

RIVER ISLANDS - EAST VILLAGE NEIGHBORHOOD DEVELOPMENT PLAN

RIVER ISLANDS / LATHROP / CALIFORNIA (FINAL DRAFT)



RIVER ISLANDS - EAST VILLAGE NEIGHBORHOOD DEVELOPMENT PLAN

10.20.2015

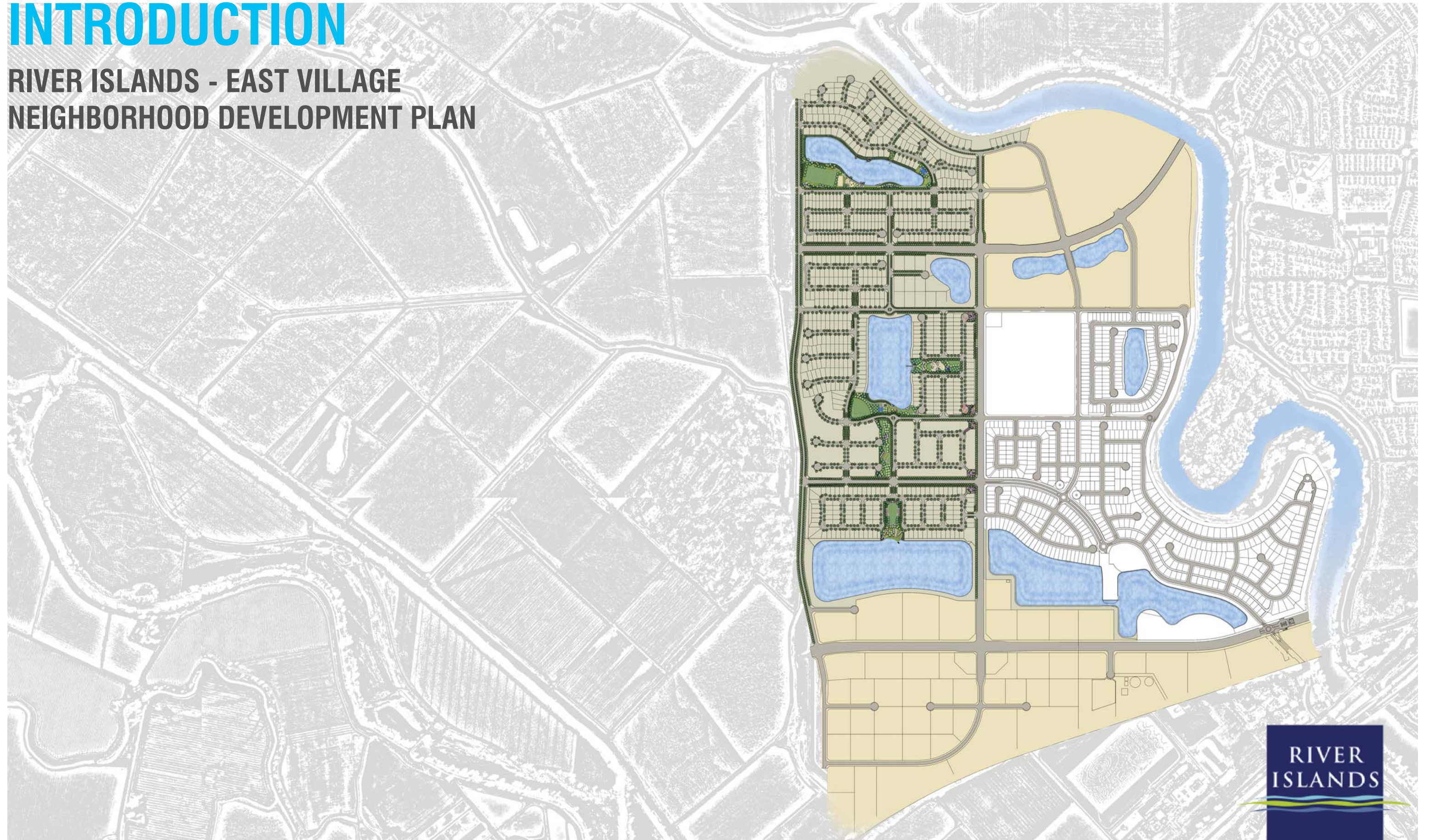


TABLE OF CONTENTS

INTRODUCTION	4	PARKS AND OPEN SPACE	43	LANDSCAPE AND PLANTING	78
Intent & Scope		Master Plan Intent		Landscape Plan	
Consistency		Park & Open Space Designation Map		Irrigation	
Site Orientation		Park & Open Space Acreage		Soil Preparation	
Master Plan Evolution		Parcel N2			
Character & Context		Parcel N3			
Vision of the NDP/Guiding Principles		Parcel N3 Section			
		Parcel N4		FENCING & WALLS	82
NEIGHBORHOOD CONCEPTS	12	Parcel N5		Fences & Walls	
Land Use		Parcel N6			
Neighborhood Elements		Parcel N7		SITE FURNISHINGS	86
Open Space Land Use - Streetscapes		Parcel N8		Colors	
Open Space Land Use - Parks, Trails & Lake Frontages		Parcel N9		Paving	
		Parcel C1 - Option 1		Street Lights	
		Parcel C1 - Option 2		Street Furniture	
		Parcel C1 - Option 3		Signage	
		Parcel C2			
		Lakeside Open Space Concepts		APPENDICES	91
		Lake 2		Example of Construction & Plant Materials	
		Lake 3		Plant Selection Guide	
		Lake 7			
CIRCULATION	17	Lake 8			
Circulation Concept					
Circulation: Bike & Pedestrian					
		IN-TRACT LANDSCAPING	73		
STREETSCAPES	20	Parkway Strips			
Street Character		Street Trees			
Street Tree Master Plan		Grey Water Usage			
Street Sections		Rear Yard Lake Frontage			
Community Collector Streets					
Neighborhood Gateways					
Round-Abouts					
Neighborhood Entries					
Bulbouts					
Cul-de-sacs					

INTRODUCTION

RIVER ISLANDS - EAST VILLAGE NEIGHBORHOOD DEVELOPMENT PLAN



INTENT & SCOPE

The objective of this Neighborhood Development Plan (NDP) for River Islands East Village is to create an urban community that feels as if it grew within the context of the California Delta and riverways as a corridor between the rural agricultural and country living of the San Joaquin Valley, paying homage to this unique and historical region. The River Islands Community serves to continue the multi-purpose land use that so uniquely represents the San Joaquin Valley, by once again creating a parcel of ground that will grow a community and recreational way of life that takes advantage of the rural context of the Delta Valley.

As development of this new community continues, the opportunity exists to integrate River Islands into its surroundings in a way that is both authentic and restorative. Now, more than ever, recognize the usefulness of working with nature and adopting the environmental stewardship that will serve us in maintaining and expanding our use of the land. The River Islands concept serves to integrate the use of native based plant and natural materials such as river cobbles, boulders, and wood, that create an environment that reminds us of the existing riparian environment. Development of recreational spaces and trail systems will serve as a respite from our fast-paced and stressful modern lives, allowing us to find harmony and rejuvenation through interaction and exercise within our home community.

This NDP serves to direct the course of the design for the East Village portion of the project. This document breaks down the project in to several separate and distinct design aspects: Streetscapes and Entries; Parks and Trails; and In-Tract Design Parameters.

The Neighborhood Development Plan (NDP) addresses the City of Lathrop’s requirements for implementation of projects at the River Islands at Lathrop Master Planned Community as required by the West Lathrop Specific Plan (Specific Plans or WLSP) and as specified in the Lathrop Municipal Code, Section 17.61.120. The NDP provides specific direction for the use, development, implementation and maintenance of the developer-constructed portions of the River Islands project. The term “neighborhood(s)” shall refer to the specific areas shown on page 6: East Village Project Area.

This document is specific to “public” improvements that will be designed and built by River Islands Development, LLC. Individual builders shall conform to the Architectural Guidelines (see Appendix 2: Architectural Guidelines). These guidelines and standards are referenced as needed and aspects that will be required by both Developer and Builder will be identified within this NDP.

This NDP provides direction on the intended character for East Village and shall be considered and consistent in the themes and concepts developed herein for use in development of future construction drawings within the East Village project areas. This NDP identifies project features, themes and concepts; however, exact materials, locations and final appearances shall be deferred to the construction drawings to be reviewed and approved by the City based upon these guidelines.



CONSISTENCY

Previous approvals for the River Islands project include:

1. West Lathrop Specific Plan – Describes land use, circulation, infrastructure, implementation and standards for both the River Islands and Mossdale Village planning areas.
2. River Islands at Lathrop Urban Design Concept (UDC) – detailed urban design guidelines and land use development standards for the 4,800 acre planned Community
3. River Islands Vesting Tentative Map – Defines lotting patterns, descriptions, major roads, grade elevations and conceptual utility layouts for Phase 1 of River Islands (Tract 3694 1,793 acres).
4. Neighborhood Design Plan (NDP) for the Community at South River Bend – detailed material and plant selections, landscape concepts, layout and design intent for the entry roads, Vega Park, Sunset Park, Pocket Parks and In-Tract landscape improvements.

This NDP is intended to be consistent with the themes and concepts of the River Islands Development as previously defined and shall conform with the City of Lathrop's General Plan, Subdivision Code and Zoning Code. For purposes of this document, the term NDP shall mean Neighborhood Development Plan and/or Neighborhood Design Plan.



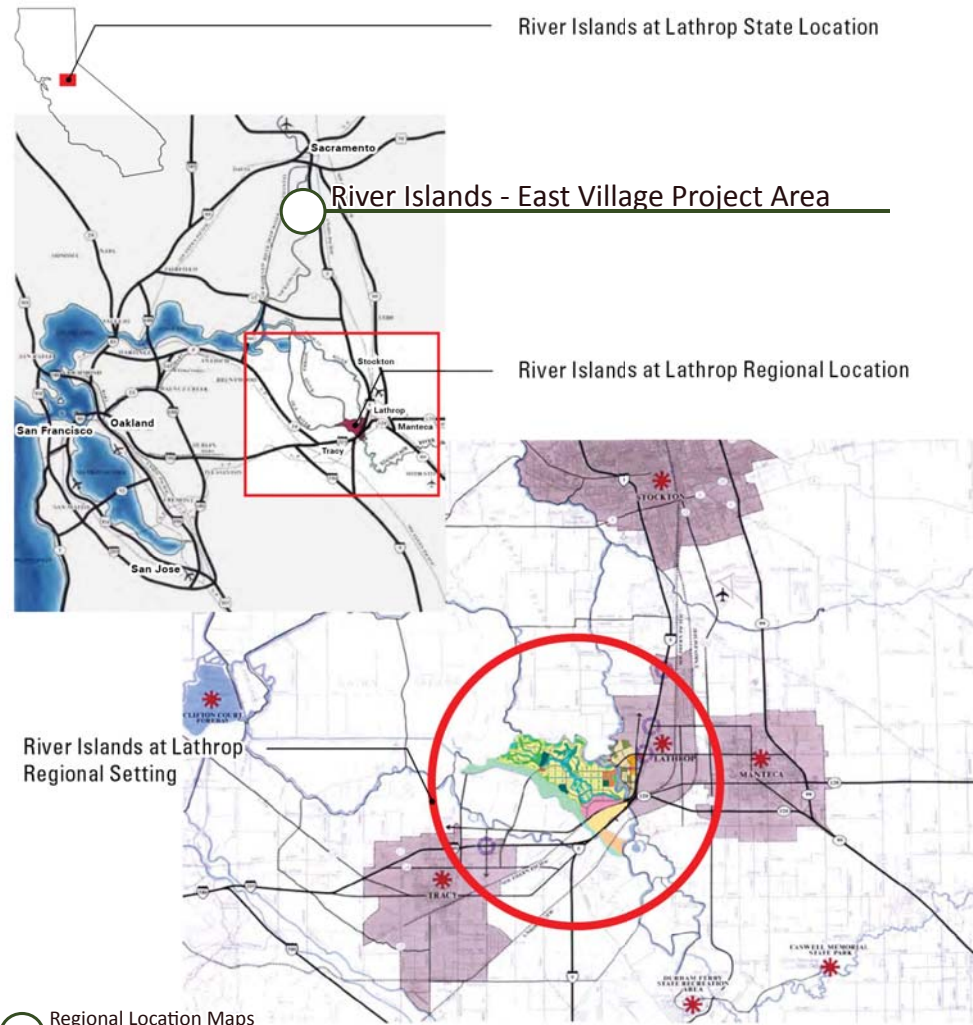
SITE ORIENTATION

Located along the western edge of the San Joaquin River and southeastern edge of the California Delta, River Islands is centrally located an hour's drive from the Bay Area, Sierra Nevada Mountains and the State Capitol. This new community facilitates its own schools, commercial center, and vehicular access to the state's rapidly growing job markets, not to mention the development of a recreation-based community with pedestrian access to numerous parks, trails, lakes and rivers within the sunny agricultural valley, ideal for growing families with a desire for a connection to the region's rural past.

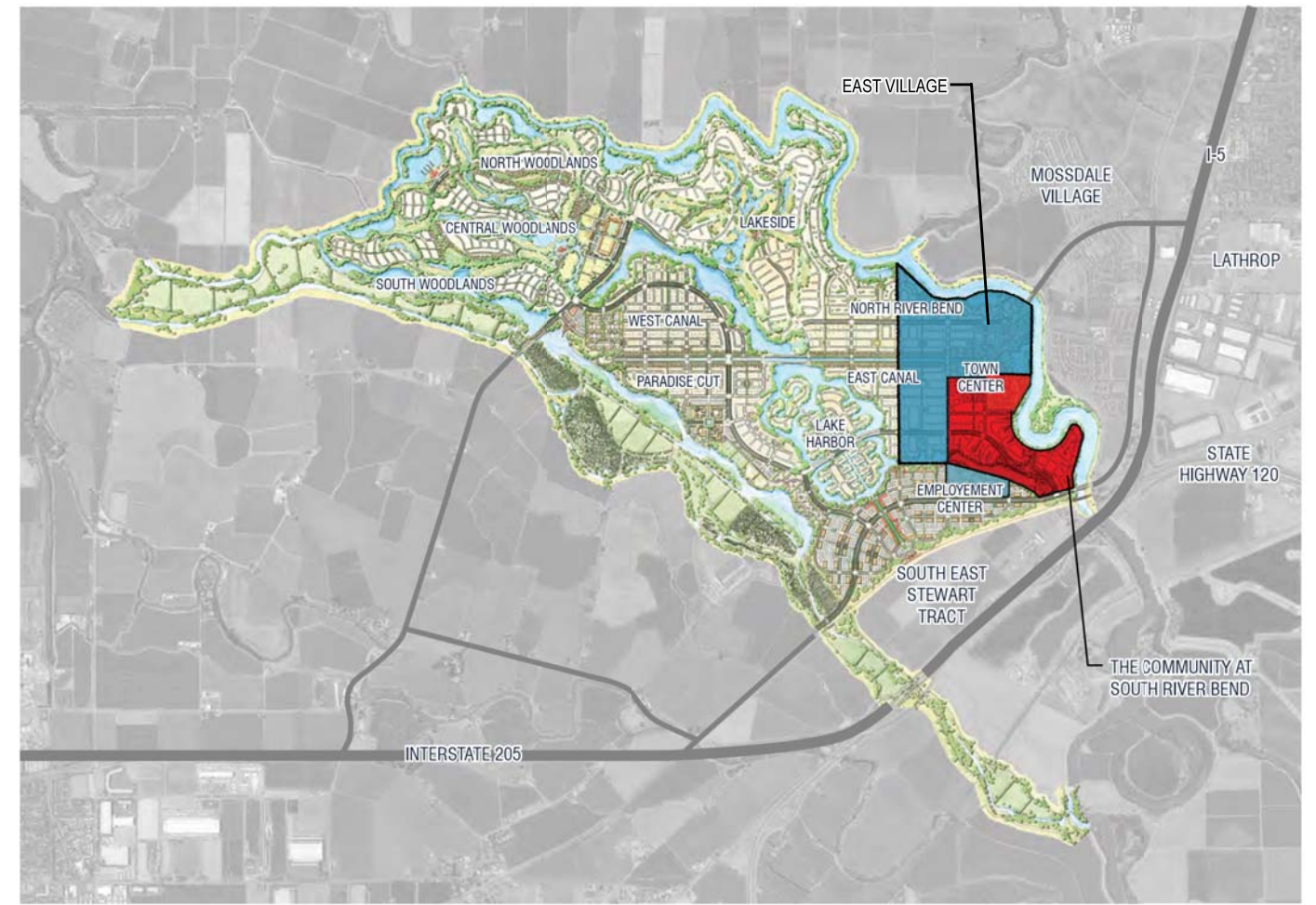
Images shown on this page identify the regional location of the River Islands project as well as the previous concepts and approved plans.



○ Planning Context Diagram



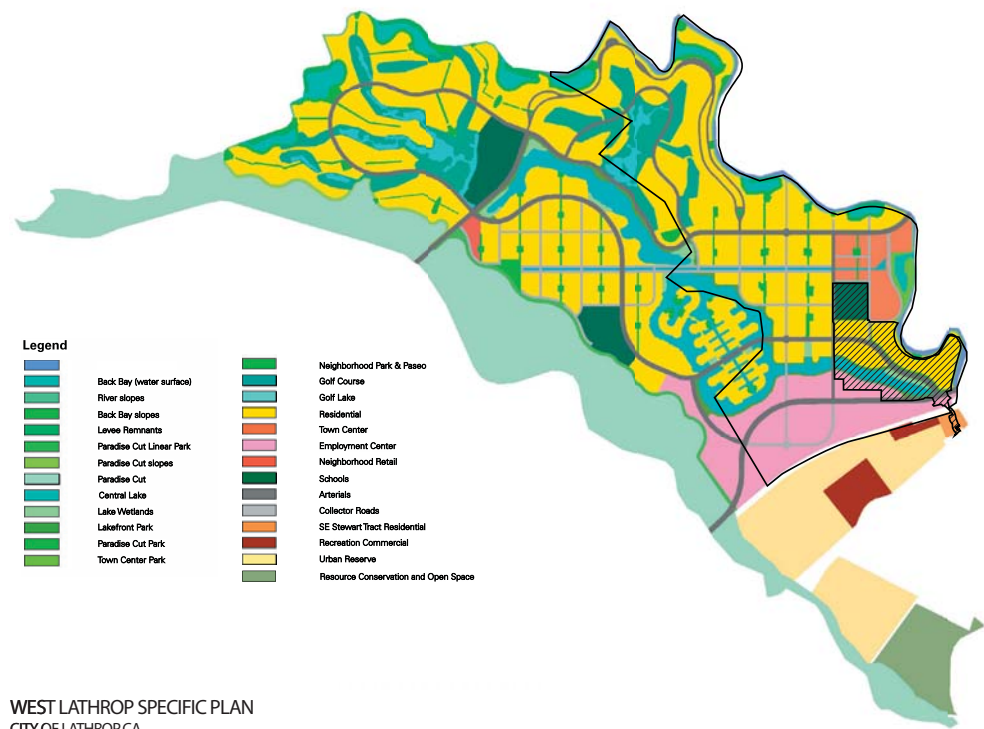
○ Regional Location Maps



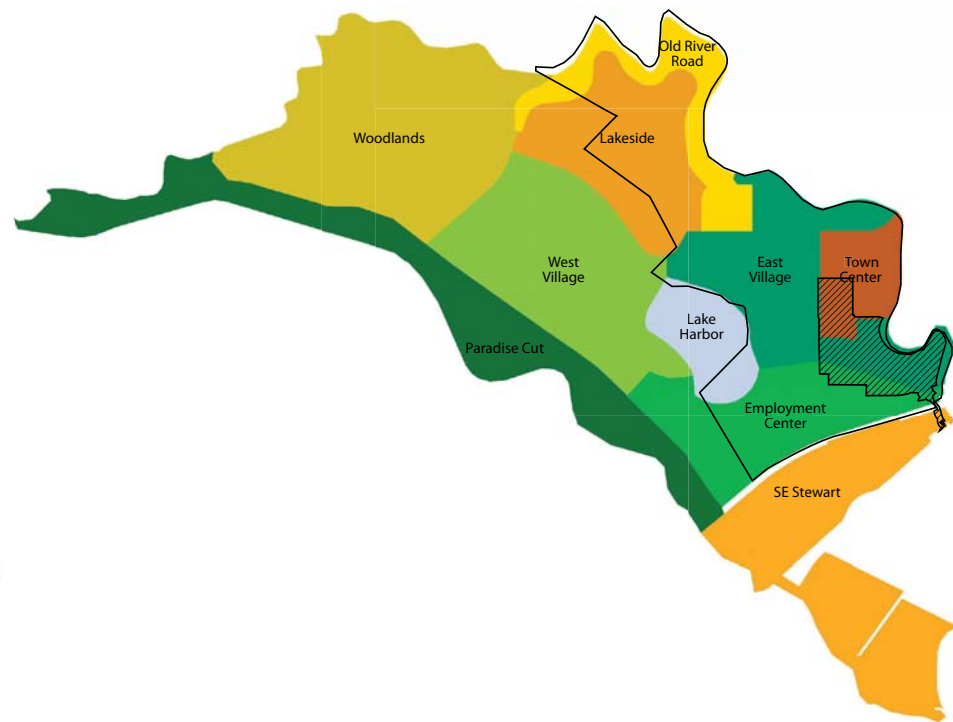
○ River Islands Illustrative Master Plan

MASTER PLAN EVOLUTION

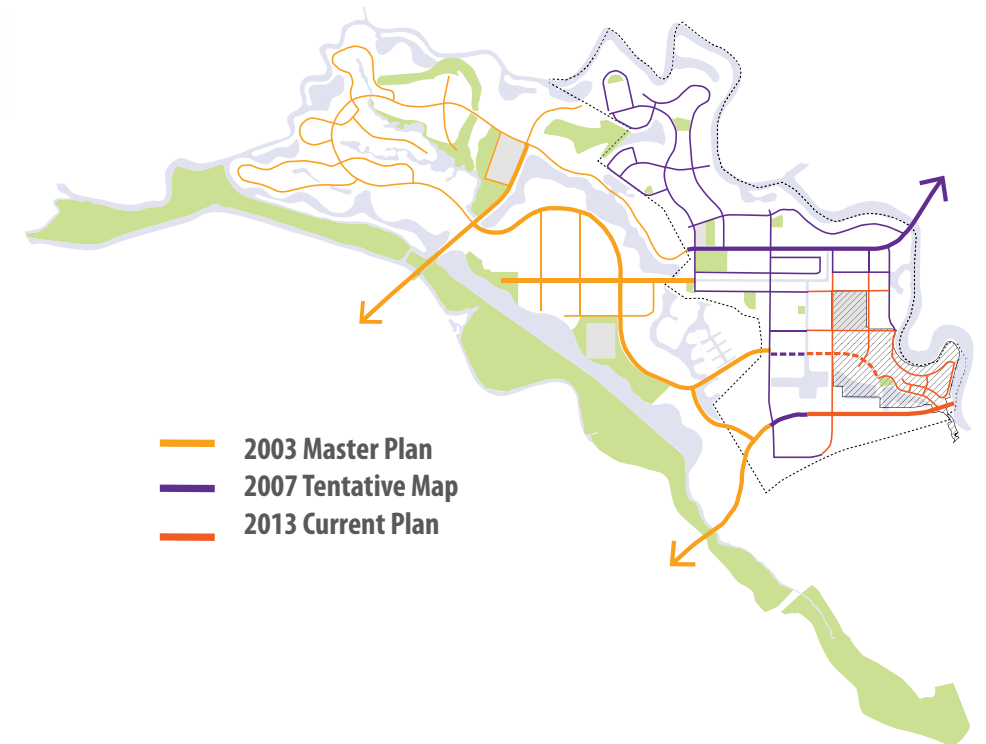
As with history and land use, plans evolve. Through intelligent land planning, study and vision, the River Islands Master plan has evolved to service land use and circulation patterns. The East Village concept continues to interact with the built environment and the natural context and character of the unique landscape of the California Delta.



WEST LATHROP SPECIFIC PLAN
CITY OF LATHROP, CA



2003 West Lathrop Specific Plan - Districts



Plan Evolution & Road Network Connectivity

CHARACTER & CONTEXT

River Islands attempts to intertwine the historical setting of the Delta Valley by paying homage to the riparian environment and the agricultural setting of the San Joaquin Valley. The concept seeks to blend the modern home into the historical land use of the natural environment of the Central Valley farm land and the surrounding waterways that give such life to the environment. Each community seeks to create its own unique identity while tying each of them together through familiar paseos, trails, open spaces and parks which reflect to the region's agricultural and open feel.



VISION OF NDP

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

The landscape character will intermingle the site’s primary influences of the rich agricultural farms and numerous serpentine San Joaquin waterways and habitat. This community will develop through a hierarchy of perimeter river access ways, paseos and other pedestrian trails at and near the lake systems. These areas will create a patchwork of distinct neighborhoods, all of which reflect the character of our valley.

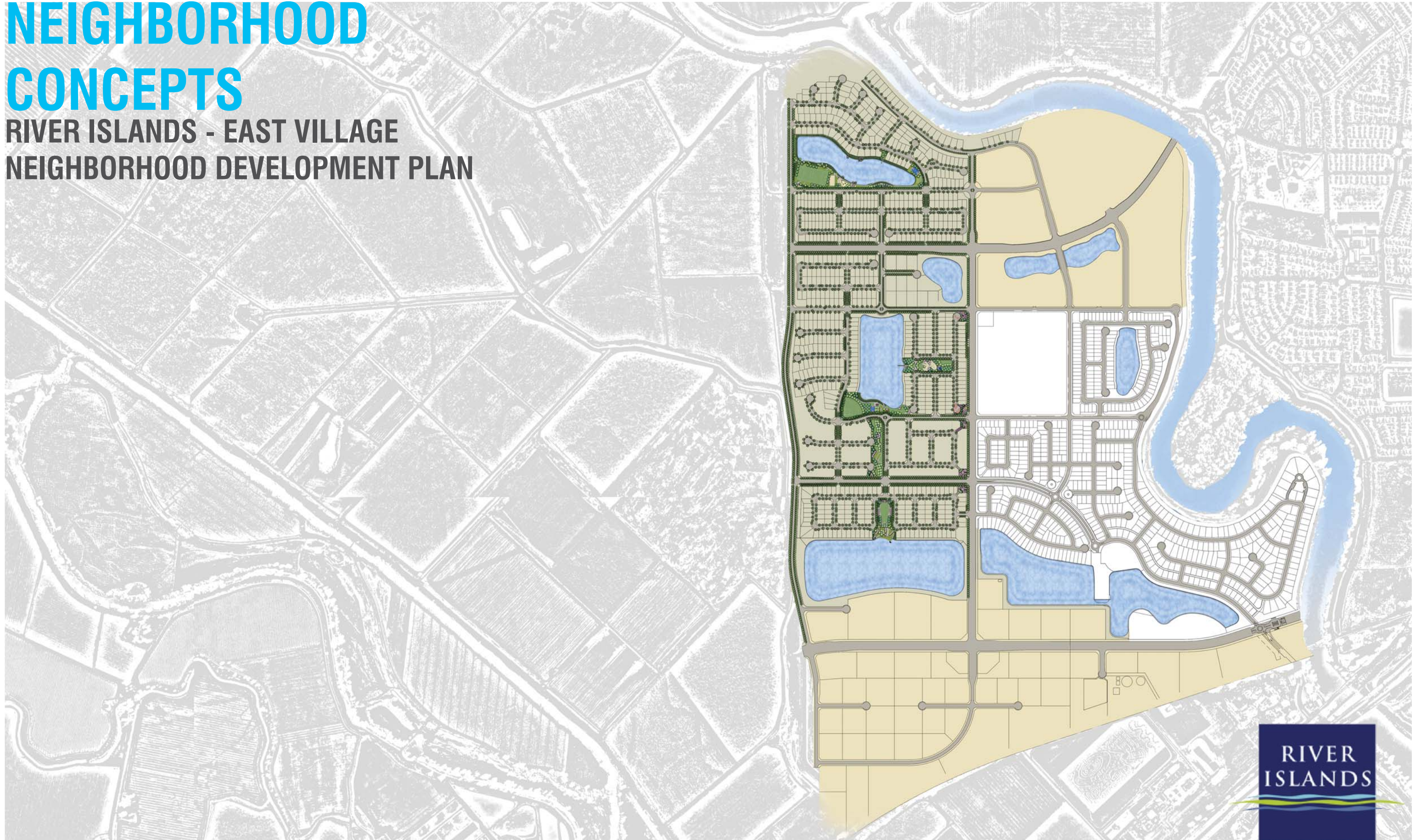
GUIDING PRINCIPLES FOR RIVER ISLANDS

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



NEIGHBORHOOD CONCEPTS

RIVER ISLANDS - EAST VILLAGE
NEIGHBORHOOD DEVELOPMENT PLAN



LAND USE

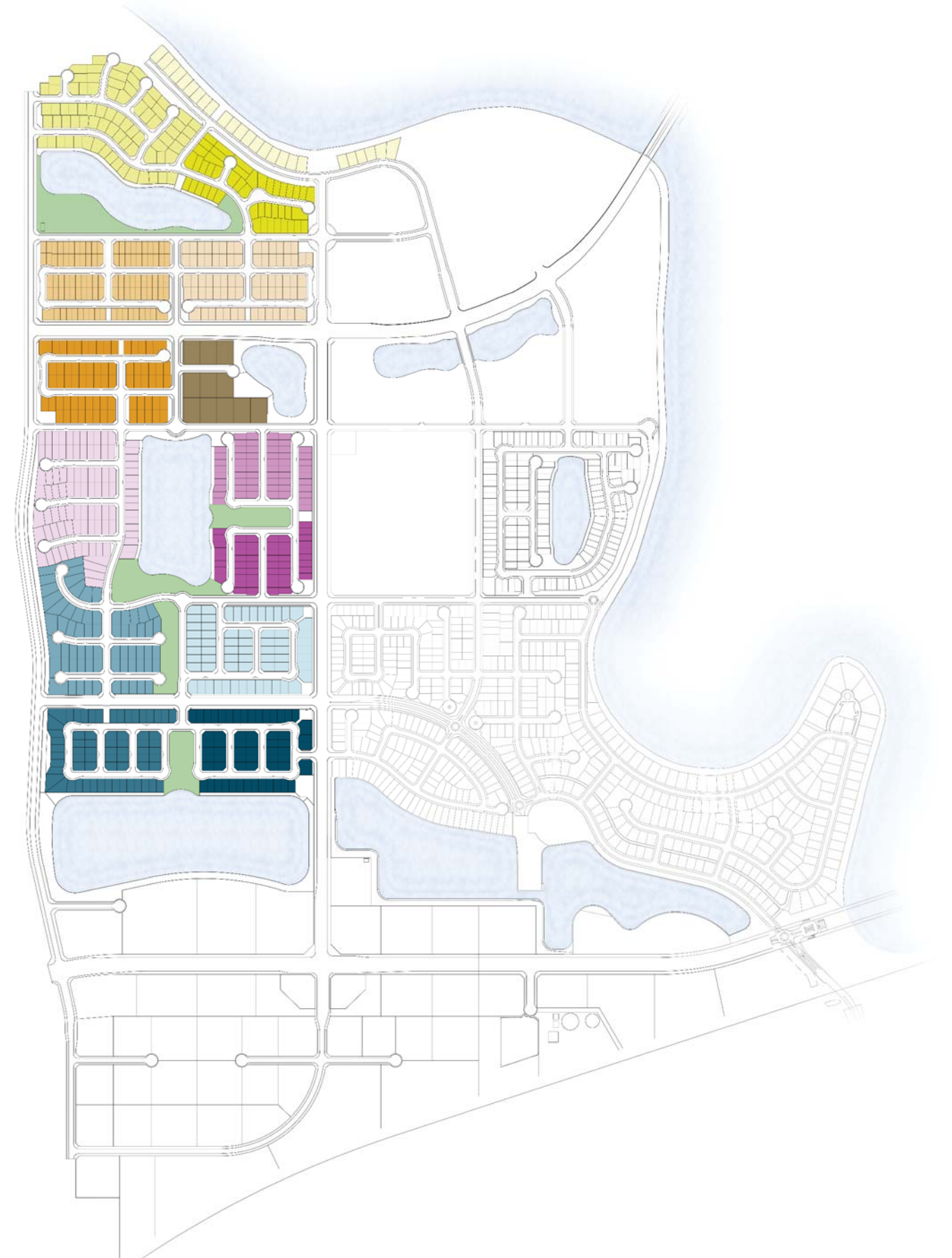
The River Islands East Village neighborhoods will be developed with 867 homes and related street improvements, parks, trails and open spaces. These uses comply with the West Lathrop Specific Plan, which designate the areas for Low Density Residential development with RL-R1 zoning classification. Per the Specific Plan, uses are as follows:

Permitted Uses

- Single Family Residential
- Public Parks and Open Space
- Private Recreation
- Home Business (subject to City approval)

Density:

- 3-9 dwelling units/ Acre (Max Coverage 50%)
- Setbacks, lot depth and width, per UDC. (See Architectural Guidelines for lot standards.)



