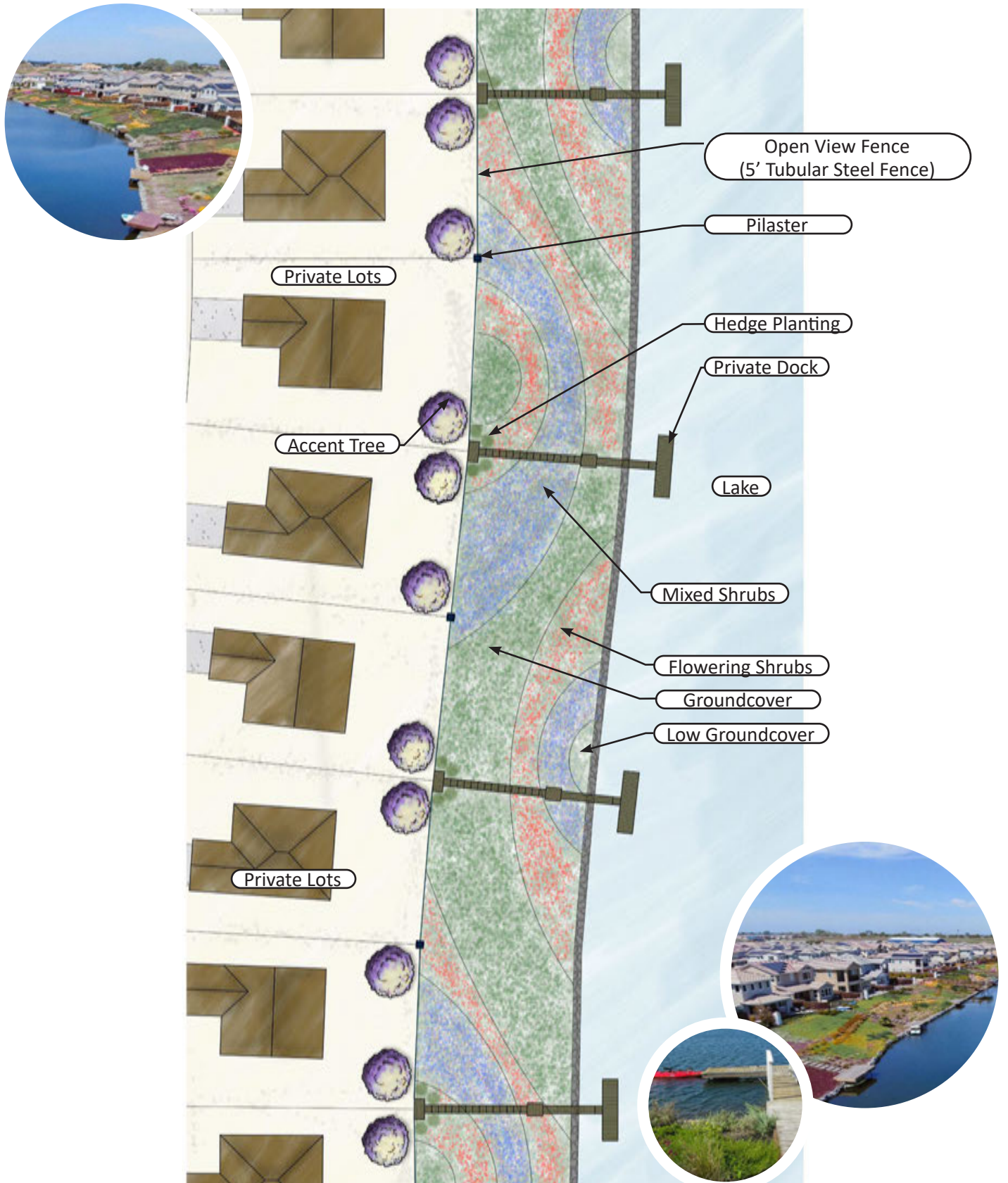
TYPICAL PARKSTRIP PLANTING SCHEME

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FIGURE 6.2 REAR YARD LAKE FRONTAGE



6.2 IRRIGATION

The State of California's current water shortage has created valuable opportunities for River Islands to show its conservation emphasis and ties to the region's innovative irrigation techniques. Currently the State of California has instituted measures to reduce waste of water through high distribution products and control systems capable of automatic adjustment and proper system management. Designers and contractors familiarize themselves with all pertinent guidelines, standards and requirements to align irrigation system design with the best intent of the State's Water Mandate (MWEL0). The City of Lathrop Municipal Code, Chapter 17.92 - Landscape and Screen Standards, contains additional requirements for irrigation and water conservation.



