

RIVER ISLANDS



THE COMMUNITY AT SOUTH RIVER BEND

JULY 11, 2022
AMENDED DRAFT

City of Lathrop Planning Commission
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ARCHITECTURAL
DESIGN GUIDELINES

&

DEVELOPMENT
STANDARDS



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**COMMUNIYT AT SOUTH RIVER BEND ARCHITECTURAL DESIGN GUIDELINES &
DEVELOPMENT STANDARDS**

The following amendments have been made to the Community at South River Bend Design Guidelines and Development Standards (DG/DS).

| Community at South River Bend Design Guidelines & Development Standards | | | |
|--|----------------------------|-----------------------|--|
| <u>Date</u> | <u>Adopting Resolution</u> | <u>Page Reference</u> | <u>Comment</u> |
| August 17, 2022 | Resolution No. 22-7 | 40 | Added the Modern Farmhouse architectural style. |
| | | 44 | Added the Spanish Eclectic architectural style. |
| | | 50 | Amended Table 2.2.1 <i>Low Density Architectural (LDR) Development Standards: 70 X 110 Lots with standards for a 70 X 100 Lot Configuration.</i> |
| | | 83 | Amended the Appendix - Accessory Structures standards. |
| | | Varies | Updated Map Exhibits to incorporate Village G (Tract 3840). |



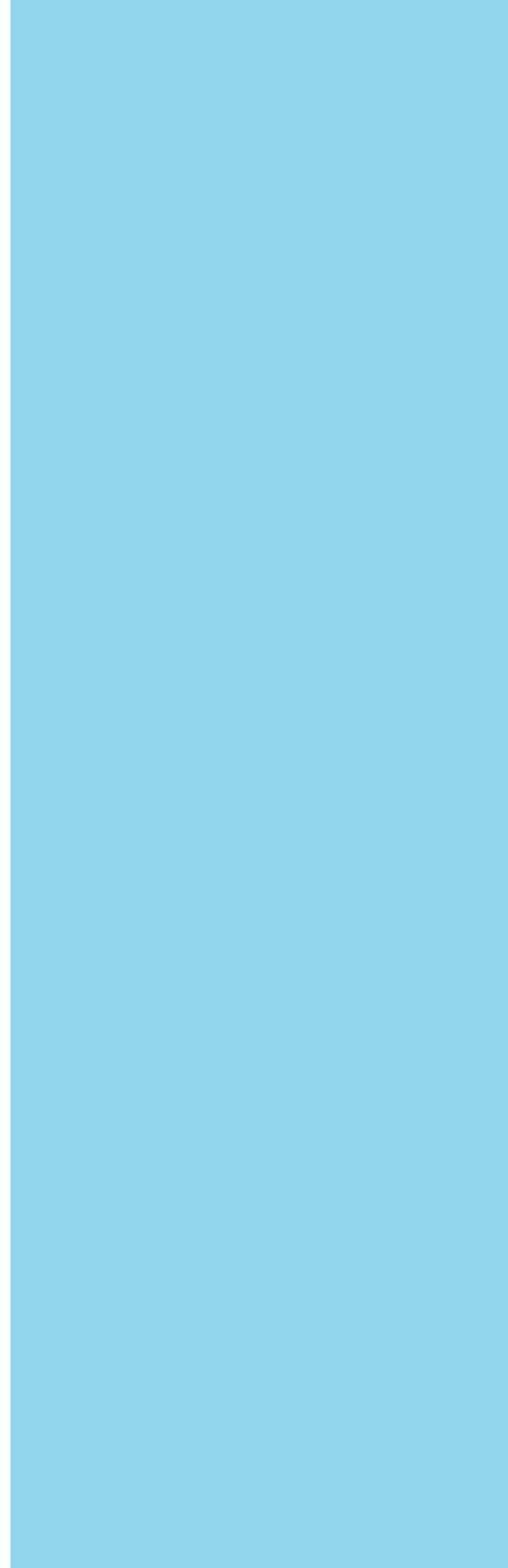
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CHAPTER 1

COMMUNITY
OVERVIEW

1

1.1 Introduction

River Islands has been designed as the premier master planned community in Northern California. Its island location, on the San Joaquin River in Lathrop, provides a backdrop of nearly 5,000 acres for a mixed use community of 15,010 homes, nearly 4 million square feet of commercial space and ten schools. Such community recreational amenities as lakes, walking trails, parks and a boathouse are all part of the vision for our first neighborhoods. The Community at South River Bend is comprised

of 643 residential lots; 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 Design Guidelines and Development Standards of River Islands (DG/DS) complement the River Islands Urban Design Concept (UDC) adopted by the Lathrop City Council on January 28, 2003. The UDC contained the conceptual framework for the design of the River Islands project consistent with the performance standards of the West Lathrop Specific Plan (WLSP). These DG/DS are specific to the Community at South River Bend development district as defined in the UDC. Their intent is to provide the specific standards and guidelines necessary for the Stewart Tract Design Review Committee (STDRC) and the City of Lathrop Community Development Department to review and evaluate proposed new homes for the River Islands development area also known as stage 2A. Along with the UDC, this handbook is intended to provide home builders and their architects and planners the documents to fully analyze and guide any given development project.

1.1.2 Relationship to West Lathrop Specific Plan

The West Lathrop Specific Plan (WLSP) provides the authority under which the River Islands DG/DS has been prepared. As described in the WLSP, each Specific Plan sub area is required to have a written document that provides guidelines for development. This set of DG/DS applies only to the River Islands portion of the Specific Plan area known as the Community at South River Bend.

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 neighborhood home builders and individual homeowners have the guidance to carry out the vision for 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 DG/DS design intent. The words “should”; “may” and “can” indicates that the guideline is highly recommended and suggests possible design solutions that are acceptable and encouraged, but not required.

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

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

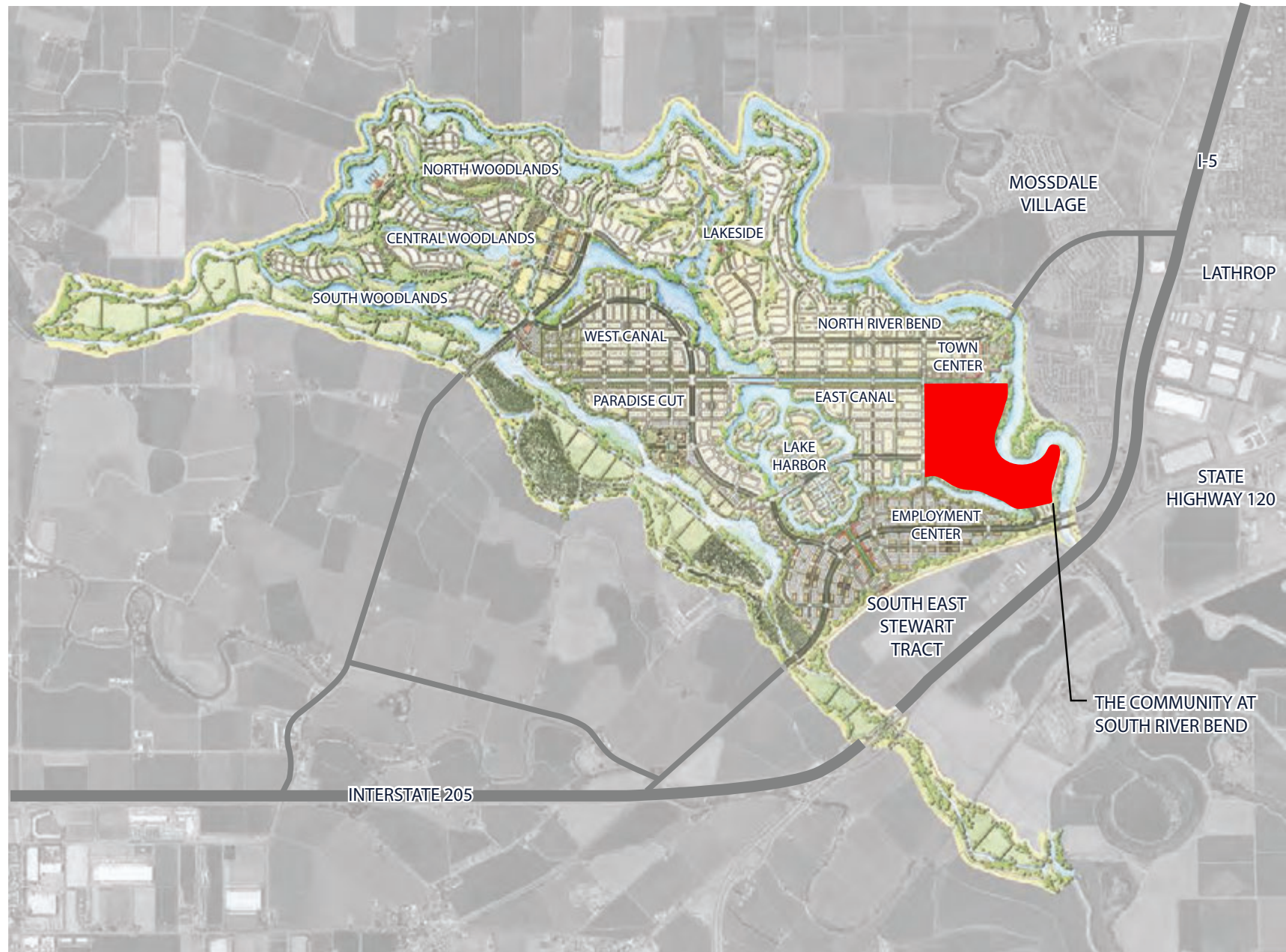


Figure 1.2 River Islands District Diagram

1.2 Architecture Design Principles

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

1.2.1 Regional Precedents

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

River Edge

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

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

River Delta

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



Mediterranean Climate

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

Delta History & 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

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

Residential District

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

Employment Center District

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

Town Center District

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

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

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

Application to Community at South River Bend

Since the Community at South River Bend project area is entirely residential in nature, the DG/DS document focuses primarily on consistency with the Residential District guidance of the UDC. This includes the Delta location and agrarian nature of the project site's historical position within the Delta. The specific dwellings proposed for the Community at South River Bend reflect this requirement.

1.2.3 Energy Efficiency

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

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

RIVER ISLANDS



CHAPTER 2

ARCHITECTURE

2

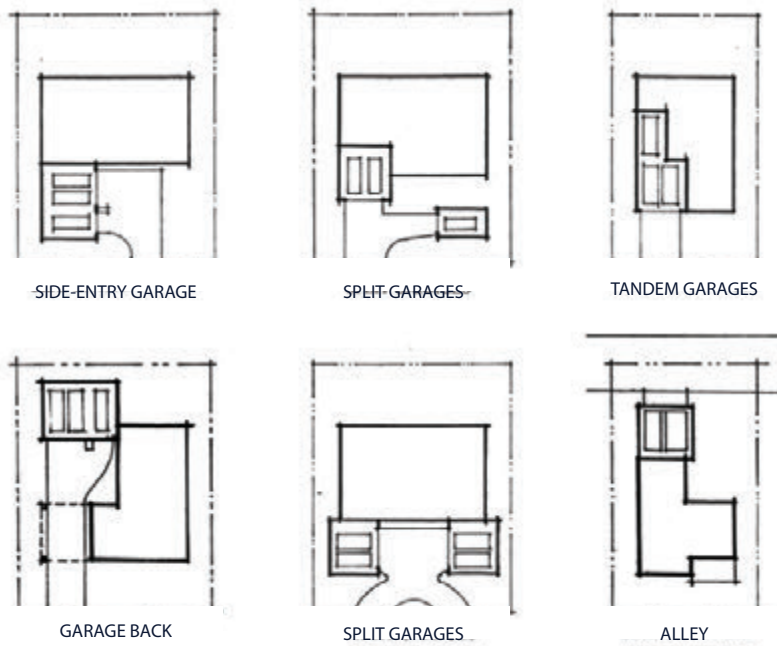
2.1 Design Guidelines

2.1.1 Architectural Character

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

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

Custom lots located in Village C, shall meet the general guidelines listed in this section, but the STDRC shall have the discretion to recommend architectural styles not listed in Section 2.1.5.



Encouraged garage layouts

2.1.2 Streetscape

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

Garages that are not tandem or split, shall be a minimum size of 20'x22' and all garages shall allow for the parking of at least two cars.

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

2.1.3 Building Elements

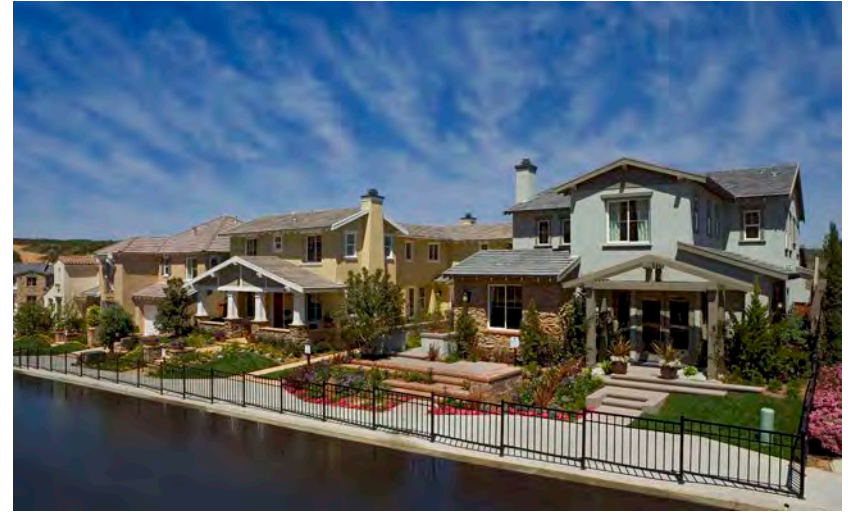
Building Form

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

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

Massing:

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



Roof Form and Slope

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

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

Roof Materials

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



2.1.4 Building Materials and Colors

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

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



2.1.5 Heritage Architectural Styles - Merchant Home Builders

For concept and inspiration, architectural tradition across many notable and well established residential neighborhoods in proximity to the City of Lathrop were surveyed and compiled to generate 8 representative heritage building styles recommended for the River Islands neighborhoods. These heritage architectural styles have proven to possess market appeal, and community acceptance when they are successfully executed and delivered by contemporary merchant home builders.

The architectural styles are categorized into two architectural groups. Each group represents a major residential stylistic development trend introduced in the Central Valley over the past decades.

As noted in 2.1.1, custom builders may propose other architectural styles not listed here for STDRC recommendation and City approval.

Continental Influence

- 👉 American Traditional
- 👉 European Cottage
- 👉 Savannah
- 👉 Spanish Eclectic



Western Regional Influence

- 👉 California Ranch
- 👉 Western Regional Farmhouse
- 👉 Craftsman
- 👉 Modern Farmhouse



More detailed descriptions of the eight representative building styles are presented on the following pages and are intended to guide the builders and developers in creating a quality and finesse to the production homes in the Community at South River Bend.



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



American Traditional

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

Exterior Features

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

American Traditional - (Detached Homes)

American Traditional design details

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

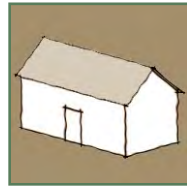


American Traditional/Design Element Kit of Parts

Roof types



Front



Side



Cross

Posts, columns, and piers



Wood post with bracket



Wood post with corbel



Double wood posts



Round columns



Square column

Chimneys



Stucco



Stucco



Brick



Lap siding

Door shapes



Rectilinear



Flat arch

Door styles



Panel door



Panel door with glass



Single with divided lite

Window shapes



Rectangular



Round



Square

Window style



Single hung with mullions



Slider with mullions



Picture



Bay window

American Traditional/Design Element Kit of Parts

Window sills



Trim surround



Header and sill



Sill with corbels

Shutter designs



Louver



Panel



Plank

Eaves and fascia



Square rafter tails



Chamfered rafter tails



Corbel to fascia



Bracket to fascia



Cornice



Return at rake

Garage door styles



Framed panel



Framed panel w/ door lites



Carriage Door

Railing



Decorative



Straight picket



Turned picket

Detail elements



Ornamental light fixture



Louvered vent



Decorative gable detailing



Gamble dormer



Classical entry features



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



European Cottage

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

Exterior Features

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

European Cottage - (Detached Homes)

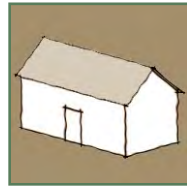
| Elements | Minimum | Enhanced |
|---------------|--|--|
| Form | -Asymmetrical one and two-story forms -Rectangular plan form massing | -Varied plan shapes -Tower at entry |
| Roof | FORM -Side-gabled, less commonly hipped or front-gabled -Façade dominated by one or more prominent cross gables PITCH -Steeply pitched roof (this can be achieved by one street facing gable if not the entire roof) OVERHANGS -Slight overhang of gable roof, 9"-24" eave overhang MATERIALS -Architectural quality wood or asphalt shingles, or smooth flat concrete tiles | -Sculptured swooping roofs -Steeply pitched roof: 8:12 to 12:12 and steeper |
| Walls | PRIMARY MATERIAL -Primary Walls: Stucco – sand, light lace, or medium dash finish | -Stucco – smooth finish -Generous use of stone and brick ACCENT MATERIALS -Stone and brick accents -Horizontal siding accents -Wood claddings on principal gables or upper stories |
| Windows | -Tall, narrow windows, usually in multiple groups and with multi-pane glazing -Typically casements of wood or metal or double hung sash windows | -Bay window as principal window on front elevation -Stone mullions to divide casements and transoms for enhanced elevations -Frequently grouped in strings of three or more, most commonly located on or below the main gable or on one- or two-story bays -Stone mullions to divide casements and transoms for enhanced elevations |
| Details | -Louver and panel shutters -Simple round-arched doorways with board-and batten doors -Small boxed eaves -Accent details at gable ends | -Elaborate chimney feature -Entry accents with real or faux stone -Decorative details with half-timbers -Partial porches with wood columns and railings -Timber framing elements |
| Colors | -Off-white and light tones with contrasting color accents/trim | |
| Outdoor Space | -Porches or enclosed front yards - minimum 5' in depth | |

European Cottage/Design Element Kit of Parts

Roof types



Front



Side



Cross

Posts, columns, and piers



Wood post with bracket

Chimneys



Stucco



Brick



Stone

Door shapes



Rectilinear



Full arch



Flattened Arch

Door styles



Panel door



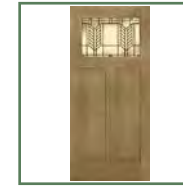
Panel door with glass



Single with divided light



Plank door



Plank door with glass

Window shapes



Rectangular



Square



Rectangular horizontally proportioned

Window styles



Single hung with mullions



Slider with mullions



Picture



Bay window



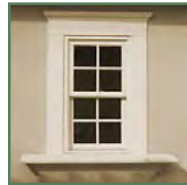
Multi-sash

European Cottage/Design Element Kit of Parts

Window sills



Trim surround



Sculptured stucco



Potsheff with corbels

Shutter designs



Louver



Panel



Plank

Eaves and fascia



Square eaves



Cornice

Garage door styles



Framed panel



Framed panel w/ door lites



Plank w/ door lights

Railing



Decorative



Straight picket



Turned picket

Detail elements



Ornamental light fixture



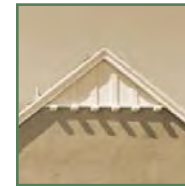
Brick surrounds



Louvered vent



Wood pot shelf



Decorative gable-end detailing



Entry tower



Decorative wooden balcony

2



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



Savannah

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

Exterior Elements

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

Savannah - (Detached Homes)

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

Savannah design details

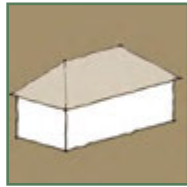


Savannah/Design Element Kit of Parts

Roof types



Side



Hip

Posts, columns, and piers



Double wide wood posts



Double wood posts



Square Column

Chimneys



Stucco



Brick



Lap siding

Door shapes



Rectilinear

Door styles



Panel door



Panel door with glass



Single with divided light

Window shapes



Rectangular



Round



Square

Window styles



Single hung with mullions



Slider with mullions



Picture



Multi-sash

Savannah/Design Element Kit of Parts

Window sills



Trim surround



Header and sill

Shutter designs



Louver



Panel

Eaves and fascia



Square rafter tails



Chamfered rafter tails



Cornice



Cornice

Garage door styles



Framed panel



Framed panel w/ door lites

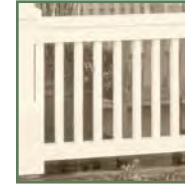


Carriage Door

Railing



Cut out panels



Straight picket



Turned picket

Detail elements



Ornamental light fixture



Louvered vent



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



California Ranch

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

Exterior Elements

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

California ranch - (Detached Homes)

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

California Ranch design details

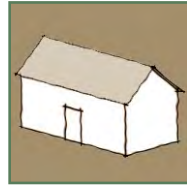


California Ranch/Design Element Kit of Parts

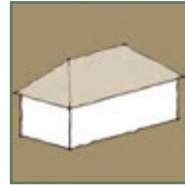
Roof types



Front



Side



Hip



Cross

Posts, columns, and piers



Wood post with bracket



Double wood posts



Wood post with corbel

Chimneys



Stucco



Stucco



Brick



Lap siding

Door shapes



Rectilinear

Door styles



Panel door



Panel door with glass



Single with divided light

Window shapes



Rectangular



Square



Rectangular horizontally proportioned

California Ranch/Design Element Kit of Parts

Window styles



Single hung with mullions



Slider with mullions



Picture



Bay window



Multi-sash

Window sills



Trim surround



Header and sill



Sill with corbels

Shutter designs



Louver



Panel



Plank

Eaves and fascia



Square rafter tails



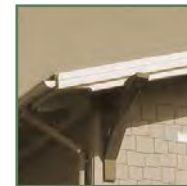
Chamfered rafter tails



Quarter round rafter tails



Shaped rafter tails



Bracket to fascia

Garage door styles



Framed panel



Framed panel w/ door lites



Carriage Door

Railing



Cut out panels

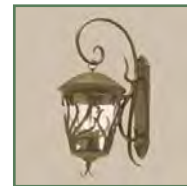


Straight picket



Turned picket

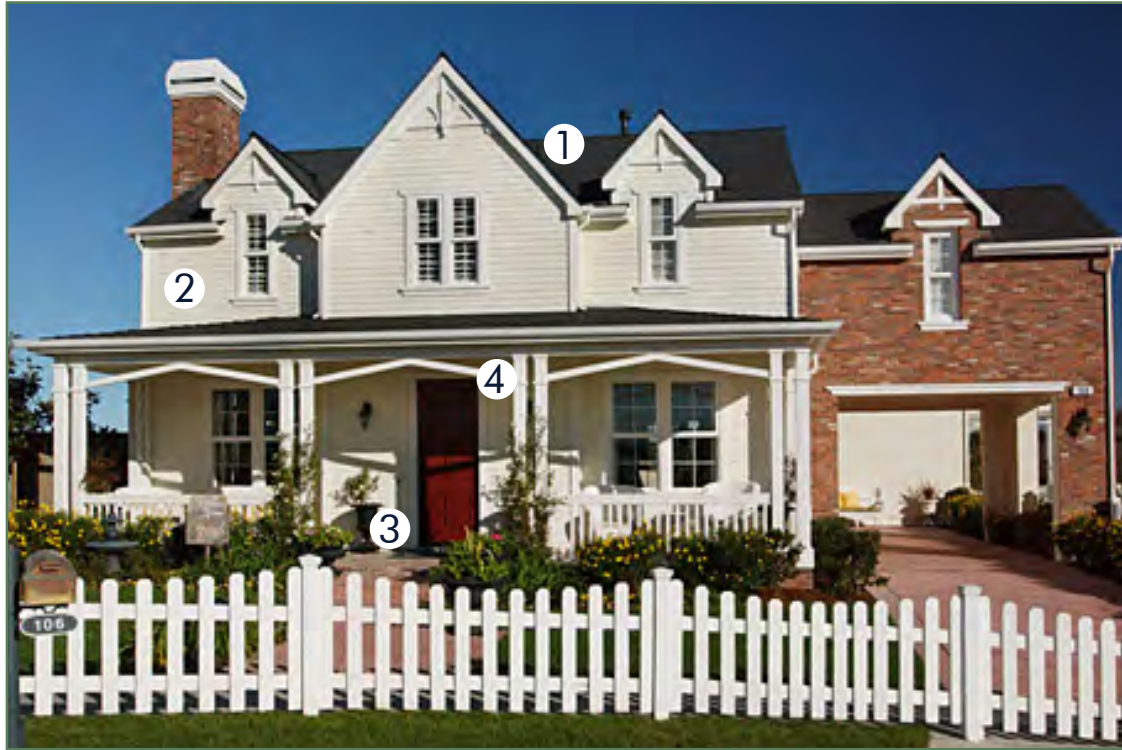
Detail elements



Ornamental light fixture



Louvered vent



- 1) Dominant (low-pitched) front gable roof
- 2) Lap siding
- 3) Partial-width porch
- 4) Decorative square porch support doubled or tripled



Western Regional Farmhouse

The Farmhouse style is a contemporary interpretation of the traditional farmhouse that incorporates traditional Colonial and Cap Cod influences. Farmhouse homes are simply framed and rectangular in shape, often with a few of feature pop-outs or bays. A common distinguishing feature of this type of house is a covered wraparound porch, an element that brings to mind Southern architecture.