Lotting Summary






AREA	VILLAGE	PRODUCT TYPE	Units
[Light Yellow]	1E	70' x 100'	25
[Yellow-Green]	1E	65' x 90'	70 (28)
[Yellow]	1E	50' x 100'	46 (20)
[Light Orange]	1D	55' x 90'	74 (4)
[Orange]	1D	42' x 85'	101 (6)
[Dark Orange]	1D	55' x 100'	73 (6)
[Brown]	Tract 3833	Courtyards	
[Light Purple]	1C	52' x 100'	97 (30)
[Purple]	1C	48' x 90'	59
[Dark Purple]	1C	48' x 90'	53 (1)
[Light Blue]	1B	60' x 100'	65 (4)
[Medium Blue]	1B	60' x 100'	66 (26)
[Dark Blue]	1B	55' x 90'	67 (6)
[Darkest Blue]	1B	55' x 90'	64








NEIGHBORHOOD ELEMENTS

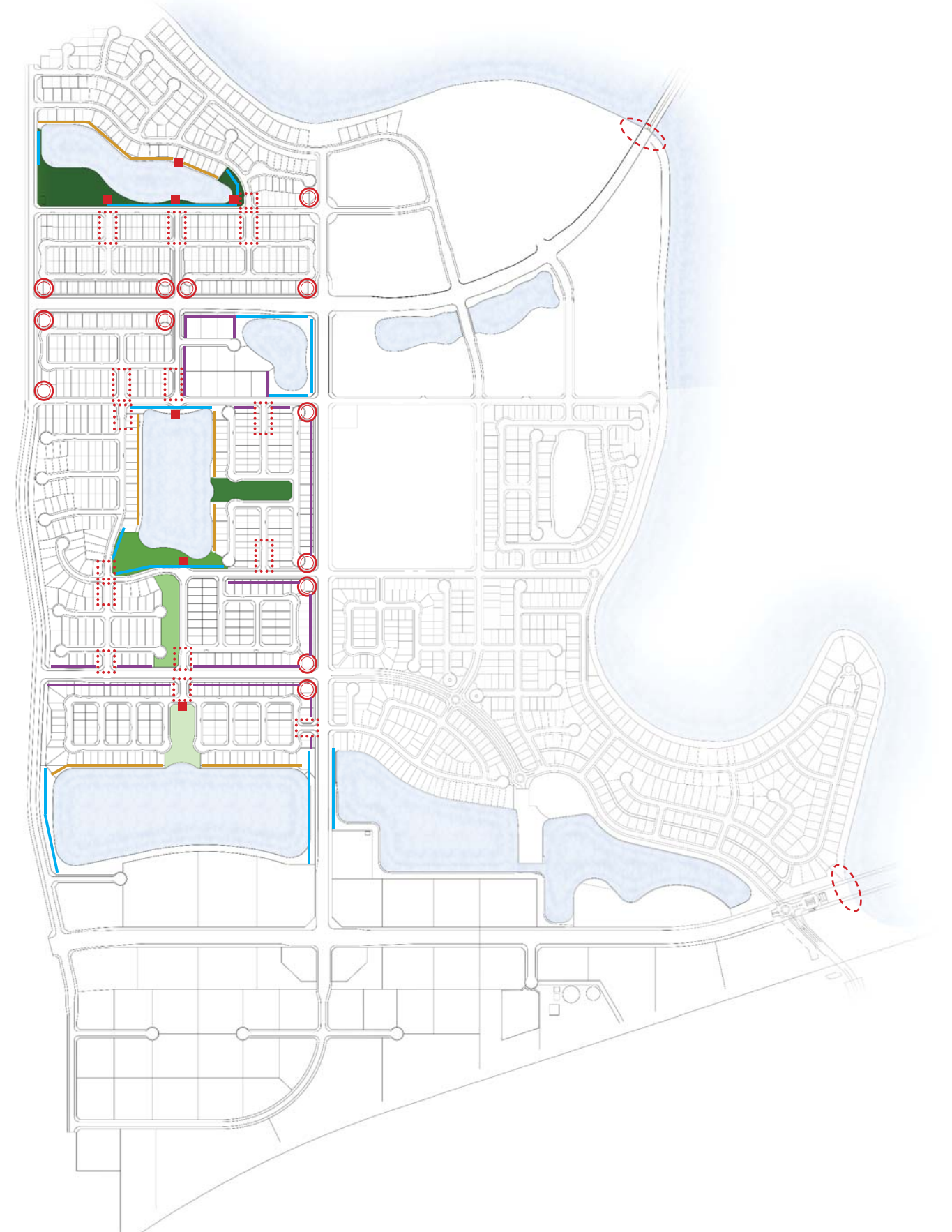
As River Islands continues to expand the communities of East Village, the strong neighborhood character established in the South River Bend Community will be used as a basis for further residential development. A variety of lot sizes and types will be provided, including the medium density Courtyard product located near River Islands Parkway. The new neighborhoods will be connected together through a strong framework of roads, entries and numerous open spaces, lakes and parks.

The intention for River Islands East Village is to create a community that feels integrated into the rural agrarian context synonymous with the Delta Valley; a place where nature and the community can interact and residents are re-energized by this rediscovery of their connection to nature. The community should establish its sense of belonging through urban elements that create a community space at pedestrian scales.

Neighborhood Elements Legend

FEATURE AREA	PARK NAME
	Neighborhood Park N3
	Neighborhood Park N2
	Neighborhood Park N4
	Neighborhood Park N6
	Neighborhood Park N7

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



OPEN SPACE LAND USE

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

In-tract streetscape areas are defined as the landscape areas between the curb and sidewalk and create consistent theme for streets within each community.







Off-site streetscape areas are areas outside of the subdivision along major streets and include areas such as parkway strips, areas between the sidewalk and masonry walls or fences and neighborhood gateways. These spaces create a consistent theme throughout the East Village and encourage light recreation and pedestrian interaction.





Open spaces adjacent to lakes should also encourage light recreation and provide a place for both intimate and open pedestrian interaction. These spaces should provide places for relaxation and contemplation within a visually stimulating environment.

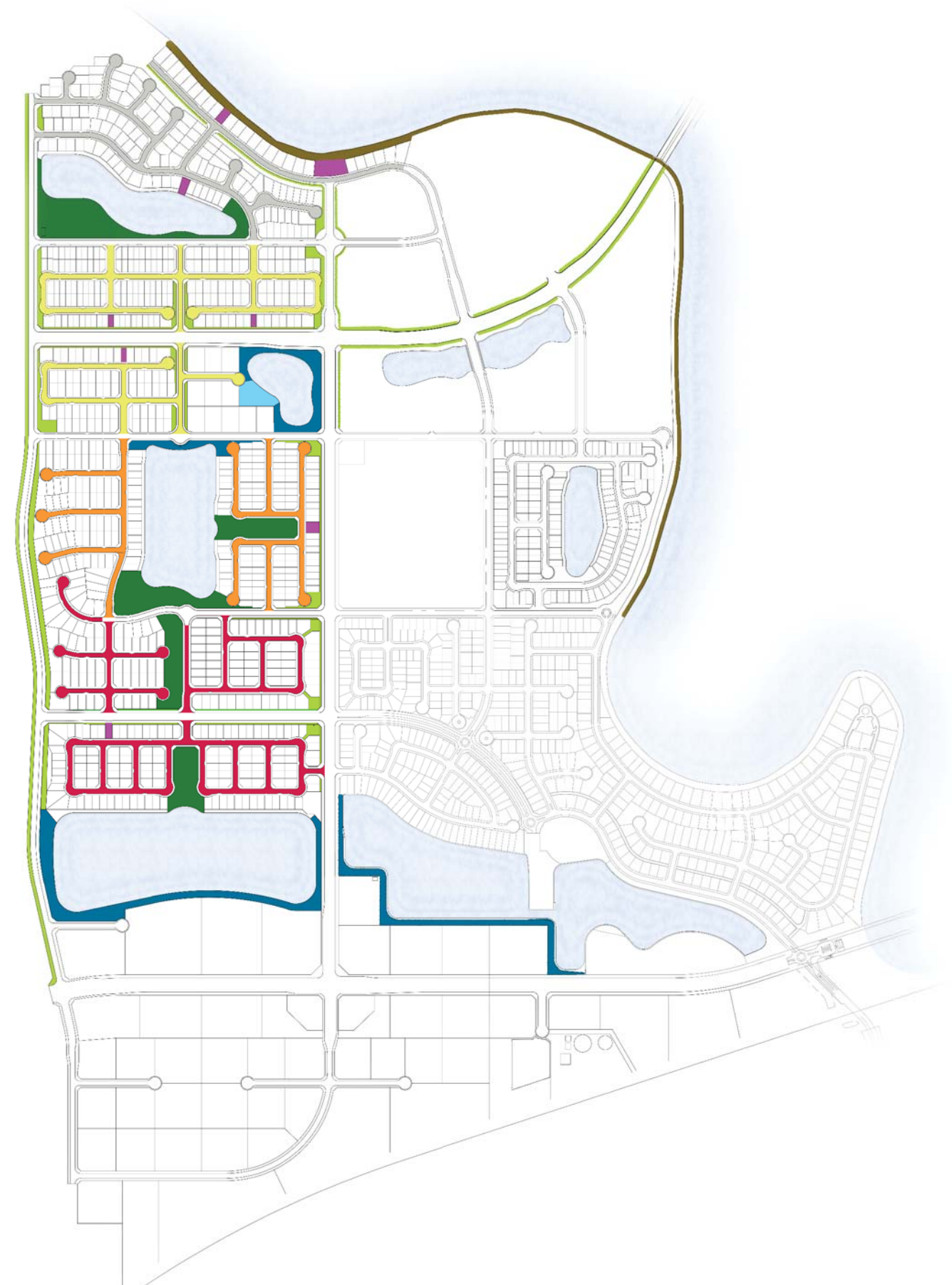
Neighborhood parks and pocket parks should create places for a more structured recreational interaction. Parks should encourage pedestrian use on a large scale and create opportunities for exercise as well as places for both relaxation and physical recharge from day-to-day obligations.

East Village encourages pedestrian access throughout the entire community. A network of trails and pathways throughout River Islands makes this a unique and interactive community. Because of the proximity to the San Joaquin River, an open space trail area has been developed to encourage a larger pedestrian opportunity. Several pedestrian connections from the community trail network to the surrounding open space trail area exist to encourage interaction to our more native and rural opportunities that surround River Islands.

Open Space / Streetscapes Legend

OPEN SPACE AREA	FEATURE NAME
	Neighborhood Park
	Private Park
	Lake Side Open Space
	Pocket Park
	Open Space Trail
	Off-Site Streetscape

IN-TRACT STREETSCAPE	VILLAGE NAME
	Village E
	Village D
	Village C
	Village B



OPEN SPACE LAND USE -PARKS, TRAILS & LAKE FRONTAGES

Park #	Park Name	Acree	Previously Proposed Acree	Quimby Act Requirement
Community Parks		51.2	56.1	39.99
C1	Town Center Community Park	17.3		
C2	East Village Community Park	18.2		
C3	Waterfront Linear Park	15.7		

School Related Community Parks		6.8	9.8	
S1	Elementary School Playfields (TC)	4.8		
S2	Elementary School Playfields (LS)	2		

Neighborhood Parks		31	27.49	26.66
N1	Michael Vega Park	2.9		
N2	Neighborhood Park A	2.0		
N3	Neighborhood Park B	5.2		
N4	Neighborhood Park C	3.1		
N5	Lakeside Park	4.4		
N6	Neighborhood Park D	2.1		
N7	Neighborhood Park E	2.1		
N8	Neighborhood Park F	4.9		
N9	Neighborhood Park G	4.3		

Water Related Open Space		27.1	44.3	NA
W1	Lakeside Park 1	2.1		
W2	Lakeside Park 2	2.6		
W3	Water Related Park A	0.9		
W4	Water Related Park B	0.4		
W5	Water Related Park C	0.7		
W6	Water Related Park D	3.8		
W7	Water Related Park E	1.9		
W8	Water Related Park F	7.2		
W9	Water Related Park G	2.5		
W10	Water Related Park H	5.0		

Private Park Space		5.7	NA	NA
PV-1	Private Park	2.2		
PV-2	Private Park	0.9		
PV-3	Sunset Point	2.3		
PV-4	Private Park	.30		

Pocket Parks		4.3	NA	NA
P1	Pocket Park 1	0.11		
P2	Pocket Park 2	0.12		
P3	Pocket Park 3	0.08		
P4	Pocket Park 4	0.10		
P5	Pocket Park 5	0.09		
P6	Pocket Park 6	0.16		
P7	Riverfront Pocket Park 7	0.15		
P8	Riverfront Pocket Park 8	0.59		
P9	Pocket Park 9	0.18		
P10	Pocket Park 10	0.08		
P11	Pocket Park 11	0.12		
P12	Pocket Park 12	0.18		
P13	Riverfront Pocket Park 13	0.22		
P14	Riverfront Pocket Park 14	0.14		
P15	Riverfront Pocket Park 15	0.15		
P16	Riverfront Pocket Park 16	0.11		
P17	Riverfront Pocket Park 17	0.08		
P18	Riverfront Pocket Park 18	0.13		
P19	Pocket Park 19	1.22		
P20	Pocket Park 20	0.26		

Park #	Park Name	Acree	Previously Proposed Acree	Quimby Act Requirement
Lakes		108.9	40.9	
L1	Lake 1	17.6		
L2	Lake 2	13.6		
L3	Lake 3	27.6		
L4	Lake 4	3.3		
L5	Lake 5	3.7		
L6	Lake 6	4.3		
L7	Lake 7	12.4		
L8	Lake 8	4.0		
L9	Lake 9	9.1		
L10	Lake 10	13.3		
Total		(Does not include Private Park Space)		
Parks		93.3		
Lake Open Space		108.9		
Landscape Area		27.1		

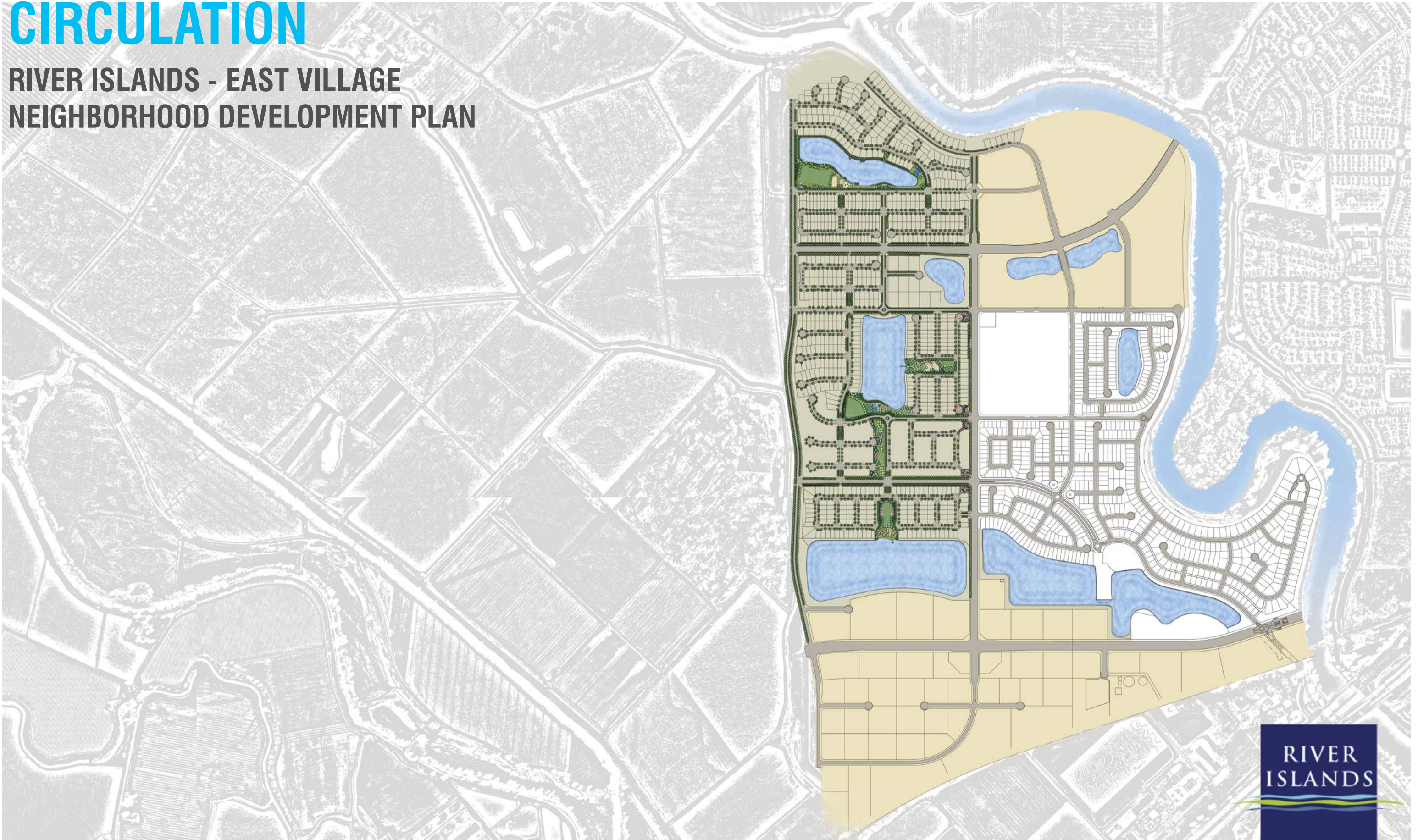


The River Islands Master Plan focuses heavily on open spaces. The opportunity to interact with neighbors and family in recreational spaces and recharge from our stressful lives in the numerous and unique open spaces is what sets the River Islands development apart.

The figure below identifies the numerous streetscapes, parks, open spaces and trails within the East Village Development with context to the overall Phase 1 Master Plan.

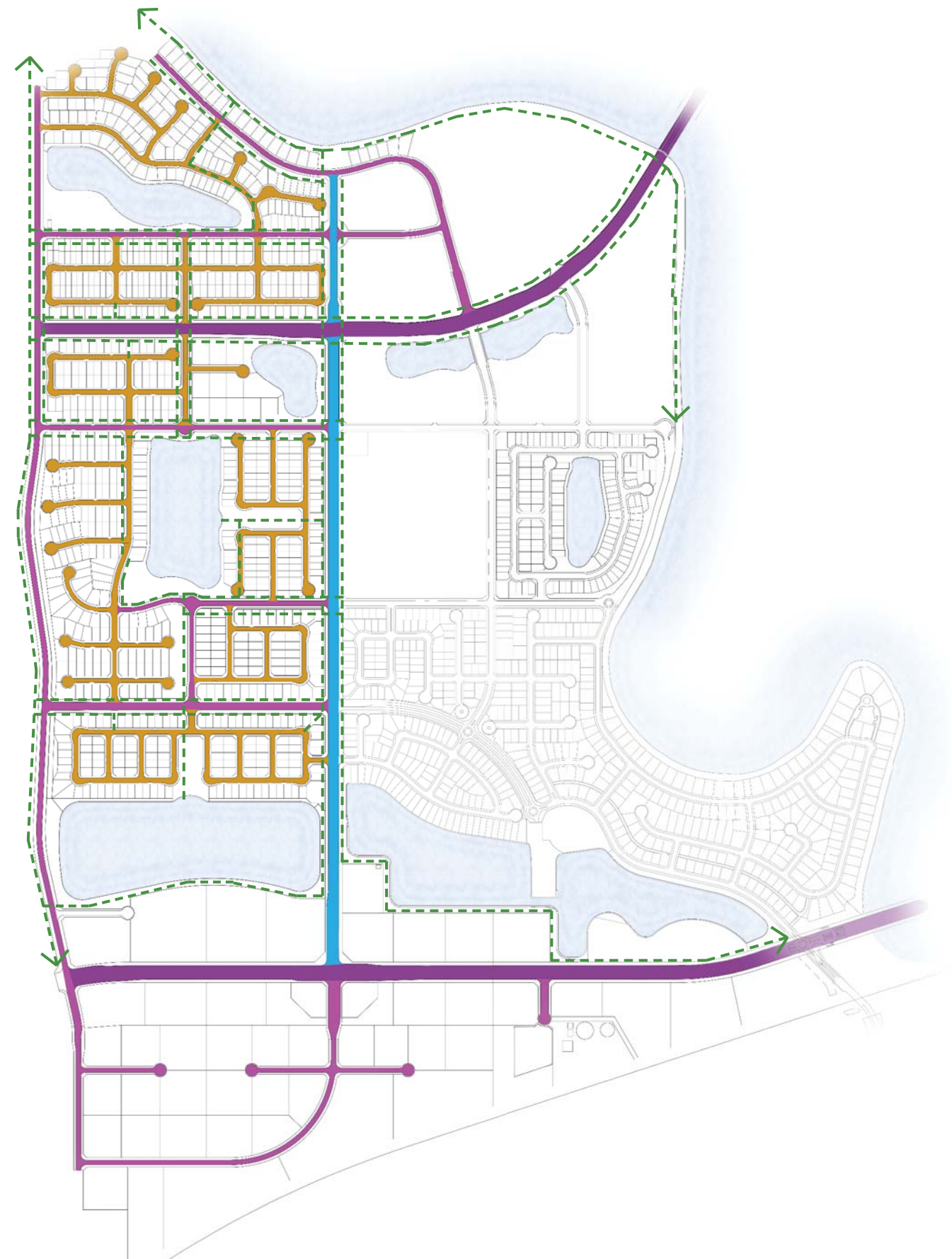
CIRCULATION

RIVER ISLANDS - EAST VILLAGE NEIGHBORHOOD DEVELOPMENT PLAN








CIRCULATION CONCEPT

Streets create a necessary and important framework for the community of River Islands East Village. This framework connects and separates neighborhoods and uses, creates key vehicular paths of travel and also creates identifiable community spaces and pedestrian friendly circulation throughout the community. As seen in the circulation exhibit on this page, the street network has a hierarchy consisting of major roads, collector streets and neighborhood streets.



Circulation Legend

ROUTE	ROUTE TYPE
	Regional Arterial (Future)
	Neighborhood Collector
	Neighborhood Arterial St
	Neighborhood Local Street
	Pedestrian Access Route

CIRCULATION BIKE AND PEDESTRIAN CONCEPT

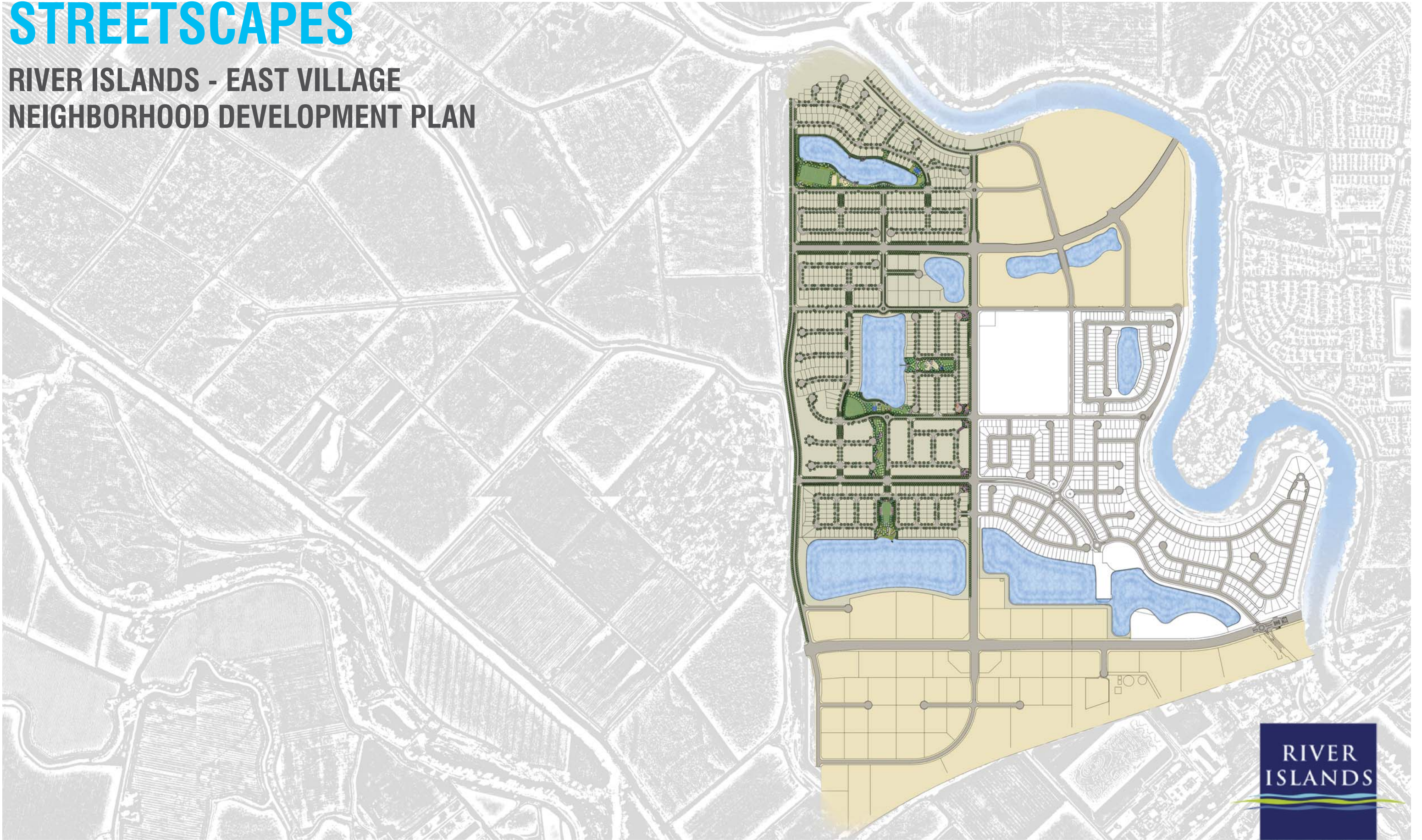
In our ever growing commuter-based work lives, the River Islands Master Plan has developed a recreational infrastructure intent on encouraging bicycle and pedestrian pathways.

The figure seen here on this page shows the overall hierarchy of circulation pathways and wayfinding signage specific to the Phase 1 development area.



STREETSCAPES

RIVER ISLANDS - EAST VILLAGE NEIGHBORHOOD DEVELOPMENT PLAN



STREET CHARACTER

Streets are classically defined by the trees that line them. These spaces create a sense of identity and a pedestrian friendly environment. Street trees create memorable, livable spaces. However, trees do much more than define spaces. Trees create much needed shade for pedestrians, help reduce energy consumption, cool buildings and increase property values. Proper selection of tree species helps identify and differentiate communities, spaces and uses. Trees also provide valued wildlife habitat. To this purpose, this NDP proposes street tree varieties for the roadways as identified on page 22.

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



COMMUNITY COLLECTOR STREETS

A series of major roadways connect from major project entries at Golden Valley Parkway and at River Islands Parkway as they cross the San Joaquin River. These streets service the majority of the project from east to west. It is important to establish a project theme as these entries will continue into and through the major project amenities, such as lakes, parks, trails, and open space.

The establishment of a formal entrance utilizing the River Islands Gateway at the San Joaquin River, followed by a rural feel of windrow and columnar trees mixed with shade trees and the riparian river concept will lead visitors into and along the major collector streets. The naturalized riparian corridor serves as an immediate reminder of the historical use of the river lands of the Delta Valley.