Irrigation Design

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

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

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

Irrigation components will have the following requirements:

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



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

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

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

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

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



6.3 SOIL PREPARATION

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

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

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

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

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

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

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



Chapter 7

FENCING AND WALLS



FENCING AND WALLS

7.1 FENCES AND WALLS

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







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

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

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

FIGURE 7.1 FENCING AND WALLS MAP

Neighborhood Elements Legend

SYMBOL	FEATURE TYPE
	6' Community Masonry Wall
	Open View Fence (5' Tubular Steel Fence)
	7' Community Wood Fence
	Open Space Railing
	6' Lot Fencing
	6' Decorative Lot Fencing

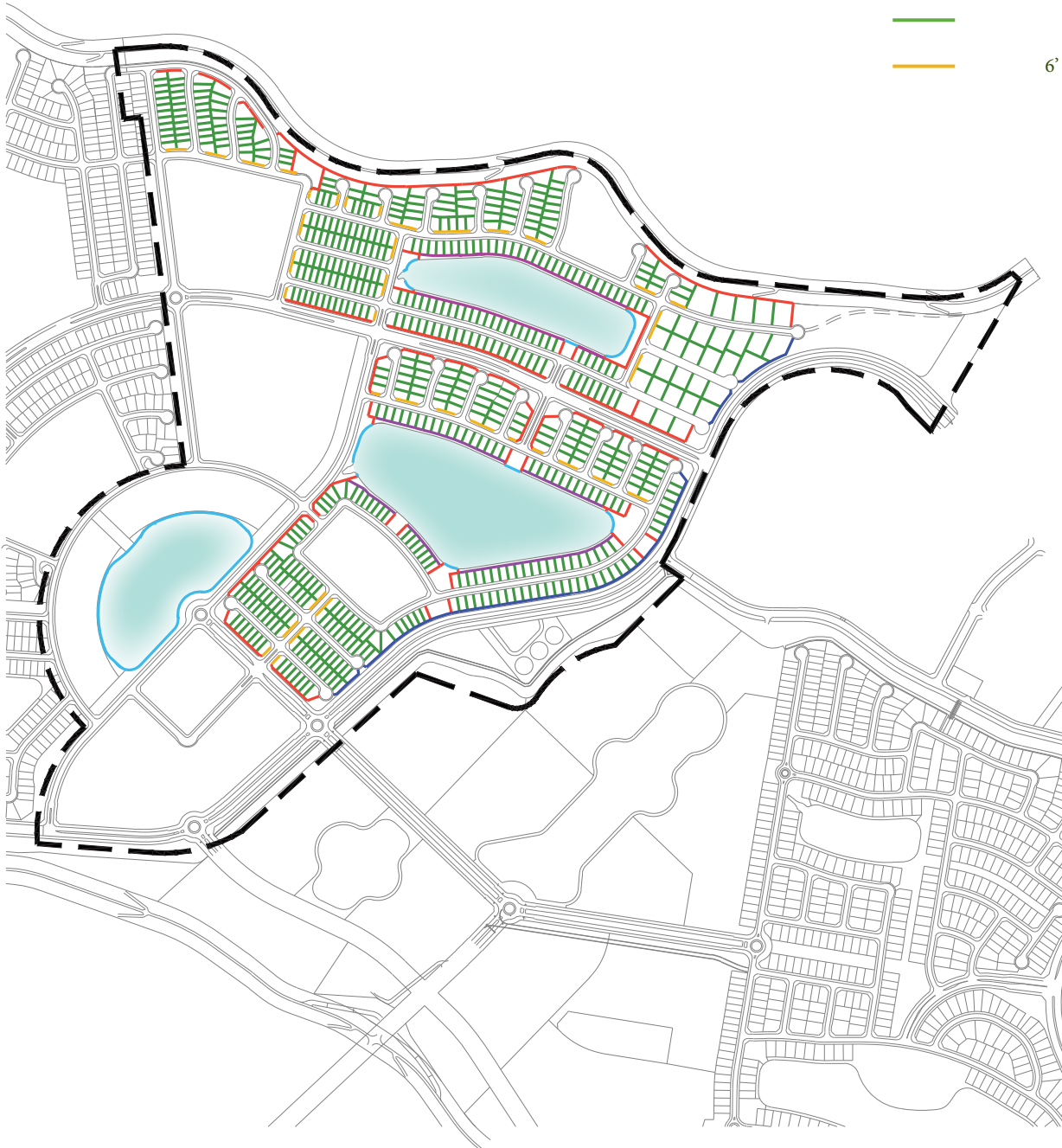
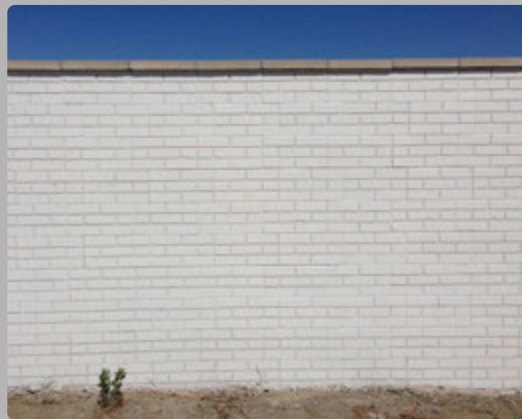