Exterior Elements

Most Farmhouse-styled homes are two-story buildings with symmetrical arrangement of parts, with entrance at the center and the same number and type of windows on each side. A short set of wide steps leads from the sidewalk to the porch at the front entrance. Common exterior features include horizontal lap siding, shuttered windows and gabled domers. A basic gable roof tops the typical Farmhouse massing, although hip and gambrel roofs are also possibilities.

Western Regional farmhouse - (Detached Homes)

Western Regional Farmhouse design details

| Elements | Minimum | Enhanced |
|---------------|---|--|
| Form | -Simple plan form massing and roof shape | |
| Roof | -6:12 to 9:12 roof pitch -Front-to-back main gable roof -12" minimum overhangs -Smooth, flat concrete tiles or hither quality composition singles | -Main gable roof with one or two intersecting gable roofs -16" minimum overhangs |
| Walls | -Blend of siding and stucco -Stucco sand, light lace, or medium dash finish | -Full-wrapped horizontal siding, board-and batten or fine-sand finish stucco |
| Windows | -Vertical, multi-lined windows at front elevations | -Built-up header trims at front windows |
| Details | -Porches with simple wood columns and wood railings. -Stucco finished or horizontal siding-wrapped chimney, if applicable -Complementary garage door patterns -Planked shutters -Wood columns shall be doubled (or tripled at corners) or 6" min. dimension | -Shaped-wood columns with brackets and knee braces -Wood pot shelves -Gable or hip dormers at front elevation -Doors with fan-lites and side lite windows |
| Colors | -Light to medium colors with contrasting trim and accent colors | |
| Outdoor Space | - Wide porch: Minimum 6' in depth | |

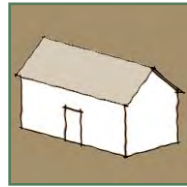


Western Regional Farmhouse/Design Element Kit of Parts

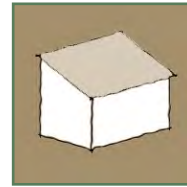
Roof types



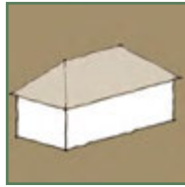
Cross



Side



Shed



Hip

Posts, columns, and piers



Wood post with bracket 6" min.



Wood post with corbel 6" min.



Double round columns



Double wood posts

Chimneys



Stucco



Stucco



Stone



Brick



Lap siding

Door shapes



Rectilinear

Door styles



Panel door



Panel door with glass



Single with divided lite

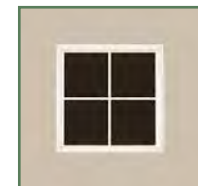
Window shapes



Rectangular



Round



Square

Western Regional Farmhouse/Design Element Kit of Parts

Window styles



Single hung with mullions



Slider with mullions



Picture



Multi-sash

Window sills



Trim surround



Header and sill



Sill with corbels

Shutter designs



Louver



Panel



Plank

Eaves and fascia



Square rafter tails



Chamfered rafter tails



Bracket to fascia



Cornice

Garage door styles



Framed panel



Framed panel w/ door lites



Carriage Door

Railing



Cut out panels



Straight picket



Turned picket

Detail elements



Ornamental light fixture



Louvered vent



Gambled Dormer



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



Craftsman

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

Exterior Features

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

Craftsman - (Detached Homes)

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

Craftsman design details

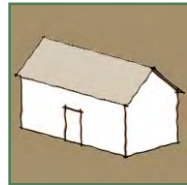


Craftsman/Design Element Kit of Parts

Roof types



Front



Side



Hip



Cross

Posts, columns, and piers



Wood post with bracket



Double wood posts



Battered columns



Corbel



Knee brace

Chimneys



Stucco



Stucco



Stone



Brick



Lap siding

Door shapes



Rectilinear

Door styles



Panel door



Panel door with glass



Single with divided light

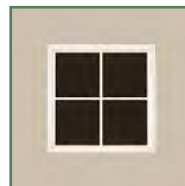


Plank door



Plank door with glass

Window shapes



Square

Craftsman/Design Element Kit of Parts

Window styles



Single hung with mullions



Slider with mullions



Picture



Shaped Tails



Multi-sash



Awning

Garage door styles



Framed panel



Framed panel w/ door lites

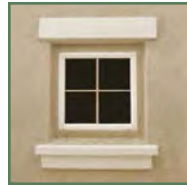


Carriage Door

Window sills



Trim surround



Header and sill



Sill with corbels

Railing



Decorative



Straight picket

Shutter designs



Louver



Panel



Plank

Detail elements



Ornamental light fixture



Decorative gable-end detailing



Decorative gable-end portal

Eaves and fascia



Square rafter tails



Chamfered rafter tails



Quarter round rafter tails



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



Modern Farmhouse

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

Exterior Features

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

Modern Farmhouse - (Detached Homes)

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

Modern Farmhouse design details

Enclosed eaves

Square columns

Panel door with glass



Ornamental light fixture

Panel shutter



Single hung window

Light to medium colors with contrasting trim and accent



Modern Farmhouse / Design Element Kit of Parts

Roof types



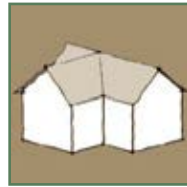
Front



Shed



Side



Cross

Posts, columns, and piers



Round columns



Square Columns

Door styles



Panel door



Barn door



Single with glass



Panel door with side lights



Panel door with glass and side lights

Eaves and fascia



Enclosed Eaves



Enclosed Eaves

Modern Farmhouse / Design Element Kit of Parts

Window styles



Multi sash (Fixed or arching)



Multi paned



Picture



Plate glass



Square



Window wall with stacking doors

Exterior Lighting



Ornamental light fixture



Ornamental light fixture



Ornamental light fixture

Garage door styles



Framed panel with door lights



Framed panel w/ door lights



Framed panel w/ door lights



Carriage Door

Railing



Tube Steel



Straight picket



Cable railing



Vertical Picket



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



Spanish Eclectic

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

Exterior Features

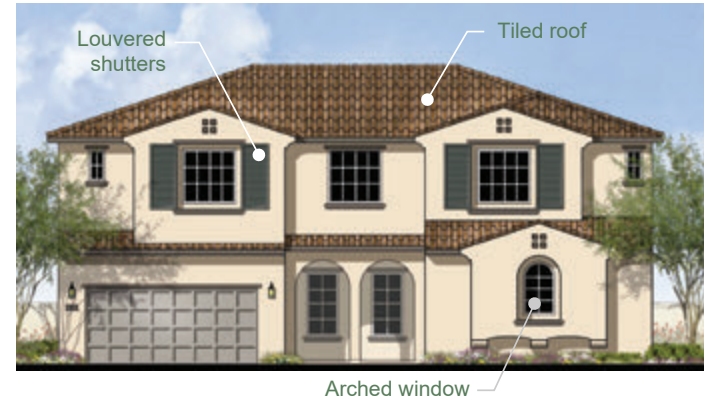
Most Spanish Eclectic-styled homes are two-story buildings with asymmetrical arrangement of parts, often with the entrance to one side of the front elevation or with the front door angled away from the rest of the front elevation wall. A mix of exterior materials can be used, including stucco, stone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



Spanish Eclectic - Detached homes

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

Spanish Eclectic Design Images



Spanish Eclectic - Design Element/Kit of parts

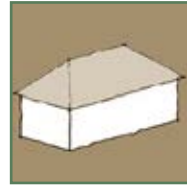
Roof types



Front



Side



Hip



Cross

Posts, columns, and piers



Wood post with bracket



Double wood posts



Wood post with corbel



Stucco columns



Brick



Lap siding

Chimneys

Door shapes and styles



Rectilinear



Panel door



Glazed panel door

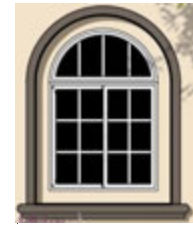
Window shapes



Rectangular



Square



Arched

Garage door styles



Louvered shutter



Light fixture



Flared eave



Tile Vents

2.2 Development Standards

The DG/DS document contains specific development standards for the Community at South River Bend neighborhood only. Future residential neighborhoods will be included in a separate adopted set of standards as the River Islands project evolves.

The numerical and dimensional development standards necessary to regulate housing development within the CSRB neighborhood area are summarized in Table 3-1 River Islands Architectural Development Standards Summary.

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

To allow future innovative development, architects and planners may 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 so long as such variances are not in direct conflict with this document or the UDC.

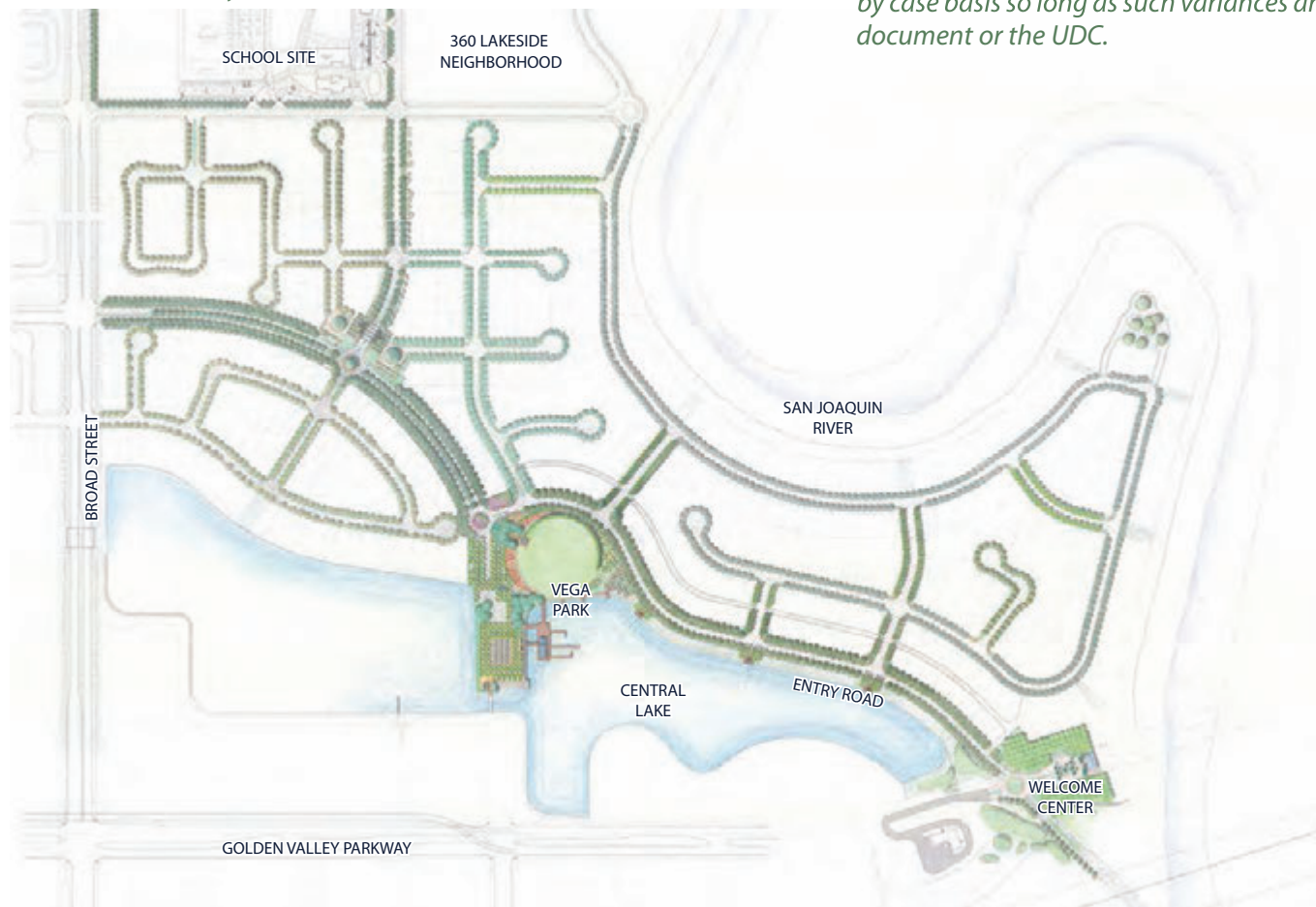


Figure 2.1 The Community at South River Bend Illustrative Plan

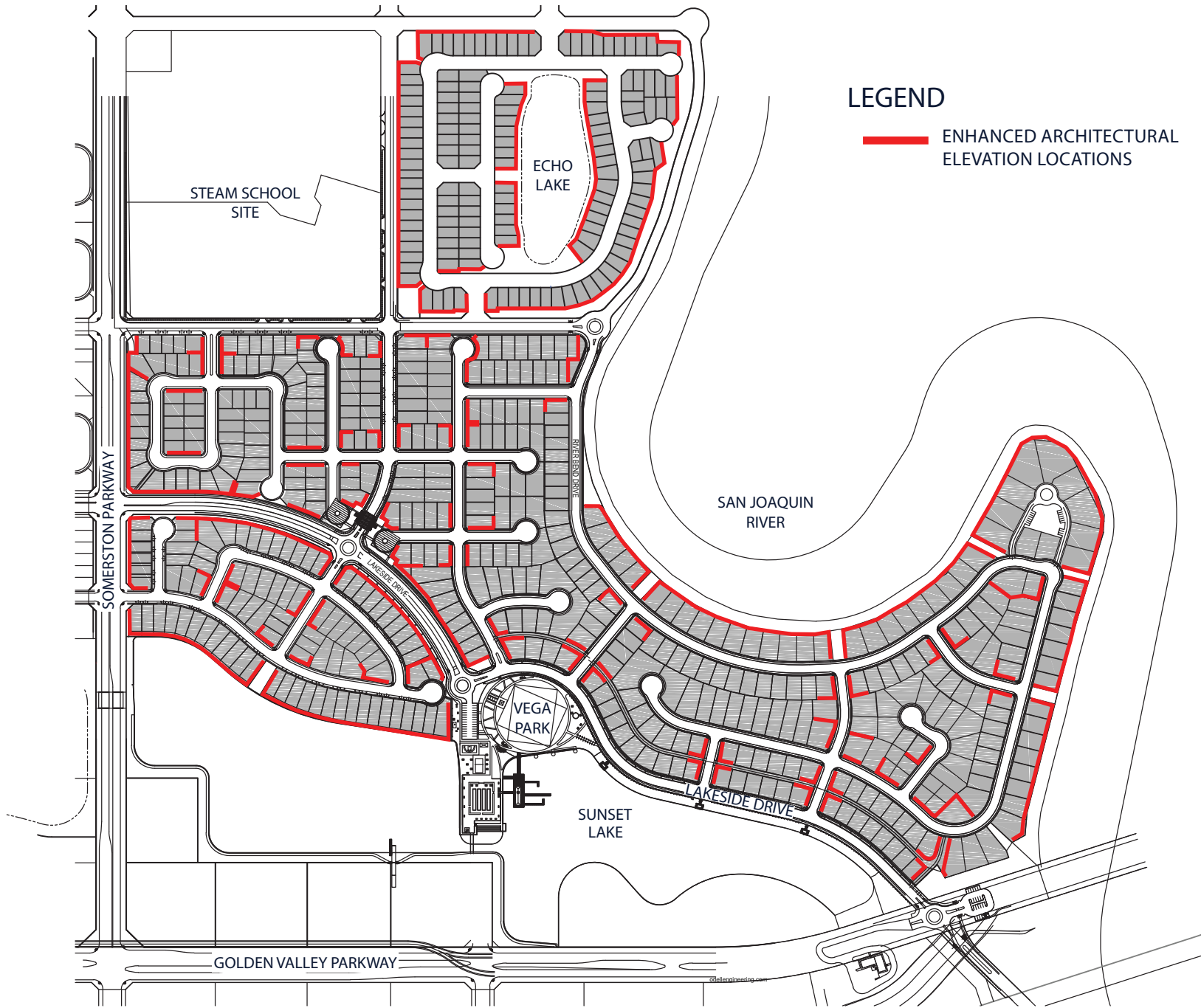


Figure 2.2 The Community at South River Bend Enhanced Architectural Elevation Location Map

2

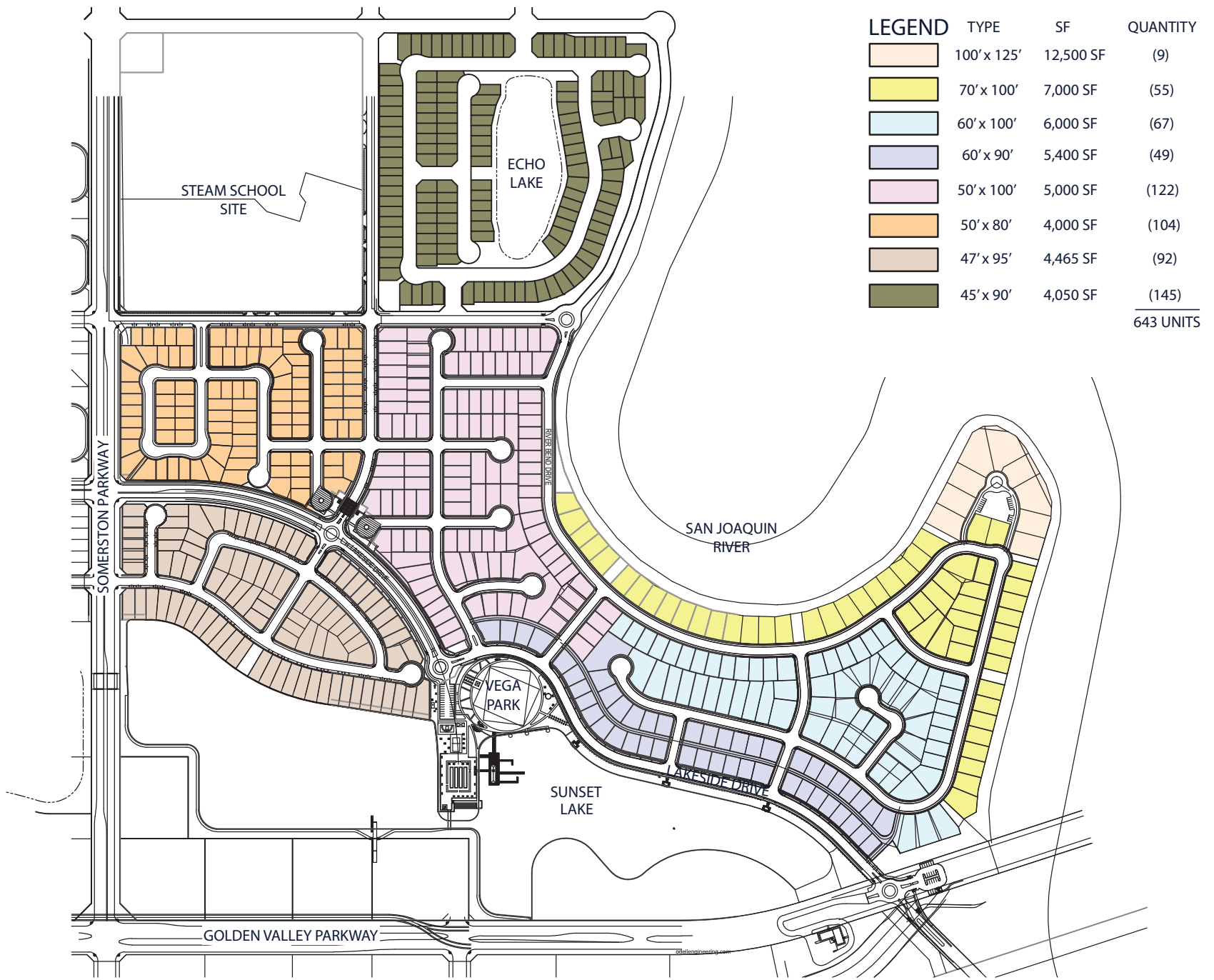


Figure 2.3 Lot Sizes Diagram - The Community at South River Bend

2.2.1 Low Density Architectural (LDR) Development Standards

The LDR land use designation is intended to provide a wide range of single family detached housing products. The permitted density range for this category is typically between 3~10 dwellings per acre (du/ac), with lot sizes ranging from 2,500 s.f. to 13,000 s.f.