STREET TREE MASTER PLAN

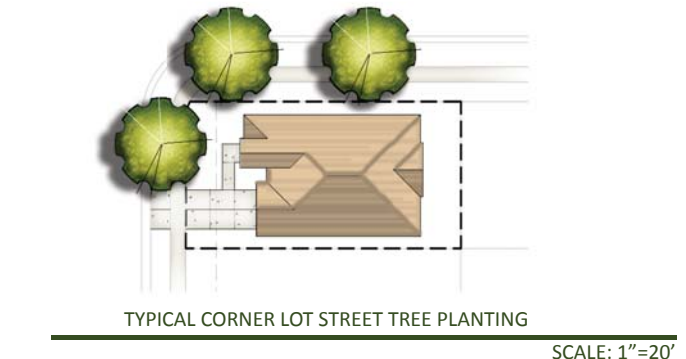
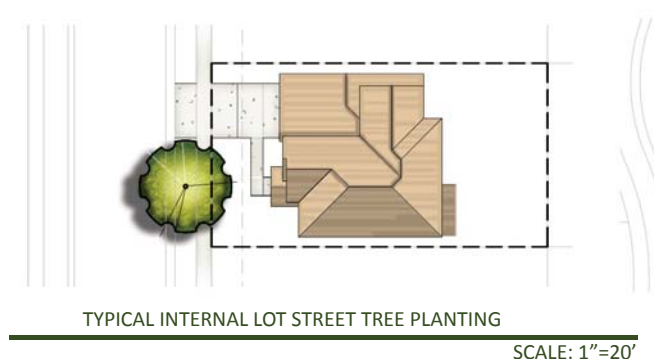
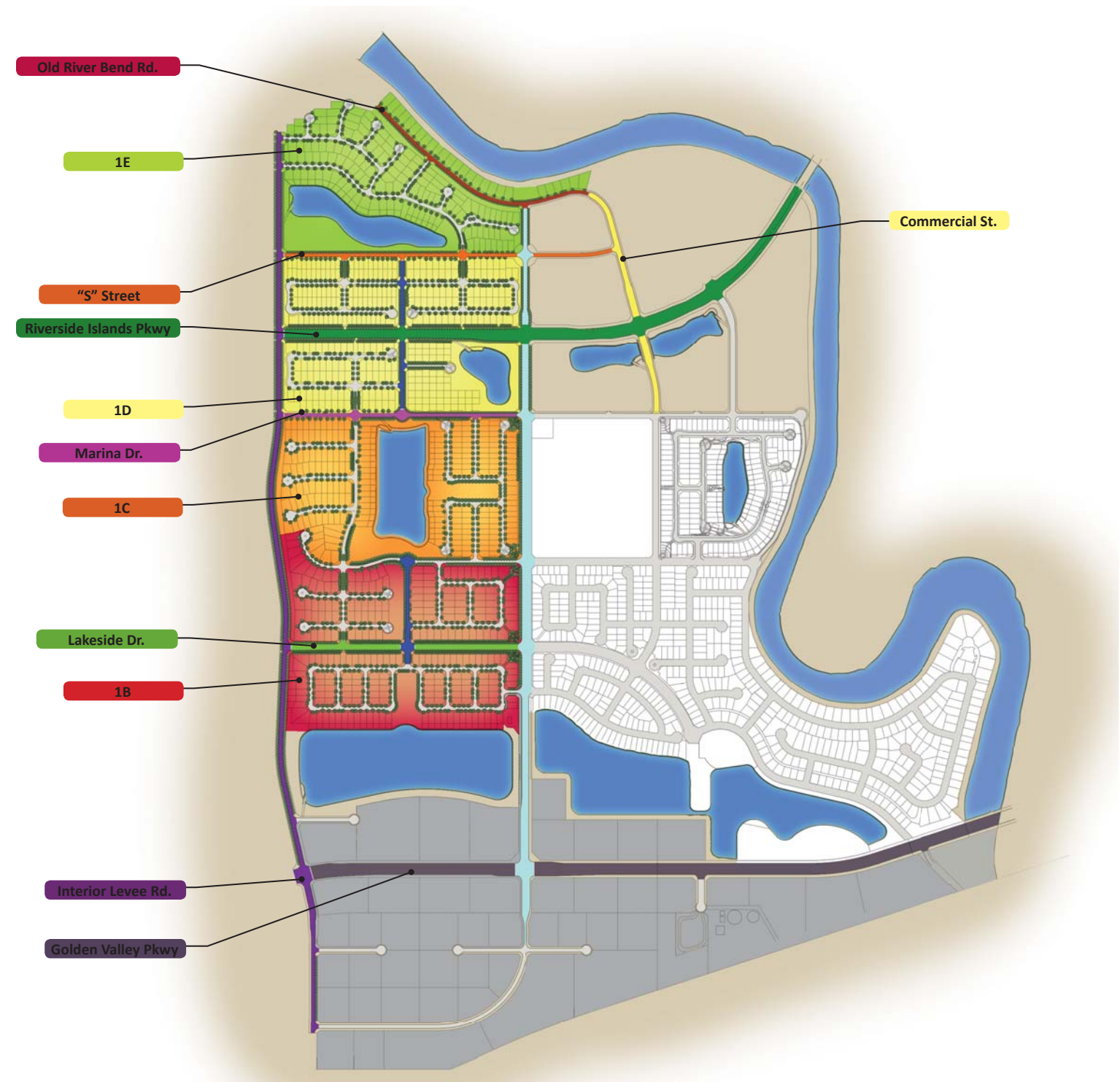
STREET TREE MASTER LIST

VILLAGE	STREET DIRECTION	BOTANICAL NAME	COMMON NAME
1B	North/South East/West	Zelkova serrata 'Green Vase' Acer rubrum 'Redpointe'	Green Vase Zelkova Redpointe Maple
1C	North/South East/West	Acer rubrum 'October Glory' Tilia cordata 'Greenspire'	October Glory Red Maple Greenspire Little-Leaf Linden
1D	North/South East/West	Platanus acerifolia 'Columbia' Pistacia c. 'Keith Davey'	Columbia London Plane Chinese Pistache
1E	North/South East/West	Zelkova serrata 'Green Vase' Ginkgo biloba	Green Vase Zelkova Maidenhair Tree

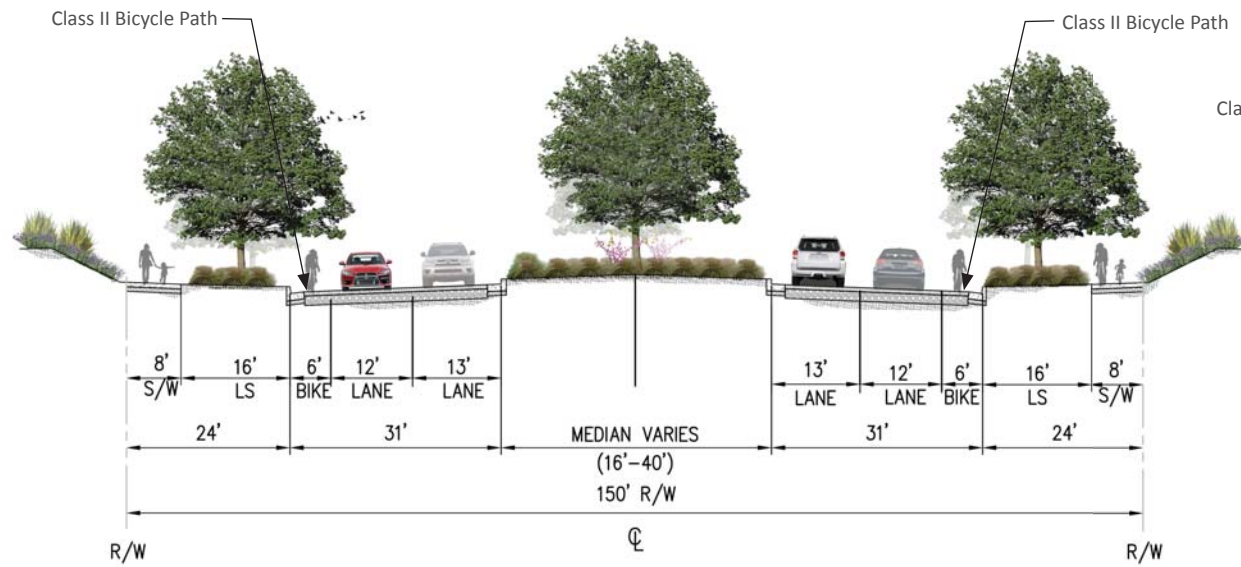
STREET	STREET DIRECTION	BOTANICAL NAME	COMMON NAME
Golden Valley Pkwy	East/West	Quercus coccinea	Scarlet Oak
Lakeside Dr.	East/West	Quercus lobata	Valley Oak
Marina Dr.	East/West	Tilia c. 'Greenspire'	Little-Leaf Linden
River Islands Pkwy	East/West	Quercus coccinea	Scarlet Oak
"S" Street	East/West	Ulmus p. 'Drake'	Chinese Evergreen Elm
Old River Bend Rd.	East/West	Malus 'Prairifire'	Flowering Crabapple
Commercial St.	North/South	Zelkova s. 'Green Vase'	Green Vase Zelkova
Somerston Pkwy	North/South	Quercus lobata	Valley Oak
2nd St./5th St.	North/South	Lagerstroemia i. 'Dynamite'	Crape Myrtle
Interior Levee Rd.	North/South	Schinus molle	California Pepper Tree

ACCENT TREE LIST

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

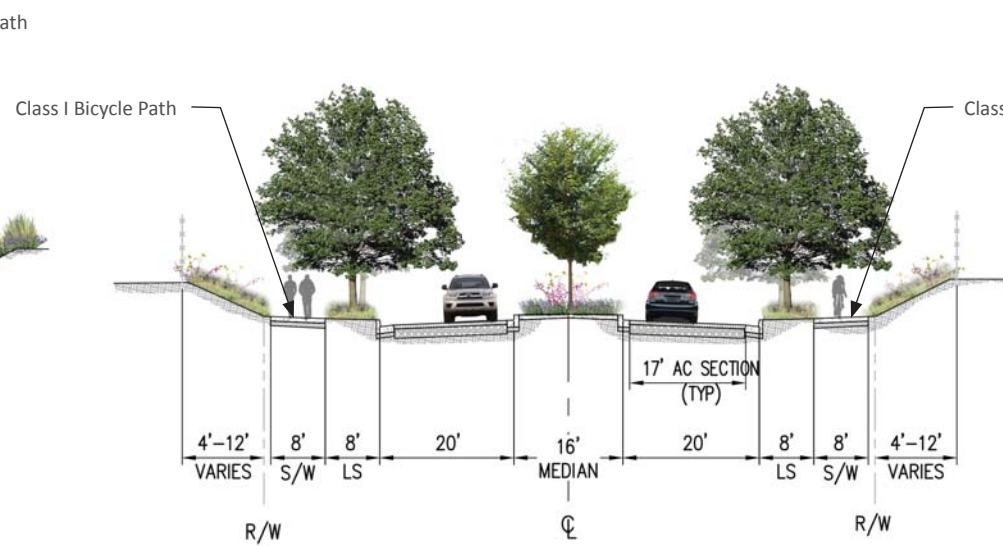


STREET SECTIONS



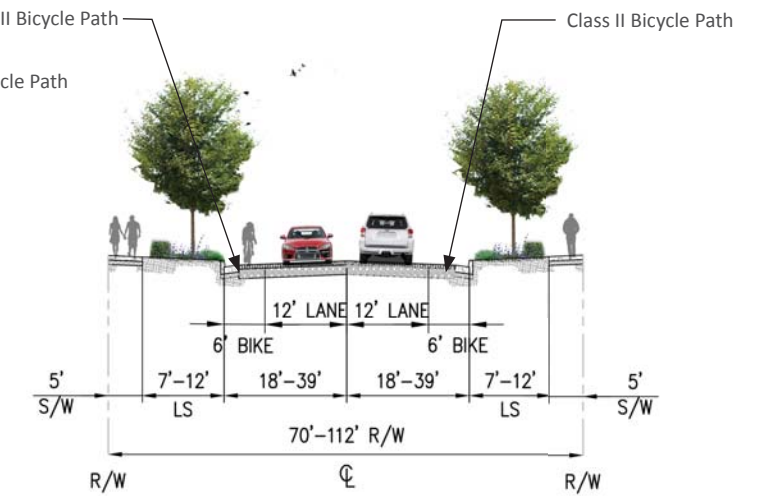
TYPICAL GOLDEN VALLEY PARKWAY SECTION

NOT TO SCALE



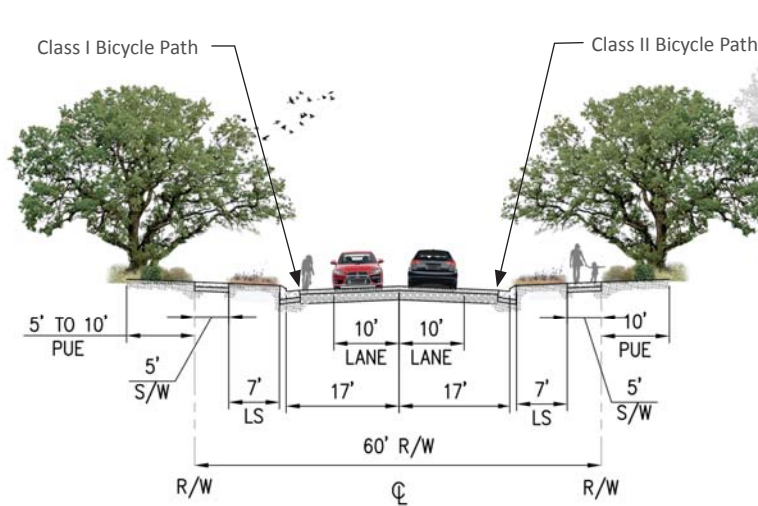
TYPICAL LAKESIDE DRIVE SECTION

NOT TO SCALE



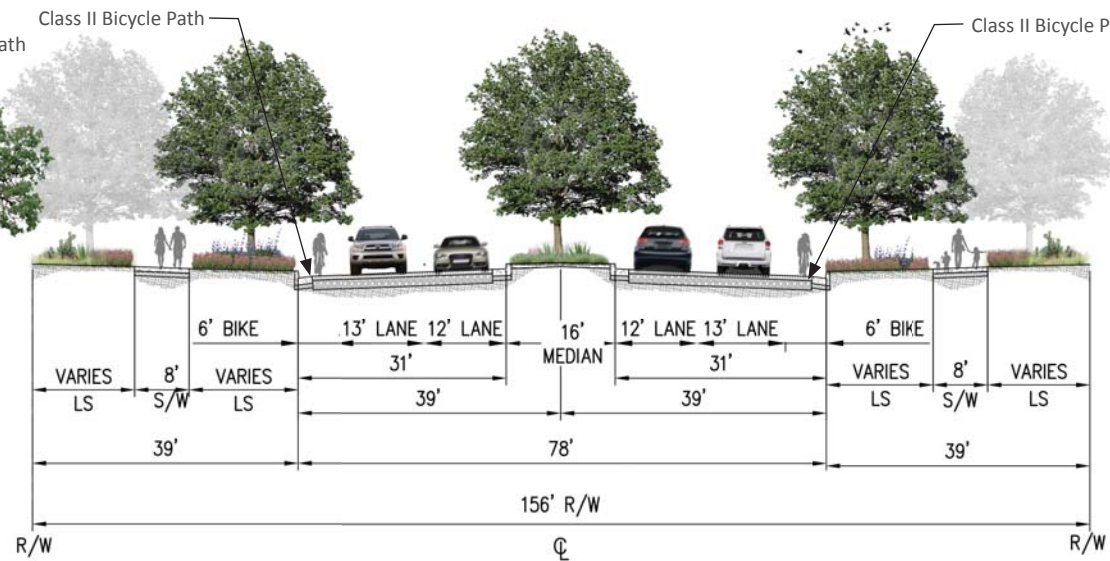
TYPICAL COMMERCE CENTER BOULEVARD SECTION

NOT TO SCALE



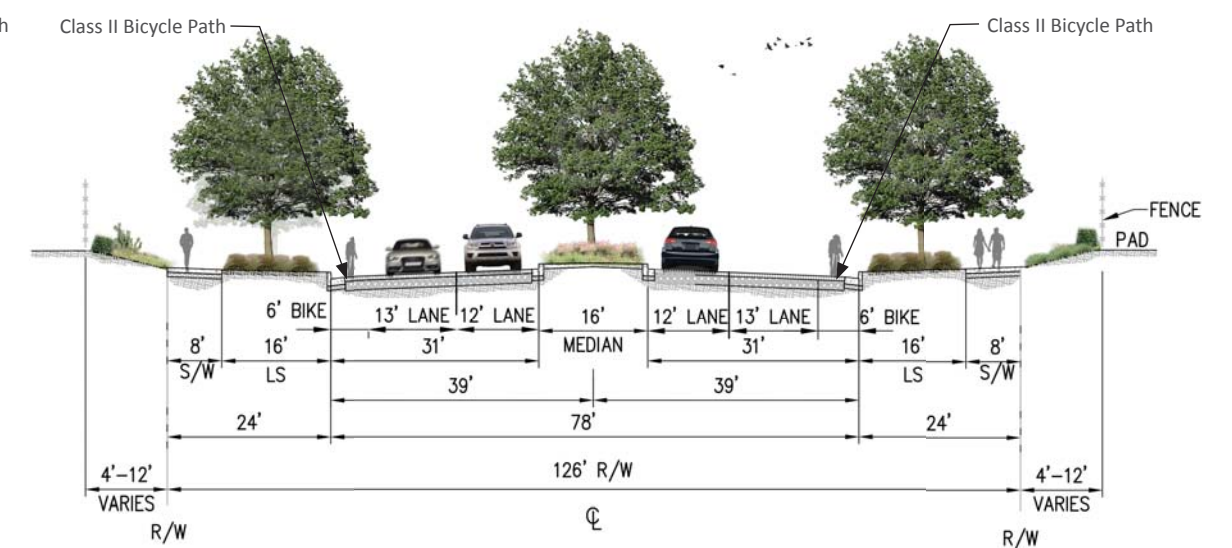
TYPICAL LOCAL STREET 2 LANE SECTION

NOT TO SCALE



TYPICAL RIVER ISLANDS PARKWAY

NOT TO SCALE



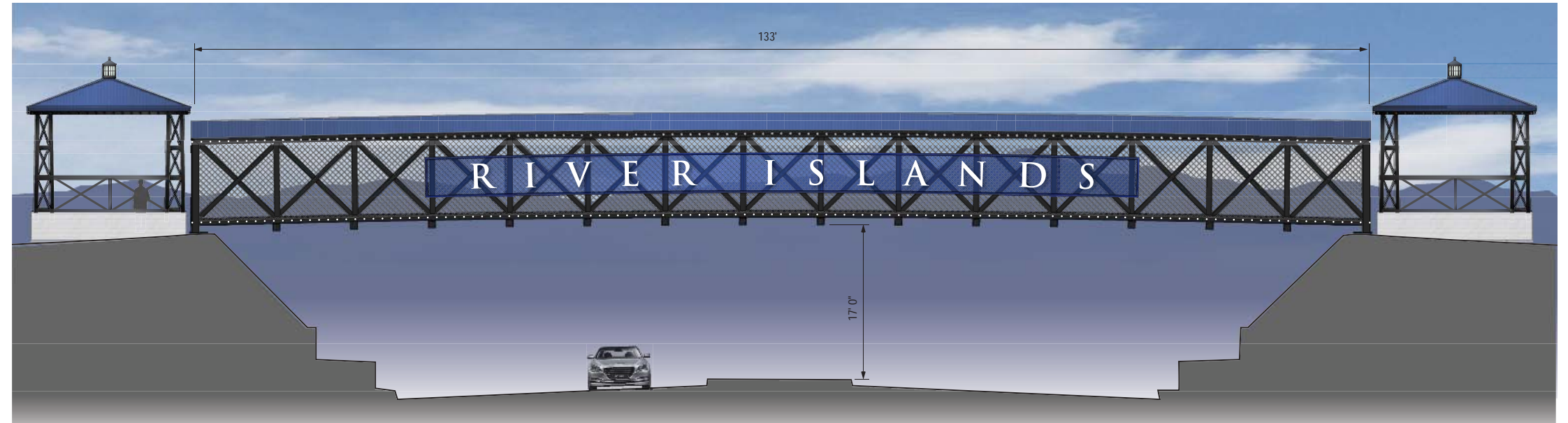
TYPICAL SOMERSTON PARKWAY SECTION

NOT TO SCALE

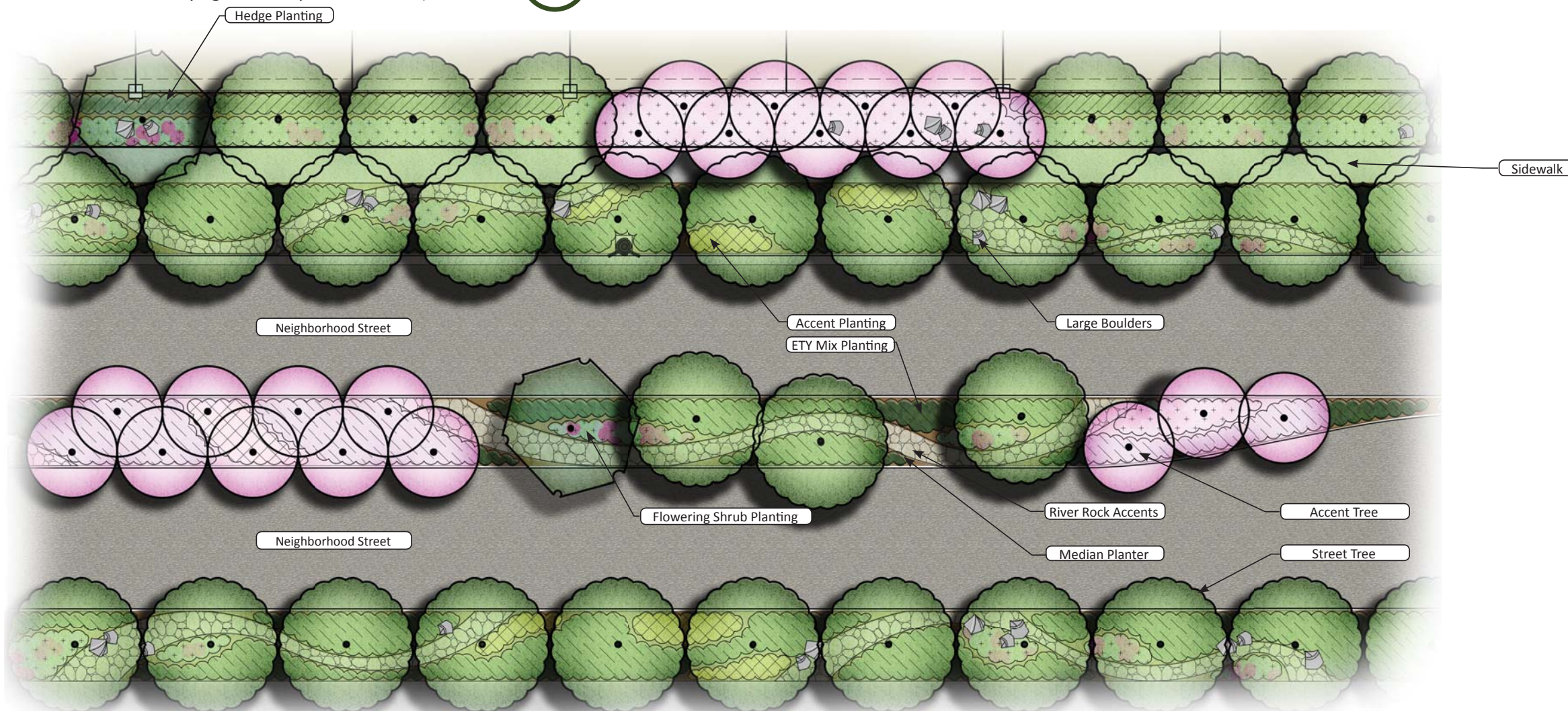
The vision for River Islands East Village Streetscapes is to formalize the natural context of the riparian and agricultural corridor of the delta waterways.

The use of natural materials like meandering bands of river cobbles and boulders that mimic the numerous waterways of the Delta Valley surrounded by low meadow type grasses and scattered ornamental flowering shrubs should be the overriding layout within the parkway strip areas. Perimeter or boundary planting areas should receive larger, more structured shrubs that take on their own natural shape without the need for hedging or continuous pruning to maintain size and shape. These spaces should be utilized to imitate the numerous hedgerow plantings that abut the waterways and agricultural fields.

(See Plant Selection Guide, page 93, for plant varieties)



River Islands Parkway Entry Bridge and Sign at the San Joaquin River



Typical Major Collector Road Layout (Somerton Pkwy./River Islands/Lakeside Dr.)



Interior Levee Road Layout

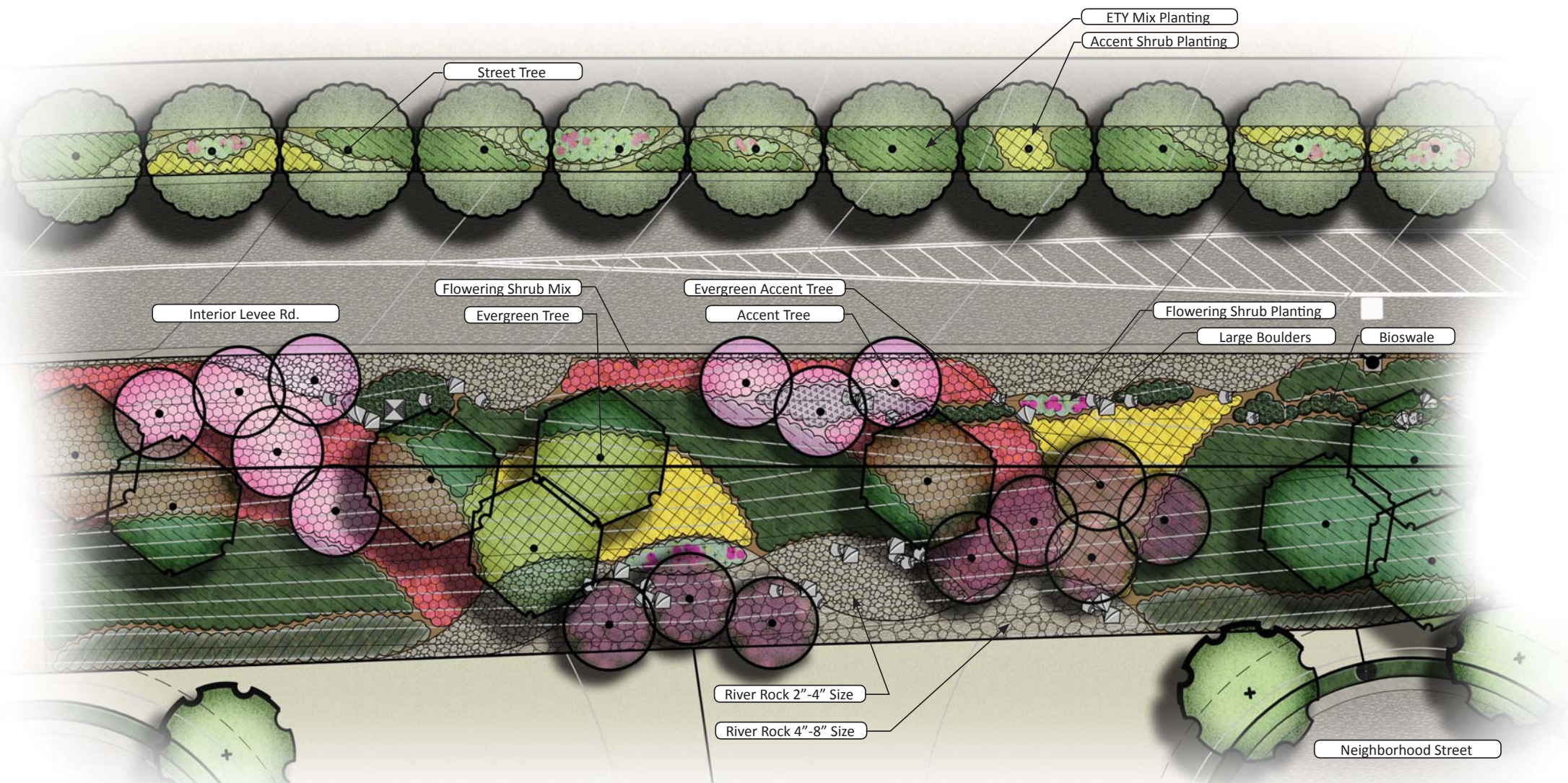
Interior Levee Road establishes the current western boundary of East Village; however, ultimately the River Islands development will continue to the west. In an effort to reduce its footprint on the built environment and continue the strong focus of land stewardship, the River Islands Master Plan has incorporated the use of onsite bio-swale retention areas to filter surface water draining from nearby catch basins and surrounding roadways. This will allow stormwater to percolate back into the ground in a cleaner state, as it will have been filtered by select grasses and ground covers.

The slopes that rise from the bio-swale will create a canvas of naturalized shrubs and groundcover that meander and establish visual interest through selection of both naturalized species and flowering groundcover varieties with scattered groupings of native tree species and ornamental trees.

The use of decomposed granite, river cobbles and boulders should be intermixed and placed to provide a mix of visual interest as well as reduce the amount of plant material receiving maintenance.



 Landscape Swale and Drain



 Interior Levee Road Layout

NEIGHBORHOOD GATEWAYS

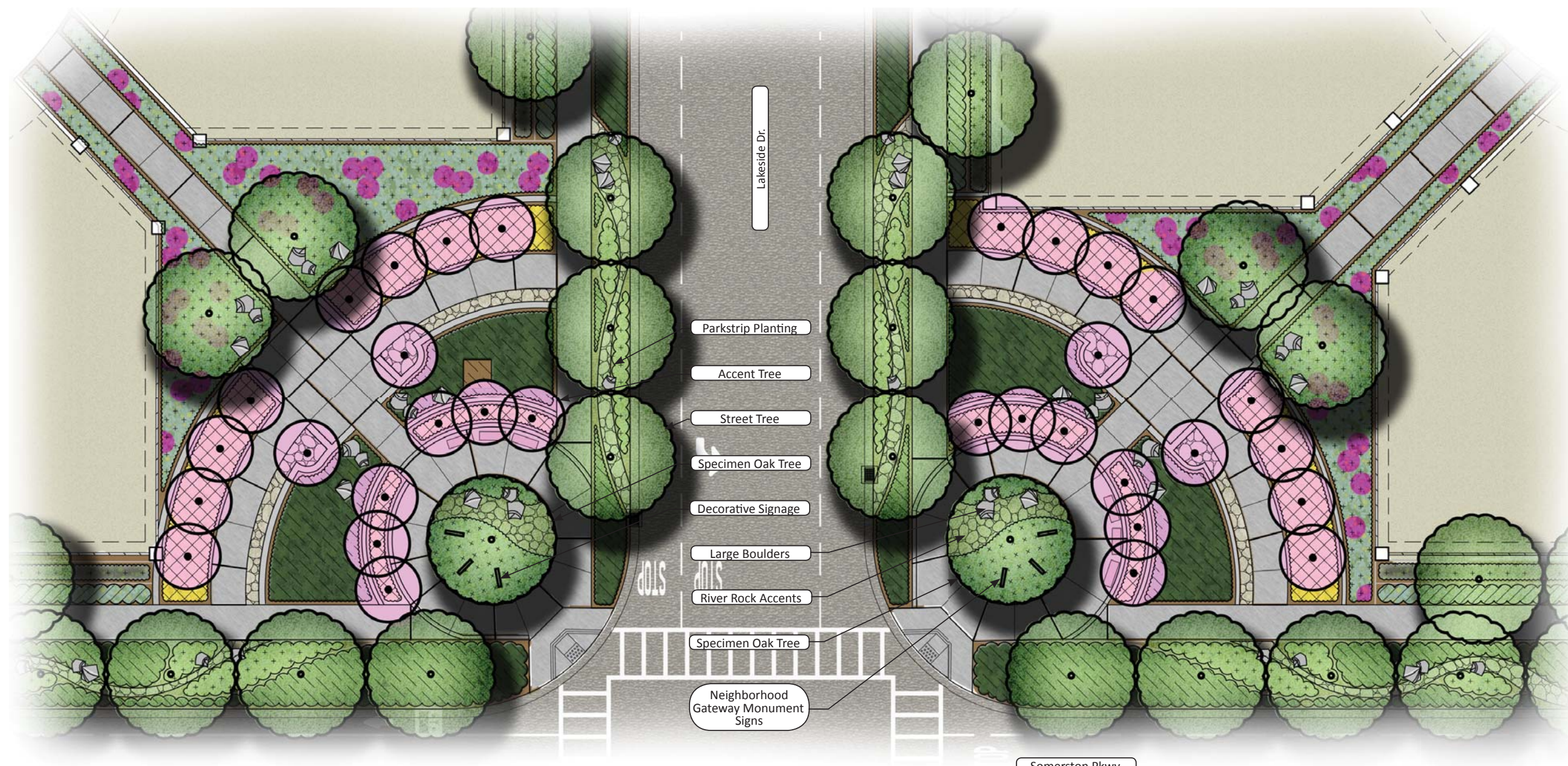
The East Village concept strives to encourage pedestrian connection to each of the communities and promote interaction and a sense of place. At each major intersection of arterial and collector streets is a large pedestrian gateway entrance to each community. Gateways should be inviting and comfortable to all pedestrians and create visual interest to passing vehicles while unique enough to create a sense of individualism and identity for each community




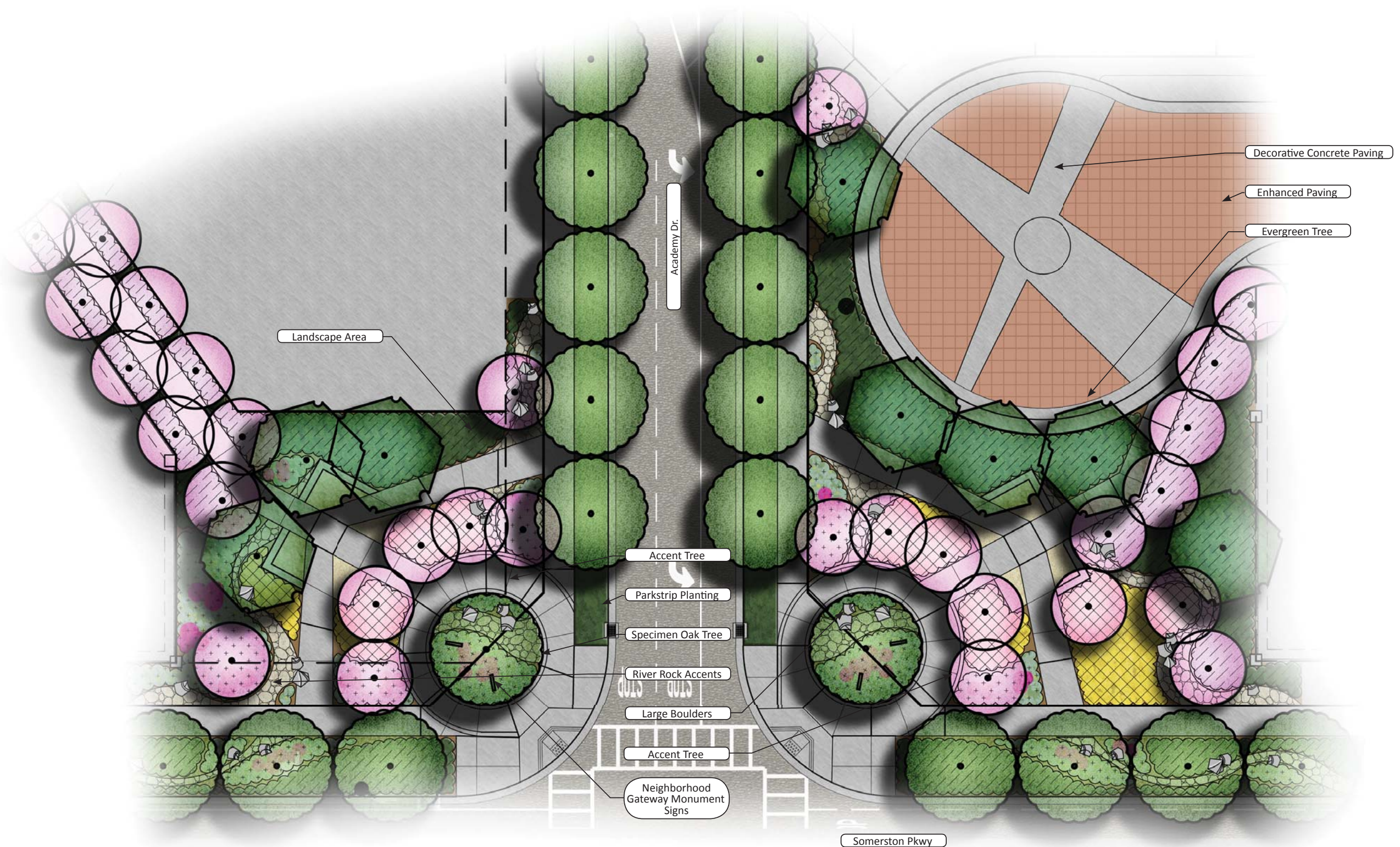
NEIGHBORHOOD GATEWAYS CONCEPT

Neighborhood gateways mark the pedestrian entrances to each neighborhood. Designs should incorporate the large spatial environment of major street intersections and create a consistent and special feel, while differentiating amongst themselves with elements such as monument features that are typical of the surrounding delta water ways.