FIGURE 7.2 FENCING AND WALLS IMAGERY



8' Masonry Column with 6' Community Masonry Wall



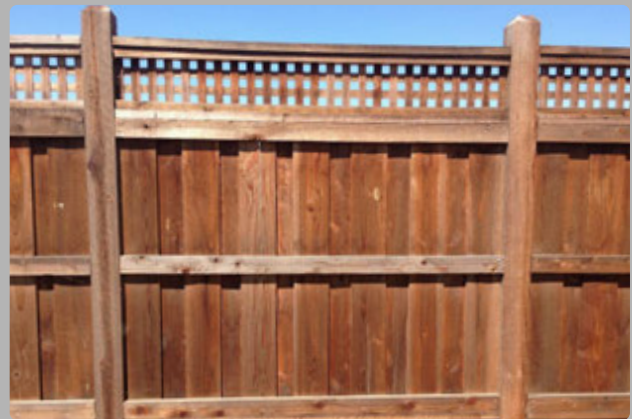
6' Masonry Wall



8' Masonry Column with Decorative Wood Community Fence



6' Decorative Wood Lot Fencing



7' Decorative Wood Community Fence



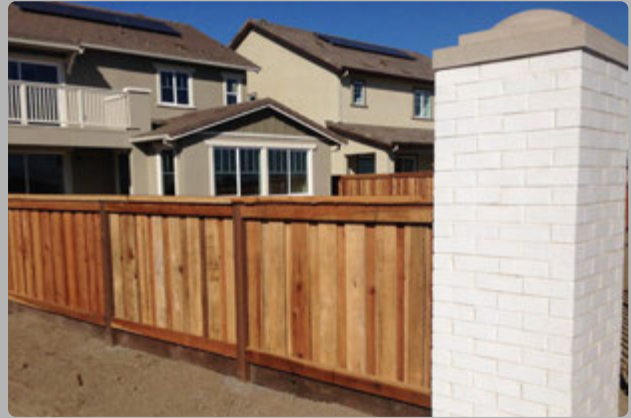