Table 2.1 Summary of River Islands - Architectural Development Standards

| THE COMMUNITY OF SOUTH RIVER BEND - TYPICAL LOT DESIGN STANDARDS | | | | | | | |
|--|---------------------------------|--------------------------|-----------------|--------------------|-----------------|-----------------|--------------------|
| Land Use Designation | Low Density Architectural (LDR) | | | | | | |
| Lot Sizes | 10,000 sq. ft. & ABOVE | 70x100 LOTS | 60x100 LOTS | 60x90 (ALLEY) LOTS | 50x100 LOTS | 50x80 LOTS | 47x95 & 45x90 LOTS |
| Setbacks (Minimum) | | | | | | | |
| Front Yard | | | | | | | |
| Living Space (First/Second Story) | (25'/30') | (17'/20) | (17'/20) | (15'/15') | (15'/20') | (14'/16') | (15'/20') |
| Porch (6' min. Depth) | 15' | 12' | 12' | 12' | 12' | 8' | 10' |
| Garage Front Facing (Door) | 30' | 20' | 20' | N/A | 20' | 18' | 18' |
| Side-Entry Garage Wall | 15' | 10' | 15' | N/A | Not Allowed | Not Allowed | Not Allowed |
| Front Courtyard walls | 10' | 10' | 10' | 10' | 10' | 10' | 10' |
| Side Yard | | | | | | | |
| Living Space (Interior Property Line) ⁽²⁾ | 5' min. 15' Aggregate | 5' min. 15' Aggregate | 5' | 5' | 5' | 5' | 4' |
| Living Space (Corner Property Line) | 15' | 15' | 10' | 15' | 10' | 10' (3) | 9' (3) |
| Wrap Around Porch (Corner) | 12' | 12' | 7' | 12' | 7' | 7' | 7' |
| Rear Yard | | | | | | | |
| Living Space (Min./Ave. 1st story/ Ave. 2nd story) | (20'/25') | (15'/20') | (15'/20') | (5'/20') | (15'/18'/20') | (10'/12') | (15'/20') |
| Front Entry Attached/Detached Garages | 10' | 5' | 5' | N/A | 10' | N/A | 5' |
| Garages with Rear Access ⁽¹⁾ | N/A | N/A | N/A | 5' | N/A | N/A | N/A |
| Patio Covers (1 Story 10' max. Height) | 20' min. | 10' min. | 10' min. | 20' | 10' min | 10 min. | 10 min. |
| Height (Maximum to Ridge Line) | | | | | | | |
| Primary Dwelling | 35' (2 Stories) | 35' (2 Stories) | 35' (2 Stories) | 35' (2 Stories) | 35' (2 Stories) | 35' (2 Stories) | 35' (2 Stories) |
| Detached Garage | 15' (1 story) | 15' (1 Story) | 15' (1 Story) | 15' (1 Story) | N/A | N/A | 15' (1 Story) |
| Parking | | | | | | | |
| Resident (Garage) | 3 Cars | 2 Cars | 2 Cars | 2 Cars | 2 Cars | 2 Cars | 2 Cars |
| Guest (Apron) | 2 Min. | 2 Min. | 2 Min. | N/A | 2 Min. | 2 Min. | 2 Min. |
| Building Coverage | 45% | 50% | 50% | 50% | 50% | 55% | 50% |

(1) Alley garage doors shall be 5" or 18" min from edge of Alley drive.

(2) Zero (0') @ duplex conditions

(3) Custom homes with irregular lot shapes may average side yard setbacks measured from rear yard to front yard to meet the aggregate requirement.

(4) See Appendix for Accessory Structure Standards.

Table 2.2 Low Density Architectural (LDR) - Minimum 10,000 Sf Lot

| Setbacks (minimum) | |
|---|-----------------------|
| Front Yard | |
| Living Space (First/Second Story) | (25'/30') |
| Porch (5' min. Depth) | 15' |
| Garage Front Facing | 30' |
| Side-Entry Garage Wall | 15' |
| Front Courtyard walls | 10' |
| Side Yard | |
| Living Space (Interior Property Line) (2) | 5' min. 15' Aggregate |
| Living Space (Corner Property Line) | 15' |
| Wrap Around Porch (Corner) | 12' |
| Detached Garages/Accessory Unit | 10' |
| Rear Yard | |
| Living Space (Min./Ave.) | (20'/25') |
| Front Entry Attached/Detached Garages | 10' |
| Garages with Rear Access (1) | N/A |
| Patio Covers (1 Story 10' max. Height) | 20' min |
| Building Coverage | 45% |

Table 2.4 Low Density Architectural (LDR) - 60x100 Lots

| Setbacks (minimum) | |
|---|-----------|
| Front Yard | |
| Living Space (First/Second Story) | (17'/22') |
| Porch (5' min. Depth) | 12' |
| Garage Front Facing | 20' |
| Side-Entry Garage Wall | 15' |
| Front Courtyard walls | 10' |
| Side Yard | |
| Living Space (Interior Property Line) (2) | 5' |
| Living Space (Corner Property Line) | 10' |
| Wrap Around Porch (Corner) | 7' |
| Detached Garages/Accessory Unit | 10' |
| Rear Yard | |
| Living Space (Min./Ave.) | (15'/20') |
| Front Entry Attached/Detached Garages | 5' |
| Garages with Rear Access (1) | N/A |
| Patio Covers (1 Story 10' max. Height) | 10' min. |
| Building Coverage | 50% |

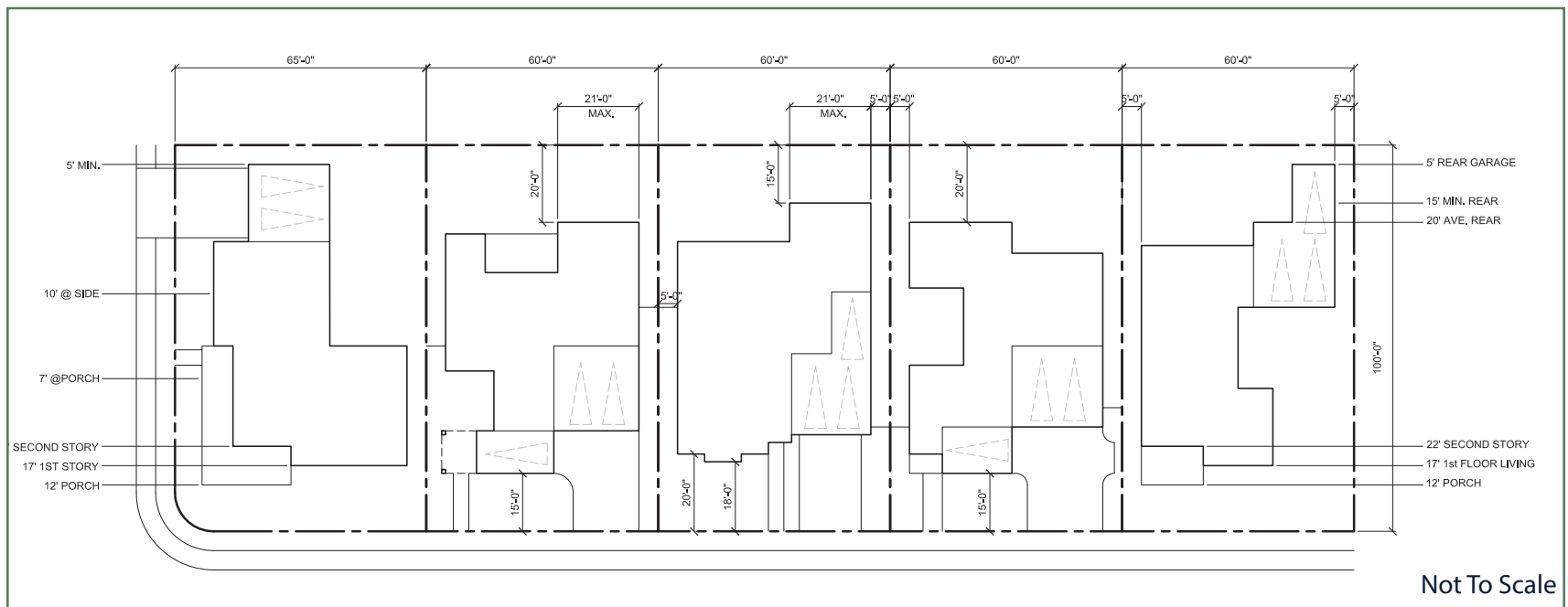


Table 2.5 Low Density Architectural (LDR) - 60x90 Alley Lots

| Setbacks (minimum) | |
|---|-----------|
| Front Yard | |
| Living Space (First/Second Story) | (15'/15') |
| Porch (5' min. Depth) | 12' |
| Garage Front Facing | N/A |
| Side-Entry Garage Wall | N/A |
| Front Courtyard walls | 10' |
| Side Yard | |
| Living Space (Interior Property Line) (2) | 5' |
| Living Space (Corner Property Line) | 15' |
| Wrap Around Porch (Corner) | 12' |
| Detached Garages/Accessory Unit | 5' |
| Rear Yard | |
| Living Space (Min./Ave.) | (15'/20') |
| Front Entry Attached/Detached Garages | N/A |
| Garages with Rear Access (1) | 5' |
| Patio Covers (1 Story 10' max. Height) | 20' |
| Building Coverage | 50% |

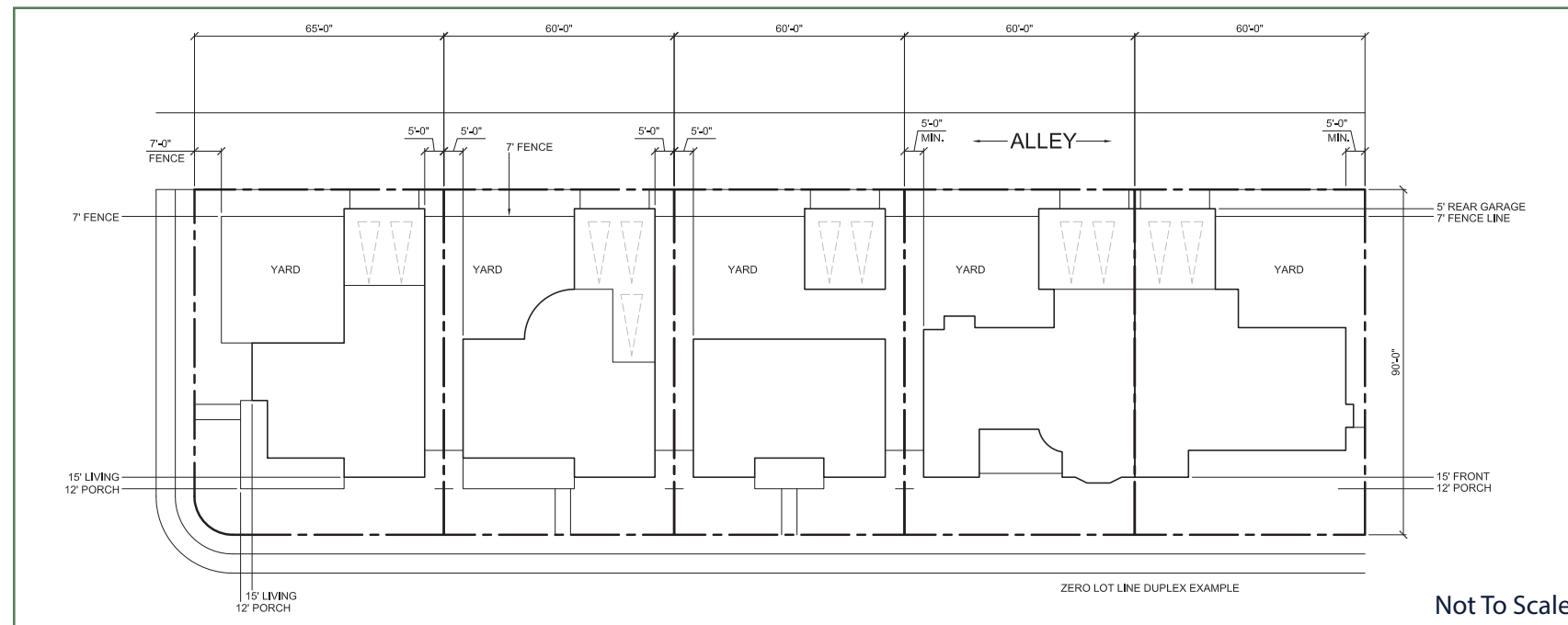


Table 2.6 Low Density Architectural (LDR) - 50x100 Lots

| Setbacks (minimum) | |
|---|---------------|
| Front Yard | |
| Living Space (First/Second Story) | (15'/20') |
| Porch (5' min. Depth) | 12' |
| Garage Front Facing | 20' |
| Side-Entry Garage Wall | Not Allowed |
| Front Courtyard walls | 10' |
| Side Yard | |
| Living Space (Interior Property Line) (2) | 5' |
| Living Space (Corner Property Line) | 10' |
| Wrap Around Porch (Corner) | 7' |
| Detached Garages/Accessory Unit | 5' |
| Rear Yard | |
| Living Space (Min./Ave. 1st story/ Ave. 2nd story)) | (15'/18'/20') |
| Front Entry Attached/Detached Garages | 10' |
| Garages with Rear Access (1) | N/A |
| Patio Covers (1 Story 10' max. Height) | 10' min |
| Building Coverage | 50% |

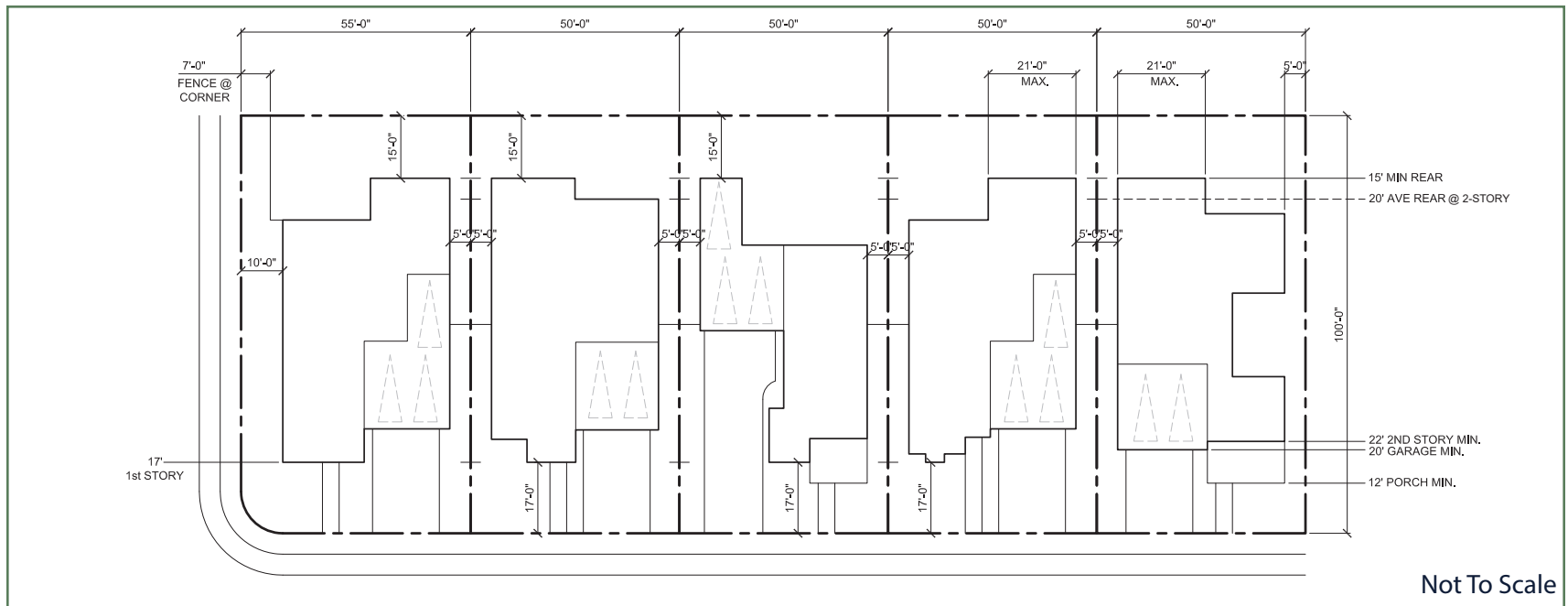


Table 2.7 Low Density Architectural (LDR) - 50x80 Lots

| Setbacks (minimum) | |
|---|-------------|
| Front Yard | |
| Living Space (First/Second Story) | (14'/16') |
| Porch (5' min. Depth) | 8' |
| Garage Front Facing (Door) | 18' |
| Side-Entry Garage Wall | Not Allowed |
| Front Courtyard walls | 8' |
| Side Yard | |
| Living Space (Interior Property Line) (2) | 5' |
| Living Space (Corner Property Line) | 10' |
| Wrap Around Porch (Corner) | 7' |
| Detached Garages/Accessory Unit | N/A |
| Rear Yard | |
| Living Space (Min./Ave.) | (10'/12') |
| Front Entry Attached/Detached Garages | N/A |
| Garages with Rear Access (1) | N/A |
| Patio Covers (1 Story 10' max. Height) | 10 min. |
| Building Coverage | 55% |

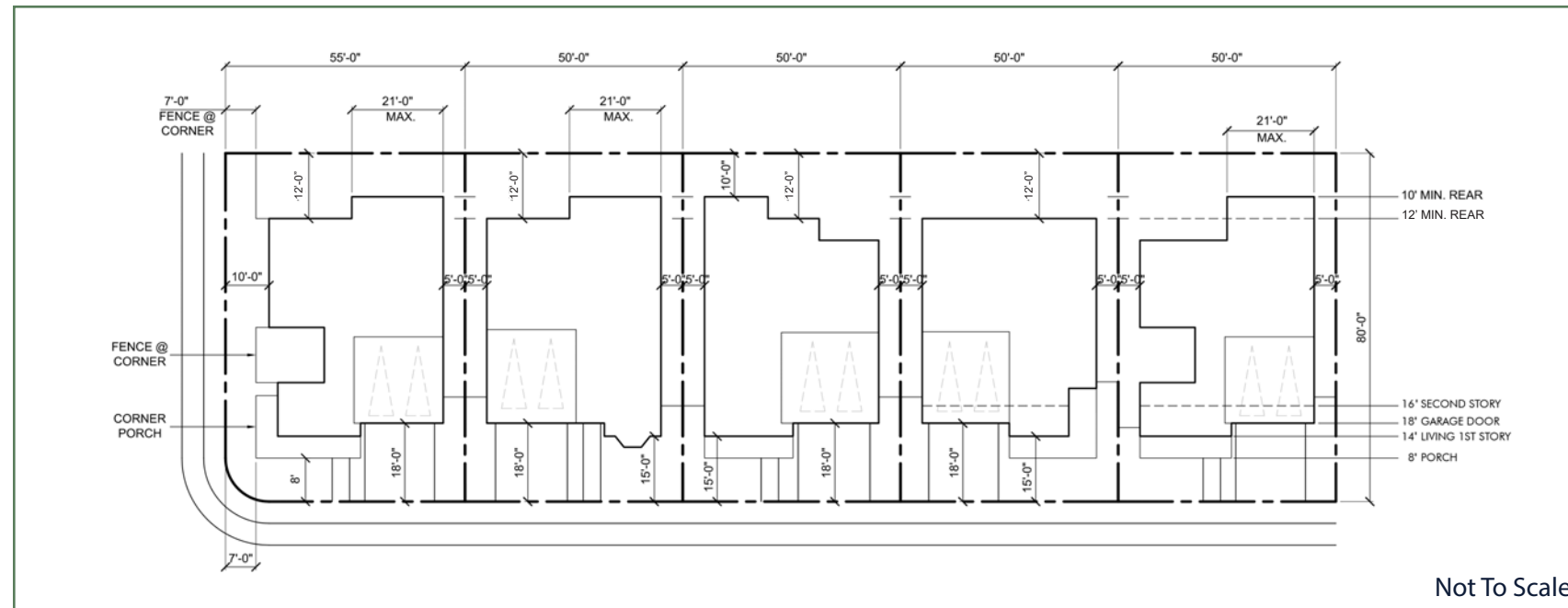
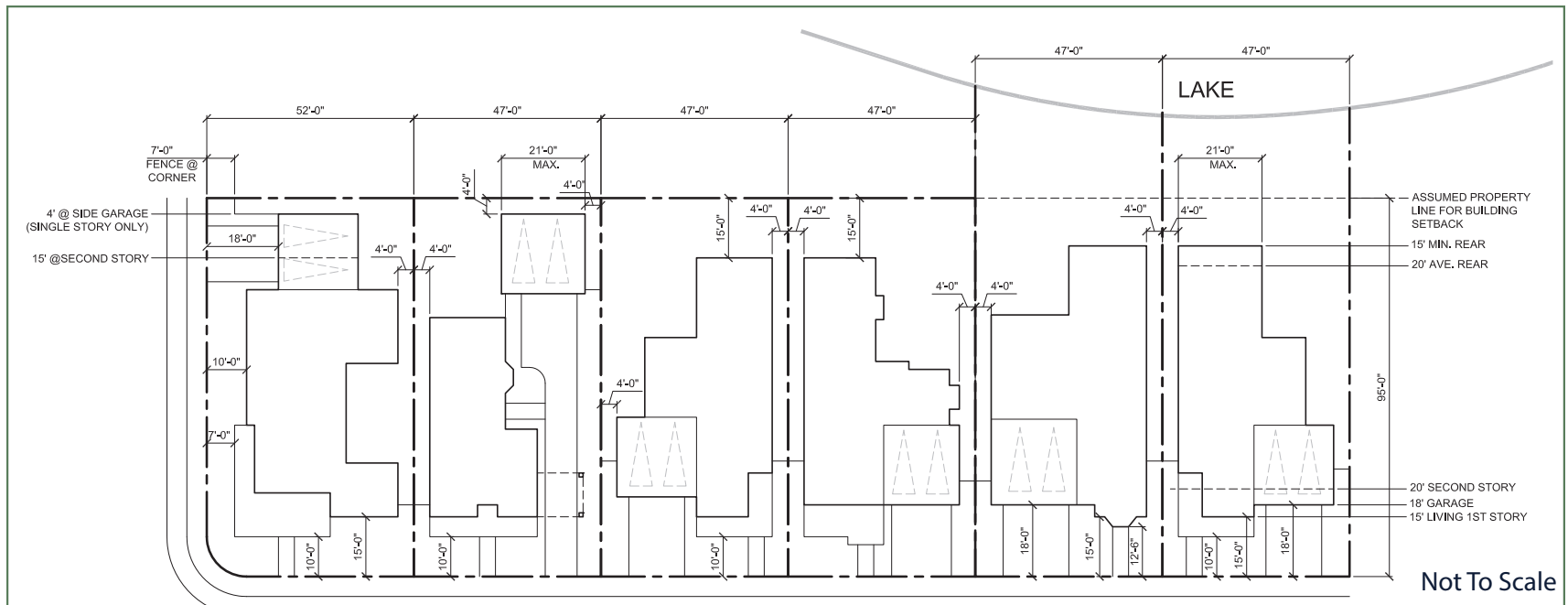


Table 2.8 Low Density Architectural (LDR) - 47x95 & 45x90 Lots

| Setbacks (minimum) | |
|---|-------------|
| Front Yard | |
| Living Space (First/Second Story) | (15'/20') |
| Porch (5' min. Depth) | 10' |
| Garage Front Facing | 18' |
| Side-Entry Garage Wall | Not Allowed |
| Front Courtyard walls | 10' |
| Side Yard | |
| Living Space (Interior Property Line) (2) | 4' |
| Living Space (Corner Property Line) | 9' |
| Wrap Around Porch (Corner) | 7' |
| Detached Garages/Accessory Unit | 4' |
| Rear Yard | |
| Living Space (Min./Ave.) | (15'/20') |
| Front Entry Attached/Detached Garages | 5' |
| Garages with Rear Access (1) | N/A |
| Patio Covers (1 Story 10' max. Height) | 10 min |
| Building Coverage | 50% |



2.3 Technical Specifications:

2.3.1 Structural Wiring

Introduction

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

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

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

Components

Outlets and Terminations

Outlet Locations:

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

required minimum.