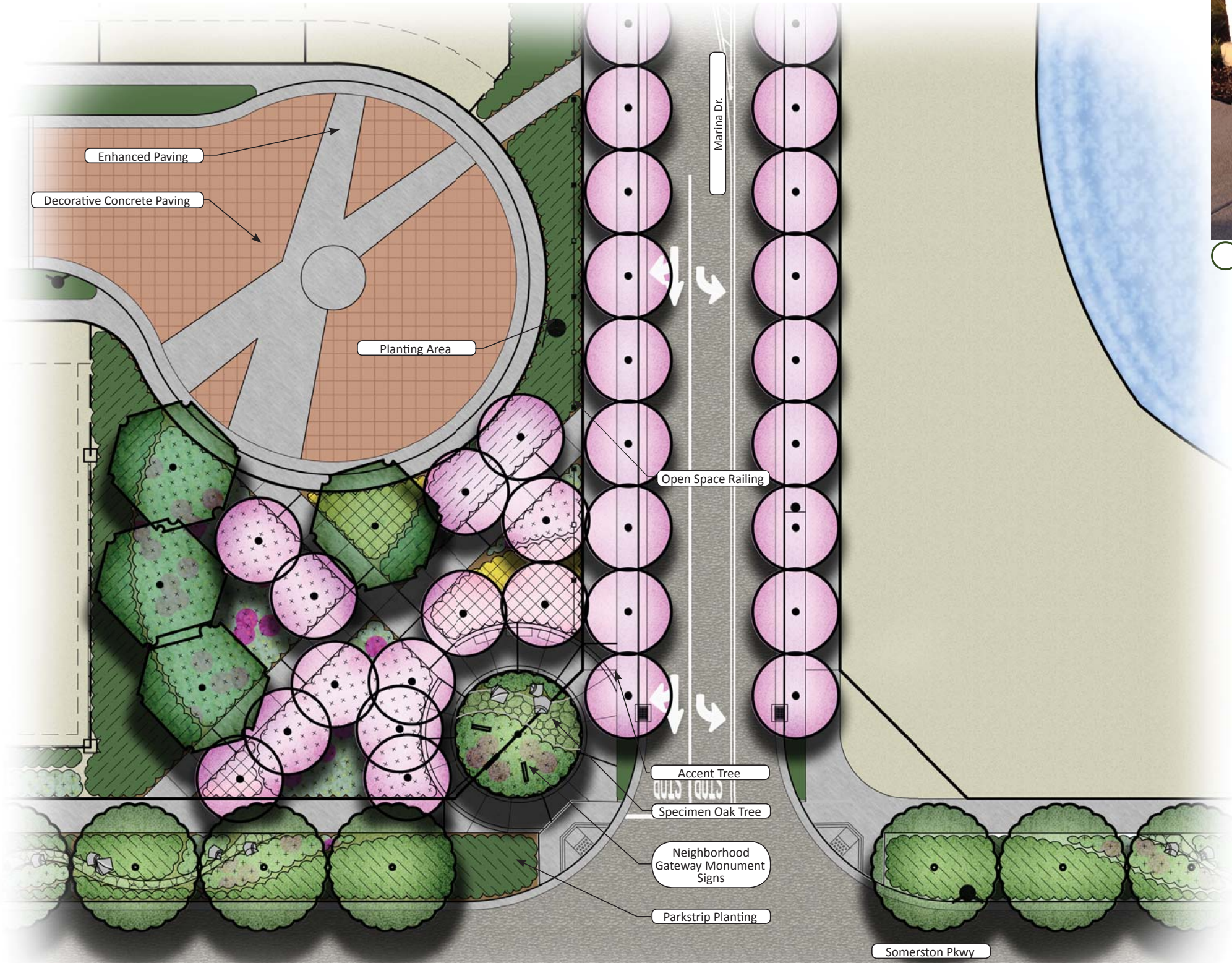
Features and monuments will include seating areas, patterns typical of row crops, paving materials typical of waterways (cobble and decomposed granite) and monuments such as light houses, windmills, sails, and nautical structures. These spaces will create a pedestrian friendly environment with different features at each neighborhood gateway.



 Lakeside Dr. & Somerston Pkwy. Gateway Entry

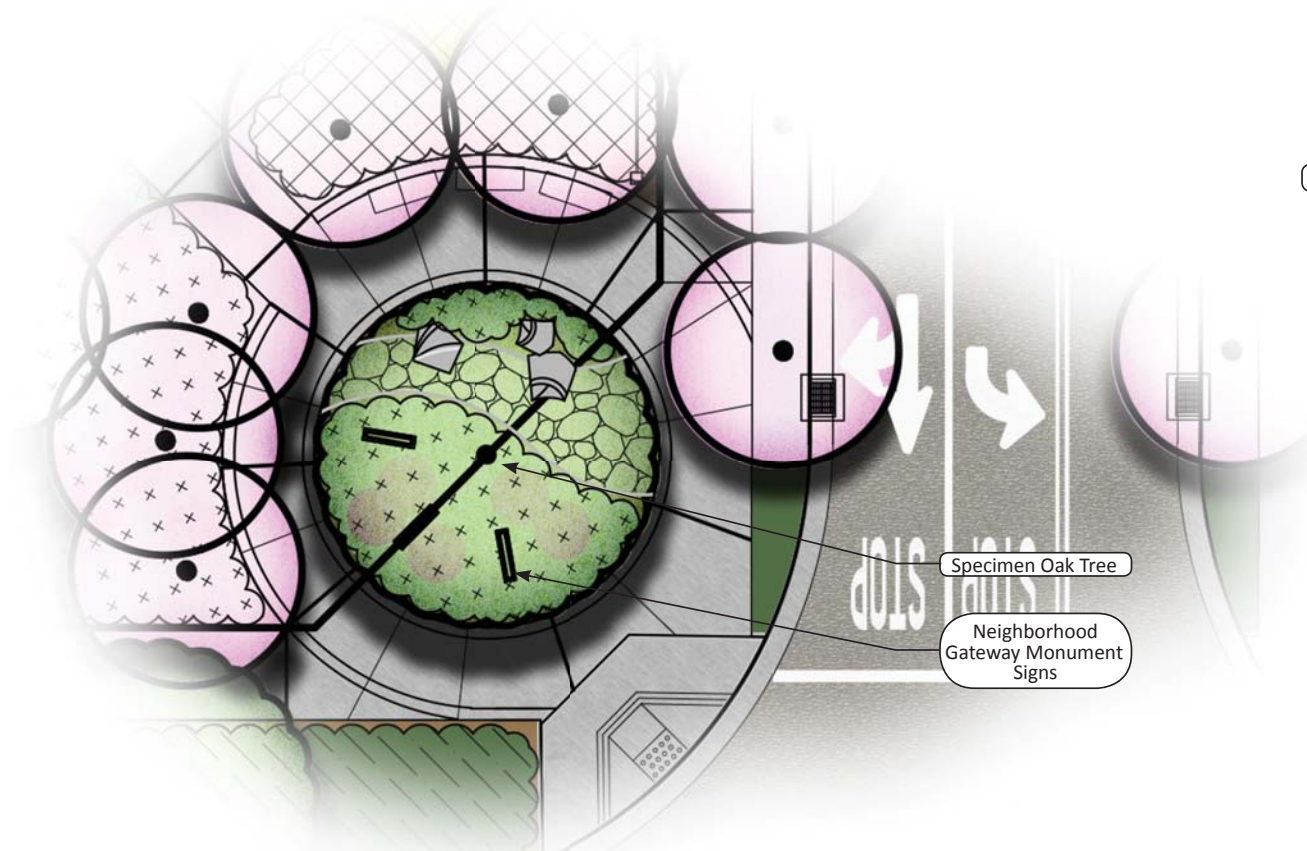


Academy Dr. & Somerston Pkwy. Gateway Entry

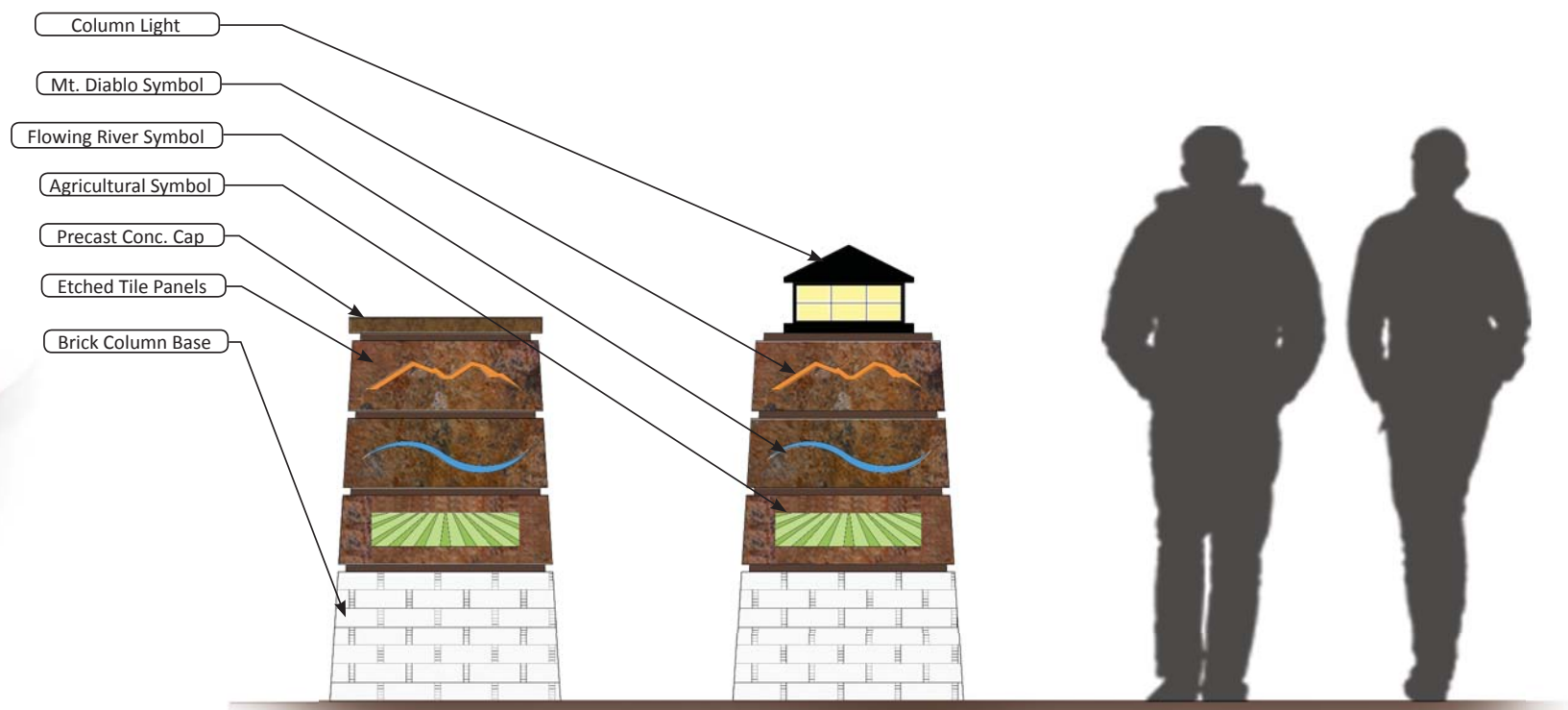


Open Space Railing

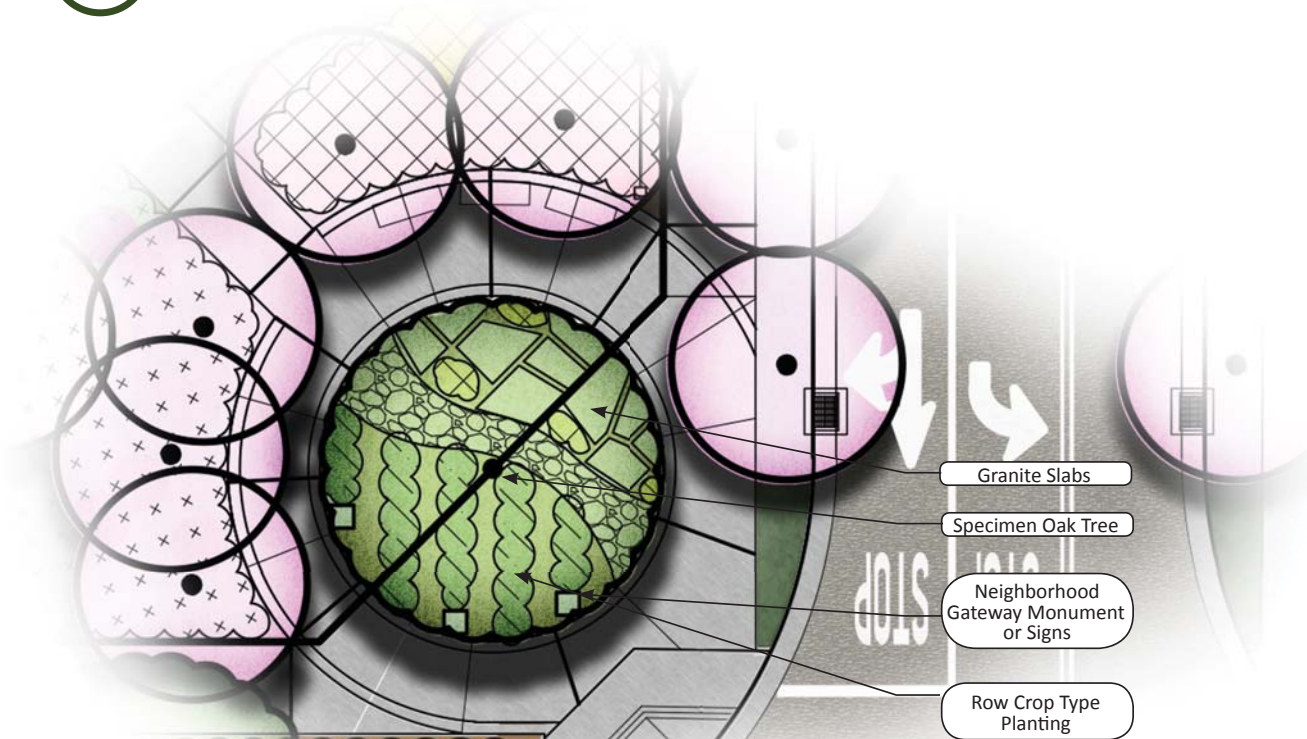
Marina Dr. & Somerston Pkwy. Gateway Entry



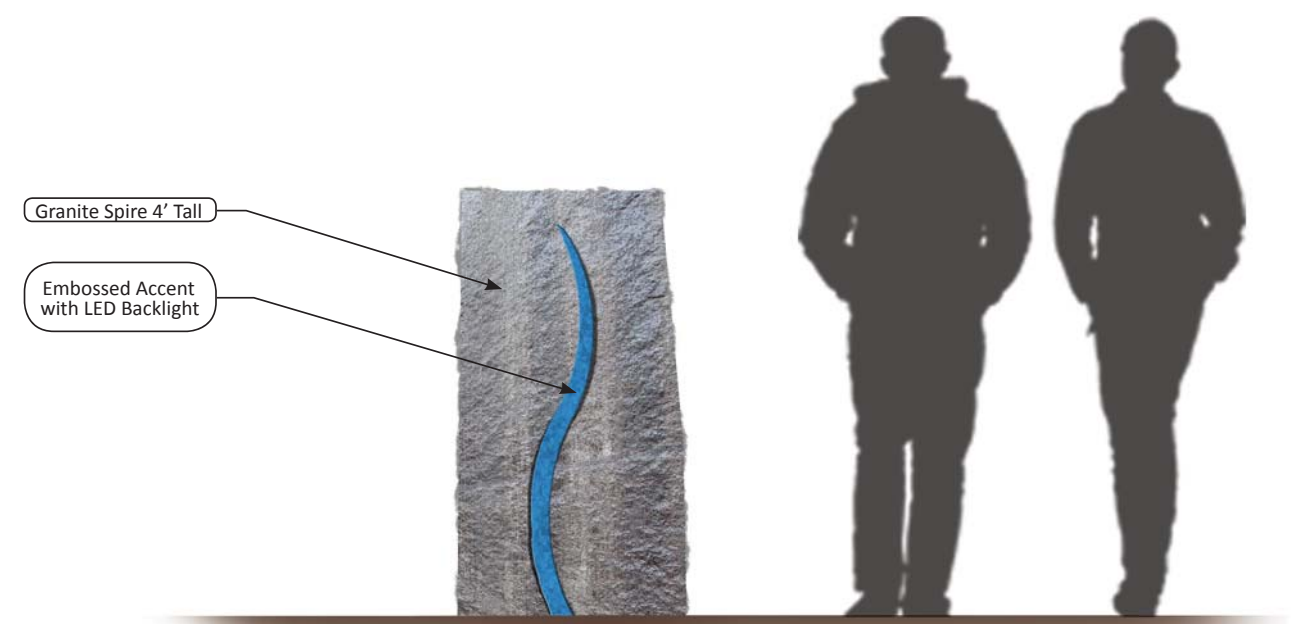
Gateway Entry Pedestrian Round-About - Alternate Design 1



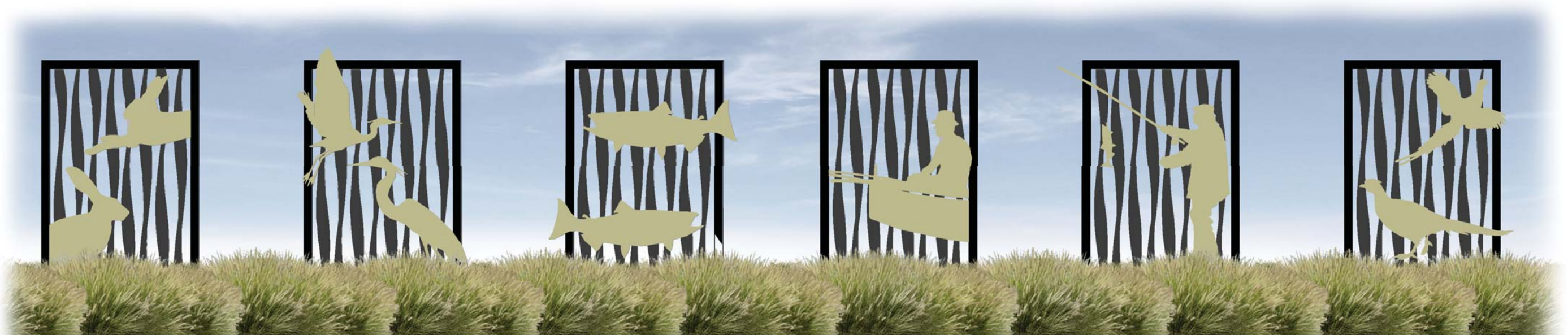
Neighborhood Gateway Monument - Alternative #1



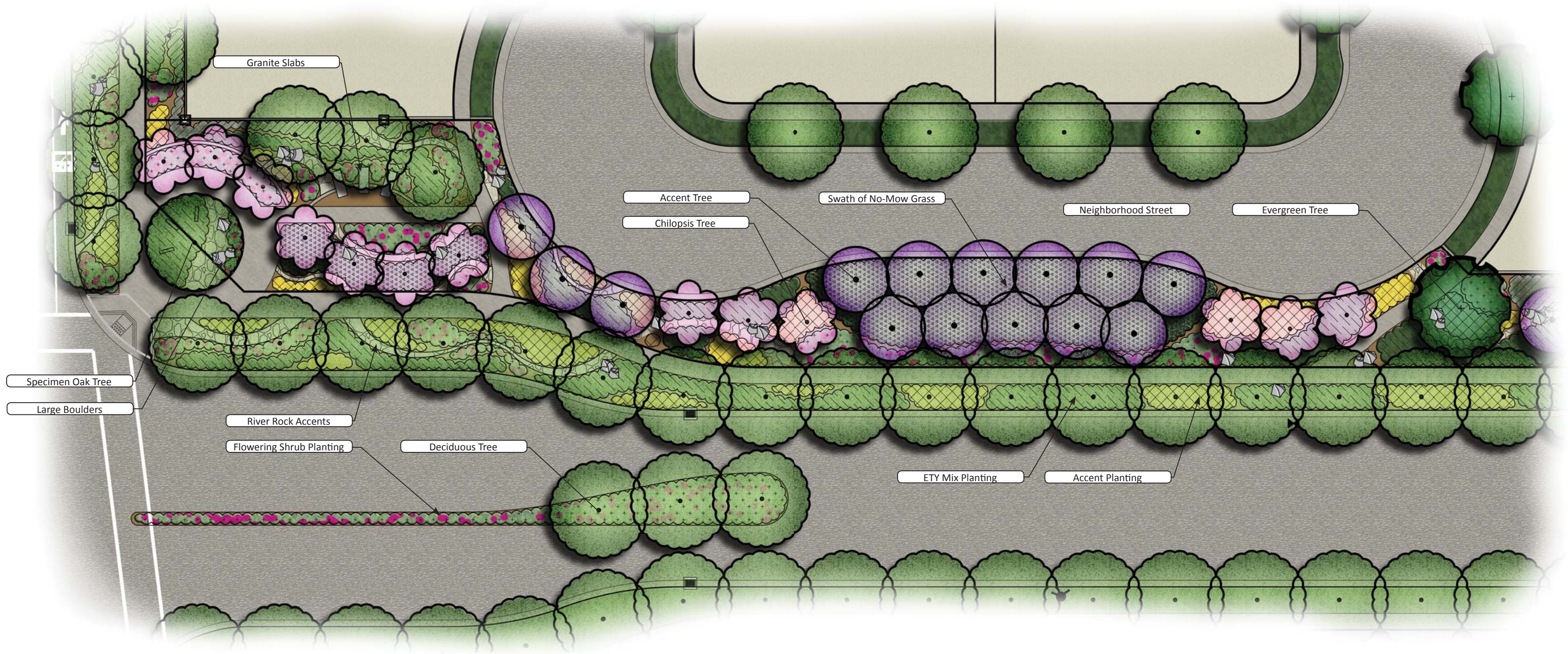
Gateway Entry Pedestrian Round-About - Alternate Design 2




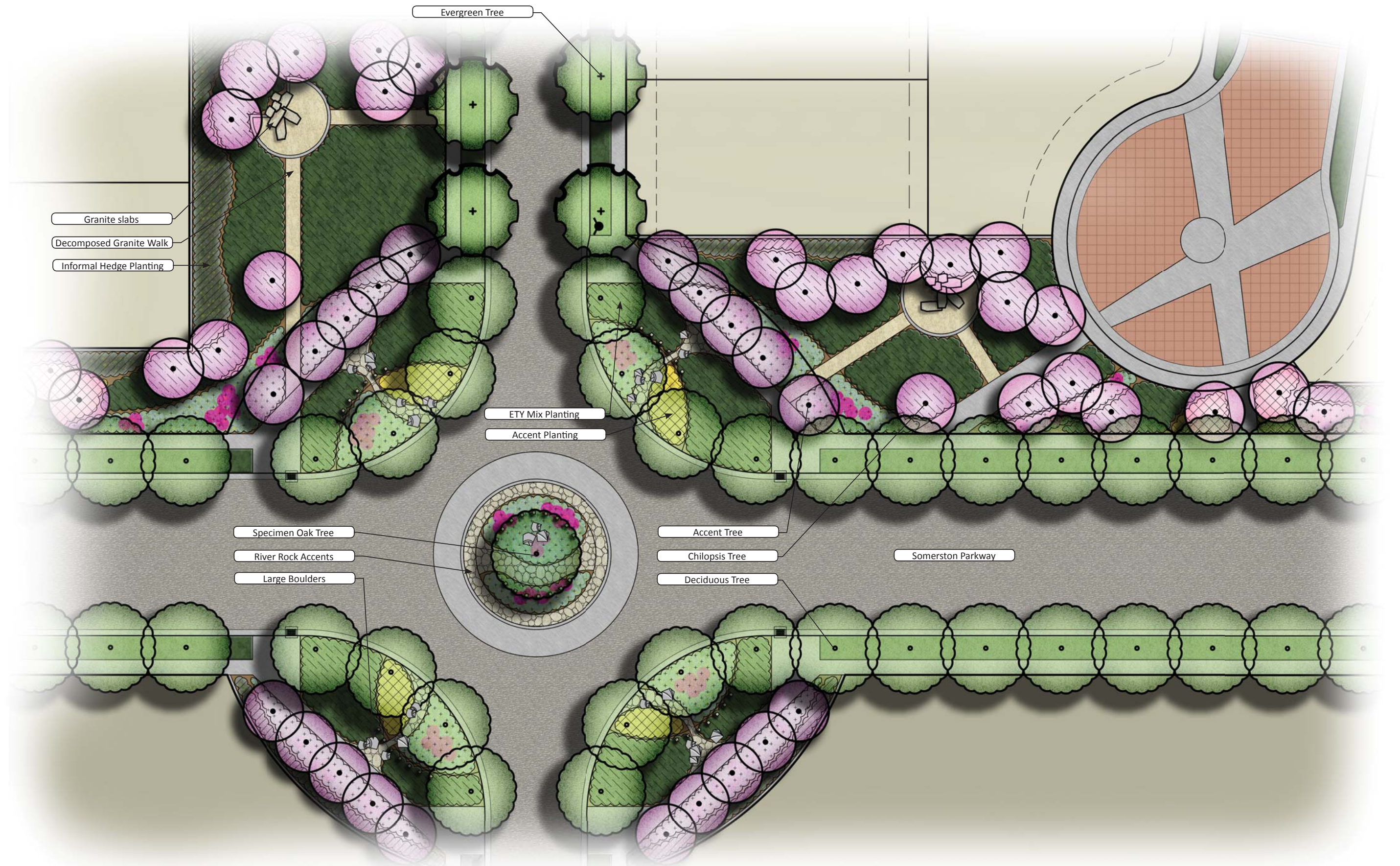
Neighborhood Gateway Monument - Alternative #2



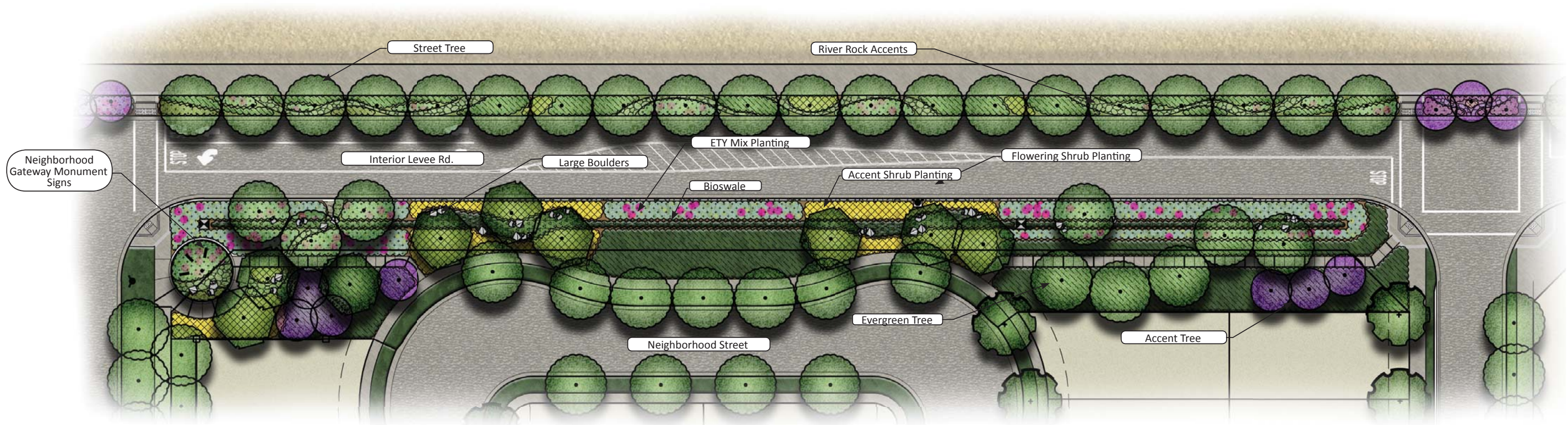
○ Neighborhood Gateway Monument Signs - Alternative #3