6' Wood Side Yard (Lot to Lot) Fence



5' to 6' Lake Front Transition Fence



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



8' Masonry Column with 5' Lake Front Transition Fence



Open Space Rail Fence

FIGURE 7.3 TYPICAL INTERIOR LOT FENCING LAYOUT

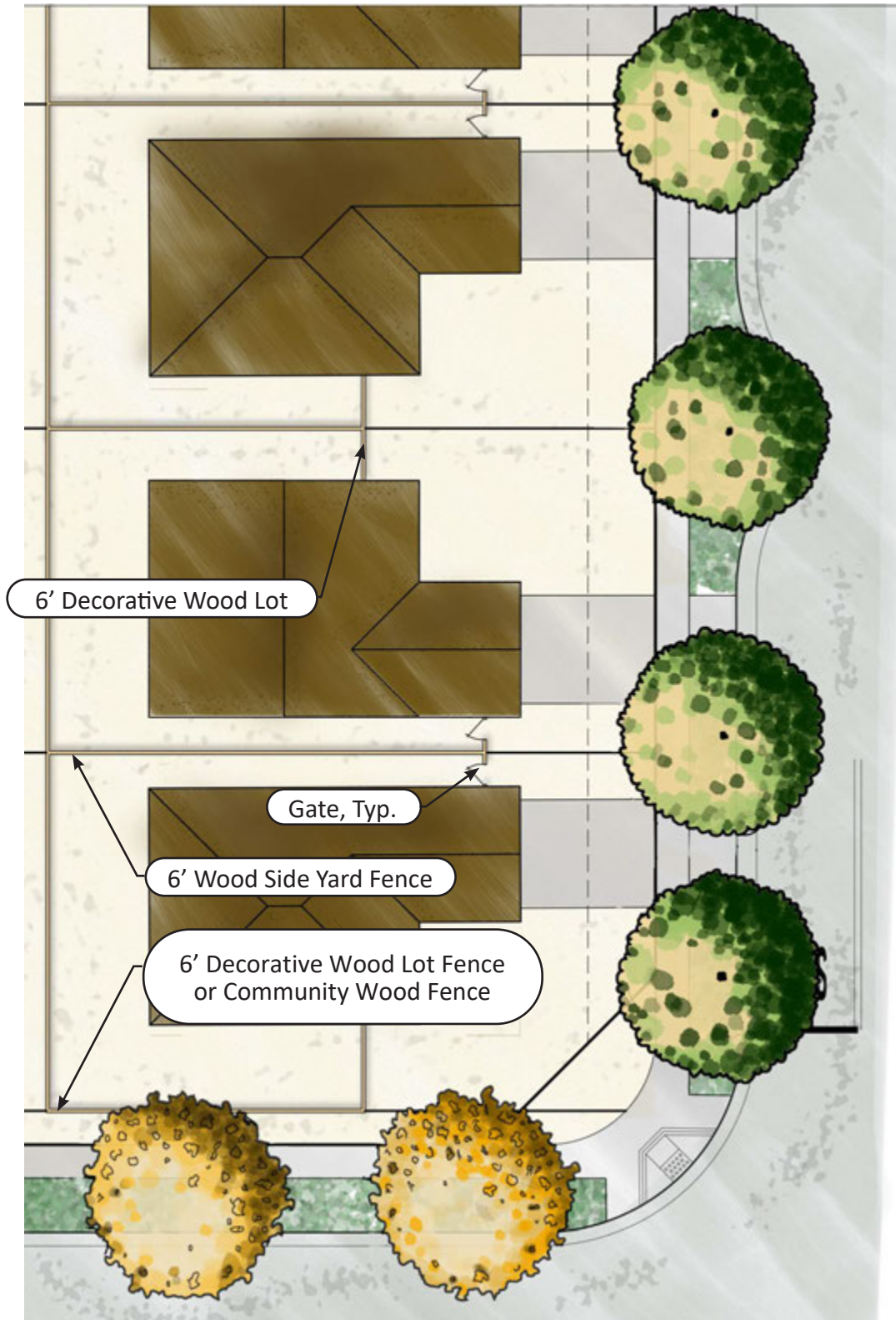
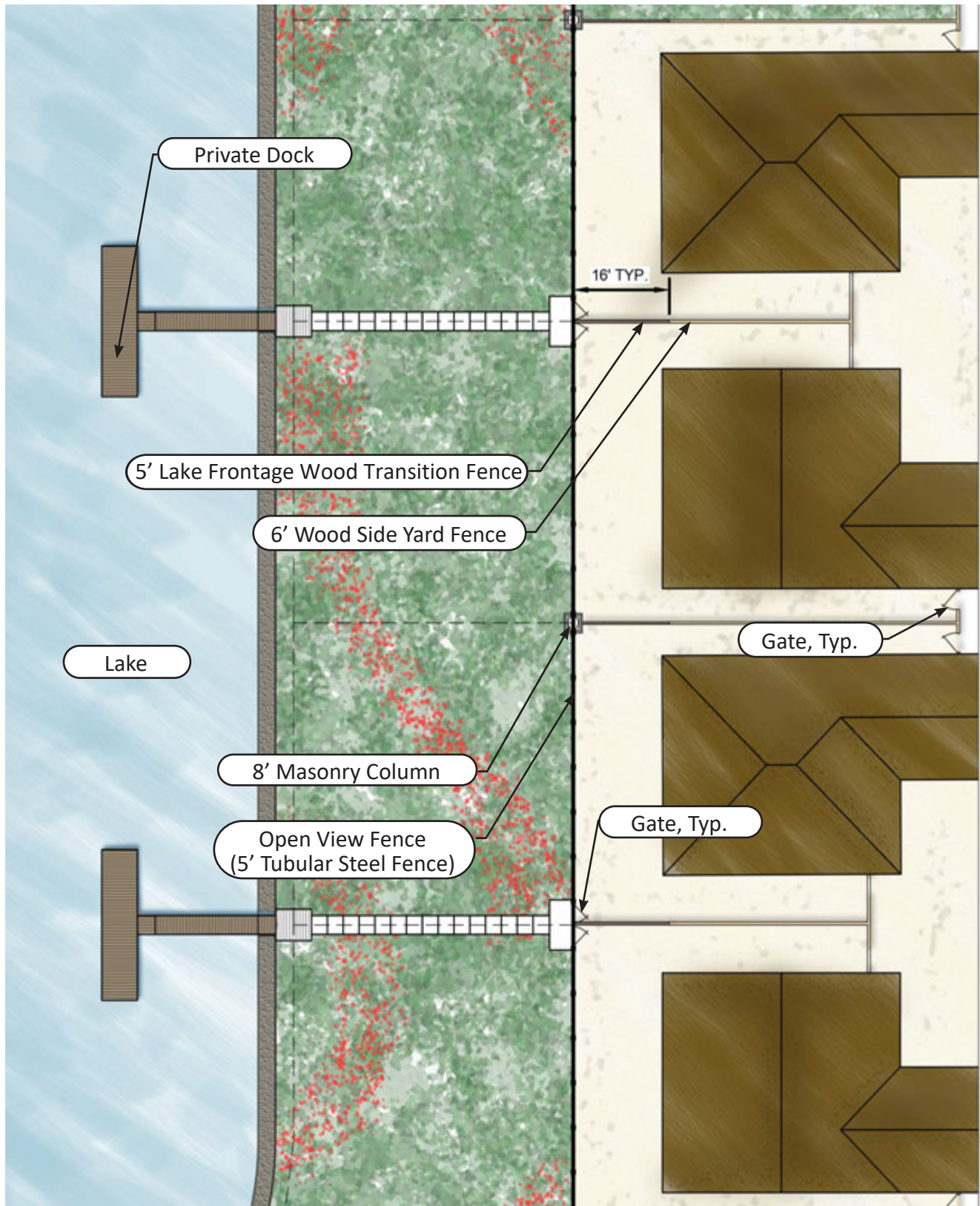