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

Terminations:

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

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

Cable and Connection Requirements

Data:

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

Video:

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

General:

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

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

Service Feed:

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

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

Structured Wiring Panel (SWP) and Components

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

Router:

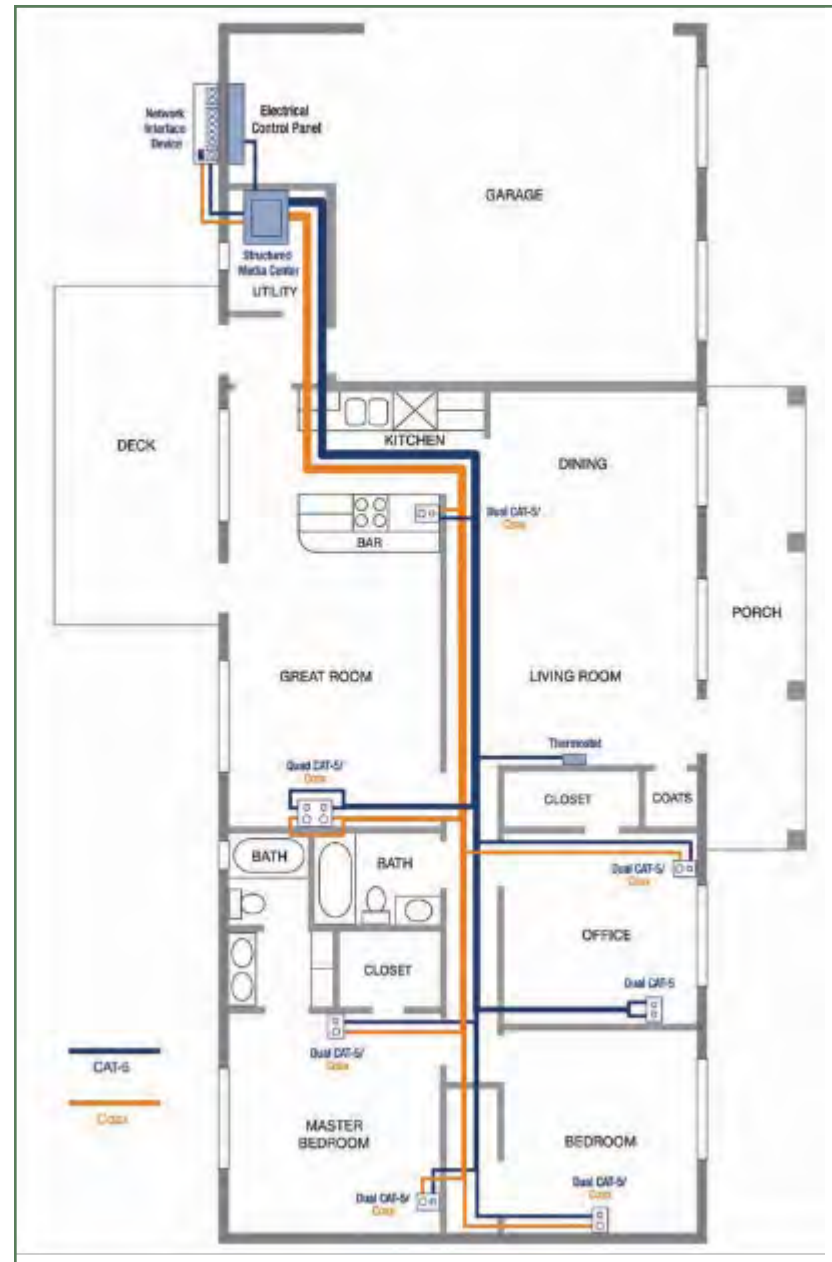
A router is optional. If provided, the router shall be installed and securely fastened inside of the SWP.

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

Service Provider Drop Requirement

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

Typical Installation



Definitions

Blank Outlet

An outlet with unterminated cables covered with a blank plate.

Cat 5e/6

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

Structured Wiring Panel (SWP)

The structured wiring enclosure or wiring distribution panel.

Data Outlet

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

Media Outlet

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

Router

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

Quad Media Outlet

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

UTP

Unshielded Twisted Pair Wire.

Homerun

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

RIVER ISLANDS



CHAPTER 3

LANDSCAPE
GUIDELINES AND
STANDARDS

3

3.1 INTRODUCTION

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

The Community at South River Bend should reinforce the overall theme of River Islands, with a “Delta Agrarian” character based on the natural landscape of the San Joaquin River Delta and the valley’s man-made agricultural landscape. This theme may be expressed through use of fruit-bearing trees, orchard-style planting, wildlife-attracting hedgerows, riparian-type planting, abundant trees for beauty and comfort, and durable, long-lasting materials that convey a genuine sense of place.



Layers of planting along streets add to residential character



Fruit bearing trees in small orchard groupings create a sense of place

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

3.2 RESIDENTIAL LANDSCAPE

3.2.1 Planting Design

Guidelines

- Plant selection should emphasize the use of drought-tolerant, long-lived and pest-resistant plant species that are indigenous and/or well adapted to the climatic and soils conditions of the site (see Appendix: Plant Palette). Plant selection should reinforce the agricultural and delta character. Native grasses, flowers and flowering and fruiting trees are encouraged. Flowering shrubs such as roses and lavender would promote the community's agricultural identity.
- Fruiting or blossoming trees, such as Bradford pears, may be painted with white paint to express an agricultural character. If paint is used, it should be applied to the trunk from soil level to below the lowest branches (approximately three to four feet; see photo).
- Landscape design should emphasize the use of nectar-producing and flowering plants that supply food, shelter and breeding habitat for beneficial insects that pollinate edible crops and control pests. Gardens for butterflies, hummingbirds, and native bees are encouraged.
- Landscape design should provide effective screening of retaining walls, utility enclosures, utility cabinets, or service areas to reduce negative visual impacts. Screen landscaping should incorporate evergreen plant species in order to maintain year-round leaf cover.
- Plant selection should avoid the use of tree species with invasive root systems near utility lines and paving and avoid the use of non-native, invasive species that may spread into open space areas. All plants should be carefully selected to avoid toxic species that could

- be harmful to children or cause allergic reactions.
- Low groundcover and native grasses 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 homes should be designed to provide shading in the summer months and solar access during the winter. Planting deciduous trees next to buildings will reduce ambient temperature, reduce heat gain, and allow for cooler natural ventilation. Deciduous trees and vines in front of south-facing walls and windows will further cool buildings by intercepting sunlight during summer months, yet allow direct sunlight during the winter.
- Energy-efficient landscaping techniques are encouraged such as use of local materials, on-site composting, and chipping to reduce green waste hauling.
- Structures such as trellises and porticoes may be incorporated into the building/landscape edge, especially on south- and west-facing exposures, to provide shade in the summer and allow solar penetration when the sun is at a low angle in the winter.

Standards

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

3.2.2 Front and Side Yards

Guidelines

- Front yards of lots that are 60 feet in width or less 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.

- If practical, front yards located at the end of cul-de-sacs should be planted as an orchard-like grid of trees, preferably aligned with the street centerline (see Figures 3-1 and 3-2). Flowering groundcover may be used for the ground plane of these orchards. These areas should not be terraced as part of planting.
- Hedgerows may be used on side property lines for privacy and

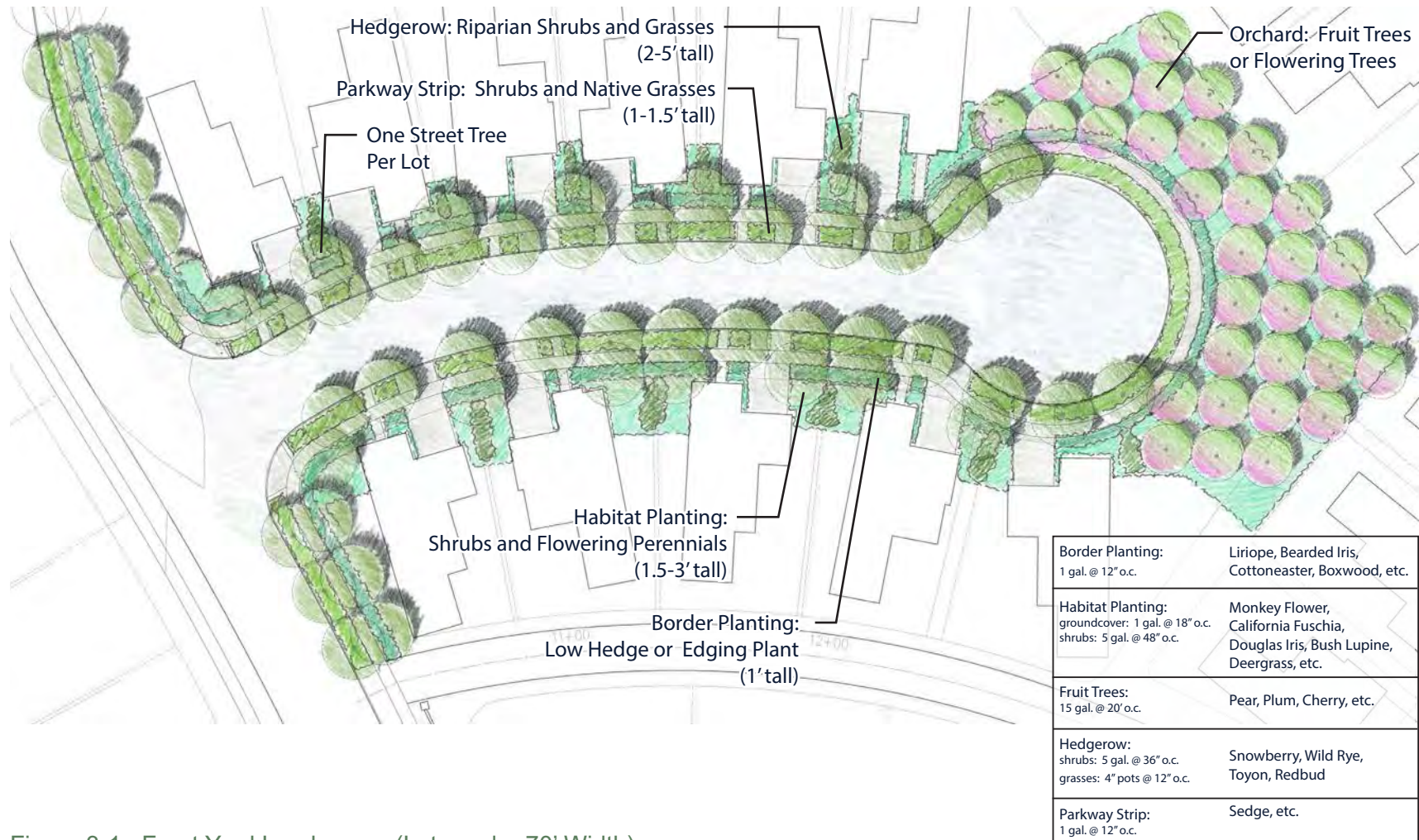


Figure 3-1: Front Yard Landscape (Lots under 70' Width)

definition of yard areas, and a continuous low border of grasses or ground cover may be installed adjacent to the sidewalk (see Figure 3-1).

- Shrubs located near street frontages or on corner lots should not exceed three feet in height.

Standards

- Landscaping for all front yard areas shall be installed by the Builder.

- The Builder shall design front yard landscape for lots that are 60 feet wide or less. These front yards shall include a minimum of one tree which shall match the species and size of the adjacent street trees. Additional trees may be of a different species.
- For lots that are 70 feet or more in width, the homeowner may design the landscape. These front yards shall include a minimum of two trees, at least one of which shall match the species and size of the adjacent street trees.

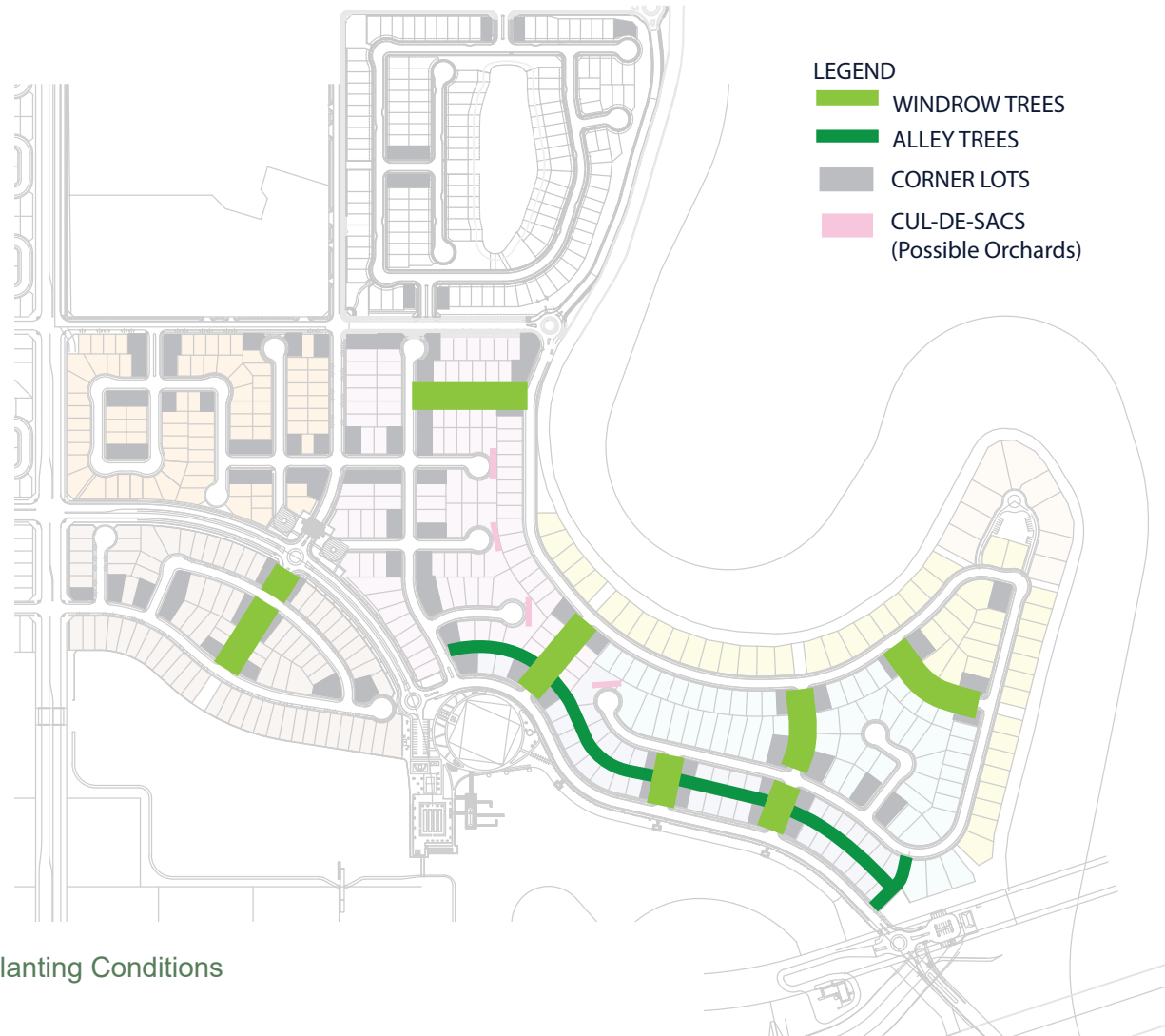
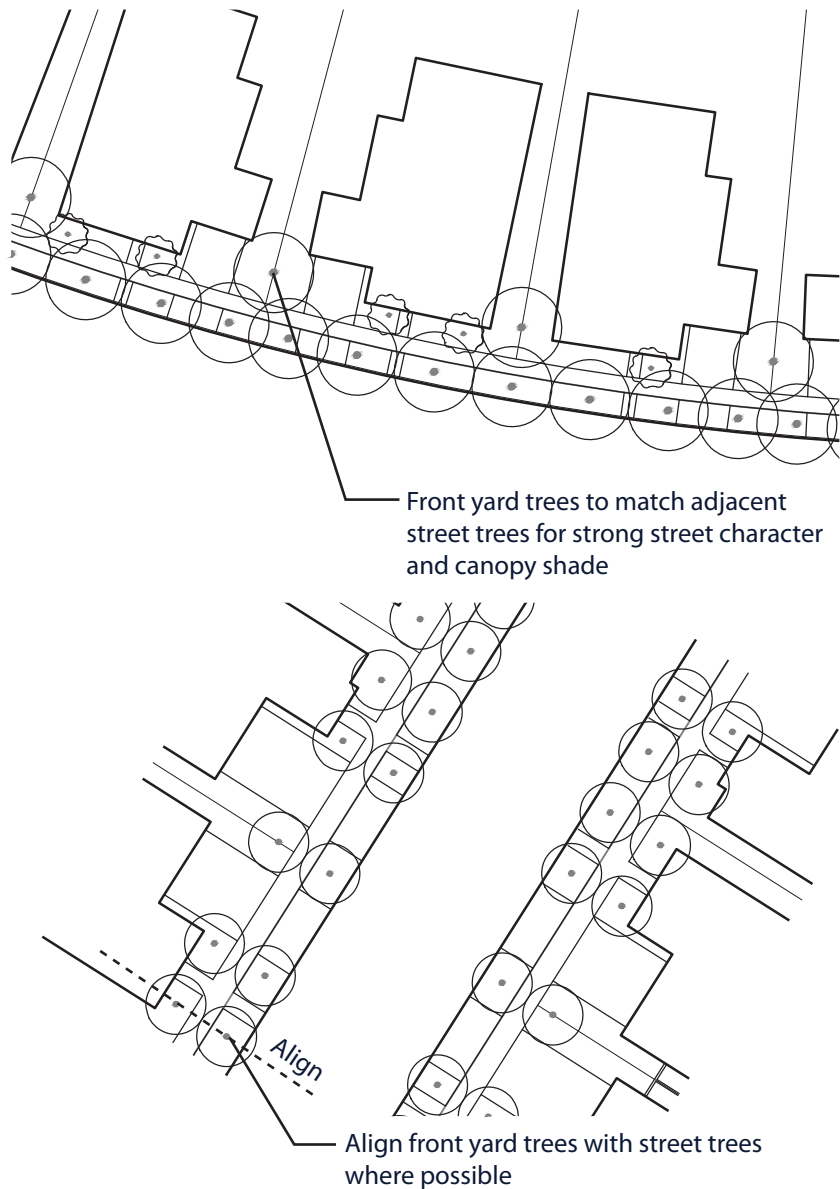


Figure 3-2: Tree Planting Conditions



- Front yards located along streets with windrow planting (see Figure 3-2) shall include a windrow tree, with species and spacing that matches the adjacent street tree planting.
- Front yard trees that match the adjacent street trees shall, wherever possible, be located to align with street tree spacing in order to provide a strong street character and canopy shade for pedestrians (see Figure 3-3).
- Other front yard areas shall be planted with shrubs and perennials that enhance habitat values and maintain an attractive appearance along the street.
- Highly visible front yards (those that can be seen from park areas, and the front yards of alley-homes that face onto the lake/Entry Road) shall be maintained by the River Islands CFD. All other front yards shall be maintained by the homeowner.
- Irrigation shall be provided for all planted areas (see Section 3.4). The Builder shall install irrigation for all areas that they landscape. After construction, homeowners shall be responsible for irrigation and maintenance (if applicable) of all yards and adjacent parkway strips. Builders shall educate their buyers on these standards, planting and irrigation methods, use of the installed irrigation controller and guidance for rear landscapes.

Figure 3-3: Front Yard Trees

3.2.3 Rear Yards

See Section 3.3 for fencing requirements in lakeside rear yards.

Guidelines

- All rear yards that are visible from the Entry Road or park and rear yards of all lakeside homes should contain a minimum of two trees, one of which should be fruit-bearing.
- For lakeside homes, the slope area from the rear yard fence to the lake edge should be planted in informal drifts of shrubs, grasses and perennials. Plant material should be located to maintain views of the water, with higher planting allowed on lower terraces and shorter species on upper portions of the slope.

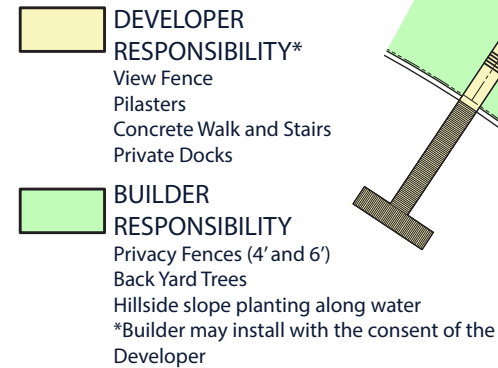


Figure 3-5: Builder Responsibility at Rear Yards*

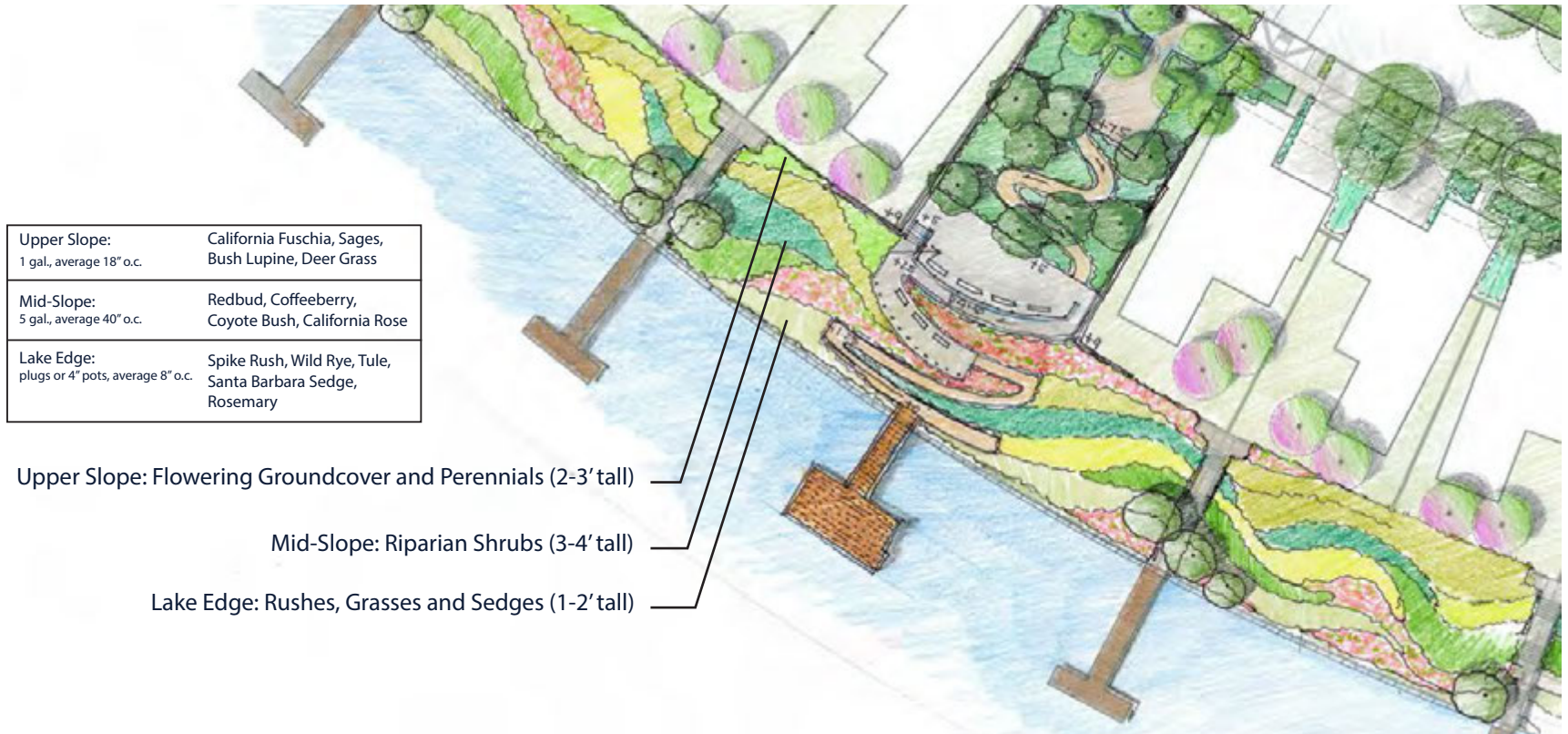


Figure 3-4: Rear Yards at Lakeside Homes

Standards

- All rear yards adjacent to the lake (from rear yard view fence to lake edge) shall be landscaped and mulched (with bark or gorilla hair) by the Builder. This includes view fencing installation at the top of rear yard slopes and side yard fencing installation.
- Developer shall install rear yard pilasters at every other lot corner, pathways to docks, and docks (see Figure 3-5). (Builder may install with the consent of the Developer).
- Irrigation shall be provided for all planted areas (see Section 3.4).