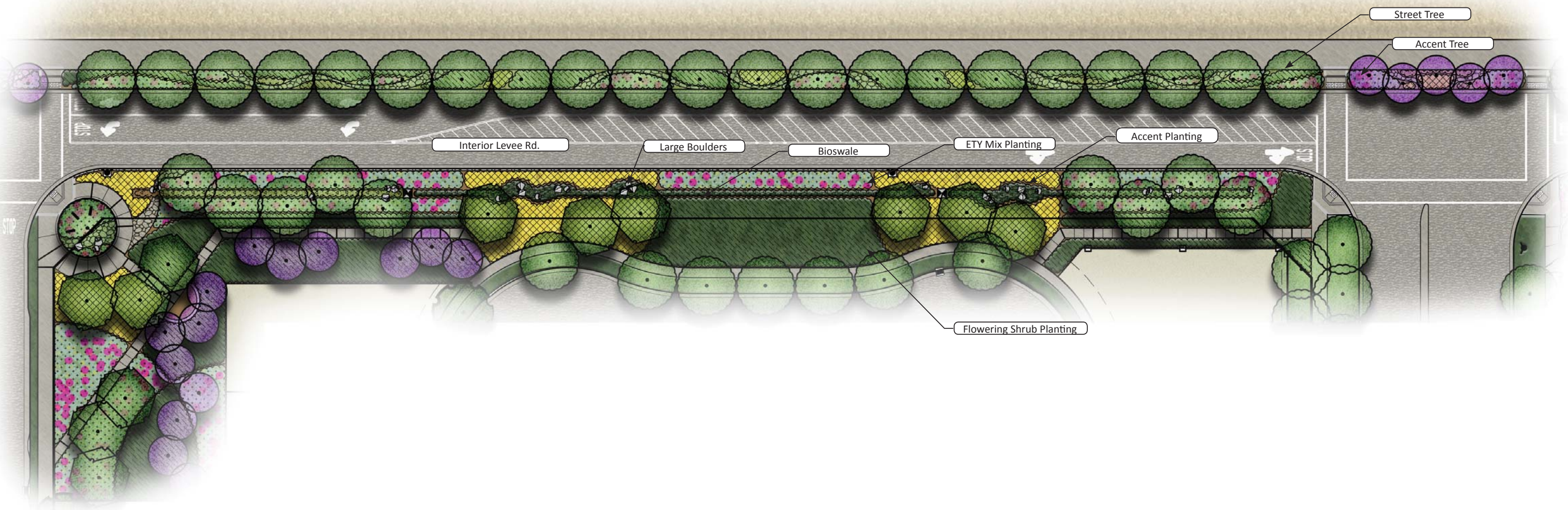
 River Islands Pkwy. & Somerston Pkwy. Gateway Entry



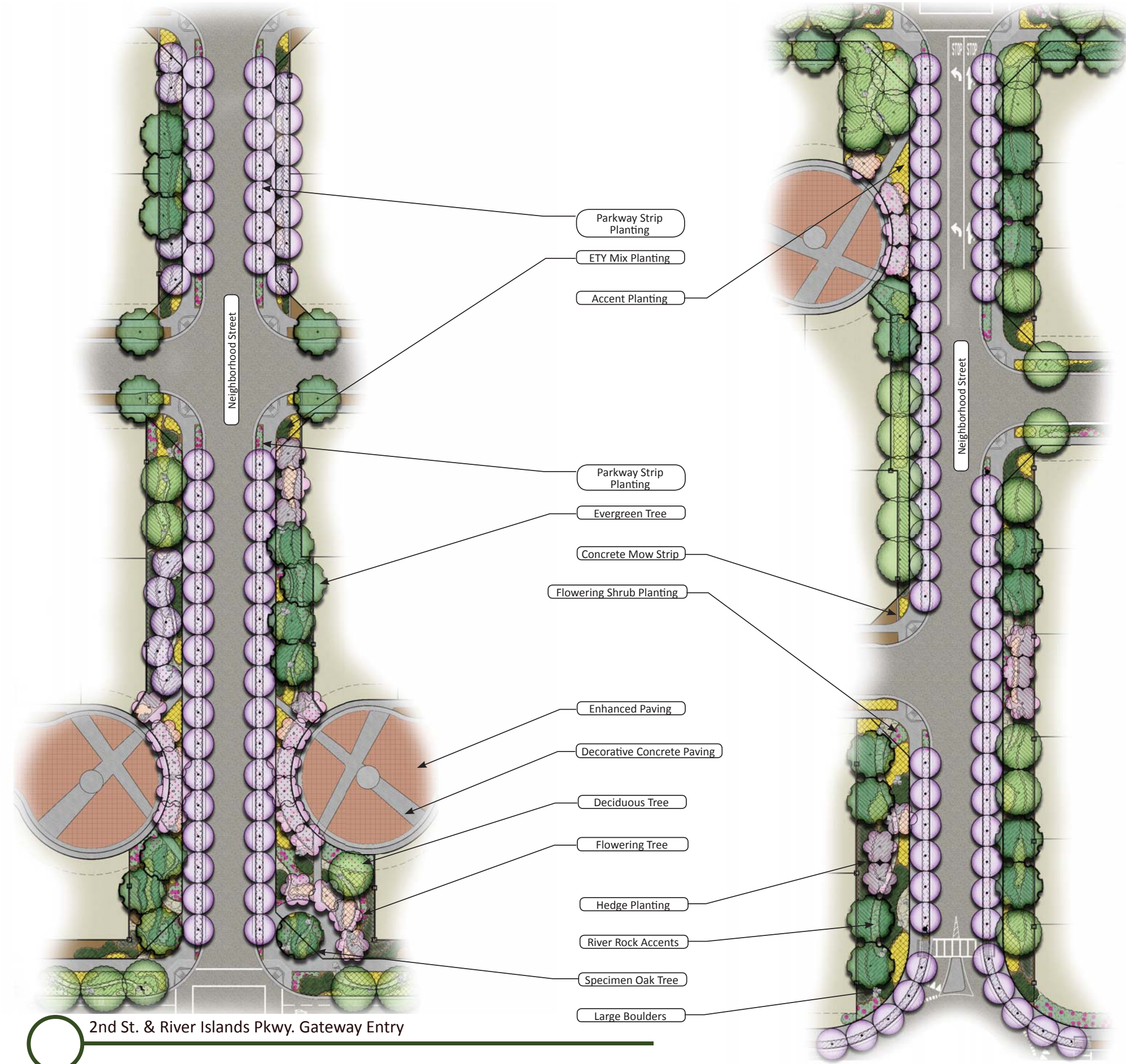
○ "S" Street. & Somerston Pkwy. Gateway Entry



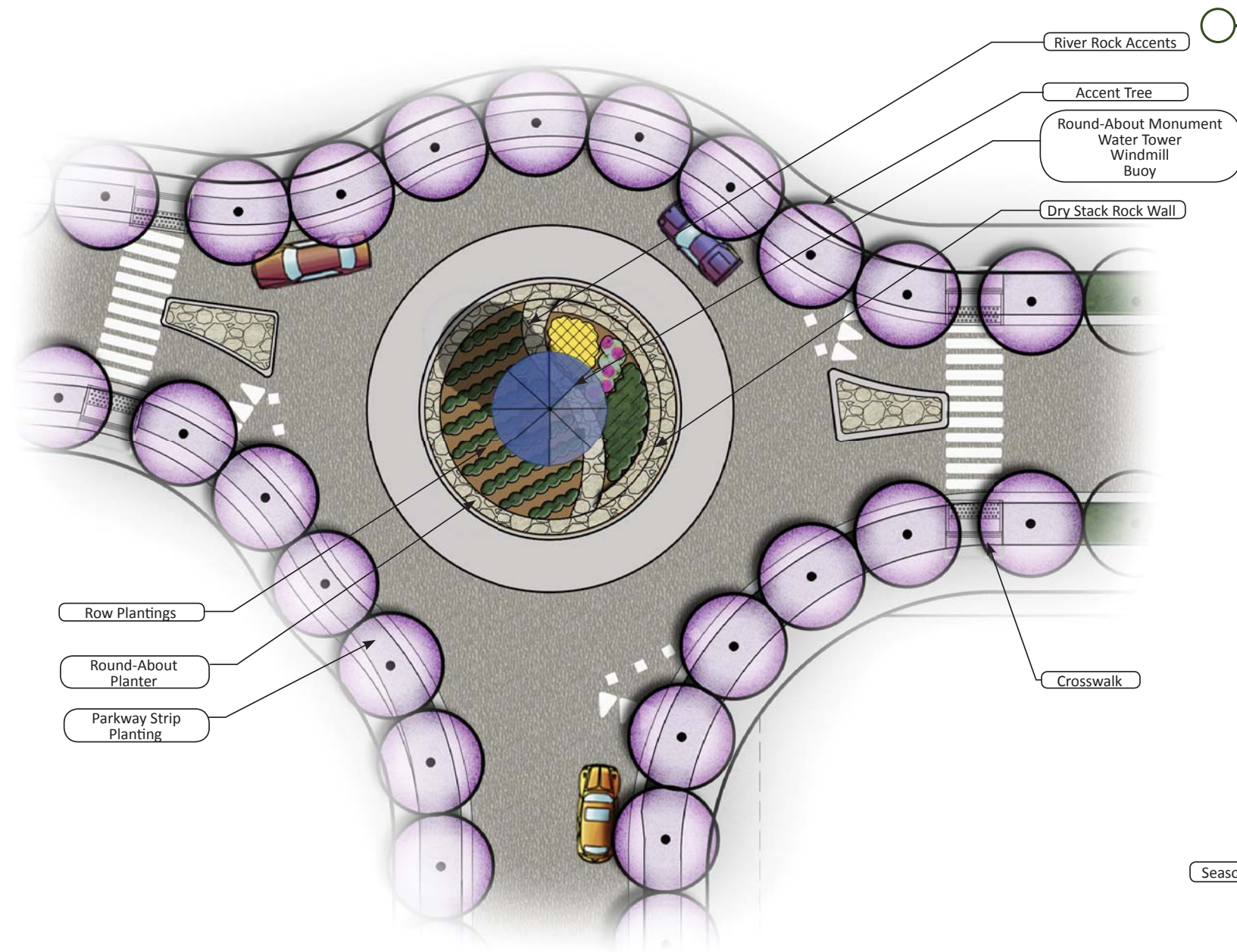
○ Marina Dr. & Interior Levee Road Gateway Entry



River Islands Pkwy. & Interior Levee Road Gateway Entry



2nd St. & River Islands Pkwy. Gateway Entry



Traditional Windmill Monument with signage



Water Tower Monument with signage



Buoy Monument with signage

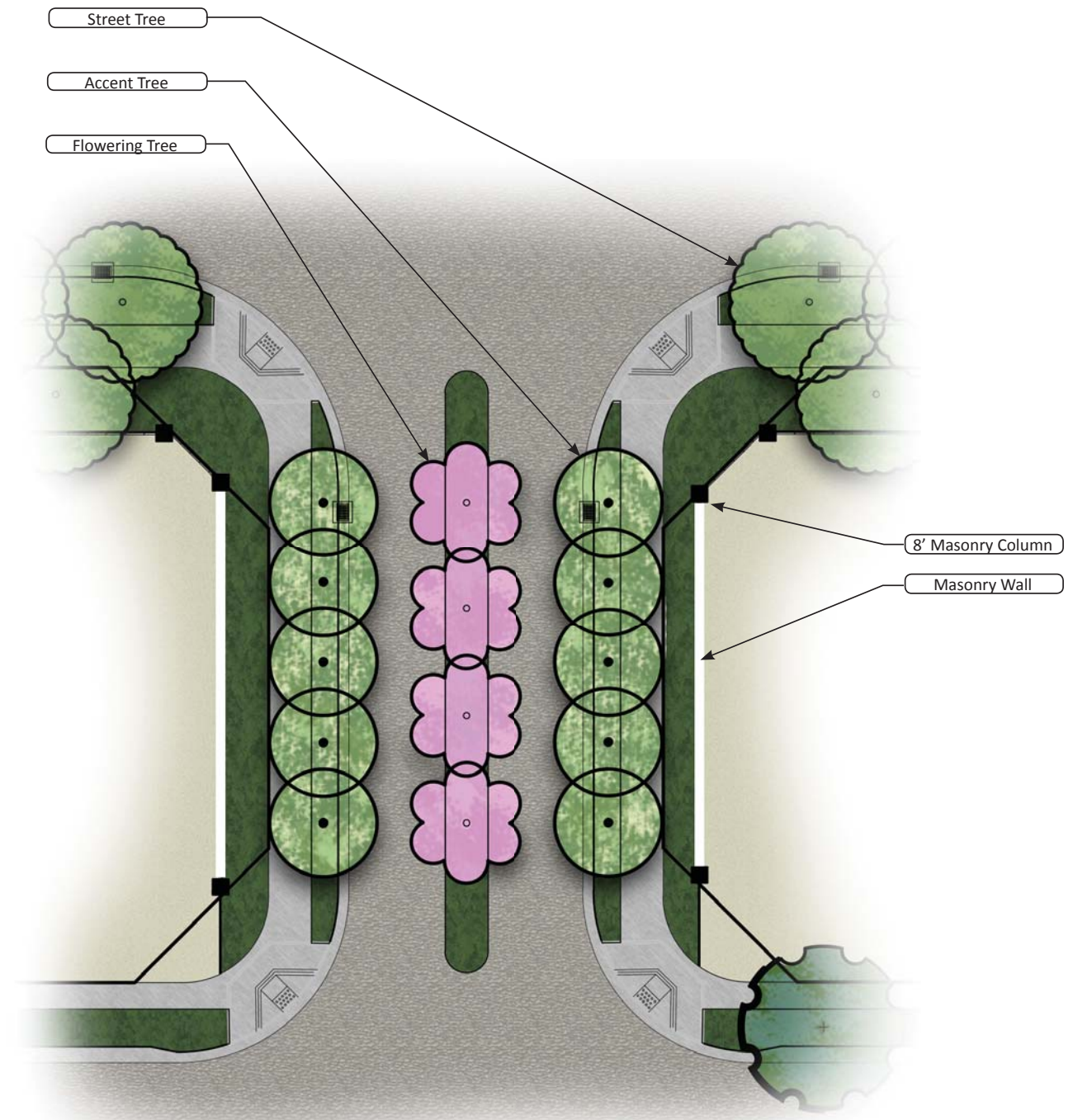
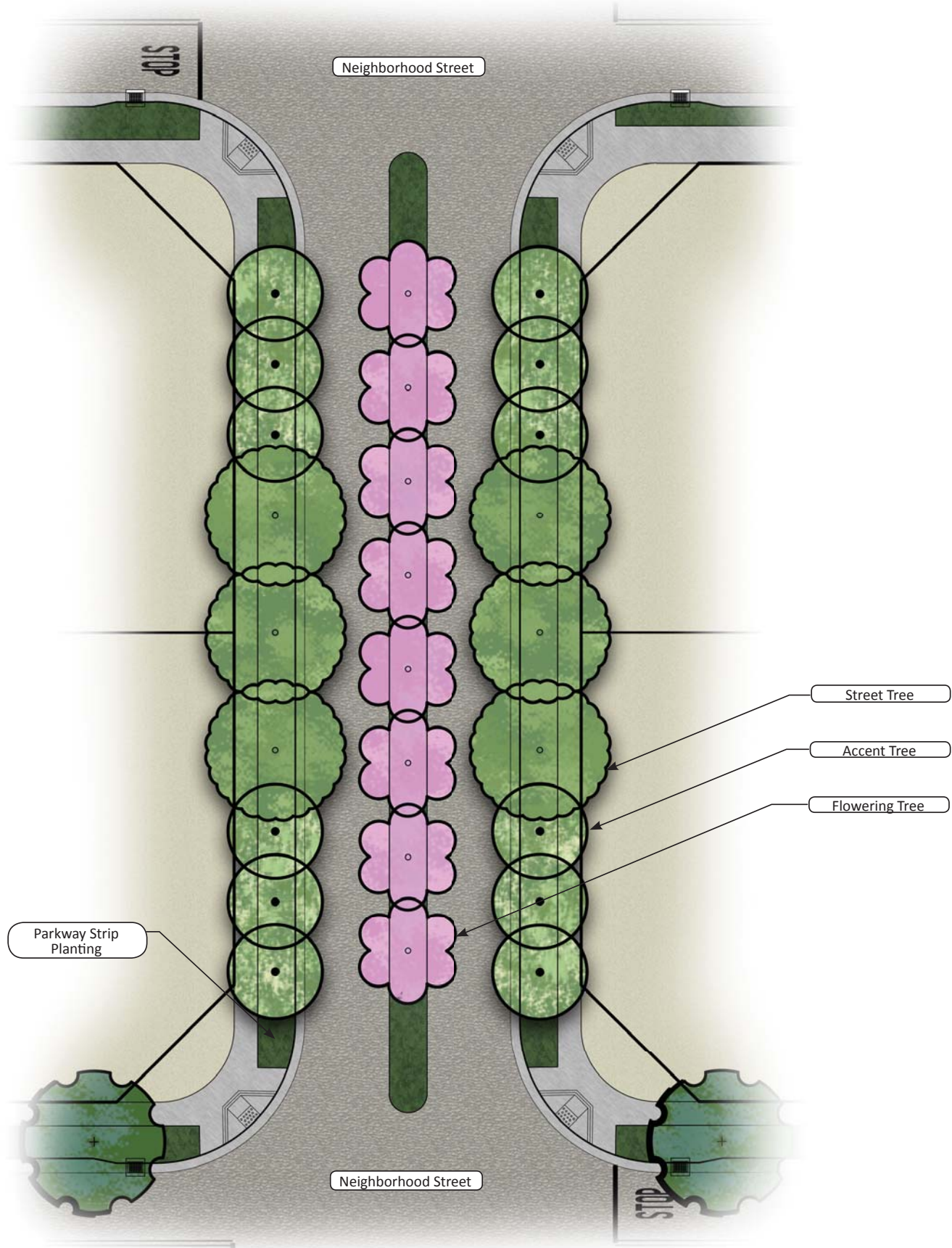
○ Typical Round-a-bouts



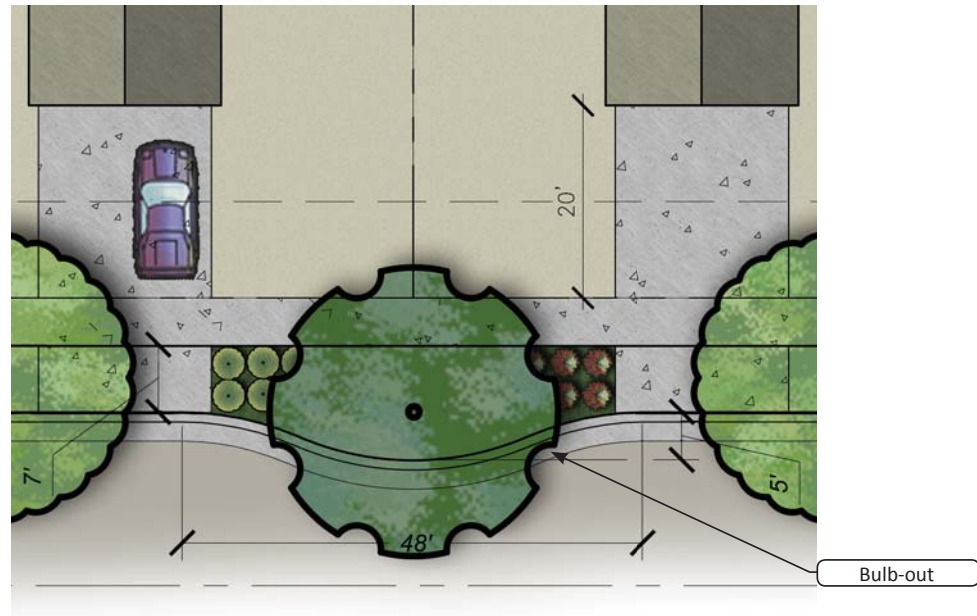
NEIGHBORHOOD ENTRIES

Neighborhood entries have been created to establish a more formal and traditional entrance with structured plantings that differentiate themselves from more naturalized riparian plantings of the surrounding collector streets. Planting should include columnar trees along the edges of the roadways with flowering trees in the entry medians.





BULB-OUTS

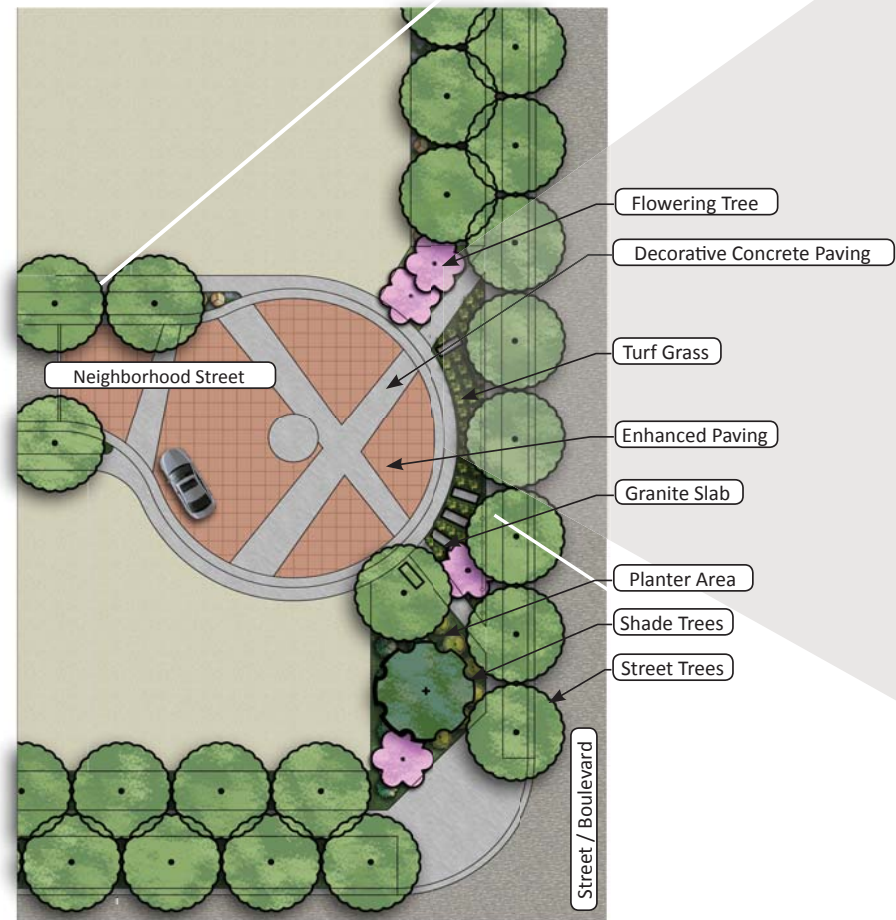


Bulb-out Detail Plan View (Precise dimensions are in flux)

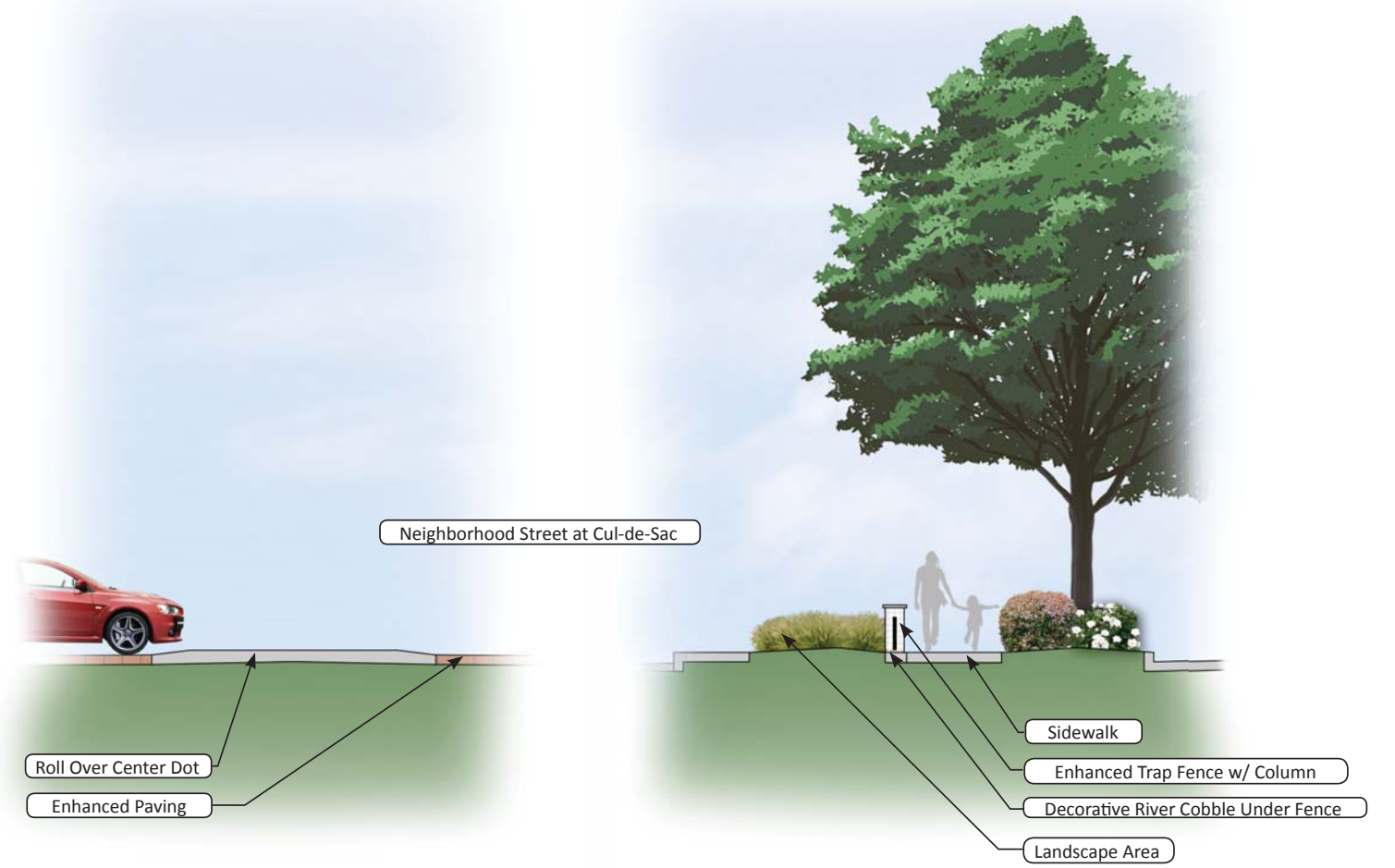


Bulb-out Section Detail

CUL-DE-SACS



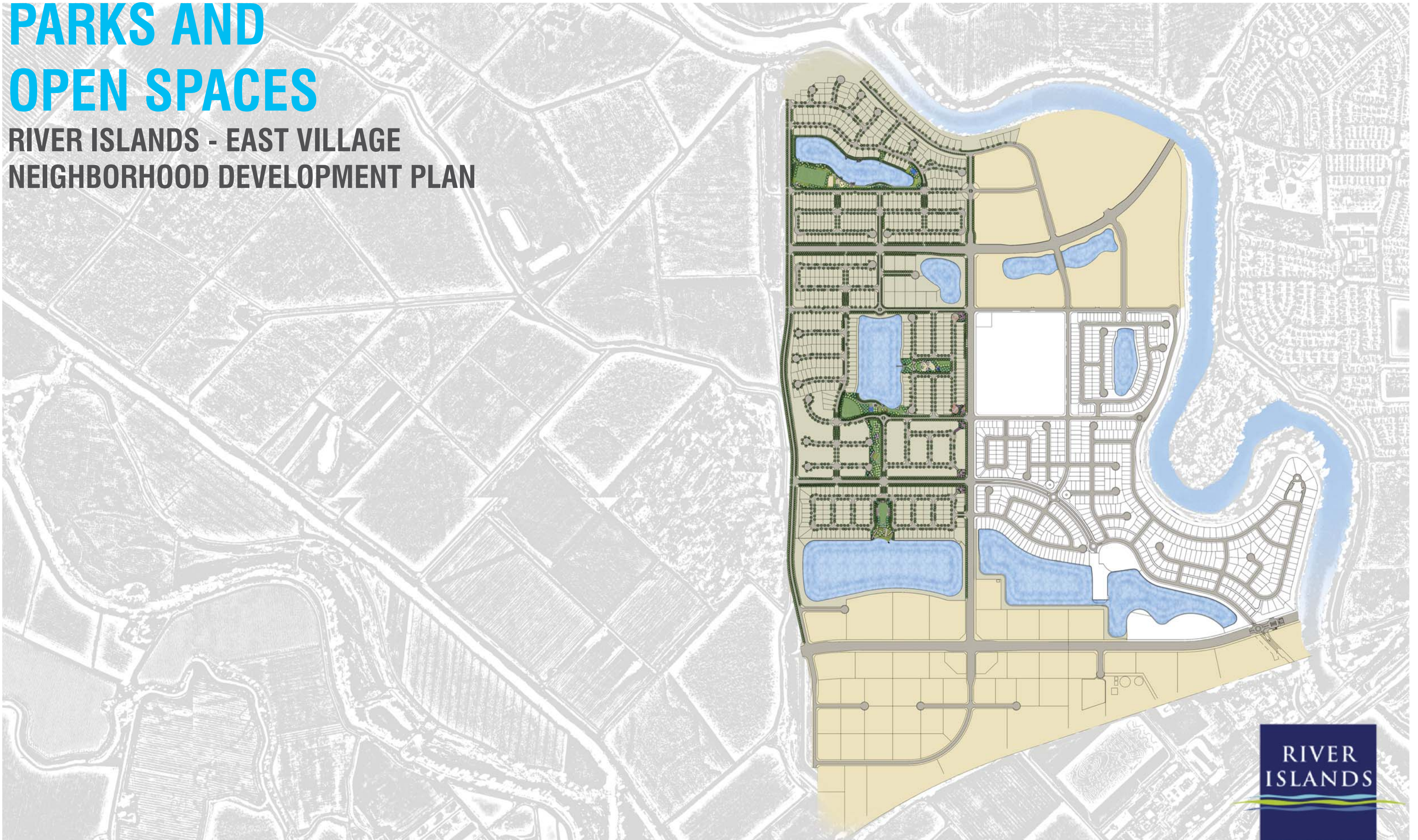
Cul-de-Sac Typical Layout



Cul-de-Sac Section View

PARKS AND OPEN SPACES

RIVER ISLANDS - EAST VILLAGE NEIGHBORHOOD DEVELOPMENT PLAN



MASTER PLAN INTENT

The Parks Master Plan for River Islands is intended to provide a string of valuable community assets and recreational opportunities throughout the development. The park system celebrates its location along the river and provides opportunities to experience the river in multiple ways. The open spaces are woven throughout the development at varying scales in order to support an assortment of passive and active recreation. Several types of sports fields are included in addition to ample opportunities to enjoy nature and the water's edge.

Pedestrian and bicycle circulation is designed to enable residents to move safely throughout the community. Varying classes of bicycle paths are integrated to promote easy access to open space and extended cycling or running.



PARK AND OPEN SPACE DESIGNATION MAP

Park #	Park Name	Acreage	Previously Proposed Acreage	Quimby Act Requirement
Community Parks		51.2	56.1	39.99
C1	Town Center Community Park	17.3		
C2	East Village Community Park	18.2		
C3	Waterfront Linear Park	15.7		

School Related Community Parks		6.8	9.8	
S1	Elementary School Playfields (TC)	4.8		
S2	Elementary School Playfields (LS)	2		

Neighborhood Parks		31	27.49	26.66
N1	Michael Vega Park	2.9		
N2	Neighborhood Park A	2.0		
N3	Neighborhood Park B	5.2		
N4	Neighborhood Park C	3.1		
N5	Lakeside Park	4.4		
N6	Neighborhood Park D	2.1		
N7	Neighborhood Park E	2.1		
N8	Neighborhood Park F	4.9		
N9	Neighborhood Park G	4.3		

Water Related Open Space		27.1	44.3	NA
W1	Lakeside Park 1	2.1		
W2	Lakeside Park 2	2.6		
W3	Water Related Park A	0.9		
W4	Water Related Park B	0.4		
W5	Water Related Park C	0.7		
W6	Water Related Park D	3.8		
W7	Water Related Park E	1.9		
W8	Water Related Park F	7.2		
W9	Water Related Park G	2.5		
W10	Water Related Park H	5.0		

Private Park Space		5.7	NA	NA
PV-1	Private Park	2.2		
PV-2	Private Park	0.9		
PV-3	Sunset Point	2.3		
PV-4	Private Park	.30		

Pocket Parks		4.3	NA	NA
P1	Pocket Park 1	0.11		
P2	Pocket Park 2	0.12		
P3	Pocket Park 3	0.08		
P4	Pocket Park 4	0.10		
P5	Pocket Park 5	0.09		
P6	Pocket Park 6	0.16		
P7	Riverfront Pocket Park 7	0.15		
P8	Riverfront Pocket Park 8	0.59		
P9	Pocket Park 9	0.18		
P10	Pocket Park 10	0.08		
P11	Pocket Park 11	0.12		
P12	Pocket Park 12	0.18		
P13	Riverfront Pocket Park 13	0.22		
P14	Riverfront Pocket Park 14	0.14		
P15	Riverfront Pocket Park 15	0.15		
P16	Riverfront Pocket Park 16	0.11		
P17	Riverfront Pocket Park 17	0.08		
P18	Riverfront Pocket Park 18	0.13		
P19	Pocket Park 19	1.22		
P20	Pocket Park 20	0.26		

Park #	Park Name	Acreage	Previously Proposed Acreage	Quimby Act Requirement
Lakes		108.9	40.9	
L1	Lake 1	17.6		
L2	Lake 2	13.6		
L3	Lake 3	27.6		
L4	Lake 4	3.3		
L5	Lake 5	3.7		
L6	Lake 6	4.3		
L7	Lake 7	12.4		
L8	Lake 8	4.0		
L9	Lake 9	9.1		
L10	Lake 10	13.3		

Total		(Does not include Private Park Space)		
Parks		93.3		
Lake Open Space		108.9		
Landscape Area		27.1		



The River Islands Master Plan focuses heavily on open spaces. The opportunity to interact with neighbors and family in recreational spaces and recharge from our stressful lives in the numerous and unique open spaces is what sets the River Islands development apart.