FIGURE 7.4 TYPICAL LAKE FRONTAGE FENCING LAYOUT





Chapter 8

SITE FURNISHINGS

SITE FURNISHINGS

8.1 SITE FURNITURE

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

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



8.2 COLORS AND PAVING

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

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

River Islands Colors and Paving



8.3 STREET LIGHTS AND BOLLARDS

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

Landscape lighting includes:

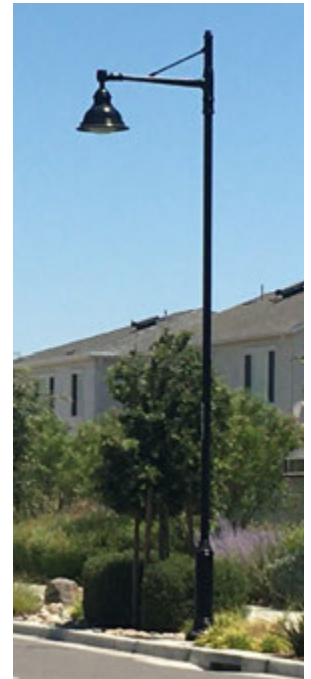
- » Street Lights
- » Bollard Lighting
- » Special feature lighting at neighborhood gateways



Bollard Light



Arterial Street Lights



Collector/Residential Street Lights

8.4 STREET FURNITURE

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

Street furniture includes:

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

River Islands Street Furnishings



RI Park Sign: Outdoor Creations



BBQ: Outdoor Creations 300A-3001A



Table: Outdoor Creations #100S



Bench: DuMor 169-60-SER



Outdoor Creations #500



Bike Rack: DuMor 292-S-2

8.5 SIGNAGE

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

Signage includes:

- » Street signs
- » Neighborhood/Amenity signs





Appendix

APPENDIX A EXAMPLE OF CONSTRUCTION AND PLANT MATERIALS

EXAMPLE OF CONSTRUCTION AND PLANT MATERIALS

Inert Materials



4"- 8" Inch Cobbles



Decomposed Granite



1 1/2 Inch Crushed stone



Colored Asphalt w/ Pattern



2 Inch Minus Cobble



Large Boulders



Colored Concrete w/ Pattern



Granite Blocks

APPENDIX B PARKS & OPEN SPACE PLANT SPECIES LIST

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

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

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

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

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

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

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

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

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

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

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

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

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

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