3.2.4 Corner Lots

Guidelines

- Corner lots should be landscaped to provide an attractive appearance and appealing street character.
- Standards
- All portions of corner lots visible from public streets, including side yards, shall be landscaped by Builder.
- Corner lots shall include a minimum of one tree for each street frontage.
- Side yard trees of corner lots shall match the adjacent street trees and shall, wherever possible, be located to align with street tree spacing in order to provide a strong street character and canopy shade for pedestrians (see Figure 3-6).

3.2.5 Alleys

Guidelines

- Alleys should be planted with columnar trees and vertical plants material, as shown in Figure 3-7.
- Standards
- Columnar trees for use in alleys shall be selected from the approved plant palette shown in Appendix.

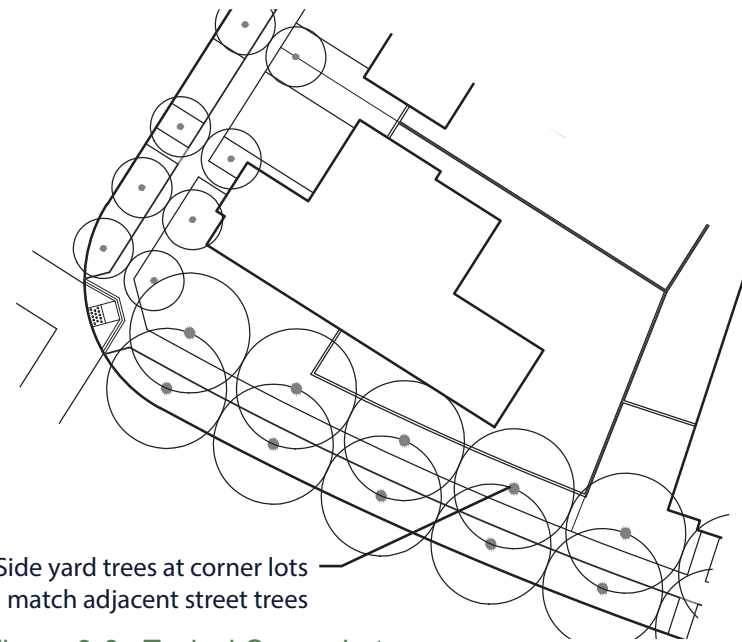


Figure 3-6: Typical Corner Lot

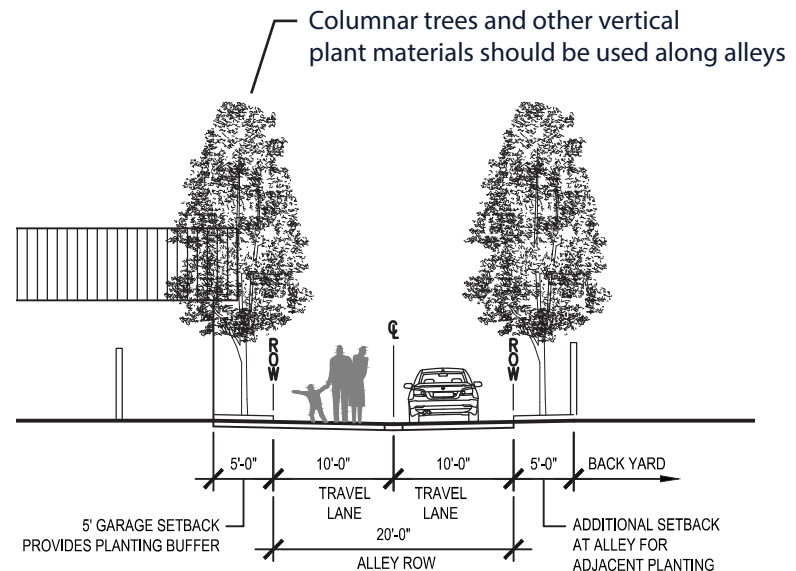


Figure 3-7: Typical Alley Condition

3.3 SITE FURNISHINGS/ MATERIALS

3.3.1 Fences

Figures 3-8, 3-9, 3-10 and 3-11 illustrates the location and types of fencing to be used, with a variety of heights and design to be used for various conditions. These fences consist of a 'family' of elements, similar in style and materials, used in a consistent manner throughout the neighborhood. Additional fencing and walls, including view

fencing in the rear yards of lakeside homes, will be installed by the Developer (Figure 3-8).

Guidelines

- In general, fencing should be designed to be natural-appearing and durable, compatible with neighborhood character, and reflective of the "Delta Agrarian" character of River Islands.

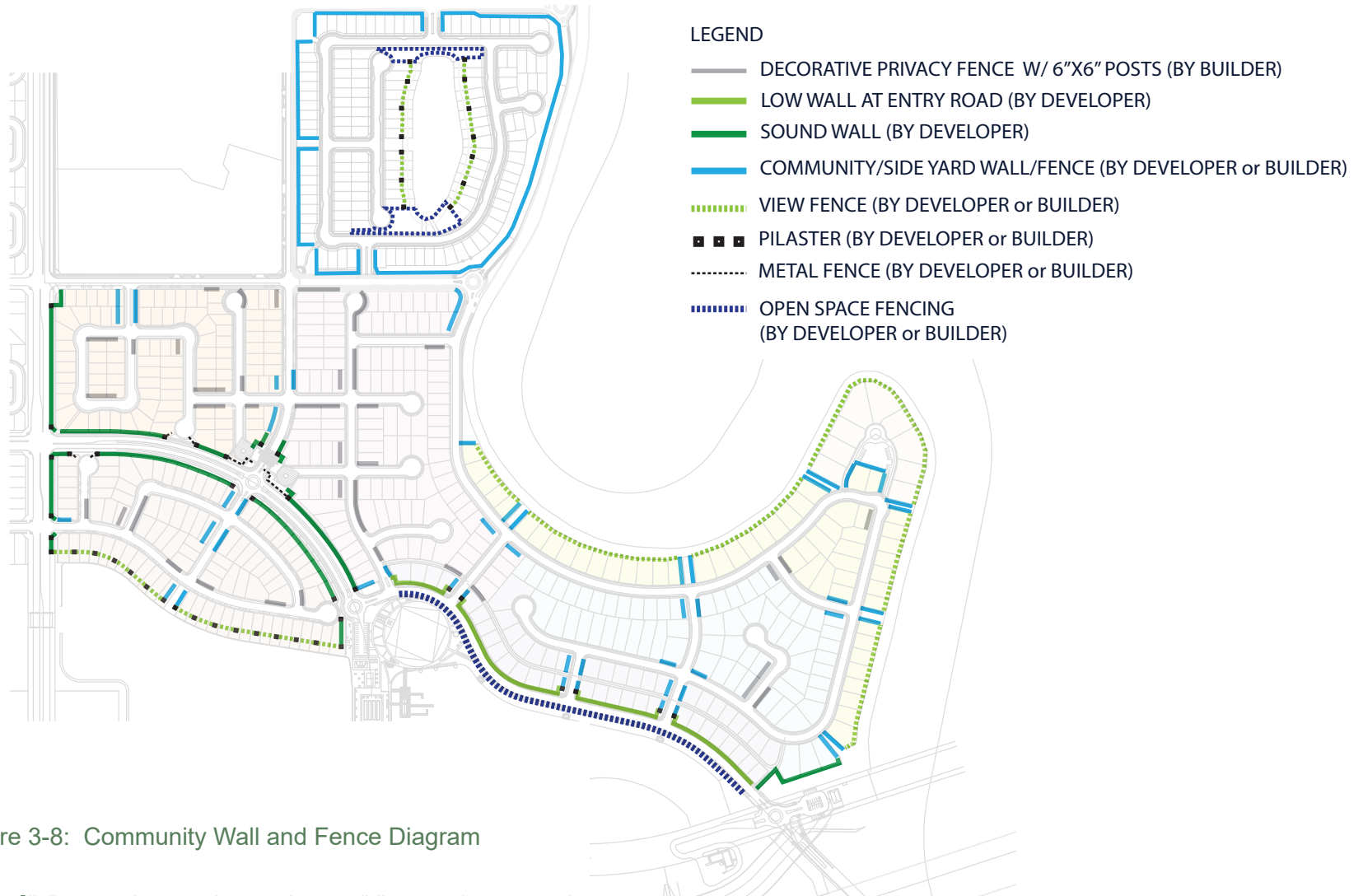
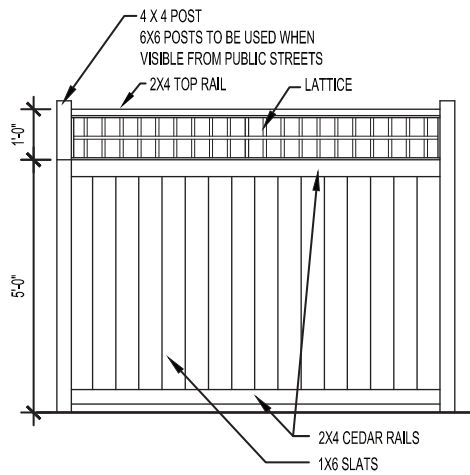
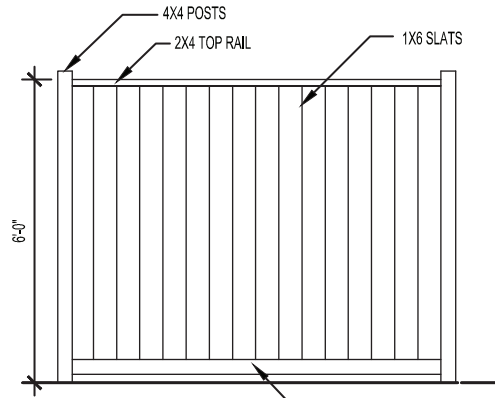


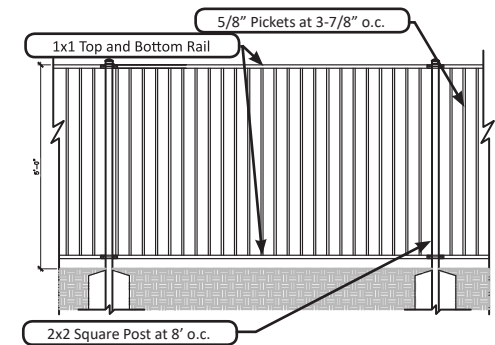
Figure 3-8: Community Wall and Fence Diagram



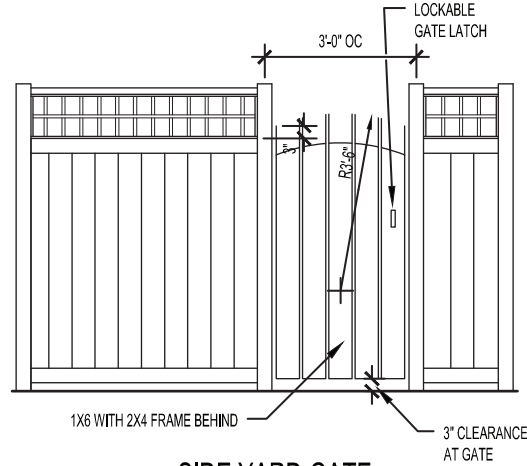
DECORATIVE PRIVACY FENCING



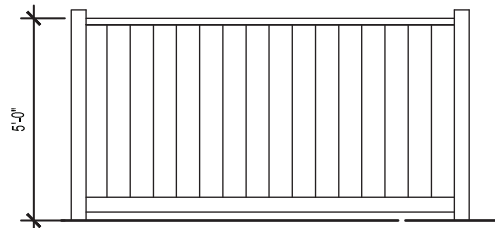
PRIVACY FENCE (6' HEIGHT)



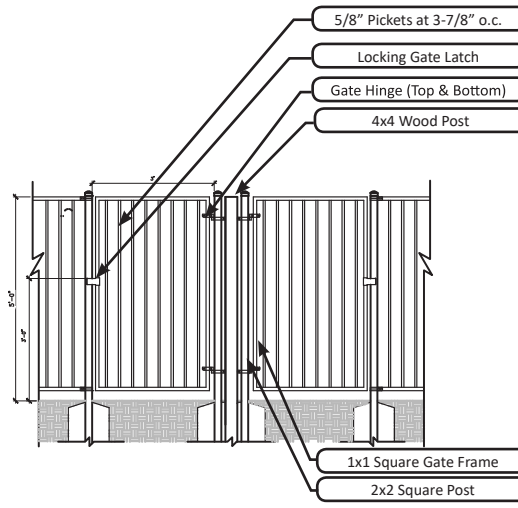
5' TUBULAR STEEL FENCE AT LAKE FRONTAGE & INTERIOR LEVEE



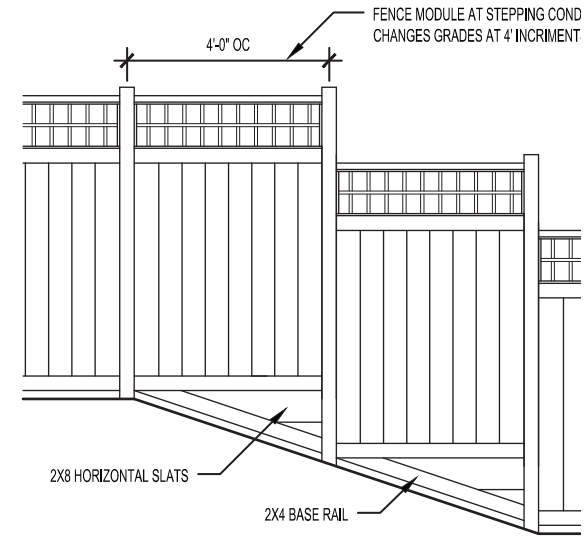
SIDE YARD GATE



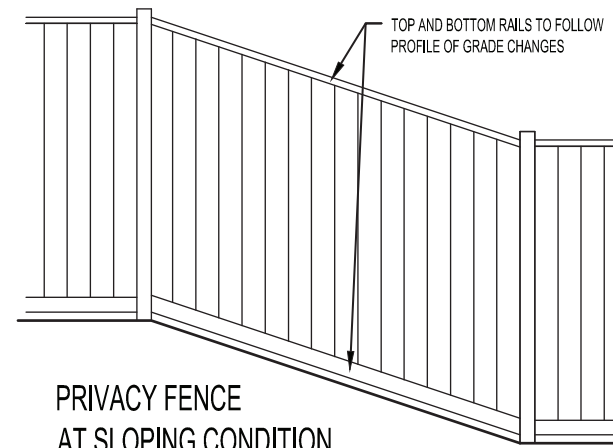
PRIVACY FENCE (5' HEIGHT)



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



DECORATIVE PRIVACY FENCE WITH STEPPING CONDITION



PRIVACY FENCE AT SLOPING CONDITION

Figure 3-9: Prototypical Fence Conditions (For Builder/Developer)

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

Standards

- Decorative privacy fencing and privacy fencing shall be installed by Builder using the design treatments illustrated in Figure 3-9 and in locations indicated by Figures 3-8, 3-10, and 3-11.
- Decorative privacy fencing with lattice treatment shall be used for areas visible from public areas including roadways and parks.
- Decorative privacy fencing shall be set back 10 feet from the sidewalk. Gates shall be installed on one side of the home to allow access from front yard to side yard.
- Privacy fencing shall be used on side property lines. Fencing shall be limited to six (6) feet in height. Decorative privacy fencing (with lattice) shall be used in areas visible from public streets or other public areas. Privacy fencing for lakeside homes shall transition from six feet to five feet in height as indicated in Figure 3-11.
- In sloping areas visible from public streets or public use areas, fencing shall step down the slope. Fencing may slope with the grade in areas that are outside of public view.
- On corner lots, front yard fencing shall be continuous along the front and side property line. For corner lots, side yard fencing along street frontages should be located a minimum of five (5) feet from the sidewalk where possible.
- Maximum unbroken length of side yard fences should be 100 feet for adjacent street-facing lots. Fencing can be reduced in height at corners as required to allow for traffic safety and visibility.

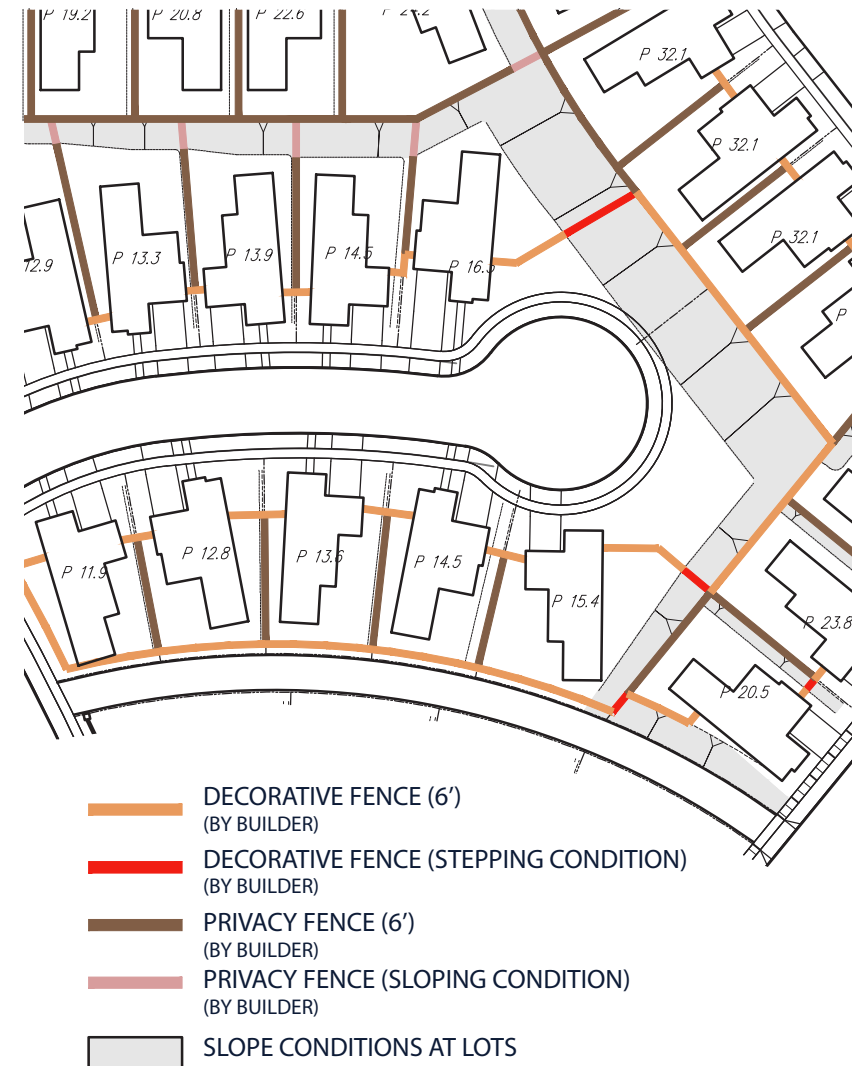


Figure 3-10: Prototypical Fence Conditions

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

3.3.2 Signage

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

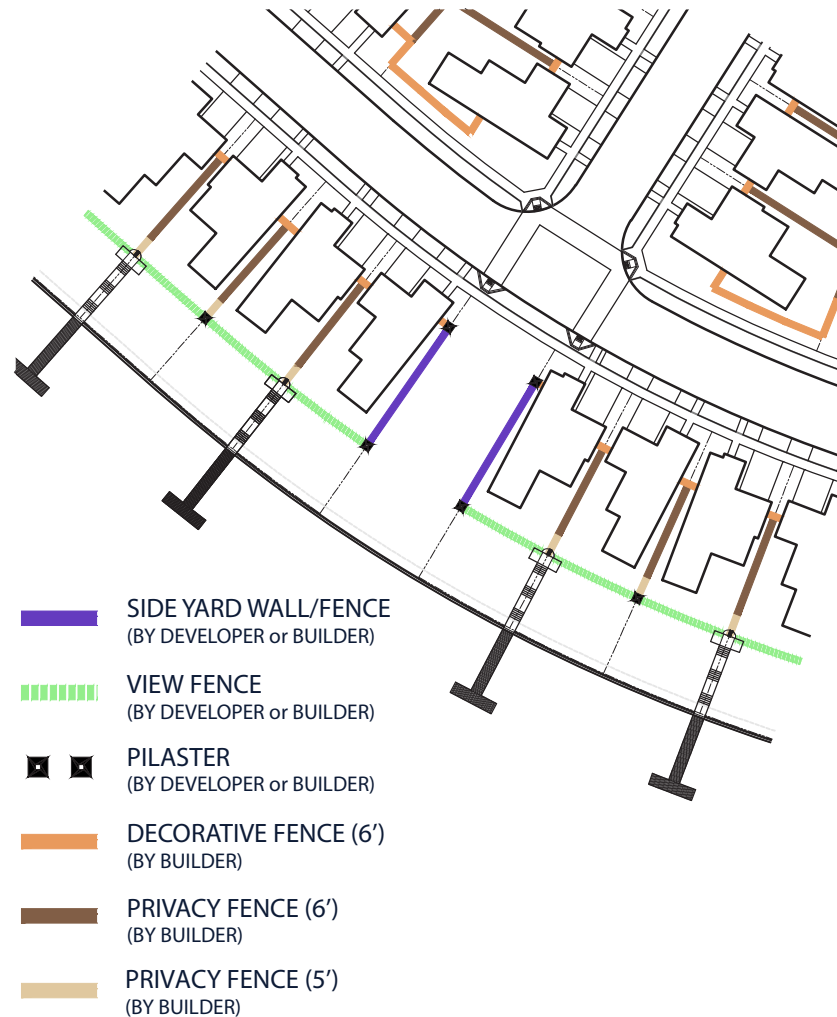


Figure 3-11: Prototypical Fence Conditions (Water Edge)

3.3.3 Landscape Lighting

Guidelines

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

3.3.4 Paving and Hardscape

Guidelines

- Paving surfaces on residential lots should be limited to the driveway, walkways, and patios.
- 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.
- The use of exposed aggregate or broom finished concrete with integral color, unit pavers, stamped concrete, and bricks 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 maximum in each direction.