The figure below identifies the numerous streetscapes, parks, open spaces and trails within the East Village Development with context to the overall Phase 1 Master Plan.

PARK AND OPEN SPACE ACREAGE

CURRENTLY PROPOSED RECREATIONAL FACILITIES				PREVIOUSLY PROPOSED RECREATIONAL FACILITIES				
Park #	Park Name	Acreage	Primary Recreation Facilities	Additional Recreation Facilities	Park #	Park Name	Acreage	Recreation Facilities
Community Parks				Community Parks				
C1	Town Center Community Park	17.3	Basketball Courts(2), Tennis Courts(2), Volleyball Courts(2), Lighted	Community Center, Public Gardens, Bocce Courts(2), Picnic Areas, Playground,	C1	Town Center Community Park	17	Basketball Courts(2), Tennis Courts(3), Volleyball Courts(2), Lighted Softball Diamond, Public Swimming Lagoon. Community Center, Public
C2	East Village Community Park	18.2	Basketball Courts(2), Lighted Baseball Diamond, Lighted Football Fields,	Play Lot, Shade Structures, Picnic Areas, Restrooms, Parking Lot	C4	East Village Community Park	16.2	Basketball Courts(2), Lighted Baseball Diamond, Lighted Football Fields, Multi-Play Court, Tennis Court
C3	Riverfront Linear Park	15.7		Multi-Use Trail, Nature Interpretation, Fishing Piers, Picnic Areas, Fitness	C2	Riverfront Linear Park	15	Multi-Use Trail, Nature Interpretation, Fishing Piers, Picnic Areas, Picnic Areas, Fitness Equipment, Distance Signage/Markings
	Total	51.2	<i>Required by COA's = 39.99 Acres</i>			Total	48.2	<i>Required by COA's = 39.99 Acres</i>
Neighborhood Parks				Neighborhood Parks				
N1	Michael Vega Park	2.9	Youth Soccer Field	Play Lot, Shade Structure, Picnic Area	N1	Lt. Michael Vega Park	2.57	Youth Soccer: Play Lot, Shade Structure, Picnic Area, Bocce Court
N2	Neighborhood Park A	2	Playground	Shade Structure, Picnic Area, Dock Area, Boating	N2	East Village Canal Linear Park	1.78	Boating, Shade Structure, Picnic Area, Waterfront Promenade
N3	Neighborhood Park B	5.2	Youth Soccer Field, Basketball Court, Volleyball Court, Playground	Play Lot, Shade Structure, Picnic Areas, Nature Interpretation	N3	East Village Park	2.84	Youth Soccer Field, Basketball Court: Play Lot, Shade Structure, Picnic Areas
N4	Neighborhood Park C	3.1	Adult Softball Field, Basketball Court, Beach Area, Dog Park	Lake Viewing, Shade Structure, Moon Light Garden, Restrooms	N4	East Village Park	4.63	Basketball Court, Adult Softball Diamond: Play Lot, Shade Structure, Picnic Areas, Restrooms
N5	Lakeside Park	4.4	Basketball Court, Adult Softball Diamond	Play Lot, Shade Structure, Picnic Area, Restrooms	N5	Lakeside Park	4.35	Basketball Court, Adult Softball Diamond: Play Lot, Shade Structure, Picnic Areas, Restrooms
N6	Neighborhood Park D	2.1	Ping Pong Tables	Succulent Garden, Hammock Garden				
N7	Neighborhood Park E	2.1		Play Lot, Shade Structure, Dock, Picnic Areas, Lake Viewing, Nature				
N8	Neighborhood Park F	4.9	Youth Soccer Fields(2), Basketball Court	Interpretation				
N9	Neighborhood Park G	4.3		Play Lot, Shade Structure, Picnic Areas				
	Subtotal	31	<i>Required by COA's = 26.66 Acres</i>			Subtotal	16.17	
Pocket Parks				Pocket Parks				
P1	Pocket Park 1	0.11		Access Path/Seating	P1	East Village Pocket Park	0.88	Lake Viewing, Nature Interpretation
P2	Pocket Park 2	0.12		Access Path/Seating	P2	East Village Pocket Park	0.3	Lake Viewing, Nature Interpretation, Picnic Area
P3	Pocket Park 3	0.08		Access Path/Seating	P3	East Village Pocket Park	0.13	Lake Viewing, Picnic Area
P4	Pocket Park 4	0.1		Access Path/Seating	P4	East Village Pocket Park	0.19	Lake Viewing, Picnic Area
P5	Pocket Park 5	0.09		Access Path/Seating	P5	East Village Pocket Park	1.29	Youth Soccer Field: Canal Viewing, Picnic Area, Trail Corridor
P6	Pocket Park 6	0.16		Dock Area, Lake Viewing, Boating	P6	East Village Pocket Park	2.3	Volleyball Court: Picnic Area, Trail Corridor
P7	River Front Pocket Park 7	0.15		Access Path/Seating	P7	East Village Pocket Park	2.16	Youth Soccer Field: Shade Structure, Public Garden, Picnic Areas
P8	River Front Pocket Park 8	0.59		Picnic Area, River Viewing, Trail Corridor	P8	Lakeside Pocket Park	1.22	Youth Soccer Field: Play Lot, Shade Structure, Picnic Areas
P9	Pocket Park 9	0.18		Access Path/Seating	P9	Middle School Tot Lot	0.75	Play Lot
P10	Pocket Park 10	0.08		Access Path/Seating	P10	Riverfront Pocket Parks (6 Total)	2.1	River Viewing, Shade Structures, Picnic Areas
P11	Pocket Park 11	0.12		Access Path/Seating		Subtotal	11.32	
P12	Pocket Park 12	0.18		Lake Viewing, Dock Area, Boating				
P13	River Front Pocket Park 13	0.22		Picnic Area, River Viewing, Trail Corridor				
P14	River Front Pocket Park 14	0.14		River Viewing, Trail Corridor				
P15	River Front Pocket Park 15	0.15		River Viewing, Trail Corridor				
P16	River Front Pocket Park 16	0.11		River Viewing, Trail Corridor				
P17	River Front Pocket Park 17	0.08		River Viewing, Trail Corridor				
P18	River Front Pocket Park 18	0.13		River Viewing, Trail Corridor				
P19	Pocket Park 19	1.22	Youth Soccer Field	Picnic Area				
P20	Pocket Park 20	0.26		Tot Lot/Picnic Area				
	Subtotal	4.27				Total	27.49	<i>Required by COA's = 26.66 Acres</i>
	Total	35.27	<i>Required by COA's = 26.66 Acres</i>					
School Related Community Parks				School Related Community Parks				
S1	Elementary School Play Fields (Town Center)	4.8	Basketball Courts, Youth Ballfields, Youth Soccer Fields		S1	Elementary School Playfields (Town)	4.8	Basketball Courts, Youth Ballfields, Youth Soccer Fields
S2	Elementary School Play Fields (Lakeside)	2	Basketball Courts, Youth Ballfields, Youth Soccer Fields		S2	Elementary School Playfields (Lakeside)	5	Basketball Courts, Youth Ballfields, Youth Soccer Fields
	Total	6.8				Total	9.8	
Water Related Open Space				Water Related Open Space				
W1	Lakeside Park 1	2.1			W1	Lakefront Linear Trail/Park	3.7	30' Width (incl. 15' bench and 12' paved trail-Employment Center side only)
W2	Lakeside Park 2	2.6			W2	Canal Linear Trail/Park	7.3	25' Width (incl. 10' paved trail & 2' railing allowance)
W3	Water Related Park F	0.9			W3	Lakes/Bioretentation Areas	88.1	Includes 12 acres of Bioretention Areas
W4	Water Related Park D	0.4			W4	Canals	8.9	90' Width
W5	Water Related Park E	0.7			W5	Backbay and Marina	20.7	Includes 2 Backbays
W6	Water Related Park A	3.8		30' Width (incl. 15' bench & 12' paved trail - Employment Side only)	W6	Old River Open Space	21.85	
W7	Water Related Park B	1.9			W7	Employment Center Open Space	7.55	
W8	Water Related Park C	7.2		Bioretention area	W8	Cross Levee - Top to Toe	11.5	Includes Levee top & slope doen to employment center
W9	Water Related Park G	2.5			W9	Cross Levee - Top to Property Line	11.65	Includes area adjoining railroad
W10	Water Related Park H	5			W10	Perimeter Levee- San Joaquin River	40.55	Outboard slope of levee
	Total	27.1		30' Width (incl. 15' bench & 12' paved trail - Employment Side only)	W11	Perimeter Levees - West & Old River	35.3	Outboard slope of levee
						Total	257.1	
Private Park Space				Private Park Space				
PV-1	Private Park A	2.2						
PV-2	Private Park B	0.9						
PV-3	Sunrise Point	2.3	Sand Volleyball Court	Bocce Courts, Boat House				
PV-4	Private Park C	0.3						
	Total	5.7						
Total Acreage Summary				Total Acreage Summary				
	Community Parks	51.2				Community Parks	48.2	
	Neighborhood Parks	31				Neighborhood	27.49	
	Parks Total	82.2				Water & School Open Space	266.9	
	Water & School Open Space	33.9				Total Parks and Open Space	342.59	
	Private Park Space	5.7				Total Site Acreage	1487	
	Total Parks and Open Space	204				Total Parks and Open Space %	23.04%	
	Total Site Acreage	1487						
	Total Parks and Open Space %	13.72%						

PARCEL N2



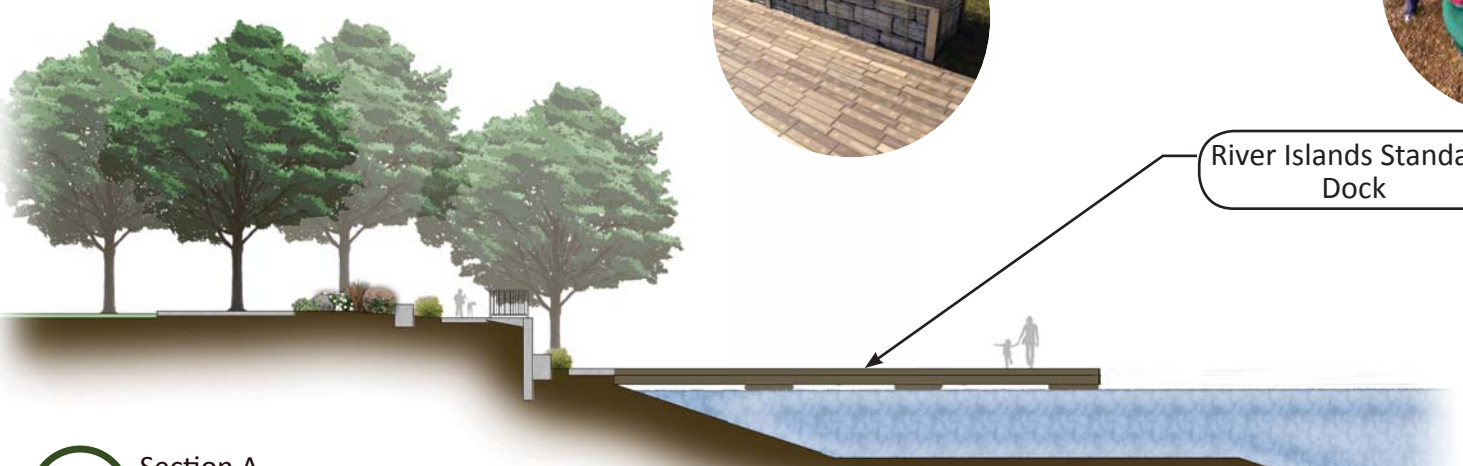
Key map



A

B

SCALE: 1" = 60'



A Section A
SCALE: 1" = 20'



B Section B
SCALE: 1" = 20'

PARCEL N3

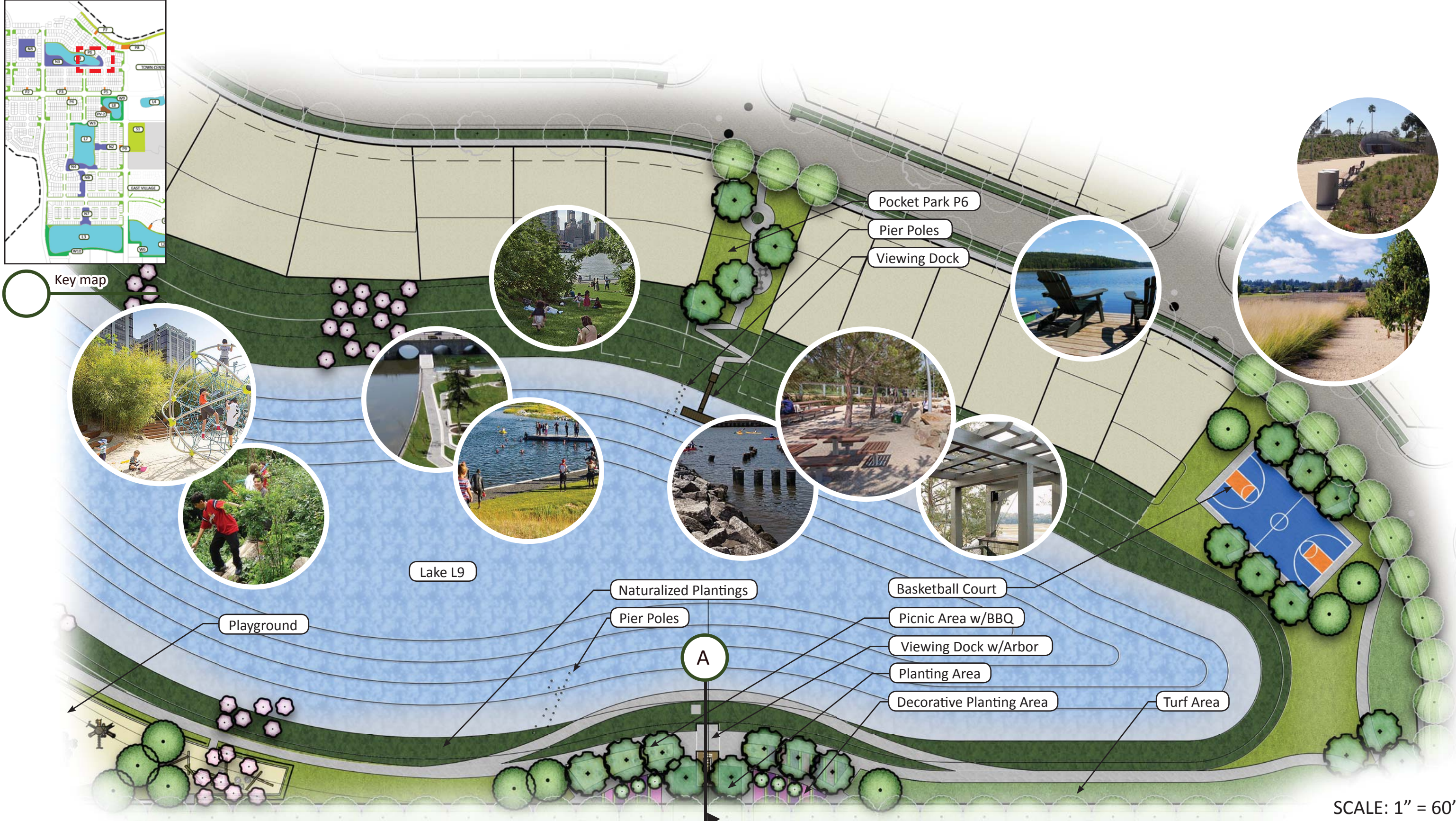


SCALE: 1" = 60'

PARCEL N3



Key map



Pocket Park P6

Pier Poles

Viewing Dock

Lake L9

Playground

Naturalized Plantings

Pier Poles

A

Basketball Court

Picnic Area w/BBQ

Viewing Dock w/Arbor

Planting Area

Decorative Planting Area

Turf Area

SCALE: 1" = 60'

PARCEL N3

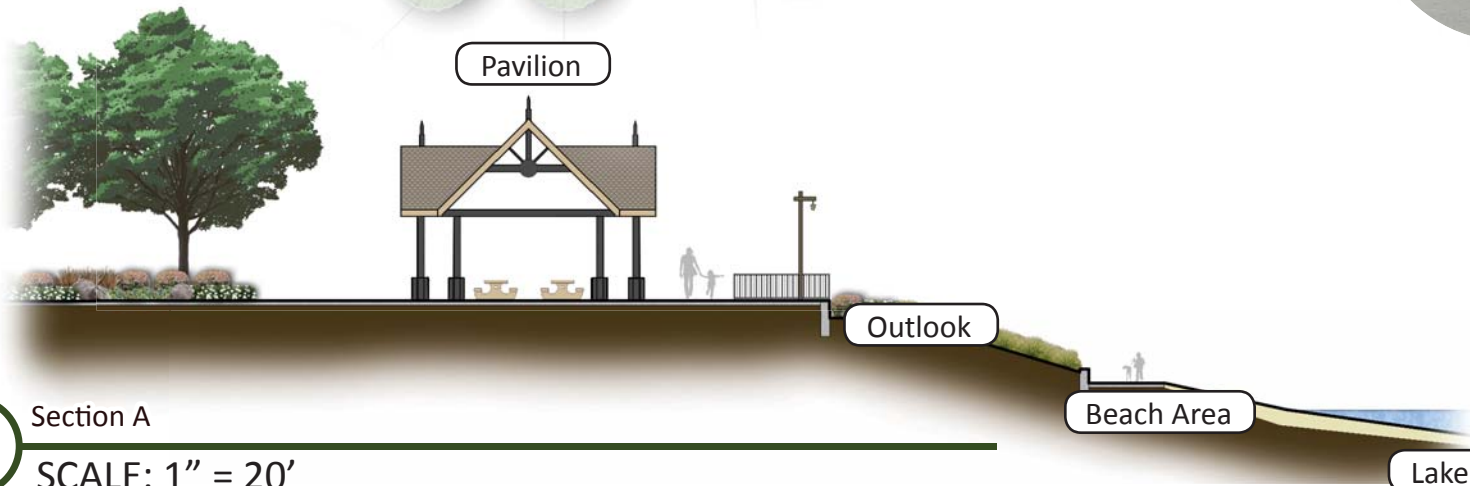
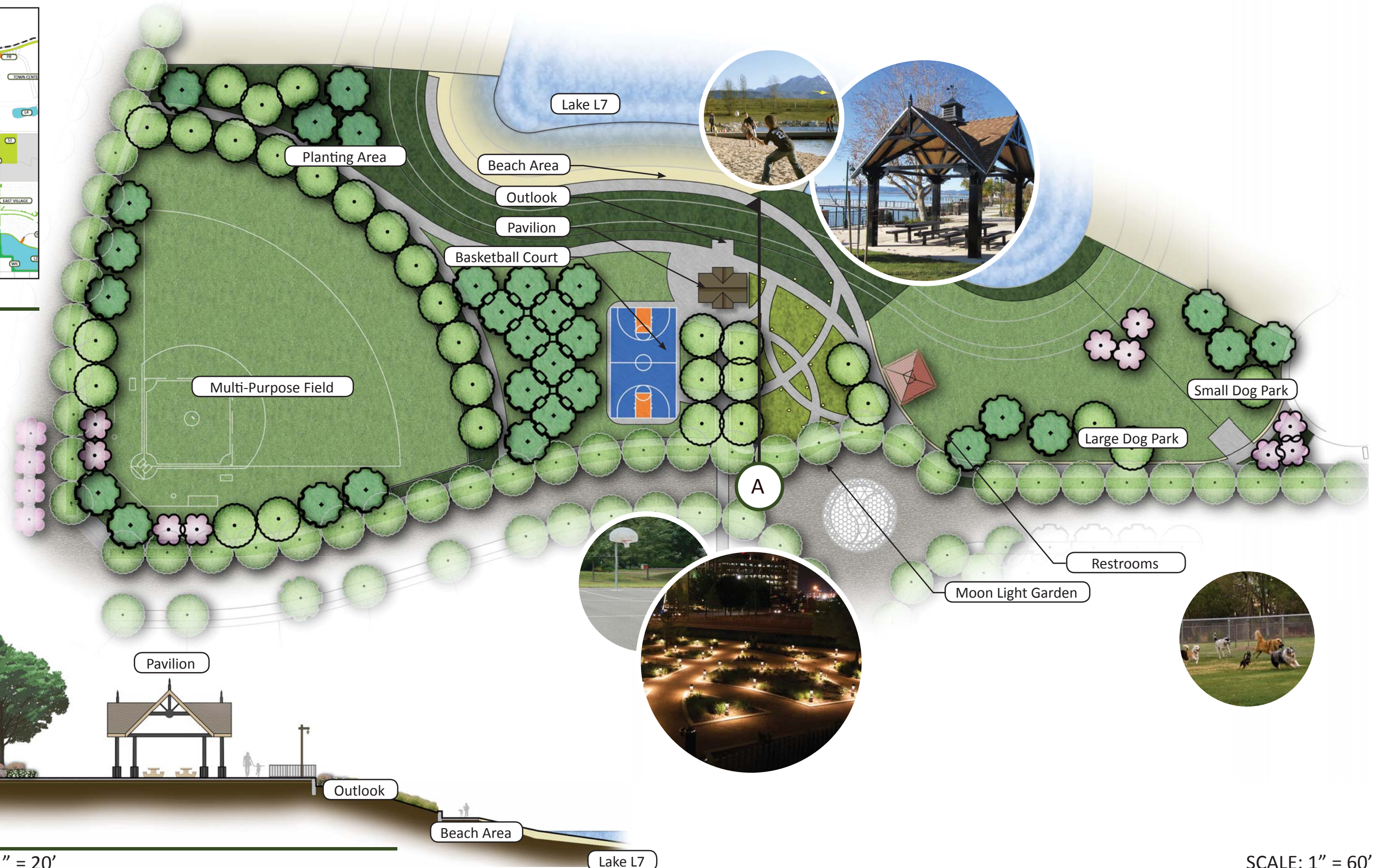


A Section A
SCALE: 1" = 10'

PARCEL N4



Key map



Section A
SCALE: 1" = 20'

SCALE: 1" = 60'
51
O'DELL ENGINEERING

PARCEL N5



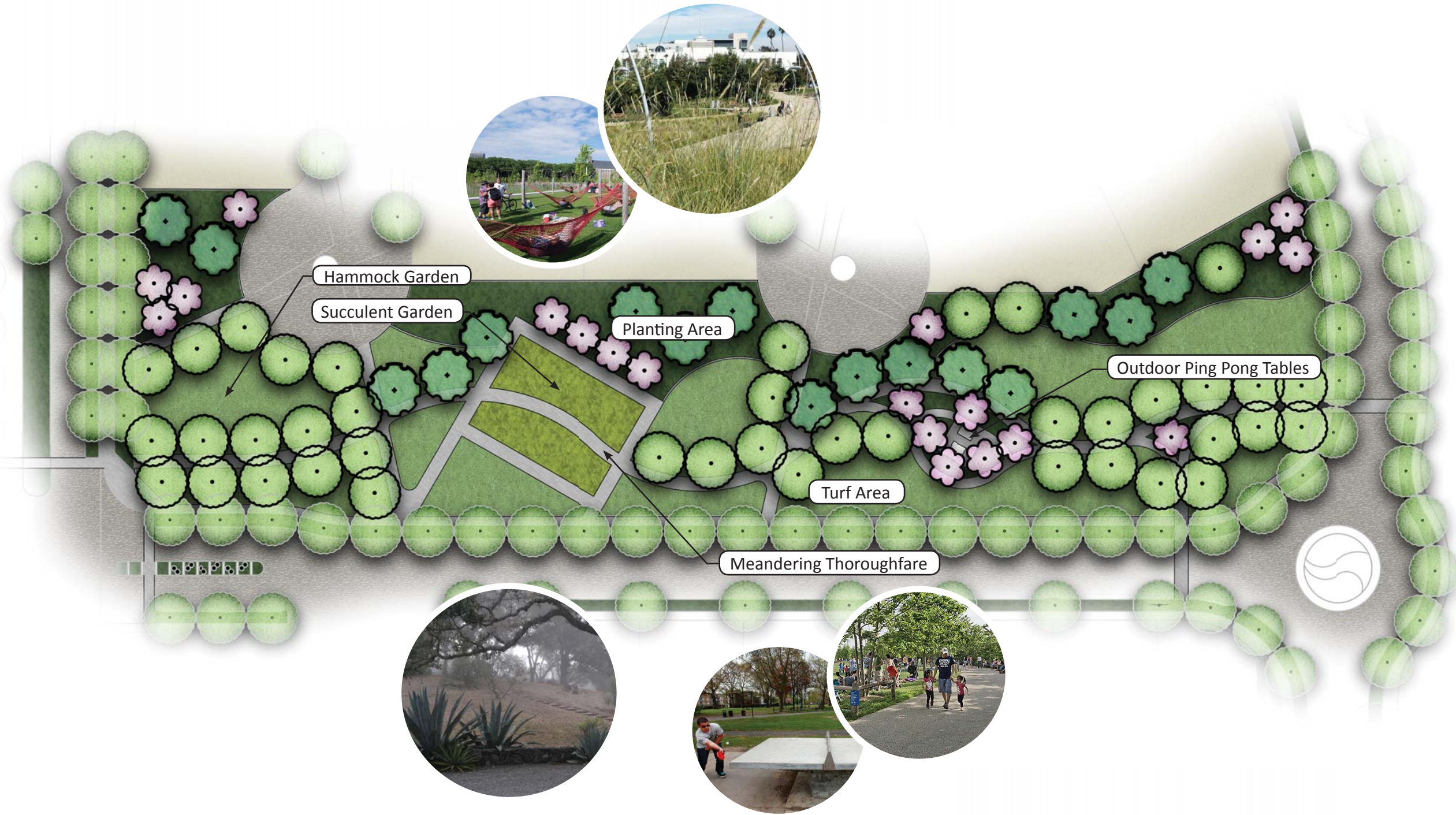
Key map



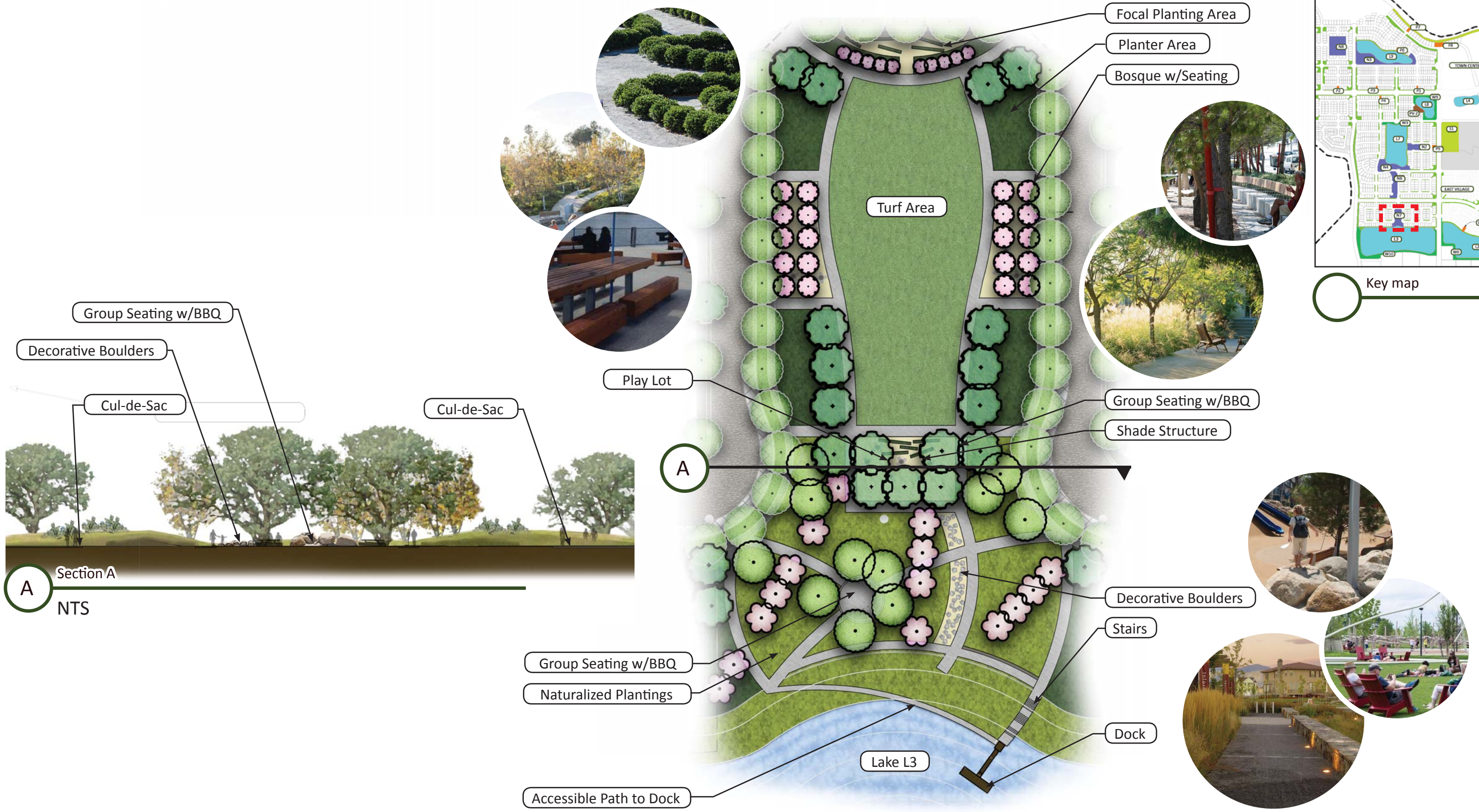
PARCEL N6



Key map



PARCEL N7



SCALE: 1" = 60'

PARCEL N8



Key map



SCALE: 1" = 60'

PARCEL N9



- Naturalized Plantings
- Picnic Pavilion
- Playground

Specimen Trees

Turf Area

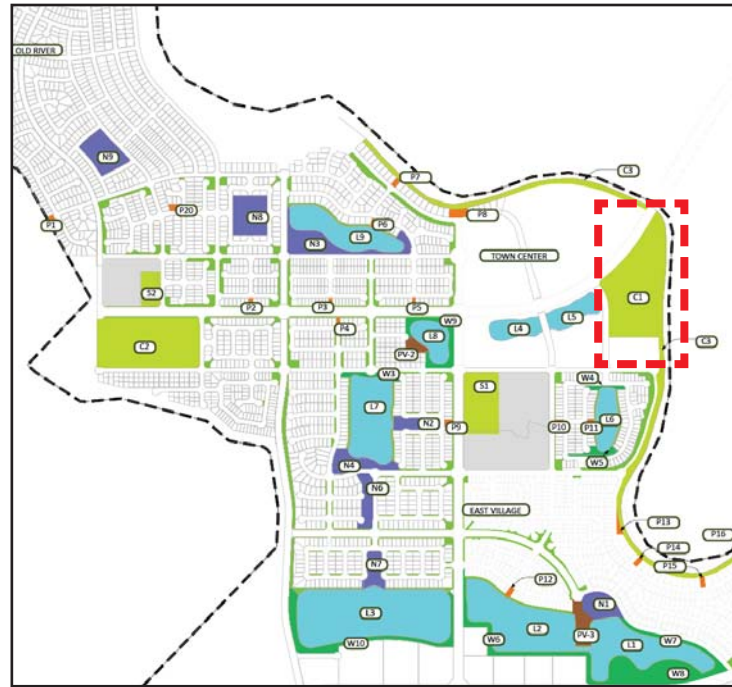
Picnic Area

Planting Area

SCALE: 1" = 60'

COMMUNITY PARK C1

LATHROP LANDING

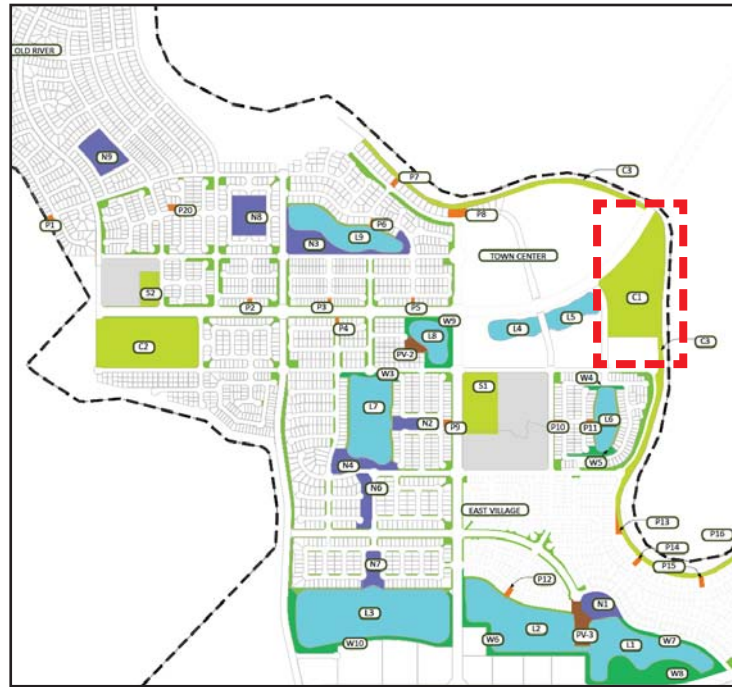


Key map

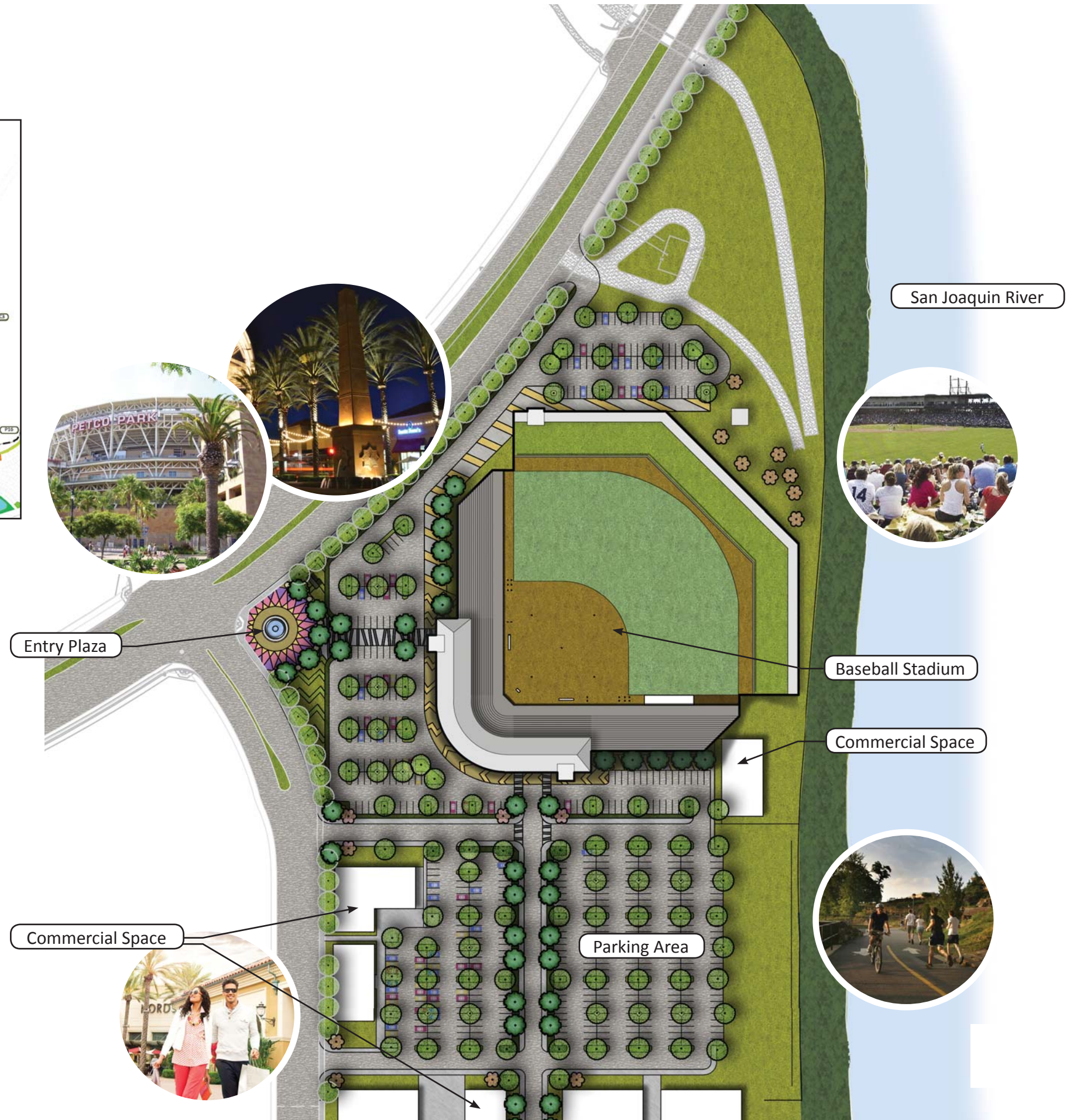


COMMUNITY PARK C1

OPTION 2

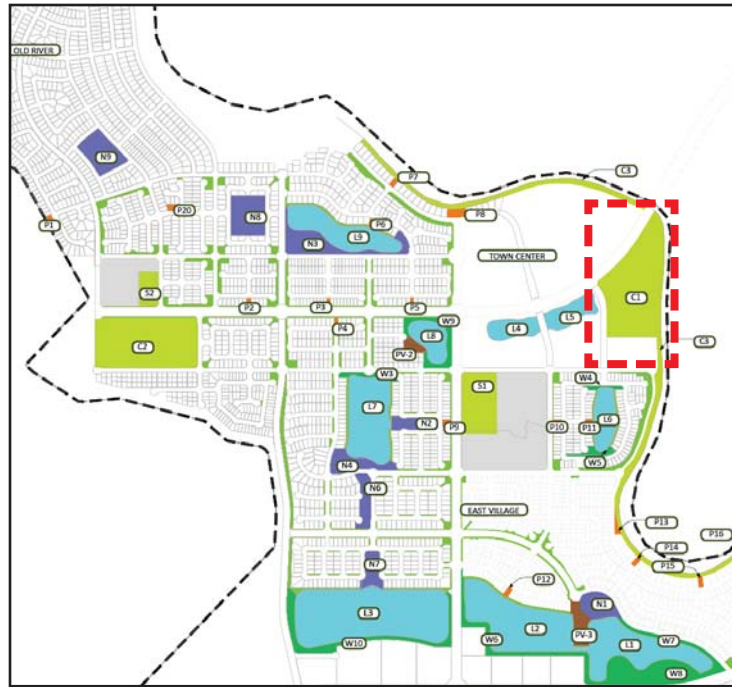


Key map



COMMUNITY PARK C1

OPTION 3



Key map



San Joaquin River

Additional Parking

Tennis Courts

Basketball Courts

Overlook

Multi-Purpose Field

Entry Plaza

Entry Garden

Viewing Opportunities

Volleyball Courts

Large Embankment Slide

Inflatable Movie Screen

Seating Terraces

Parking Area

Concessions/Restrooms/Pavilion

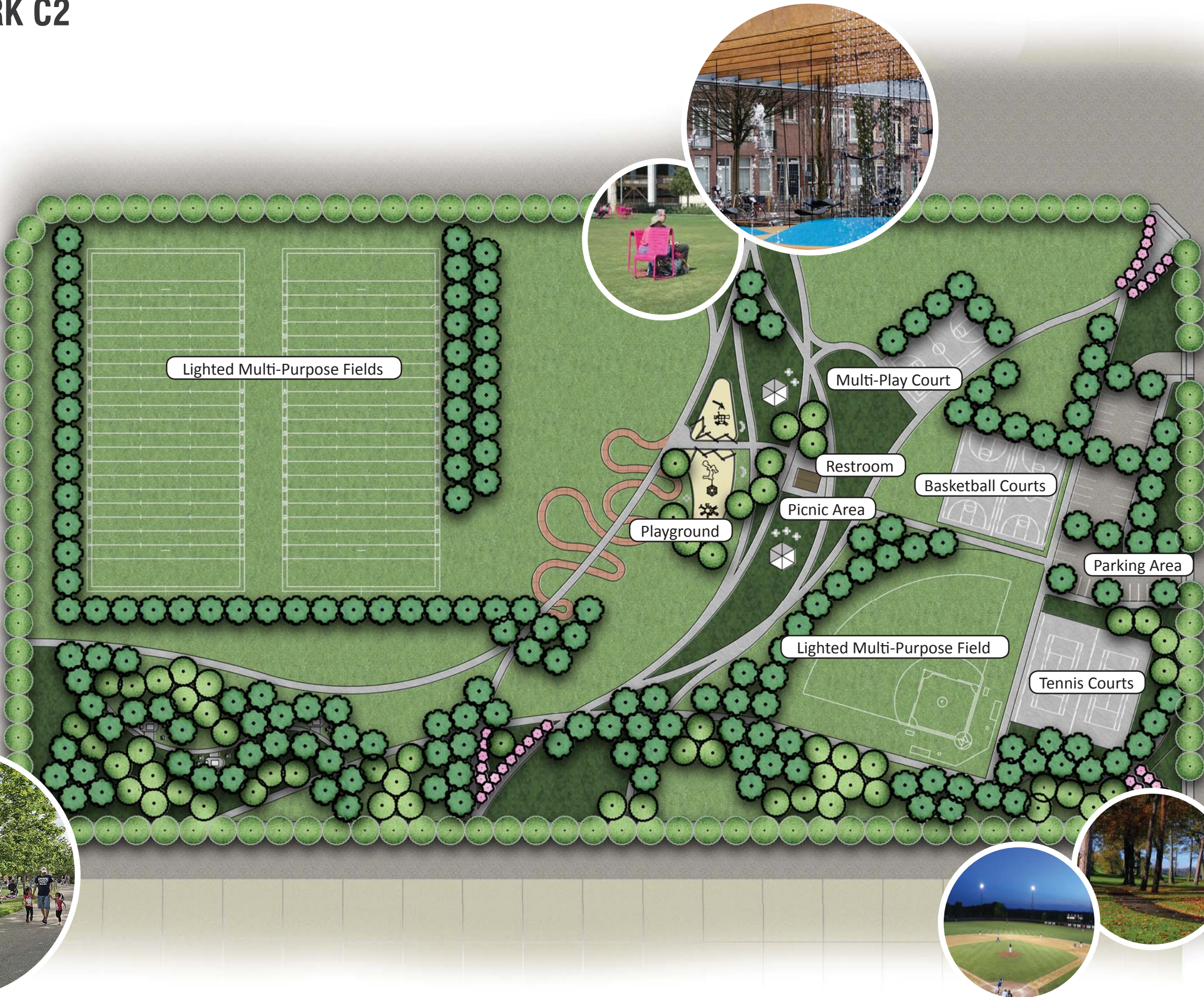
Event Stage

Playground Nestled in Cove

Multi-Purpose Fields

Bio-Filtration

COMMUNITY PARK C2



Key map



LAKESIDE OPEN SPACE CONCEPT

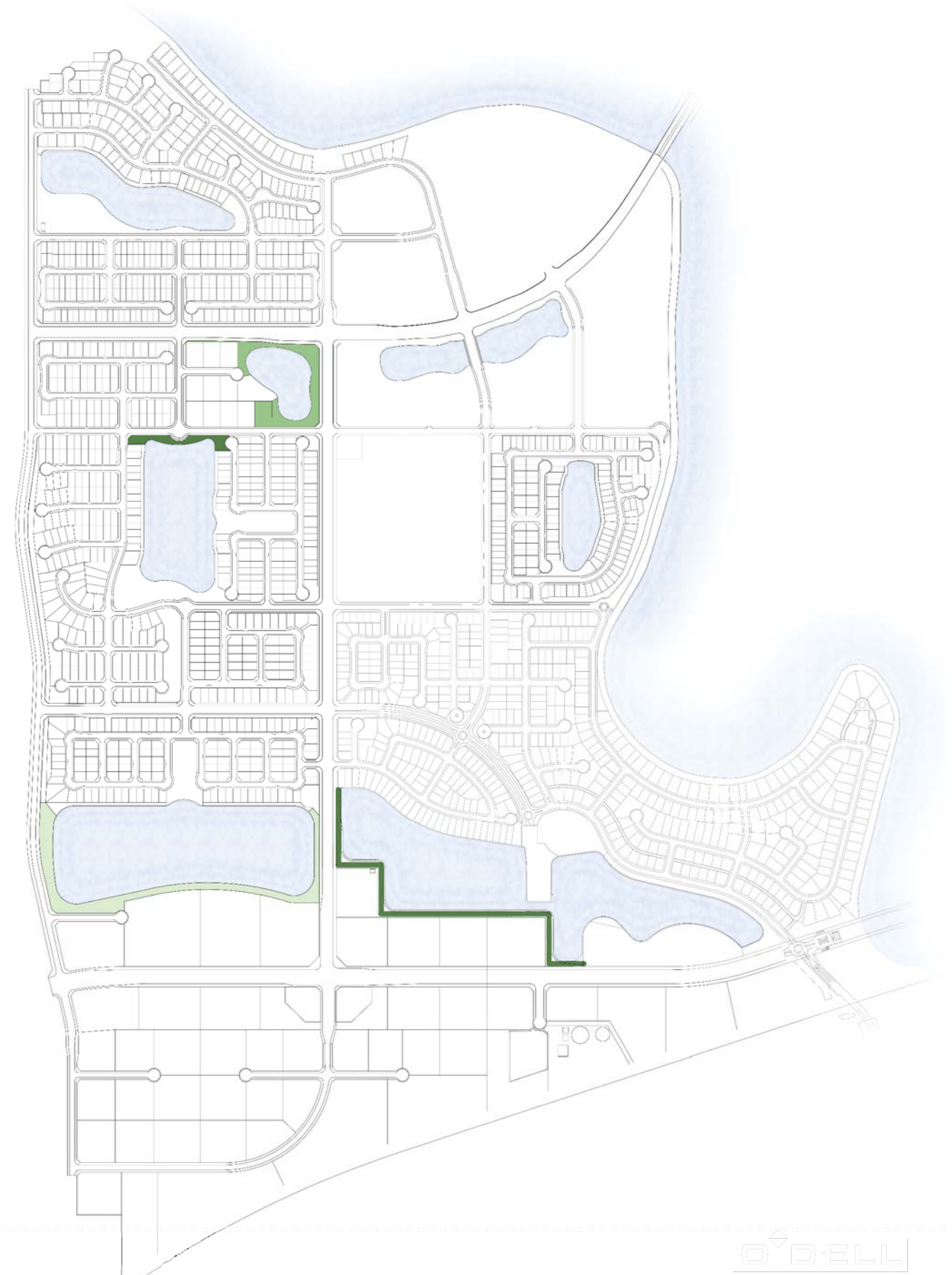
The concept of water based property frontage within the River Islands master plan continues in East Village on four lakes for single family detached homes, complemented by an additional three lakes with multi-family and/or commercial based lake frontage. Lots and open space areas that front onto these lakes should present a canvas of creative and useful spaces that accommodate pedestrian activities for recreation and relaxation while providing places for taking in the views of the lakes and wildlife prevalent there. Landscape occurring behind single family detached parcels should create a visually interesting palette of plant material that contain year round visual interest by using plant textures, heights, and year round color variation in both flower and leaf color selections.

Lots with back yard lake frontage shall maintain visual access from adjacent parcels to encourage visual access to surrounding spaces. No trees shall be planted within the slope areas outside of the fenced in areas of the back yards. A six foot (6') tall tubular steel fence shall occur along the rear of all lots that abut lakes. Additionally a decorative masonry column shall be placed at the property line of homes at every other lot. A four foot (4') tall wood fence shall extend from the rear property line back sixteen feet (16') to allow for visual access to the lake areas from the interior spaces of homes adjacent to the lakes.




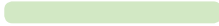


Each lot with immediate access to the lake shall have a shared dock. A landing at the top of the parcel pads and a stairway that extends down to a dock transition pad and floating dock shall be shared between no more than two adjoining lots.

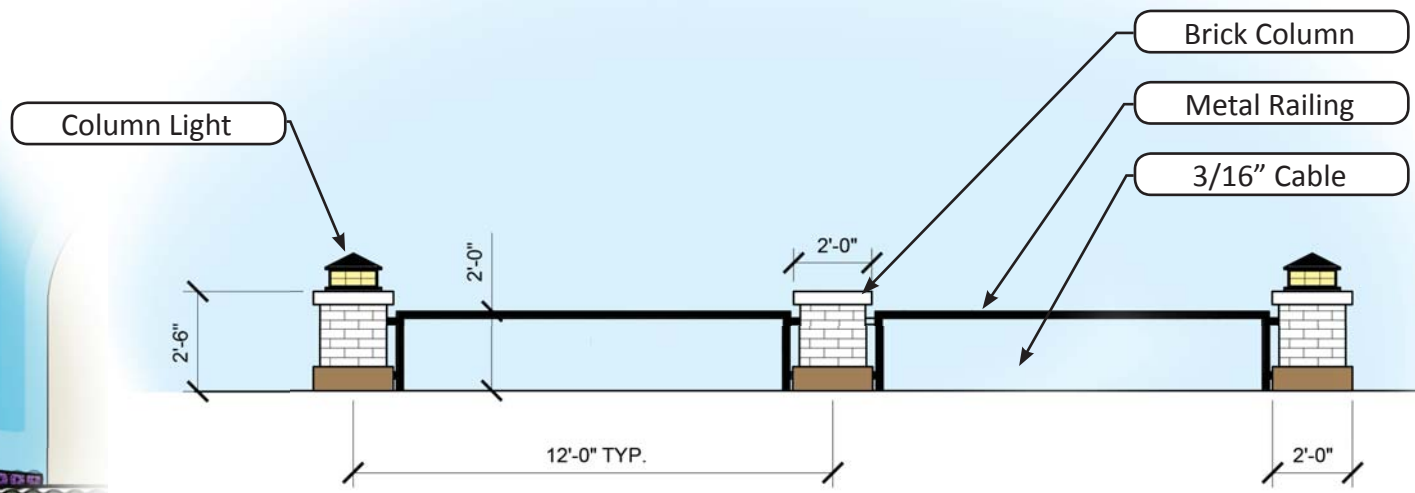
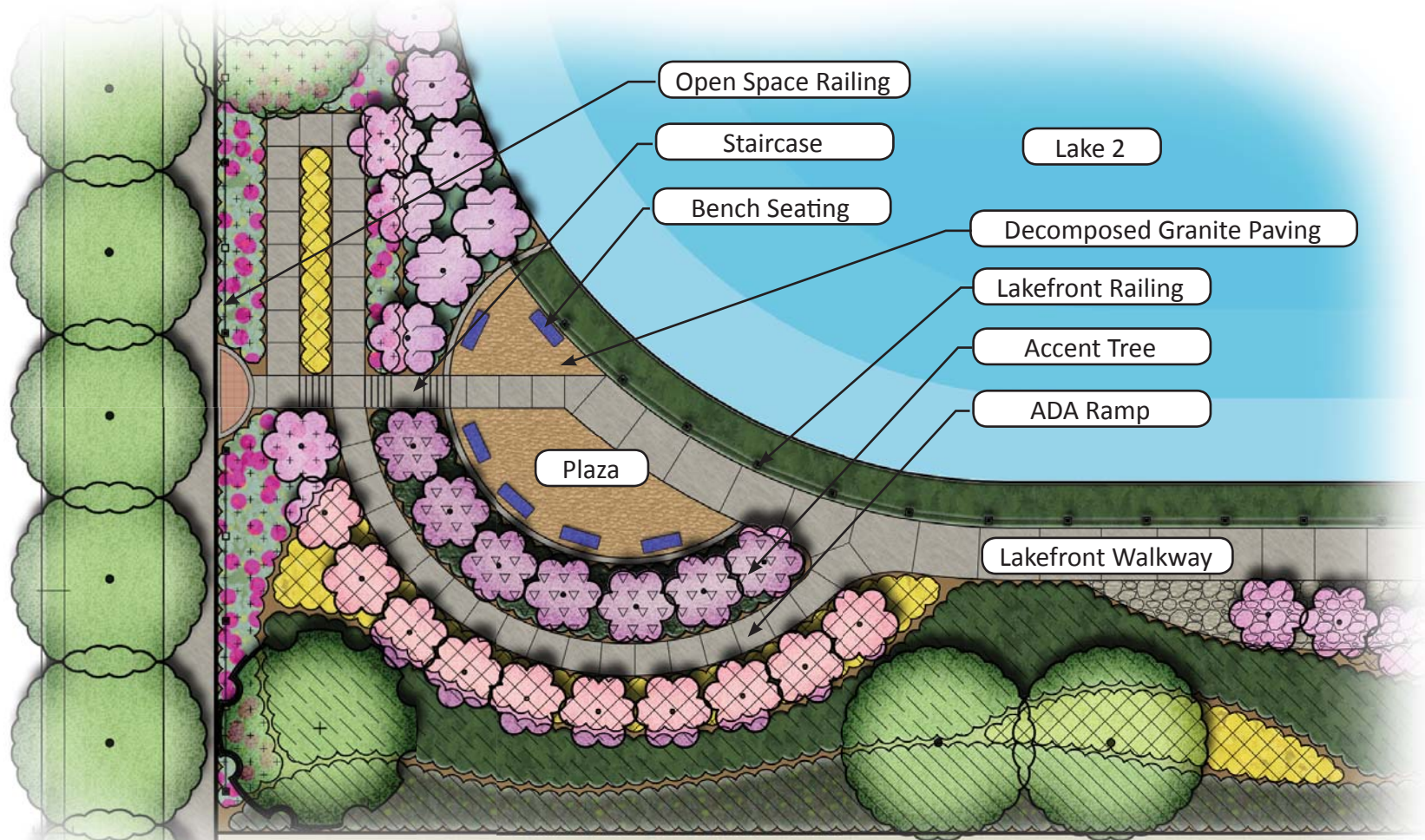
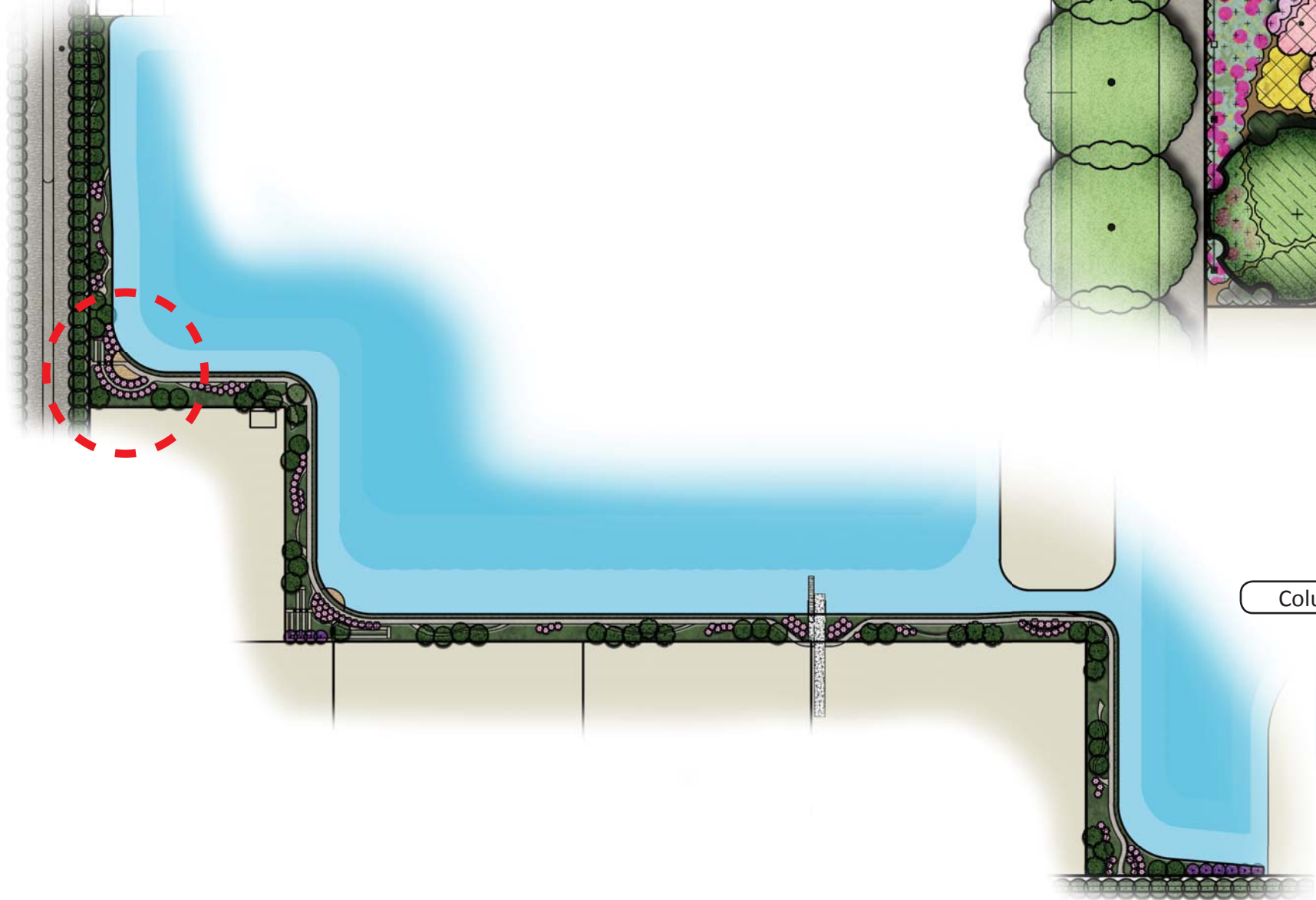
No individual lot shall deviate, in design or concept, from the landscape area or dock design without prior approval from the Home Owners Association (HOA).