- Residential driveways serving front-facing garages should use enhanced materials, and/or scoring patterns to reduce the visual impacts.
- Front walks and patios may be constructed of concrete, permeable concrete, or pavers.
- Selected paving color/albedo should meet a minimum SRI (Solar Reflective Index) value of 29 in order to aid in reducing the heat island effect (note: typical grey concrete usually falls between 38-52).

3.4 LANDSCAPE CONSTRUCTION PRACTICES

The following provisions address construction practices techniques to insure 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 contain additional requirements for irrigation and water conservation.

Guidelines

- The irrigation system should be designed to conserve water resources by efficiently and uniformly distributing water.
- Irrigation design should be based upon appropriate 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 insure 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 when possible, and shrubs and trees should be irrigated with a drip system or MPR heads to provide deeper, more even watering and promote water conservation. Sys-

tems 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 spray system, using head-to-head spray coverage. Misting spray heads in turf areas should be avoided.
- 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 systems should include a rain shutoff valve.
- Main lines should have 18" of cover.
- Irrigation controls should be screened from view from the street by landscaping or other attractive site materials.
- Irrigation systems should be monitored regularly for proper operation, leaks and broken heads, adjustment of controller programming, and elimination of excessive over spray and runoff.

Standards

- Irrigation shall be provided for all planted areas.
- Builder shall provide each home with an automatic irrigation controller that accommodates all aspects of the landscape design, including independent programming of multiple stations to cover front yard (including parkway strip), side yard, and backyard areas. For lakeside homes, additional stations shall be available for the area between rear yard fence and lake edge.

3.4.2 Soil Preparation and Mulching

Standards

- Finish landscape grading by Builders after construction of homes, if required, shall maintain or re-establish the overland release per the design intention of the Developer's Civil Engineer. Builders shall be responsible for maintaining proper drainage without creating depressions or dams.

- Builders should require an Agricultural Suitability Soil Test. The soils should be tested for agricultural suitability, parasitic nematodes and herbicide or deleterious contamination. The test should be completed by a reputable testing agency and should include recommendation for amendments, soil conditioners, pH correction, and fertilization.
- Subsequent to installation of underground utilities, soil compacted by construction should be rototilled to a minimum depth of eight (8) inches. In order to prevent interface layers between import topsoil and native soil, native soil should be broken up by ripping or rototilling to a depth of 8 to 12 inches before the addition of import topsoil or amendment.
- All planted areas should be amended to provide for an optimum growing media for most plants.
- Amendments (e.g. 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 Palette. Substitutions or additions may be considered by the DRC based on the suitability of the species in terms of similarity of form, adaptability, tolerance to site soils, climatic conditions or water quality, or other pertinent characteristics.
- Plant sizes and spacing shall comply with the specifications noted on Appendix: Plant Palette and shall be sufficient to provide healthy growth, attractive appearance, and full coverage of planting areas when plants are mature. In general, size and spacing requirements are as follows:
 - Primary front yard tree: Size to match adjacent street tree (24" box); spacing per requirements in Section 3.2 above.
 - Other front yard trees or side/rear yard trees: 15 gallon min.; spacing varies. Fruit trees at ends of cul-de-sacs should be 15 gallon in size, spaced at approximately 20 feet o.c.
 - Hedgerows: 5 gallon; 36" o.c. or as needed to create hedge, given anticipated growth pattern
 - Other shrubs: 5 gallon; 48" o.c. or as needed for full cover, given anticipated growth pattern.
 - Groundcovers for habitat and border planting: 1 gallon; 18" o.c. or as needed for full cover, given anticipated growth pattern.
 - Smaller groundcovers or perennials for parkway strips or yards: 1 gallon; 12" o.c. or as needed for full cover, given anticipated growth pattern.
- Riparian planting for lakeside slope area: see Figure 3-4.

RIVER ISLANDS



CHAPTER 4

PROJECT
IMPLEMENTATION



4

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 Community at South River Bend District Design Guidelines/ Design Standards (DG/DS) and with all applicable plans (described below). The STDRC's review is advisory only and does not guarantee approval of any permit from other agencies. The City of Lathrop utilizes the STDRC's recommendation for certain approvals to Building Division, Planning Commission and some cases Lathrop City Council, if applicable.

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

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

proposal already being reviewed by the STDRC. A request for revision to the DG/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 DG/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
2. West Lathrop Specific Plan
3. River Islands 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. Community at South River Bend Neighborhood Design Plan (NDP), Adopted River Islands Conditions, Covenants and Restrictions (CC&Rs), if applicable

4.1.3 Design Review Submittal Requirements

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

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

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

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

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

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

The STDRC will submit a written approval 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 approval letter based

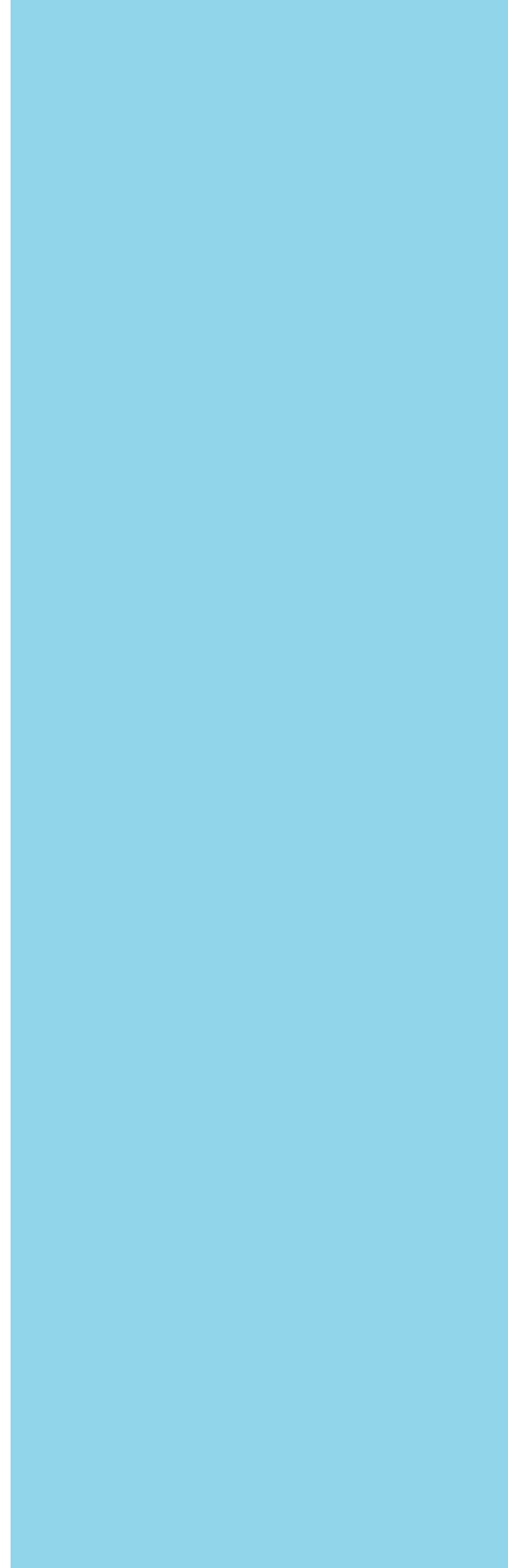
upon the STDRC's recommendation as may be required by CC&Rs or individual agreements between the Master Developer and the applicant.

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

RIVER ISLANDS



APPENDIX



Community at South River Bend District Architectural Guidelines and Development Standards

Accessory Structures:

Minimum Setback Distance from Property Line

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

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

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

Definitions:

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

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

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

Architectural Features:

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

Builder Identification Signs

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

River Islands Builder Site Signs

Option 1

Scale: .5" = 1'

AMERICAN TRADITIONAL

Black Steel Fence,

Digital Print on Aluminum



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

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



River Islands Builder Site Signs

Option 3a

Scale: .5" = 1'

CALIFORNIA RANCH

Wood Frame with Pickets,

Digital Print or

Blasted Sign Foam





Plant List - SWA

| BOTANICAL NAME | COMMON NAME | HABIT | NATIVE | H | W | City of Lathrop | WUCOLS | SUNSHADE | DE | VALLEY / RIBSIAN | FRONT & BACK YARDS | PARKS | WETLANDS | OTHER ORNAMENTAL | MEADOW | EDIBLE / AGRO-CULTURAL | TRAILS | TRAITS (ECOLOGICAL) | PLANTING NOTES | COMPANION | PRIMARY SOURCE | PH (7.3 - 8 ideal) | | |
|--|--|--------------------------------|--------|---------|---------|-----------------|--------|----------|----|------------------|--------------------|-------|----------|------------------|--------|------------------------|--------|---|---|---|--|--------------------|----------------|--|
| TREE | | | | | | | | | | | | | | | | | | | | | | | | |
| <i>Acer buergerianum</i> | Trident Maple | Low Spreading | | 20-25' | 20-25' | M | | | D | | | | | | | | | Fall Color: Red/Orange; Flaking Bark | | | Davis | | | |
| <i>Acer x freemanii</i> 'Autumn Blaze' | Maple, 'Autumn Blaze' | Oval, upright | | 40-50' | 40' | M | | | D | | | | | | | | | Fall Color: Orange/Red | | | Davis | | | |
| <i>Acer macrophyllum</i> | Big Leaf Maple | Broad | CA | 30-75' | 30-50' | H | | | D | | | | | | | | | Fall Color: Yellow | Big beautiful leaves and fall color. Too large for courtyards. | | SWA | | | |
| <i>Acer negundo</i> var. <i>californica</i> | California Box Elder | | CA | 30-50' | | M | | | D | | | | | | | | | Fall Color: Yellow; Sunset: Short-lived, weedy / suckers badly, box elder bugs | | Great Valley Mixed Riparian Forest | AF, 10/8 | | | |
| <i>Acer rubrum</i> 'Armstrong' | Armstrong Red Maple | Columnar | | 40'-50' | 15' | H | | | D | | | | | | | | | Fall Color: Orange/Red | | | SWA, MH | | | |
| <i>Aesculus californica</i> | Buckeye | Shrub or Tree | CA | 20-30' | 20-30' | VL | | | D | | | | | | | | | Fragrant Cream-colored flowers | multi-trunk/natural | Blue Oak Woodland | SWA | | | |
| <i>Aesculus carnea</i> | Red Horsechestnut | Tree | | 40' | 30' | M | | | D | | | | | | | | | | needs summer water | | SWA, MH | | | |
| <i>Alnus rhombifolia</i> | White Alder | Tree | CA | | | Y | | | D | | | | | | | | | | | | | | | |
| <i>Arbutus unedo</i> | Strawberry Tree | Shrub-Tree, Std. or Multi. | | 8'-25' | 8'-25' | Y L | | | E | | | | | | | | | | Train / prune for tree form | | UCD, Davis | | | |
| <i>Arbutus 'Marina'</i> | 'Marina' Strawberry Tree | Round canopy, Std. or Multi. | | 20'-30' | 20'-30' | Y L | | | E | | | | | | | | | Pink, pendulous flowers. Attractive cinnamon bark | | | UCD, MH | | | |
| <i>Betula jacquemontii</i> (<i>Betula utilis jacquemontii</i>) | White Barked Himalayan Birch | Narrow | | 40-60' | 25-30' | H | | | D | | | | | | | | | White bark to pinkish tan | | | UCD, MH | | | |
| <i>Carpinus betulus</i> 'Fastigiata' | European Hornbeam | Pyramidal | | 40' | 30' | Y M | | | D | | | | | | | | | Can be hedged; furrowed gray bark | | | Davis, MH | | | |
| <i>Catalpa speciosa</i> | Western Catalpa | deciduous Round-headed tree | | 40-60' | 20-40' | Y M | | | D | | | | | | | | | full-light shade | zones 2-24 | | UCD | | | |
| <i>Cercidium x 'Desert Museum'</i> | Desert Museum Palo Verde | | | 20' | 20' | ? | | | D | | | | | | | | | Fast growth; Profuse flowering in spring | | Varieties: Alba / Forest Pansy | | Davis | | |
| <i>Cercis canadensis</i> 'Oklahoma' | Eastern Redbud | Small Tree, Std. or Multi. | CA | 25-35' | 25-35' | Y M | | | D | | | | | | | | | Profuse pink flowers in spring | | | MH | | | |
| <i>Cercis occidentalis</i> | Western Redbud | large Shrub or small Tree | CA | 10-20' | 10-20' | VL | | | D | | | | | | | | | zone 2-24; deciduous with nice fall color, Feb.-April magenta flowers; magenta seedpods in summer | soil stabilizer along streams; withstand periodic flooding; pollination is by bumblebees (Bombus sp.) and orchard mason bees (Osmia lignaria) | | UCD, AF, MH, AM | | | |
| <i>Cercocarpus betuloides</i> | Island Mountain Mahogany | Shrub or Tree | CA | 5-20' | 5-20' | VL | | | E | | | | | | | | | hedgerow | | AF: use species only | Dry slopes and foothills below 6000' | AS | | |
| <i>Cedrus deodora</i> | Deodor Cedar | | | | | M | | | E | | | | | | | | | | | | | Davis, MH | | |
| <i>Chionanthus retusus</i> | Chinese Fringe Tree | Multi-stem shrub/tree | | 20' | 15' | Y M | | | D | | | | | | | | | White blossoms | | | | AS | | |
| <i>Citrus limon</i> | Orange | Fruiting Tree | | | | | | | E | | | | | | | | | | | pollinator value | | Herr | | |
| <i>Citrus sinensis</i> | Lemon | Fruiting Tree | | | | | | | E | | | | | | | | | | | pollinator value | | Herr | | |
| <i>Cornus controversa</i> | Giant Dogwood | | | 40-60' | 40-60' | ? | S/PSH | | D | | | | | | | | | Fall Color: Red; Creamy white flowers | | | | Davis | | |
| <i>Cornus kousa</i> | Kousa dogwood | Multi-stem shrub/tree | | 20' | 20' | M | | | D | | | | | | | | | Fall Color: Yellow or scarlet; Flowers | | AntraCAose. Single leader, low branch/natural. (10/8: Needs deep shade & amended soils) | | UCD | | |
| <i>Crataegus phaenopyrum</i> | Washington Hawthorn | | | 25' | 20' | Y M | | | D | | | | | | | | | Fall Color: Orange/Red/Purplish | | | | AS, MH | | |
| <i>Crinodendron patagua</i> | Chilean Lily-Of-The-Valley Tree | | | | | / | | | | | | | | | | | | | | | | AS | | |
| <i>Cupressus arizonica</i> | Arizona Cypress | | | 40' | 20' | VL | | | | | | | | | | | | windbreak; compact symmetrical pyramidalis mass; soft gray-green foliage and rough shredding bark | erosion control; adapted to dry nutrient poor soils; very drought and heat tolerant | | | AM | | |
| <i>Cupressus sempervirens</i> | Italian Cypress | | | | | M | | | E | | | | | | | | | | | | | UCD, MH | | |
| <i>Diospyros virginiana</i> | Persimmon (male clones) | | | 20-30' | 20-30' | ? | | | D | | | | | | | | | | | | | Davis | | |
| <i>Fraxinus latifolia</i> | Oregon Ash | | CA | 20-40' | | M | | | D | | | | | | | | | | | good for wilder areas | Great Valley Mixed Riparian Forest | AF | | |
| <i>Ginkgo biloba</i> 'Autumn Gold' | Ginkgo, 'Autumn Gold' | | | 35-40' | 25-35' | Y M | | | D | | | | | | | | | | size depends on variety | | | UCD, Davis | | |
| <i>Glodisia iricanthus inermis</i> | Thornless Honey Locust | | | 25-50' | 25-50' | Y L | | | D | | | | | | | | | | | male clone | | UCD | | |
| <i>Gymnocladus dioica</i> | Kentucky Coffee Tree | | | ? | ? | ? | | | D | | | | | | | | | | | male clones | | Davis, MH | | |
| <i>Juglans californica</i> var. <i>hindsii</i> | Northern California Black Walnut | | CA | 30-60' | 30-60' | / | | | D | | | | | | | | | | | check native plant nurseries for size availability | Great Valley Mixed Riparian Forest | SWA | | |
| <i>Koelreuteria elegans</i> | Chinese Rain Tree | | | ? | ? | ? | | | D | | | | | | | | | | | | | UCD, Davis, MH | | |
| <i>Koelreuteria paniculata</i> | Goldenrain Tree | | | 20-35' | 25-40' | Y M | | | D | | | | | | | | | | | | | UCD, MH | | |
| <i>Lagerstroemia indica</i> | Crape Myrtle | | | 15-25' | 15-20' | L | | | D | | | | | | | | | | | | | UCD, MH | | |
| <i>Lagerstroemia x fauriei</i> 'Natchez' | Crape Myrtle | | | 20-30' | 15-20' | L | | | D | | | | | | | | | | white flowers | | | | | |
| <i>Lagerstroemia x fauriei</i> 'Muskogee' | Crape Myrtle | | | 20-30' | 15-20' | L | | | D | | | | | | | | | | lt. lavender flowers | | | | | |
| <i>Magnolia grandiflora</i> | Southern Magnolia | | | 25-80' | 15-50' | Y M | | | E | | | | | | | | | | size depends on variety | | | UCD, Davis | | |
| <i>Magnolia soulangeana</i> 'D.D. Blanchard' | Tulip Magnolia | | | 50' | 25-35' | M | | | D | | | | | | | | | | | | | UCD | | |
| <i>Malus</i> | Flowering Crabapple, 'Snowdrift', 'Golden Raindrops' | | | 15-20' | 15-20' | Y M | | | D | | | | | | | | | | | | | UCD, Davis | | |
| <i>Maytenus boaria</i> 'Green Showers' | Mayten Tree | | | 30-50' | 15-30' | M | | | E | | | | | | | | | | RS-fussy, not long-lived | | | UCD, MH | | |
| <i>Morus alba</i> 'Fan-San', 'Kigan', 'Stribling' | White Mulberry varieties | | | | | M | | | D | | | | | | | | | | | | fruitless variety. aggressive surface roots - difficult to garden under. High sooty mold, canker disease | | UCD, Davis, MH | |
| <i>Olea europaea</i> 'Swan Hill' | Swan Hill Olive | | | 25-30' | 25-30' | VL | | | E | | | | | | | | | | | | | UCD, Davis | | |
| <i>Parkinsonia aculeata</i> | Mexican Palo Verde | multi & standard trunk, thorns | | 15-20' | 10-20' | VL | | | E | | | | | | | | | | | | fruitless | | UCD | |
| <i>Pinus pinea</i> | Stone Pine | | | | | L | | | E | | | | | | | | | | | | | UCD | | |
| <i>Pinus radiata</i> | Monterey Pine | coniferous evergreen | | 80-100' | 25-35' | / | | | | | | | | | | | | | oval, light brown cones; windbreak | provides food and/or cover for birds; adapted to cope with stand killing fire disturbance | shallow rooted, subject to blowing over in the wind, suffers many pests and diseases | | AM | |
| <i>Pinus sabiniana</i> | Grey Pine | evergreen tree | | 45' up | | VL | full | | | | | | | | | | | fast growing (45 ft in 15 yrs); provide light shade | drought tolerate; edible seeds relished by birds (red-shafted flicker, California jay, band-tailed pigeon) | | barrow, valley oak, ceanothus | AM | | |

| BOTANICAL NAME | COMMON NAME | HABIT | NATIVE | H | W | City of Lathrop | WUCOLS | SUNSHADE | DIE | VALLEY / RIVERBANK | FRONT & BACK YARDS | PARKS | HEDGEROW | CITY / SUBURBAN / RURAL | MEADOW | EDIBLE / AGRICULTURAL | SHEEPSCAPE | TRAITS | TRAITS (ECOLOGICAL) | PLANTING NOTES | COMPANION | PRIMARY SOURCE | PH (7.3 - 8 Ideal) |
|---|---|--|--------|---|---|-----------------|--------|----------|-----|--------------------|--------------------|-------|----------|-------------------------|--------|-----------------------|------------|--------|---------------------|----------------|-----------|----------------|--------------------|
| | | | | | | | | | | | | | | | | | | | | | | | |
| <i>Pinus thunbergiana</i> | Japanese Black Pine | | | | | | | | | | | | | | | | | | | | | UCD | |
| <i>Pinus carolinensis</i> | Chinese Pistache Varieties | | | | | | | | | | | | | | | | | | | | | UCD | |
| <i>Pistacia chinensis</i> | 'Pearl Street', 'Red Push' or 'Keith Davey' | | | | | | | | | | | | | | | | | | | | | UCD, Davis, MH | |
| <i>Platanus acerifolia</i> | 'Bloodgood' | | | | | | | | | | | | | | | | | | | | | Davis, MH | |
| <i>Platanus X acerifolia</i> | 'Columbia' | | | | | | | | | | | | | | | | | | | | | SWA, 10/8 | |
| <i>Platanus racemosa</i> | California Sycamore | | CA | | | | | | | | | | | | | | | | | | | UCD, AF | |
| <i>Populus alba</i> | 'Pyramidalis' | Seedless Bolleana Poplar | | | | | | | | | | | | | | | | | | | | | |
| | | Columnar | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | |
| <i>Populus fremontii</i> | Fremont Cottonwood | fast growing | CA | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | |
| <i>Populus nigra</i> | 'Italica' | Lombardy Poplar | | | | | | | | | | | | | | | | | | | | | |
| | | fast growing deciduous columnar tree | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | |
| <i>Prosopis alba</i> | 'Colorado' | Colorado Mesquite | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | |
| <i>Prosopis chilensis</i> | Chilean Mesquite | | | | | | | | | | | | | | | | | | | | | | |
| <i>Prosopis glandulosa</i> | 'Maverick' | Texas Mesquite | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | |
| <i>Prunus armeniaca</i> | Apricot | Fruiting Tree | | | | | | | | | | | | | | | | | | | | | |
| <i>Prunus avium</i> | Cherry | Fruiting Tree | | | | | | | | | | | | | | | | | | | | | |
| <i>Prunus campanulata</i> | Taiwan Flowering Cherry | | | | | | | | | | | | | | | | | | | | | | |
| <i>Prunus cerasus</i> | Sour Cherry | Fruiting Tree | | | | | | | | | | | | | | | | | | | | | |
| <i>Prunus domestica</i> | European Plum | Fruiting Tree | | | | | | | | | | | | | | | | | | | | | |
| <i>Prunus dulcis</i> | Almond | Nut Tree | | | | | | | | | | | | | | | | | | | | | |
| <i>Prunus ilicifolia</i> | Honeyleaf Cherry | | CA | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | |
| <i>Prunus persica</i> | Peach | Fruiting Tree | | | | | | | | | | | | | | | | | | | | | |
| <i>Prunus persica</i> var. <i>nucipersica</i> | Nectarine | Fruiting Tree | | | | | | | | | | | | | | | | | | | | | |
| <i>Prunus salicina</i> | Japanese Plum | Fruiting Tree | | | | | | | | | | | | | | | | | | | | | |
| <i>Pyrus communis</i> | Pear | Fruiting Tree | | | | | | | | | | | | | | | | | | | | | |
| <i>Quercus agrifolia</i> | Coast Live Oak | multi & standard trunk | CA | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | |
| <i>Quercus buckleyi</i> | Texas Red Oak | | | | | | | | | | | | | | | | | | | | | | |
| <i>Quercus douglasii</i> | Blue Oak | | CA | | | | | | | | | | | | | | | | | | | | |
| <i>Quercus ilix</i> | Holly Oak | | | | | | | | | | | | | | | | | | | | | | |
| <i>Quercus lobata</i> | Valley Oak | multi & standard trunk | CA | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | |
| <i>Quercus muehlenbergii</i> | Quinkpin Oak | | | | | | | | | | | | | | | | | | | | | | |
| <i>Quercus robur</i> | English Oak | upright | | | | | | | | | | | | | | | | | | | | | |
| <i>Quercus suber</i> | Cork Oak | | | | | | | | | | | | | | | | | | | | | | |
| <i>Quercus virginiana</i> | Southern Live Oak | | | | | | | | | | | | | | | | | | | | | | |
| <i>Quercus wislizenii</i> | Interior Live Oak | dense, round canopy | CA | | | | | | | | | | | | | | | | | | | | |
| <i>Quillaja saponaria</i> | Holly leaf Cherry | | | | | | | | | | | | | | | | | | | | | | |
| <i>Robinia x ambigua</i> | 'Idahoensis' | Idaho Locust | | | | | | | | | | | | | | | | | | | | | |
| <i>Robinia</i> | 'Purple Robe' | | | | | | | | | | | | | | | | | | | | | | |
| <i>Salix goodingii</i> | Gooding's Black Willow | shrub-tree | CA | | | | | | | | | | | | | | | | | | | | |
| <i>Salix laevigata</i> | Red Willow | shrub-tree | CA | | | | | | | | | | | | | | | | | | | | |
| <i>Salix lucida</i> var. <i>lasioandra</i> | Pacific Willow | | CA | | | | | | | | | | | | | | | | | | | | |
| <i>Schinus molle</i> | California Pepper tree | evergreen; fast growing and dspreading | Peru | | | | | | | | | | | | | | | | | | | | |
| <i>Sophora japonica</i> | 'Regent' | Pagoda Tree | | | | | | | | | | | | | | | | | | | | | |
| <i>Syringa reticulata</i> | Japanese Tree Lilac | large shrub, train to small tree | | | | | | | | | | | | | | | | | | | | | |
| <i>Taxodium distichum</i> | Bald Cypress | | | | | | | | | | | | | | | | | | | | | | |
| <i>Tilia cordata</i> | Littleleaf Linden | | | | | | | | | | | | | | | | | | | | | | |
| <i>Ulmus parvifolia</i> | 'Athens'/'Alee' | Chinese Elm | | | | | | | | | | | | | | | | | | | | | |
| <i>Ulmus wilsoniana</i> | 'Frontier' | | | | | | | | | | | | | | | | | | | | | | |
| <i>Ulmus wilsoniana</i> | 'Patriot' | | | | | | | | | | | | | | | | | | | | | | |
| <i>Ulmus wilsoniana</i> | 'Emerald Sunshine' | | | | | | | | | | | | | | | | | | | | | | |
| <i>Ulmus wilsoniana</i> | 'Prospector' | | | | | | | | | | | | | | | | | | | | | | |
| <i>Umbellularia californica</i> | California Laurel | shrubby in this area | CA | | | | | | | | | | | | | | | | | | | | |
| <i>Vitex agnus-castus</i> | Chaste Tree | shrub or small tree | | | | | | | | | | | | | | | | | | | | | |
| <i>Zelkova serrata</i> | 'Green Vase' | Zelkova, Green Vase | | | | | | | | | | | | | | | | | | | | | |
| | | vase-like | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | |
| SHRUBS | | | | | | | | | | | | | | | | | | | | | | | |
| <i>Abelia grandiflora</i> | Glossy Abelia | | | | | | | | | | | | | | | | | | | | | | |
| <i>Agave filifera</i> | | | | | | | | | | | | | | | | | | | | | | | |
| <i>Arctostaphylos densiflora</i> | 'Howard McMinn' | Howard McMinn | CA | | | | | | | | | | | | | | | | | | | | |
| <i>Artemisia californica</i> | 'Montara' | California Sagebrush | CA | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | |

| BOTANICAL NAME | COMMON NAME | HABIT | NATIVE | H | W | City of Lathrop | WUCOLS | SUNSHADE | DIE | VALEY FRINGING | FRONT & BACK YARDS | PARKS | HEDGEROW | OTHER ENVIRONMENTAL | MEADOW | EDUCATIONAL | STREETSCAPE | TRAITS | TRAITS (ECOLOGICAL) | PLANTING NOTES | COMPANION | PRIMARY SOURCE | PH (7.3 - 8 ideal) | | | | |
|--|--------------------------------|--|--------|--------|-------|-----------------|--------|----------|-----|----------------|--------------------|-------|----------|---------------------|--------|-------------|-------------|--|--|--|---|-----------------------------|--------------------------|----------------|--------|---------------------------|------------|
| | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <i>Rhaphiolepis indica</i> 'Springtime' | India Hawthorn | vigorous upright | | 4-6' | 4-6' | L | S/PSH | | | | | | | | | | | deep pink flowers | | | | | | | | | |
| <i>Rhaphiolepis umbellata</i> | Yeddo Hawthorn | | | 4-6' | 4-6' | L | S/PSH | | | | | | | | | | | | | | | | | | | | |
| <i>Rhamnus californica</i> 'Mound San Bruno' | San Bruno Coffeberry | evergreen shrub | CA | 3-15' | 8' | L | S/PSH | E | | | | | | | | | | zones 3a-10, 14-24; low spreading when grown near the ocean; in woodlands, it grows upright. | profuse flowerer and a major source of pollen; excellent plant in erosion control and highly adaptive in degraded and disrupted sites | roadside and field edge | Blue Oak Woodland | UCD, AF, AM | | | | | |
| <i>Rhamnus californica</i> 'Eve Case' | Dwarf Coffeberry | | CA | 4-8' | 4-6' | Y | L | S/PSH | E | | | | | | | | | | | | | | | SWA | | | |
| <i>Rhamnus crocea</i> | Redberry | shrub | CA | | | | | E | | | | | | | | | | wildlife food | pollinator, butterfly and bird value | | | | | Herr | | | |
| <i>Rhamnus tomentella</i> | Hoary Coffeberry | | CA | | | | | E | | | | | | | | | | wildlife food | | | | | | | BBB | | |
| <i>Ribes aureum</i> (var. <i>gracilimum</i>) | Golden Currant | open habit, erect, arching | CA | 3-6' | | L | S/PSH | D | | | | | | | | | | yellow, fragrant flowers; red berries, wildlife food, fall color | | RS: remember open habit, 10/8 use behind lower shrubs due to habit | | | | Greenworks, MH | | | |
| <i>Ribes sanguineum</i> | Pink Flowering Currant | | CA | 4-12' | | M | S/PSH | D | | | | | | | | | | pink to red flowers, March to June, black berries | | | coastal native | | | MH | | | |
| <i>Ribes viburnifolium</i> | Evergreen Currant | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <i>Rosa banksiae</i> 'Alba Plena' | White Lady Banks' Rose | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <i>Rosa californica</i> 'Plena' | California Wild Rose | | CA | | | L | | D | | | | | | | | | | | | | | | | | | valley grasslands - CAPLX | |
| <i>Rosa 'Iceberg' Climbing White</i> | Rose Floribunda Climbing White | Climbing | | | | ? | | D | | | | | | | | | | | | | | | | | | climbing rose 'Iceberg' | |
| <i>Rosa 'Gruss an Aachen', 'Perle d'Or'</i> | Golden pearl polyantha rose | | | | | ? | | D | | | | | | | | | | | | | | | | | | AS, MH | |
| <i>Rosa x odorata</i> 'Mutabilis' | Butterfly Rose | | | | | ? | | D | | | | | | | | | | | | | | | | | | AS, MH | |
| <i>Rosmarinus officinalis</i> 'Irene' | Rosemary | | | | | L | | E | | | | | | | | | | | | | | | | | | 10/8/2009, MH | |
| <i>Salix sitchensis</i> | Sitka Willow | | CA | | | H | | D | | | | | | | | | | | | | | | | | | Greenworks | |
| <i>Salvia apiana</i> | California White Sage | coarse evergreen perennial shrub | CA | 3-5' | 3-5' | L | full | E | | | | | | | | | | zones 7-9, 11, 13-24; aromatic, woolly silvery gray leaves are elliptical, 3-4" long, white flower in spring; attractive at night | tolerate drought and poor soil; useful in sagebrush restorations; bumblebees, hawk moths, and wasps pollinate white sage; attracts hummingbirds | | hedgerow | | | AM | | | |
| <i>Salvia greggii / Salvia x jamensis</i> | Autumn Sage | evergreen or deciduous shrub; dies to the ground in coldest winters but comes back | | 3-4' | 2' | L | | E | | | | | | | | | | zone 8-24greggii Alba cultivar and sp.; slender, hairy stems are closely set with glossy green leaves; flower throughout summer and fall | | | best selections are pure white 'Alba'; deep red 'Furman's Red'; 'Purple Pastel'; 'Ultra Violet', with magenta-purple flowers; and hot pink 'Wild Thing' | | | | AS, MH | | |
| <i>Salvia greggii</i> 'Alba' | | | | | | L | | E | | | | | | | | | | | | | | | | | | MH | |
| <i>Salvia microphylla</i> | Mint Bush Sage | evergreen shrub | | 3-5' | 4-8' | M | | E | | | | | | | | | | zone 7-24 red flowers | | | | | | | | AS, MH | |
| <i>Sambucus mexicana</i> | Elderberry | semi-evergreen shrub | | 10-20' | | L | | E | | | | | | | | | | broad arching forms | erosion control; provide food and cover for birds+mammals; hummingbirds collect nectar from the flowers | | | | | | AM | | |
| <i>Sarcococca ruscifolia</i> | Fragrant Sarcococca | | | 4-6' | 3-7' | M | | E | | | | | | | | | | white flowers, red fruit, RS insect infestation issues | | | | | | | | UCD | |
| <i>Spiraea bumalda</i> | Spiraea | | | 2-3' | | M | | D | | | | | | | | | | | | | | | | | | UCD | |
| <i>Symphoricarpos alba</i> | Snowberry | shrub | CA | | | M | | D | | | | | | | | | | fall-winter white fruits | | | | | | | | Herr | |
| <i>Syringa x bicinata</i> | Cut Leaf Lilac | | | 8' | | ? | | D | | | | | | | | | | | | | | | | | | | Greenworks |
| <i>Taenidia frutescens</i> | Bush Germander | | | 4-8' | 4-10' | L | | E | | | | | | | | | | informal hedge | | | compact var. available | | | | | AS | |
| <i>Viburnum tinus</i> 'Spring Bouquet' | Laurustinus | shrub or narrow tree | | 6-12' | | Y | M | E | | | | | | | | | | white flowers, blue berries | | | compact var. available | | | | | UCD, MH | |
| <i>Vitex agnus-castus</i> | Chaste Tree | shrub or small tree | | 6-25' | | L | | D | | | | | | | | | | lavender flowers | | | | | | | | UCD | |
| <i>Wistrenia rosmariniformis</i> | Coast Rosemary | | | 3-6' | 4-8' | ? | S/PSH | E | | | | | | | | | | | | | | | | | | UCD | |
| <i>Xylosma congestum</i> | Shiny Xylosma | small tree | | 8-10' | 8-10' | L | | E | | | | | | | | | | | | | | | | | | | UCD |
| <i>Yucca recurvifolia</i> | | | | 6-10' | | L | | E | | | | | | | | | | | | | | | | | | | UCD |
| PERENNIALS (FORBS) | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <i>Acanthus mollis</i> | Bears Breech | | | 2-3' | 3-4' | L | M | | | | | | | | | | | | | | | | | | | UCD | |
| <i>Achillea millefolium californica</i> | Yarrow | herbaceous perennials | CA | 1-3' | 1-3' | L | | E | | | | | | | | | | cut back after flowering | strong sweet scent | attract butterflies and native bees | frequently found in the mildly disturbed soil of grasslands | valley grassland - LP | SWA, MH | | | SWA, AM | |
| <i>Achillea millefolium rosea</i> 'Island Pink' | Pink Yarrow | | | | | L | | E | | | | | | | | | | | | | | | | | | | |
| <i>Achillea tomentosa</i> | Woolly Yarrow | | | 6" | | L | | E | | | | | | | | | | | | | | | | | | | UCD |
| <i>Agapanthus africanus</i> | Lily of the Nile | | | | | L | | E | | | | | | | | | | | | | | | | | | | UCD |
| <i>Alcea species</i> | | | | varies | | L | | E | | | | | | | | | | | | | | many species | | | | | UCD |
| <i>Amsonia tabernaemontana</i> | Blue Star Flower | | | 2-3' | | ? | | E | | | | | | | | | | | blue flowers | | | | | | | | UCD |
| <i>Aquilegia eximia</i> | Serpentine Columbine | | CA | 2' | 1-3' | L | | E | | | | | | | | | | | | | | | | | | | AS |
| <i>Artemisia douglasiana</i> | Mugwort | | CA | 3' | | L | | E | | | | | | | | | | | bird habitat | | | tolerates seasonal flooding | Valley Wildrye Grassland | | | | BBB |
| <i>Asclepias fascicularis</i> | Narrow-leaved Milkweed | | CA | 1-3' | 1' | ? | | E | | | | | | | | | | | Monarch Butterfly habitat, aggressive spreader | | | valley grasslands- CAPLX | | | | | BBB |
| <i>Asparagus densiflorus</i> 'Sprenger' | Sprenger asparagus | | | | | M | | E | | | | | | | | | | | | | | | | | | | UCD |
| <i>Aspidistra elatior</i> (<i>Aspidistra lurida</i>) | Cast-Iron Plant | | | | | L | | E | | | | | | | | | | | | | | | | | | | UCD |
| <i>Clivia minata</i> | | | | | | M | | E | | | | | | | | | | | | | | | | | | | UCD |
| <i>Coriandrum sativum</i> | Coriander | annual grass | | 1-1.5' | 9" | ? | | E | | | | | | | | | | | | | | | | | | | AM |
| | | | | | | | | E | | | | | | | | | | | flowers are pollinated by insects; noteworthy in attracting wildlife and, when interplanted, can draw pollinators from the hedgerow to the crops | | interplanting | | | | | AM | |
| <i>Dietes bicolor</i> | Fortnight Lily, Bicolor Iris | | | | | L | | E | | | | | | | | | | | | | | | | | | | UCD, MH |
| <i>Euphorbia characias</i> | | | | 4' | 4' | L | | E | | | | | | | | | | | | | | | | | | | UCD |
| <i>Euthamia occidentalis</i> | Western Goldenrod | scrubby flowering plant | | 6' | | ? | | E | | | | | | | | | | | yellowish clusters of flowers | Attracts beneficial insects | often found in wetish meadows, ditches, marshes along stream banks | | | | | | |
| <i>Gaura lindheimeri</i> | | | | | | M | | E | | | | | | | | | | | | | | | | | | | UCD, MH |
| <i>Grindelia camporum</i> | Gum Plant | perennial herb | CA | 1-3' | 1-3' | ? | | E | | | | | | | | | | | pollinators; attracts butterflies and birds | | understory; readily grows in disturbed and altered areas such as ditches and roadsides; can tolerate deer and salty soil | | | | | AM | 6.0 - 8.0 |

| BOTANICAL NAME | COMMON NAME | HABIT | NATIVE | H | W | City of Lathrop | WUCOLS | SUN/SHADE | DIE | VALLEY RIPARIAN | FRONT & BACK YARDS | PARKS | EDGE/ROW | OTHER/ORNAMENTAL | MEADOW | URBIL/AGRICULTURAL | STREETSCAPE | TRAITS | TRAITS (ECOLOGICAL) | PLANTING NOTES | COMPANION | PRIMARY SOURCE | PH (7.3 - 8 ideal) | | |
|---|------------------------------------|-----------------------------|--------|---------|--------|-----------------|--------|-----------|-------|-----------------|--------------------|-------|----------|------------------|--------|--------------------|-------------|---------------------|---|--|---|--------------------------|--|-------------|--|
| <i>Helleborus x hybridus</i> | Lenten Rose | | | | | | M | | | | | | | | | | | | | | | AS | | | |
| <i>Hermerocallis</i> sp. 'Stella D'oro' | Day Lily | | | | | | | | | | | | | | | | | | | | | | AS | | |
| <i>Hesperaloe parviflora</i> | Coral Yucca | | CA | 2' | 2' | | / | | E | | | | | | | | | | | | | | AS | | |
| <i>Heuchera 'Lillian's Pink'</i> | Lillian's Pink Coral Bells | | CA | 3-4' | 3-4' | | / | | | | | | | | | | | | | | | | AS | | |
| <i>Heuchera maxima</i> | Island Alumroot | | CA | 3-4' | 3-4' | | M/ PSH | | | | | | | | | | | | | | | | AS | | |
| <i>Heuchera 'Rosada'</i> | Rosada Coral Bells | | CA | | | | ? PSH | | | | | | | | | | | | | | | | AS | | |
| <i>Heuchera sanguinea</i> | Coral Bells | | AZ | | | | M PSH | | | | | | | | | | | | | | | | AS | | |
| <i>Iris 'Canyon Snow'</i> | Canyon Snow Pacific Iris | | CA | | | | ? | | E | | | | | | | | | | | | | | AS | | |
| <i>Iris douglasiana</i> | Douglas Iris | | CA | | | | ? | | | | | | | | | | | summer-fall flowers | pollinator and butterfly value | | | | AS | | |
| <i>Kringlefia ovata</i> | Red Hot Poker | | | | | | Y | M | | | | | | | | | | | | | | | UCD | | |
| <i>Lavandula angustifolia</i> | English Lavender | evergreen shrubs | | 8'-2' | 8'-2' | | Y | L | full | | | | | | | | | | zones 2-24, shorter-lived in zones 2 and 3; sweetly fragrant lavender | drought tolerant; attracts pollinators | | | SWA, MH, AM | | |
| <i>Lavandula 'Goodwin Creek Grey'</i> | Goodwin Creek Lavender | | | | | | Y | L | | | | | | | | | | | | | | | AS, MH | | |
| <i>Lavandula stoechas</i> 'Otto Quast' | Otto Quast Spanish Lavender | | | 18"-3" | 2" | | Y | L | | | | | | | | | | | | | | | AS, MH | | |
| <i>Liriope muscari</i> | Lily Turf | | | | | | | M | | | | | | | | | | | | | | | | UCD | |
| <i>Lupinus albus</i> | Bush Lupine | herbaceous perennial | N | 3-5' | 2-3' | | L | full | E | | | | | | | | | | silky-silver palamate foliage; flowers; 3" blue to magenta flowers | attracts pollinator insects; bees and butterflies, wildlife food | chapparel, coastal sage | | AM | 6.0-8.0 | |
| <i>Mimulus aurantiacus</i> | Orange Bush Monkey Flower | | CA | | | | L | | | | | | | | | | | | | needs good drainage | | | SWA | | |
| <i>Mimulus cardinalis</i> | Scarlet Monkey Flower | | CA | 18"-3" | 1-3" | | L | | E | | | | | | | | | | | | | | SWA | | |
| <i>Mimulus guttatus</i> | Seep Monkey Flower | | CA | 1-3" | 1-3" | | L | | D | | | | | | | | | | | | | | SWA | | |
| <i>Nepeta x faassennii</i> | Hybrid Catmint | | | 2' | 18"-2' | | M | S/PSH | D | | | | | | | | | | lavender-blue flowers, butterflies & pollinators, gray-green | | | | AS, 10/8, MH | | |
| <i>Oenothera hookeri</i> | Evening Primrose | | CA | 1-3" | 1-3" | | ? | | E | | | | | | | | | | | | | | SWA | | |
| <i>Penstemon heterophyllus</i> 'Margarita B.O.P.' | Santa Margarita Foothill Penstemon | | CA | 1-3" | 1'-18" | | M | | | | | | | | | | | | species long-lived | | | | AS | | |
| <i>Penstemon species</i> | | | | | | | M-L | | | | | | | | | | | | | | | | UCD, MH | | |
| <i>Penstemon spectabilis</i> | Showy Penstemon | | CA | 3' | | | ? | | | | | | | | | | | | lavender flowers, April-June | | | | | UCD, MH | |
| <i>Phormium tenax</i> 'shirazz' | New Zealand Flax | | | | | | Y | L | PSH | E | | | | | | | | | | | | | UCD | | |
| <i>Polystichum munitum</i> | Sword Fern | | | | | | M | | | | | | | | | | | | | | | | UCD | | |
| <i>Rosmarinus officinalis</i> | Rosemary | | | | | | L | | | | | | | | | | | | | | | | AF, MH | | |
| <i>Russelia equisetiformis</i> | Coral Fountain | | | | | | ? | S/PSH | | | | | | | | | | | coral-red flowers, spring to autumn | | (10/8: looks great w/Pennisetum rubrum) | | | AS, 10/8 | |
| <i>Salvia</i> | | | | | | | L-M | | | | | | | | | | | | | | | | UCD | | |
| <i>Salvia 'Bee's Bliss'</i> | Bee's Bliss Salvia | | | 1 - 2' | 8' | | ? | | | | | | | | | | | | | | | | SWA | | |
| <i>Salvia 'Mrs. Beard'</i> | Mrs. Beard Salvia | | | 2' | 3 - 6' | | ? | | | | | | | | | | | | | | | | SWA | | |
| <i>Salvia sonomensis</i> | Creeping Sage | | | | | | ? | | | | | | | | | | | | | | | | AF, MH | | |
| <i>Salvia spathacea</i> | Hummingbird Sage | | | | | | ? | | | | | | | | | | | | | | | | AS | | |
| <i>Solidago californica</i> | California Goldenrod | | CA | 1-3' | 18"-3' | | L | S/PSH | D | | | | | | | | | | full sun, spreader, gc in shade, weed suppression | attracts pollinators | | | BBB | 5.5-7.2 | |
| <i>Symphoricaricium chilense</i> | California aster | herbaceous perennial | CA | 1-3' | | | ? | | D | | | | | | | | | | mid-June to October white flowers | erosion control; attracts native bees | native prairie restoration; deep extensive root; understorey | | AM | | |
| <i>Woodwardia glaberrima</i> | Giant Chain Fern | | | | | | ? | | | | | | | | | | | | | | | | AS | | |
| <i>Zauschneria californica</i> 'Catalina' | Island California Fuchsia | | CA | 1-3' | 1-3' | | L | | E | | | | | | | | | | good drainage, drought tolerant | | | | AS | | |
| <i>Zauschneria cana</i> | California Fuchsia | | CA | 2-3' | 18"-3' | | L | | E | | | | | | | | | | tolerates foot traffic | | | | AS | | |
| GRASSES, SEDGES & RUSHES | | | | | | | | | | | | | | | | | | | | | | | | | |
| <i>Bouteloua gracilis</i> | Blue Grama Grass | coarse "lawn" | CA | 6"-18" | 6"-1" | | L | | | | | | | | | | | | yellowish-white when dormant | | | | AS | | |
| <i>Calamagrostis arundacea</i> 'Karl Foerster' | Foerster's Feather Reed Grass | | | 18"-3" | 2-3" | | ? | | E | | | | | | | | | | | | | | meadows, open woods | | |
| <i>Carex barbarae</i> | White Root Sedge | | CA | 1-3' | 1'-3' | | M | S/PSH | SE | | | | | | | | | | filter strip | seeds relished by a variety of wildlife | aggressive when watered, grows in wet and seasonally wet habitat, such as meadows and on riverbanks | | AF, AM | | |
| <i>Carex divulsa</i> | Berkeley Sedge | | | | | | Y | | | | | | | | | | | | | | | | | | |
| <i>Carex pansa</i> | California Meadow Sedge | lawnlike | CA | 3-4' | | | Y | M | S/PSH | | | | | | | | | | | | | | sand dunes, coastal plains | | |
| <i>Carex praegracilis</i> | Clustered-field Sedge | | CA | 1' | 6" | | Y | M | S/Sh | | | | | | | | | | habitat, flood basins, no need for summer water | | | | valley grassland - CAPLX | BBB | |
| <i>Carex tumulicola</i> (divulsa) | Berkeley Sedge | | CA | 2'-6" | 3" | | Y | M | | | | | | | | | | | | | | | | AS | |
| <i>Deschampsia caespitosa</i> | Tufted Hair Grass | | | 1-3' | 1-3' | | L | S/Sh | E | | | | | | | | | | | | | | | | |
| <i>Deschampsia elongata</i> | Slender Hair Grass | perennial dense clump grass | | 3' | | | ? | | | | | | | | | | | | fast growing and forms very small tufts of fine leaves and elegant arching seed heads | erosion control; tolerates period flooding | often in wet meadows and alongside water | | AM | | |
| <i>Eleocharis macrostachys</i> | Spike Rush | | CA | 3' | 2' | | ? | | | | | | | | | | | | | | | | | AF | |
| <i>Elymus glaucus</i> 'Anderson' | Blue Wild Rye | | CA | 2-3' | 2' | | L | | SE | | | | | | | | | | | | | | needs to be cut back annually, plant from seed | Greenworks | |
| <i>Elymus triticoides</i> | Creeping Wildrye | | | | | | | | | | | | | | | | | | Filter Strip; erosion control | an important native plant in California chaparral and woodlands habitat restoration projects | | | AM | | |
| <i>Festuca californica</i> | California Fescue | | CA | 2-3' | 2-3' | | Y | M | S/PSH | E | | | | | | | | | attracts butterflies, drought tolerant | | | | | AS, MH | |
| <i>Festuca idahoensis</i> 'siskiyou blue' | Blue Bunch Grass | dense clump grass | | 14" | 10" | | Y | L | S/PSH | | | | | | | | | | zone 1-10, 14-24; blue-green to silvery blue foliage in dense clump | very drought tolerate and can be used in a xeriscaping; food for wild and domestic animals; slope stabilizer | | | Mow-free mix w/f.rubra & Idahoensis | SWA, MH, AM | |
| <i>Festuca occidentalis</i> | | | CA | | | | ? | | | | | | | | | | | | | | | | | SWA, MH | |
| <i>Festuca ovina</i> 'Glauc' | Elijah's Blue, Blue Festuca | | | 4-10" | 6" | | Y | ? | S/PSH | | | | | | | | | | Mow-free mix w/f.rubra & Idahoensis | blue-grey | | | | SWA, MH | |
| <i>Festuca marii</i> | | | | | | | | | | | | | | | | | | | | | | | | | |
| <i>Festuca rubra</i> | Red Fescue | perennial grass | CA | 3 - 12" | 6" | | Y | | E | | | | | | | | | | narrow dark green blades; zone 1-10, 14-24 | erosion control; tolerates period flooding; food for bird; forms important habitat for bird nesting | best in well-drained soils; often used in blends with other lawn grasses but can be used along | valley grassland - CAPLX | | SWA, MH, AM | |

| BOTANICAL NAME | COMMON NAME | HABIT | NATIVE | H | W | City of Lathrop | WUCOLS | SUN/SHADE | DE | VALLEY REFUGIA | FRONT & BACK YARDS | PARKS | EDGE/ROW | OTHER ENVIRONMENTAL | MEADOW | EDIBLE/AGRICULTURAL | BIKE TRAILS | TRAITS | TRAITS (ECOLOGICAL) | PLANTING NOTES | COMPANION | PRIMARY SOURCE | PH (7.3 - 8 ideal) | | | |
|---|--------------------------------|---|--------|---------|--------|-----------------|--------|-----------|----|----------------|--------------------|-------|----------|---------------------|--------|---------------------|-------------|--------|---|---|--|--|--------------------|-------------|------------|--|
| <i>Grindelia camporum</i> | Gum Plant | perennial herb | CA | 1-3' | 1 - 3' | ? | | | | | | | | | | | | | pollinators; attracts butterflies and birds | understory; readily grows in disturbed and altered areas such as ditches and roadsides; can tolerate deer and salty soil | | AM | 6.0 - 8.0 | | | |
| <i>Helictotrichon sempervirens</i> | Blue Oat Grass | | CA | 2-3' | | L | | E | | | | | | | | | | | | | valley grassland - CAPLX | MH | | | | |
| <i>Hordium brachyantherum</i> 'Californicum' | Meadow Barley | | CA | 1-2' | | H | S/PSH | | | | | | | | | | | | spreads by runners | | | AF, Greenworks | | | | |
| <i>Imperata cylindrica</i> 'Rubra' | Japanese Blood Grass | perennial herb | CA | 3' | | H | | | | | | | | | | | | | filter strip; bloom May-June | provides habitat for wildlife | invasive; likes moist soil, bogs and shallow water, can form large clumps and spread quickly | | AM | | | |
| <i>Juncus balticus</i> (balticus?) | Baltic Rush | | CA | 3-6' | 3' | H | | | | | | | | | | | | | | | | AF | | | | |
| <i>Juncus effusus</i> | Pacific Rush | | CA | 2' | 2" | H | | E | | | | | | | | | | | | more tolerant of heat / drought than other J. | | | AF | | | |
| <i>Juncus patens</i> | CA Gray Rush | | CA | 2' | 2" | H | | | | | | | | | | | | | | | | | AF | | | |
| <i>Leersia oryzoides</i> | Rice Cutgrass | | CA | 2 - 4' | 2' | Y | VL | S/PSH | E | | | | | | | | | | | good slope erosion control | | | Greenworks | | | |
| <i>Leymus condensatus</i> 'Canyon Prince' | Canyon Prince Wild Rye | | CA | 2' | 18" | Y | VL | E | | | | | | | | | | | | good slope erosion control, great blue color | | | AF, MH | | | |
| <i>Leymus triticoides</i> 'Grey Dawn' | Creeping Wild Rye | low growing | CA | 1-2' | 1- 2' | ? | | S/PSH | SE | | | | | | | | | | | | 10/8: doesn't need cutting, does need an edge | Valley Wildrye Grassland, Valley Oak Woodland | SWA,R | | | |
| <i>Melica imperfecta</i> | Coast Melic Grass, Oniongrass | | CA | 4' | | ? | | | | | | | | | | | | | | | | | AM | | | |
| <i>Melica californica</i> | Melica | perennial bunch grass producing a dense cluster | CA | 2' | | ? | | | | | | | | | | | | | filter strip | attracts beneficials from March to June | drought tolerate but can thrive a variety of conditions including moist soils and bioswales | | AM | | | |
| <i>Miscanthus sinensis</i> | Japanese Silver Grass | | | 5-6' | | H | S/Sh | | | | | | | | | | | | | | | | AS | | | |
| <i>Miscanthus sinensis</i> 'Morning Light' | | | | 5-6' | | H | S/Sh | | | | | | | | | | | | | | | | | AS | | |
| <i>Muhlenbergia capillaris</i> | Hairy Awn Muhly | | | | | ? | | | | | | | | | | | | | | | | | | 10/8 | | |
| <i>Muhlenbergia dubia</i> | Mexican Deergrass | | | | | ? | | | | | | | | | | | | | | | | | | AS | | |
| <i>Muhlenbergia rigens</i> | Deer Grass | annual grass | CA | 3' | 3' | M | S/PSH | E | | | | | | | | | | | flowers extend another 2' above | attracts beneficial insects; drought and heat tolerant | plant in between shrubs in hedgetow; best planted in early spring; requires little maintenance when growing | streams, meadow edges, dry hillsides | UCD, AF, AM | | | |
| <i>Nasella pulchra</i> 'Yolo' | Purple Needle Grass | fine, bilowy texture, compact | CA | 2' | 2'-3' | ? | | | | | | | | | | | | | | | 10/8: plant as plugs | | Greenworks, MH | | | |
| <i>Pennisetum alopecuroides</i> 'Moudry' | Black Fountain Grass | | | 18"- 2' | 18"-2' | L | S/PSH | E | | | | | | | | | | | | black plumes | | | | MH | | |
| <i>Pennisetum orientale</i> | Oriental Fountain Grass | | | 12-18" | 12-18" | ? | | | | | | | | | | | | | | | | | | MH | | |
| <i>Pennisetum setaceum</i> 'Rubrum' | Red Fountain Grass | | | 3- 4' | 3- 4' | Y | L | | | | | | | | | | | | | reddish leaves, dark plumes | | | | MH | | |
| <i>Scirpus americanus</i> | Three-square Bulrush | | CA | 5' | 5' | ? | | | | | | | | | | | | | | | | | | Greenworks | | |
| <i>Scirpus actus</i> var. <i>occidentalis</i> | Hardstem Bulrush | | CA | 5-8' | 5-8' | ? | | | | | | | | | | | | | | | | | | Greenworks | | |
| <i>Scirpus californica</i> | California Bulrush | | CA | | | ? | | | | | | | | | | | | | | | | | | Herr | | |
| <i>Scirpus microcarpus</i> | Small-fruited Bulrush | | CA | | | ? | | | | | | | | | | | | | | | | | | Greenworks | | |
| <i>Sporobolus airoides</i> | Alkali Sacaton | | CA | 1 - 3' | | ? | | | | | | | | | | | | | | historic indicator of subsurface water | | | | Greenworks | | |
| <i>Stipa cernua</i> | Nodding Feather Grass | | CV | | | ? | | | | | | | | | | | | | | historic central valley species, good erosion control | | | | SWA | | |
| <i>Stipa pulchra</i> | Purple Needle Grass | | CA | 1-2' | | L | | | | | | | | | | | | | | historic central valley species | drought tolerant; beneficial insect plant; suppressing the growth and spread of non-native invasive weeds; erosion control; pollinator | once established it aids in suppressing the growth and spread of non-native invasive weeds | | UCD, MH, AM | | |
| <i>Stipa gigantea</i> | Giant Feather Grass | perennial grasses | Spain | 2-3' | 2-3' | ? | full | | | | | | | | | | | | | zones 4-9, 14-24; narrow, arching evergreen leaves in a clump | | | | AS | | |
| GROUNDCOVERS | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <i>Ajuga reptans</i> | Carpet Bugles | perennial | | 1' | 3' | M | full | | | | | | | | | | | | | woody-based gold and silver chrysanthemum | | | | UCD | | |
| <i>Arcostaphylos</i> 'Pacific Mist' | | | CA | 2 1/2' | 4' | L | | | | | | | | | | | | | | | | | | | MH | |
| <i>Aster chilensis</i> 'Pt. St. George' | Pt. St. George Aster | | CA | 4 - 6" | | M | | | | | | | | | | | | | | tolerates foot traffic | | | | | SWA | |
| <i>Baccharis pilularis</i> 'Pigeon Point' | Dwarf Coyote Brush | evergreen perennial | CA | 6" | 6" | L | | | | | | | | | | | | | | zones 5-11, 14-24 | attracts pollinators and birds; nectar sources for wasps, native small butterflies and flies; provide shelter for wildlife | needs shearing once a year in early spring before bew growth starts | | SWA, MH, AM | | |
| <i>Berberis aquifolium</i> 'Compacta' | Oregon Grape | | CA | 1' - 3' | | L | | | | | | | | | | | | | | | | | | | AF, MH | |
| <i>Ceanothus</i> spp. | Wild Lilac | fragrant and colorful evergreen perennial | CA | 4-12' | | L | full | | | | | | | | | | | | | zone 5-9, 14-24 | very drought tolerate; attracts pollinators, may attract deer | roadsides and field edge | | AF, MH | | |
| <i>Cerastium tomentosum</i> | Snow-In-Summer | | | | | M | | | | | | | | | | | | | | | | | | | AS | |
| <i>Coprosma kirkii</i> | Kirk's Coprosma | | CA | 2-3' | | L | | E | | | | | | | | | | | | | | | | | AS | |
| <i>Epilobium canum</i> | California Fuchsia | | CA | | | L | | | | | | | | | | | | | | | | | | | AS | |
| <i>Erigeron</i> 'Wayne Roderick' | Wayne Roderick Seaside Daisy | | | | | ? | | | | | | | | | | | | | | | | | | | AS | |
| <i>Erigeron karwinskianus</i> | Santa Barbara Daisy | | Mexico | | | M | | | | | | | | | | | | | | | | | | | UCD | |
| <i>Eschscholzia californica</i> | California Poppy | perennial often grown as annual | CA | 1' | 1.5' | VL | full | | | | | | | | | | | | | zones 1-24; color flower; the fruit is a slender dehiscent capsule containing numerous small black seeds; flowers close at night and on overcast days | drought tolerate; self-seeding; attracts pollinator insects; pollinated by beetles and european bees | not good for close view; grows well in disturbed areas; not the best for important beds viewed close up; good for naturalizing on sunny hillsides; along drives, or in dry fields, vacant lots, parking strips, or country gardens | | AM | | |
| <i>Fragaria chiloensis</i> | Beach Strawberry | | | | | | | | | | | | | | | | | | | | | | | | | |
| <i>Gazania</i> | | | | | | Y | M | | | | | | | | | | | | | | | | | | UCD, MH | |
| <i>Hypericum calycinum</i> | Aaron's Beard | | | | | Y | M | | | | | | | | | | | | | RS: invasive | | | | | UCD, MH | |
| <i>Hypericum moserianum</i> | Gold Flower | | | | | M | | | | | | | | | | | | | | | | | | | UCD | |
| <i>Impatiens capensis</i> | Orange Balsam | | | | | ? | | | | | | | | | | | | | | | | | | | UCD | |
| <i>Layia platyglossa</i> | Tidy Tips | | | | | | | | | | | | | | | | | | | | | | | | Greenworks | |
| <i>Lessingia flaginifolia</i> var. <i>californica</i> 'Silver Carpet' | Silver Carpet California-Aster | | CA | | | ? | | | | | | | | | | | | | | | | | | | AS | |
| <i>Lupinus microcarpus</i> | Chick Lupine | annual | | 2 1/2' | | ? | | D | | | | | | | | | | | | | | | | | | |

RIVER ISLANDS

| BOTANICAL NAME | COMMON NAME | HABIT | NATIVE | H | W | City of Lathrop | WUCOLS | SUN/SHADE | DIE | VALLEY RIPARIAN | FRONT & BACK YARDS | PARKS | HEDGEROW | MEADOW | EDIBLE/AGRICULTURAL | STREET/SCAPE | TRAITS | TRAITS (ECOLOGICAL) | PLANTING NOTES | COMPANION | PRIMARY SOURCE | PH (7.3 - 8 ideal) |
|--|-------------------------------------|--|--------|---------|-------|-----------------|--------|-----------|-------|-----------------|--------------------|-------|----------|--------|---------------------|--------------|---|---|--|---|------------------------------|--------------------|
| | | | | | | | | | | | | | | | | | | | | | | |
| <i>Lobularia maritima</i> | Sweet Alyssum | annual | | 2-12" | 8-12" | ? | | full | | | | | | | | | interplanting; branched stem with dense clusters of flowers | resistant to heat and drought; when planted between crops alyssum draws pollinators from the hedgerow to the crops | best planted in early spring; requires little maintenance | | AM | |
| <i>Myoporum parvifolium</i> | Myoporum | | | 6" | 9" | | | L | E | | | | | | | | | | | | UCD, MH | |
| <i>Nerium oleander 'Dwarf'</i> | Red, Pink, or Salmon Dwarf Oleander | | | | | | | L | | | | | | | | | | | | | UCD | |
| <i>Phacelia californica</i> | Phacelia | evergreen perennial | | 18" | | ? | | full | | | | | | | | | | attracts pollinator insects; bees and butterflies; a food source for the Mission blue butterfly, and endangered species endemic to SF | | | AM | |
| <i>Potentilla verna</i> | Spring Cinquefoil | | | | | Y | | ? | | | | | | | | | | | | | UCD | |
| <i>Plumbago auriculata</i> | Cape Plumbago | spreading, mounding shrub | | 6" | 8-10" | | | M | | | | | | | | | | | | | UCD | |
| <i>Ribes viburnifolium</i> | Evergreen Currant | | CA | | | Y | | L | | | | | | | | | | | | | Greenwork, MH | |
| <i>Rosa species (ground cover types)</i> | | | | | | Y | | L-M | | | | | | | | | | | | | UCD | |
| <i>Rosmarinus o. Prostratus</i> | Dwarf Rosemary | | | | | Y | | L | | | | | | | | | | | | | UCD, MH | |
| <i>Sedum</i> | Stone Crop | | | | | L | | | | | | | | | | | | | | | UCD | |
| <i>Sisyrinchium bellum</i> | Blue-eyed Grass | | CA | 4 - 12" | | ? | | | | | | | | | | | | | | | SWA | |
| <i>Tanacetum douglasii</i> | Dune Tansy | | CA | 3 - 10" | | ? | | | | | | | | | | | | | | | SWA | |
| <i>Trachelospermum asiaticum</i> | Asian Jasmine | | | | | M | | | | | | | | | | | | | RS; stay w/T. Jasminoides SM.Asian more controllable | | UCD | |
| <i>Trachelospermum jasminoides</i> | Star Jasmine | | | | | M | | | | | | | | | | | | | | | UCD | |
| <i>Verbena peruviana</i> | Peruvian Verbena | | | | | Y | | L | | | | | | | | | | | | | UCD, MH | |
| <i>Vinca minor</i> | Creeping Myrtle, Periwinkle | | | 1' | | M | | S/PSH | E | | | | | | | | | | | | MH | |
| <i>Zauschneria 'Everett's Choice'</i> | Everett's Choice Cal. Fuchsia | | CA | 2 - 4" | | L | | | | | | | | | | | | | | | SWA | |
| <i>Zauschneria californica mexicana</i> | Common California Fuchsia | | CA | 6"-3' | 3-5' | L | | | | | | | | | | | | | mow in December | | | |
| <i>Zephyranthes candida</i> | Argentine Rain Lily | | | | | ? | | | | | | | | | | | | | | | AS | |
| VINES | | | | | | | | | | | | | | | | | | | | | | |
| <i>Aristolochia californica</i> | California Pipevine | creeping & climbing | CA | | | L | | PSH | D | | | | | | | | | attracts butterflies | | | BBB | |
| <i>Campsis radicans (Bignonia radicans)</i> | Common Trumpet Creeper | | | | | L | | S/PSH | SE | | | | | | | | | orange-red flowering | | | UCD | |
| <i>Clematis armandii 'Snow Drift'</i> | Evergreen clematis | | | 15-20" | | M | | S/PSH | E | | | | | | | | | white flowering | | Green Screen' recommended | valley grassland - CAPLX | BBB |
| <i>Cytosoma callistegioides</i> | Violet Trumpet Vine | drooping | | | | M | | S/PSH | E | | | | | | | | | | | | MH | |
| <i>Distictis buccinatoria</i> | Trumpet Vine | | | 20'-30' | | M | | S/PSH | E | | | | | | | | | pink-red trumpet flowering | | | UCD, MH | |
| <i>Ficus pumila</i> | Creeping Fig | | | | | | | | | | | | | | | | | | | | | |
| <i>Gelsemium sempervirens</i> | Carolina Jessamine | | | 20' | | L | | S/PSH | E | | | | | | | | | yellow trumpet flowering | | Green Screen' recommended | | UCD |
| <i>Hardenbergia violacea 'Happy Wanderer'</i> | Hardenbergia Vine | | | 10' | | ? | | S/PSH | E | | | | | | | | | bold purple(lancelet) flowering | | Green Screen' recommended. May be too short for stair application | | UCD |
| <i>Jasminum polyanthum</i> | Pink Jasmine | | | 20' | | M | | S/PSH | E | | | | | | | | | white (pinkish) flowering | | Green Screen' recommended | | UCD, MH |
| <i>Lonicera hispidula</i> | Honeysuckle | climbing deciduous to semi-evergreen shrub | | 3-10' | | ? | | | | | | | | | | | | | pollinators; attracts hummingbirds and bees; drought tolerant; edible red berry by birds | use as a bank filler or groundcover | | AM |
| <i>Macfadyenia unguis-cati</i> | Cats Claw | | | 20-40" | | Y | | L | S/PSH | SE | | | | | | | | yellow flowering | | Green Screen' recommended | | UCD, MH |
| <i>Parthenocissus tricuspidata</i> | Boston Ivy | dense, uniform wall cover | | | | Y | | M | S/PSH | D | | | | | | | | | | | UCD, MH | |
| <i>Vitis californica</i> | California Wild Grape | deciduous vine | | 12-30" | | M | | S/PSH | D | | | | | | | | | vine or groundcover; good fall color; small sour but edible purple grapes hang from the vines in autumn | attractor; important food source and cover for birds | grows along streams and rivers but can withstand period of dry conditions | Great Valley Riparian Forest | AF, AM |
| <i>Vitis labrusca</i> | American Grape | | CA | | | Y | | L | | | | | | | | | | | | | | |
| <i>Vitis vinifera</i> | European Grape | | | | | Y | | L | | | | | | | | | | | | | | |
| <i>Wisteria sinensis 'Alba' or 'Cooke's Special'</i> | | | | | | Y | | M | S/PSH | D | | | | | | | | white or purple flowering | | Green Screen' recommended | | UCD, MH |

PRIMARY SOURCE CODES

BBB = Bringing the Birds Back, project of California Partners in Flight and PRBO Conservation Science
 UCD = University of California Davis
 Davis = City of Davis
 AF = Andrew Fulk
 AS = Arboretum All Star
 VC = Valley Crest
 R = River-Friendly Landscape Guidelines
 MH = Mountain House
 AM = Alemaya Farm Research

WUCOLS

H High = 70-90% ET
 M Moderate = 40-60% ET
 L Low = 10-30% ET
 VL Very low = <10% ET
 / The species was considered inappropriate for the region
 ? Unknown

CAPLX = Ca. Native Plant Link Exchange
 LP = Las Pilitas Nursery