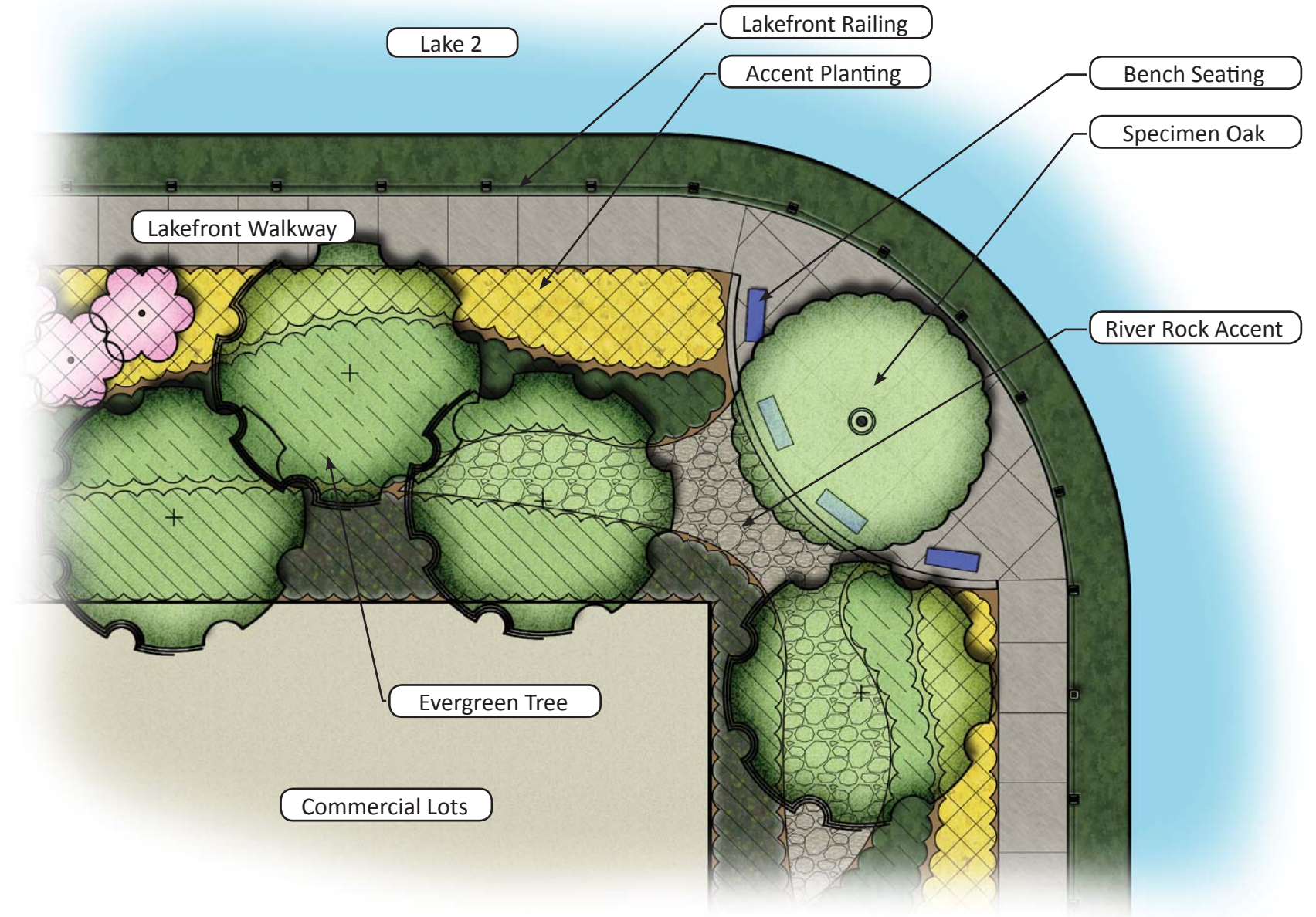
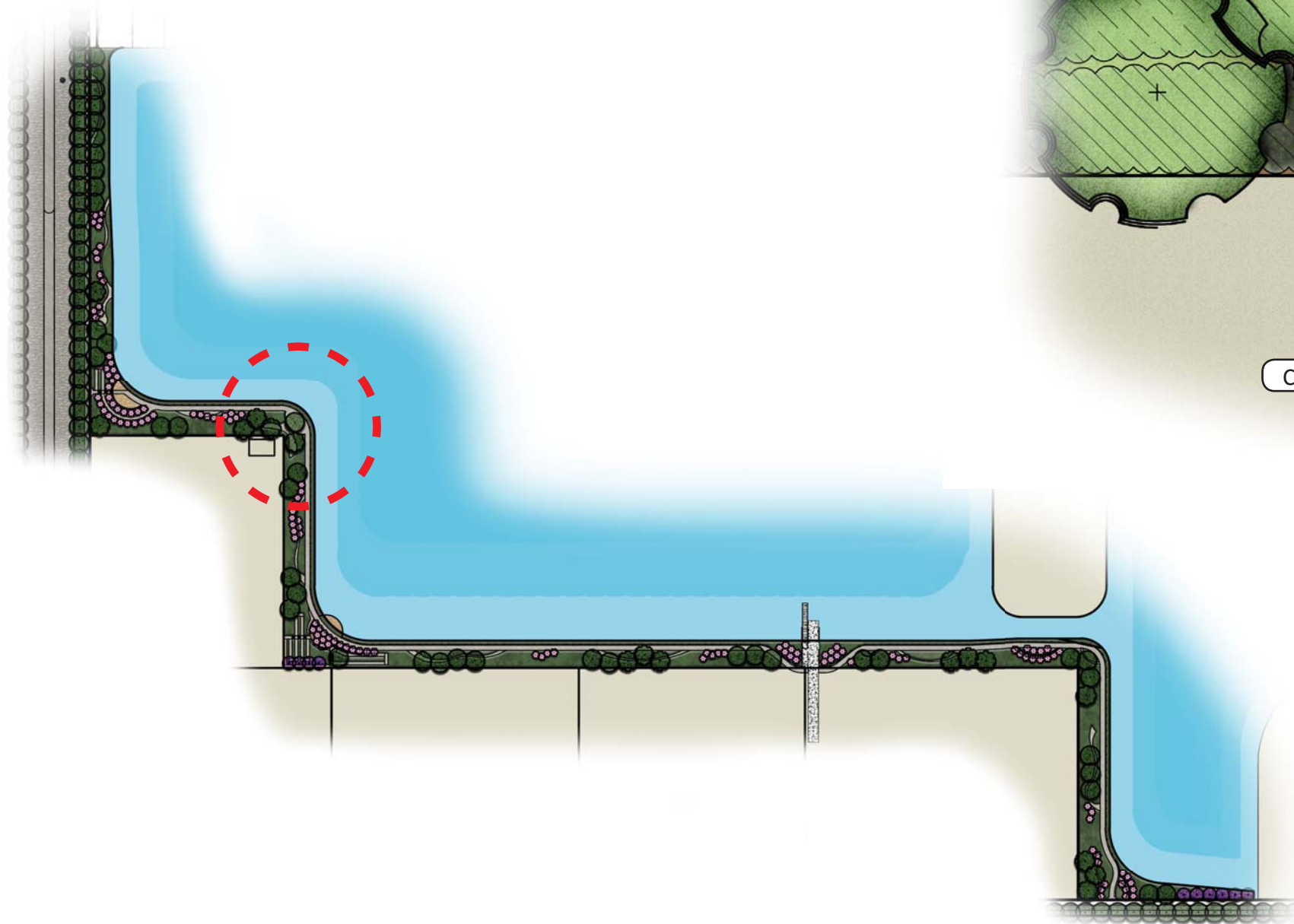
Lakeside Open Space Legend

FEATURE AREA	PARK NAME
	Lakeside Open Space Lake 7
	Lakeside Open Space Lake 2
	Lakeside Open Space Lake 8
	Lakeside Open Space Lake 3

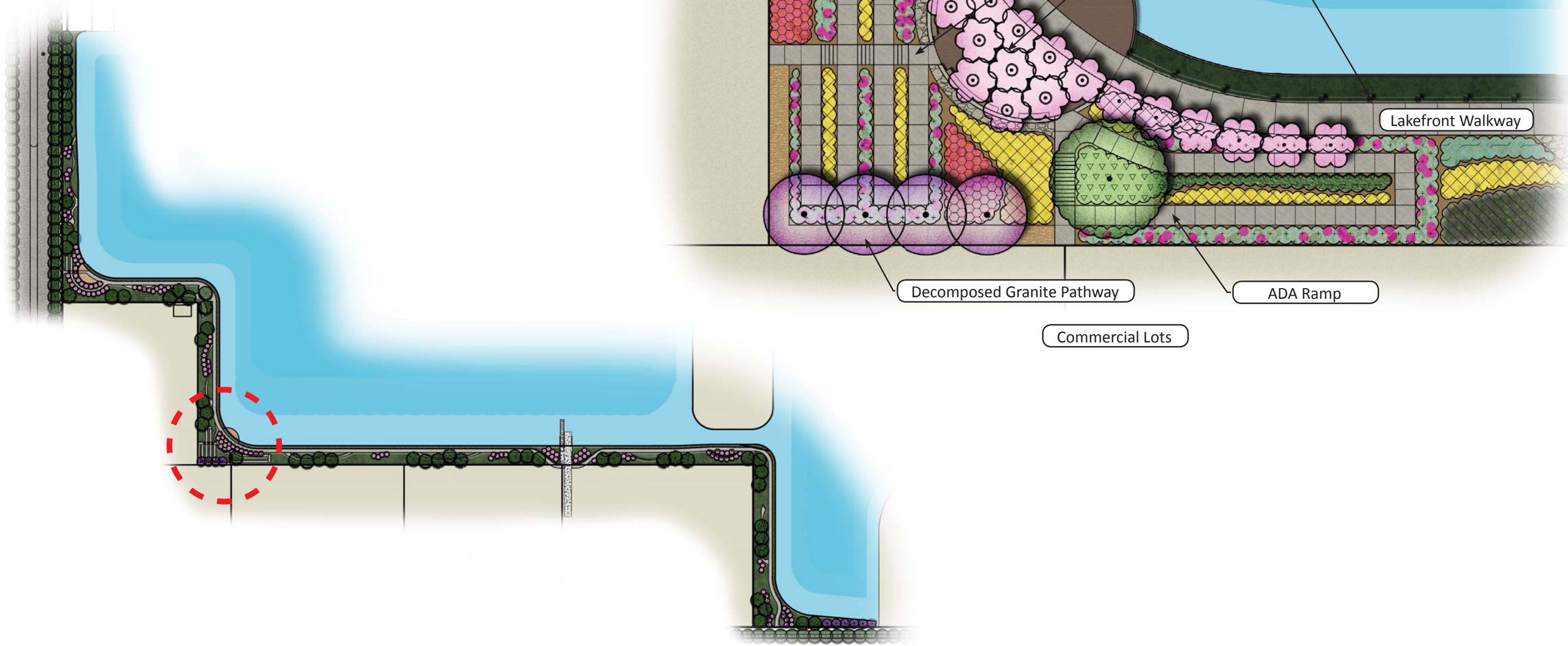
LAKE 2 - OPEN SPACE LAKE FRONTAGE



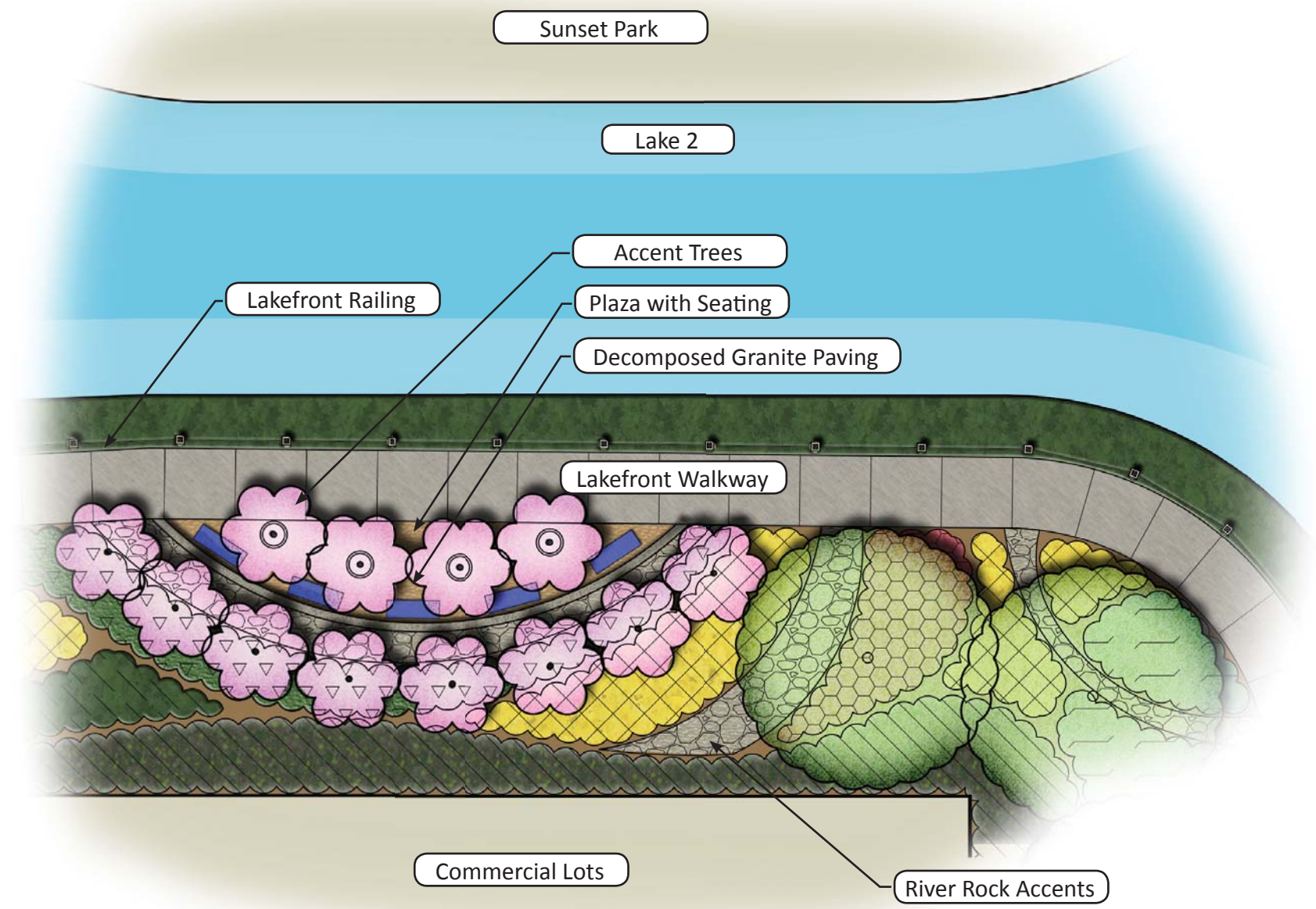
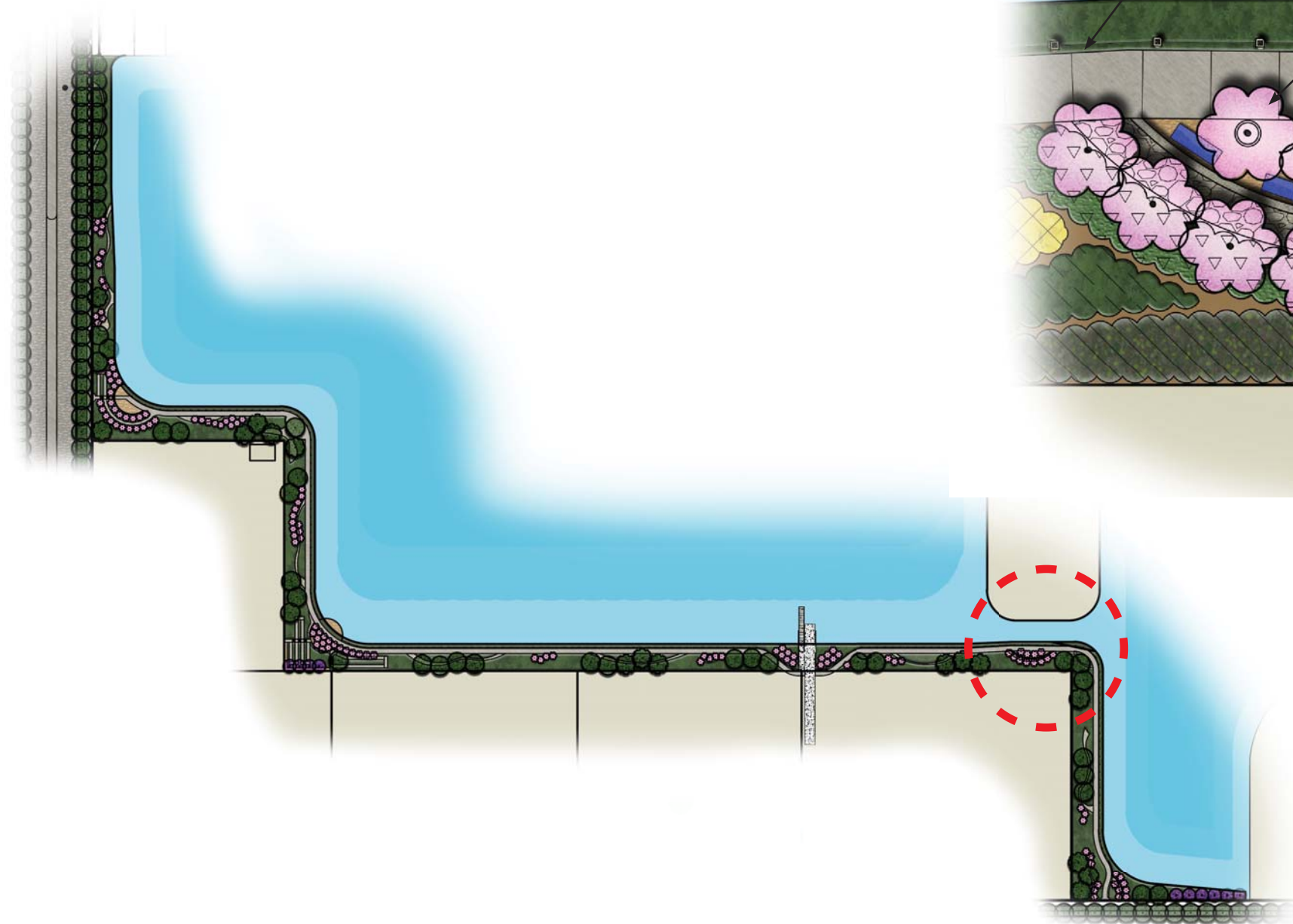
LAKE 2 - OPEN SPACE LAKE FRONTAGE



LAKE 2 - OPEN SPACE LAKE FRONTAGE



LAKE 2 - OPEN SPACE LAKE FRONTAGE

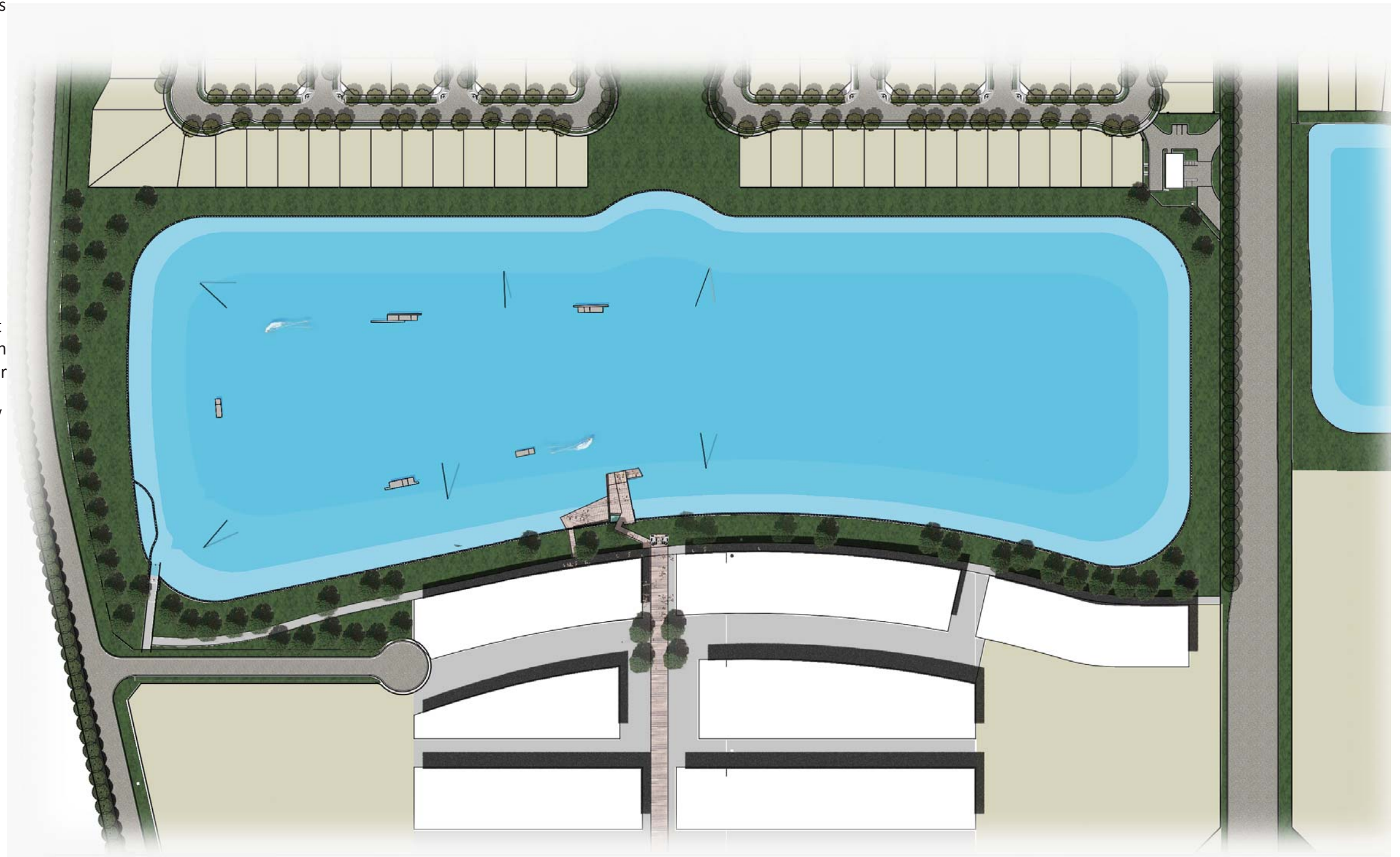


LAKE 3 - OPEN SPACE LAKE FRONTAGE

The delta waterways have given rise to countless opportunities for recreation, from hunting and fishing to any number of watersports. One of the sports that continues to grow and give rise to the individual participant is waterskiing/wakeboarding. Several new lakes and water parks have emerged over the last few years creating opportunities for daily usage or practice as well as weekend event competition/exhibitions.

Because the Lakes of East Village are predominantly surrounded by residential lots, these type of events could create a conflict of space. Lake 3 however is one of the larger lakes and shares its shore with commercial space.

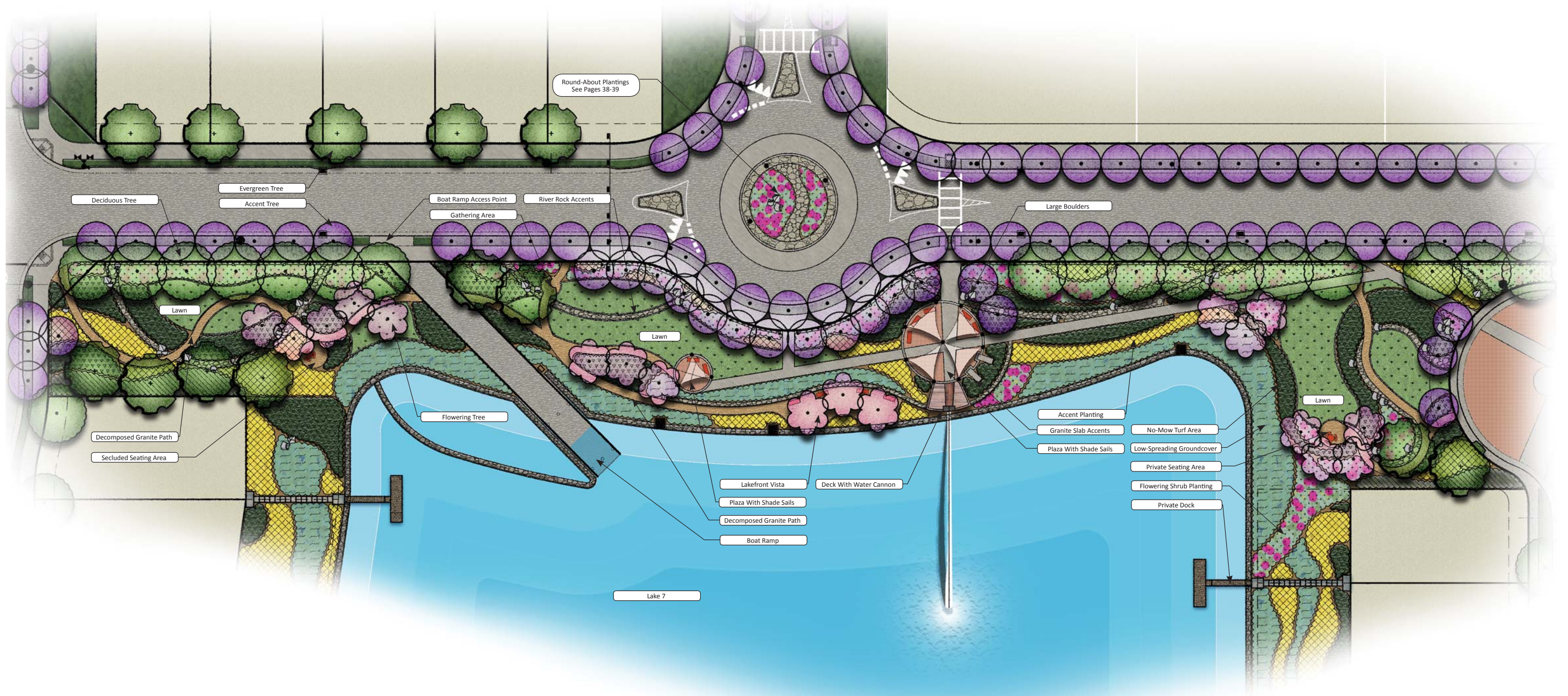
The concept for the lake frontage area of Lake 3 introduces the opportunity of creating a wakeboard cable park. Cable parks give users the same opportunities of wakeboard parks without the noise, cost or pollution created by boats. The space can accommodate shops and dining spaces with waterfront access and viewable activities that can be controlled with operational hours. This space can offer summer usage for adults/teenagers and inform complementary dining and shopping opportunities for the surrounding commercial/office spaces adjacent to the lake.



LAKE 3 - OPEN SPACE LAKE FRONTAGE PERSPECTIVE



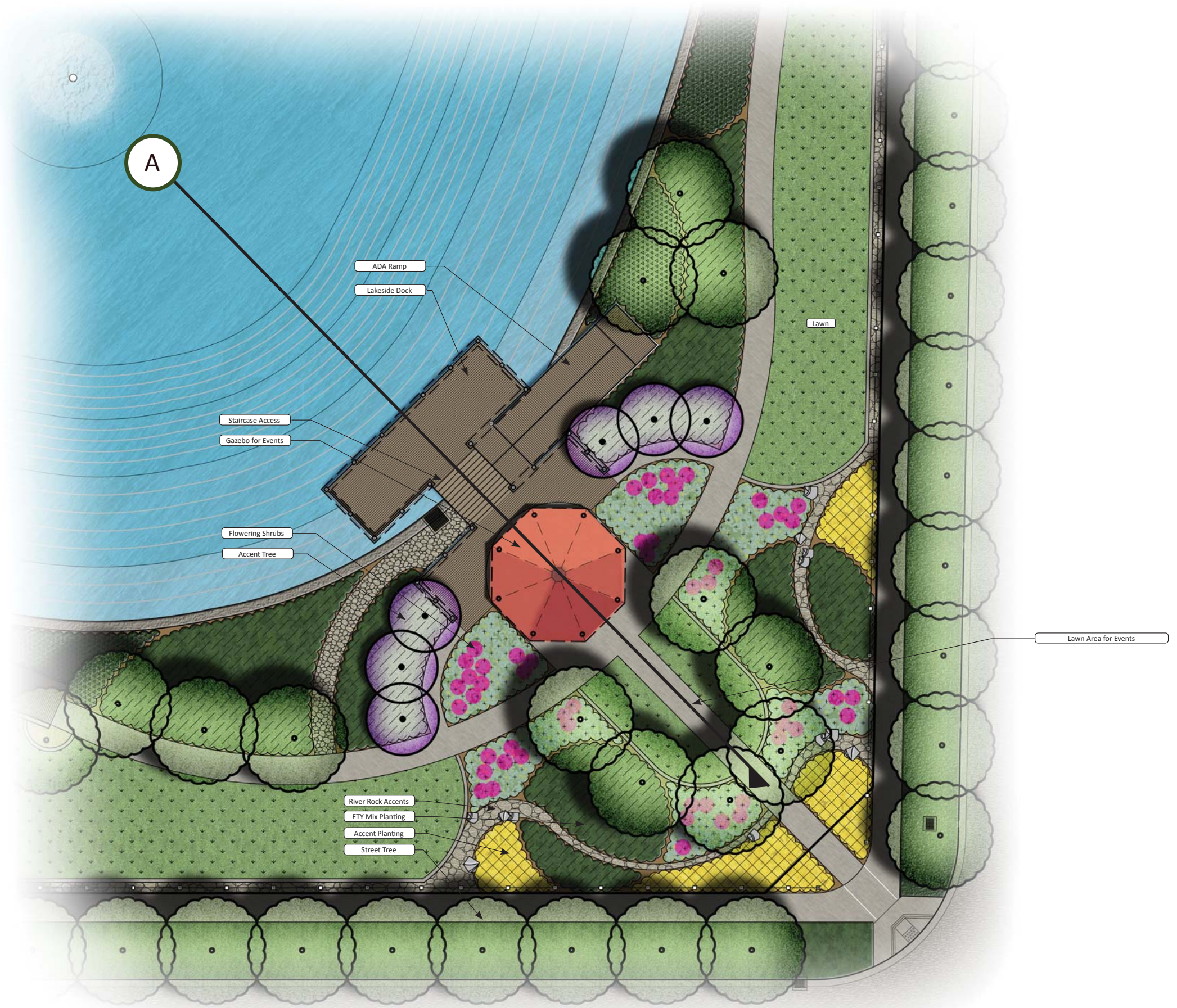
LAKE 7 - OPEN SPACE LAKE FRONTAGE



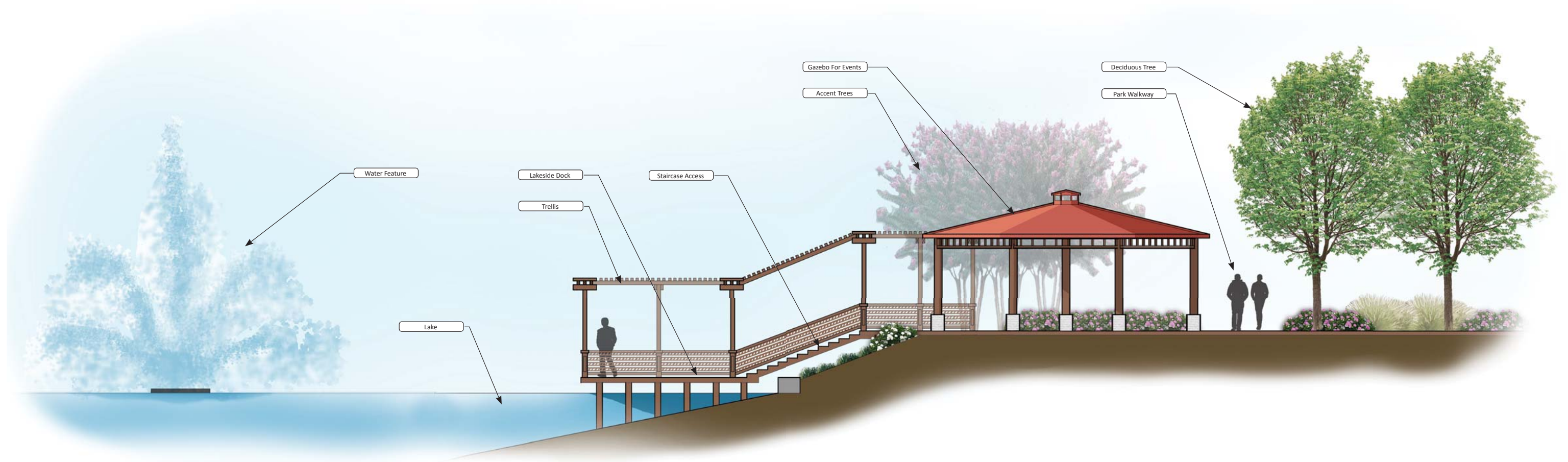
LAKE 8 - OPEN SPACE LAKE FRONTAGE



LAKE 8 - OPEN SPACE LAKE FRONTAGE

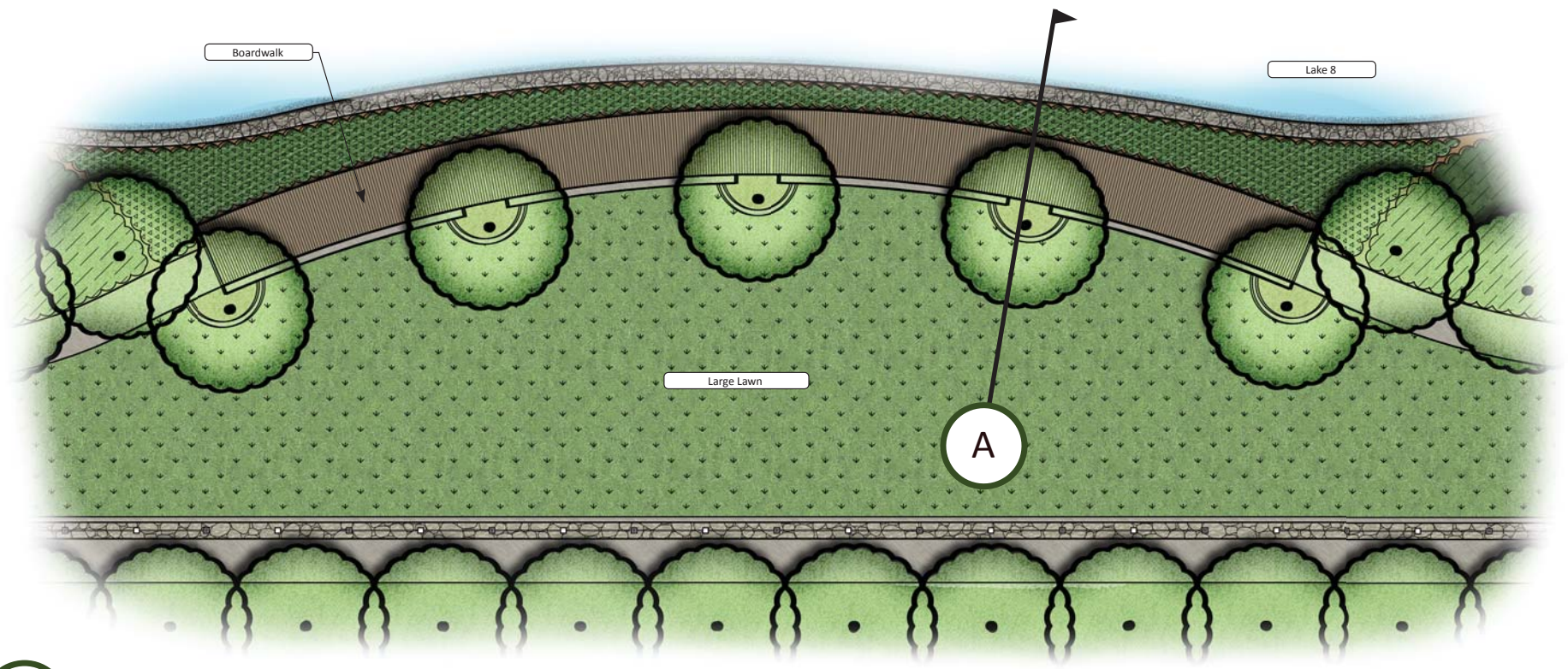


LAKE 8 - OPEN SPACE LAKE FRONTAGE

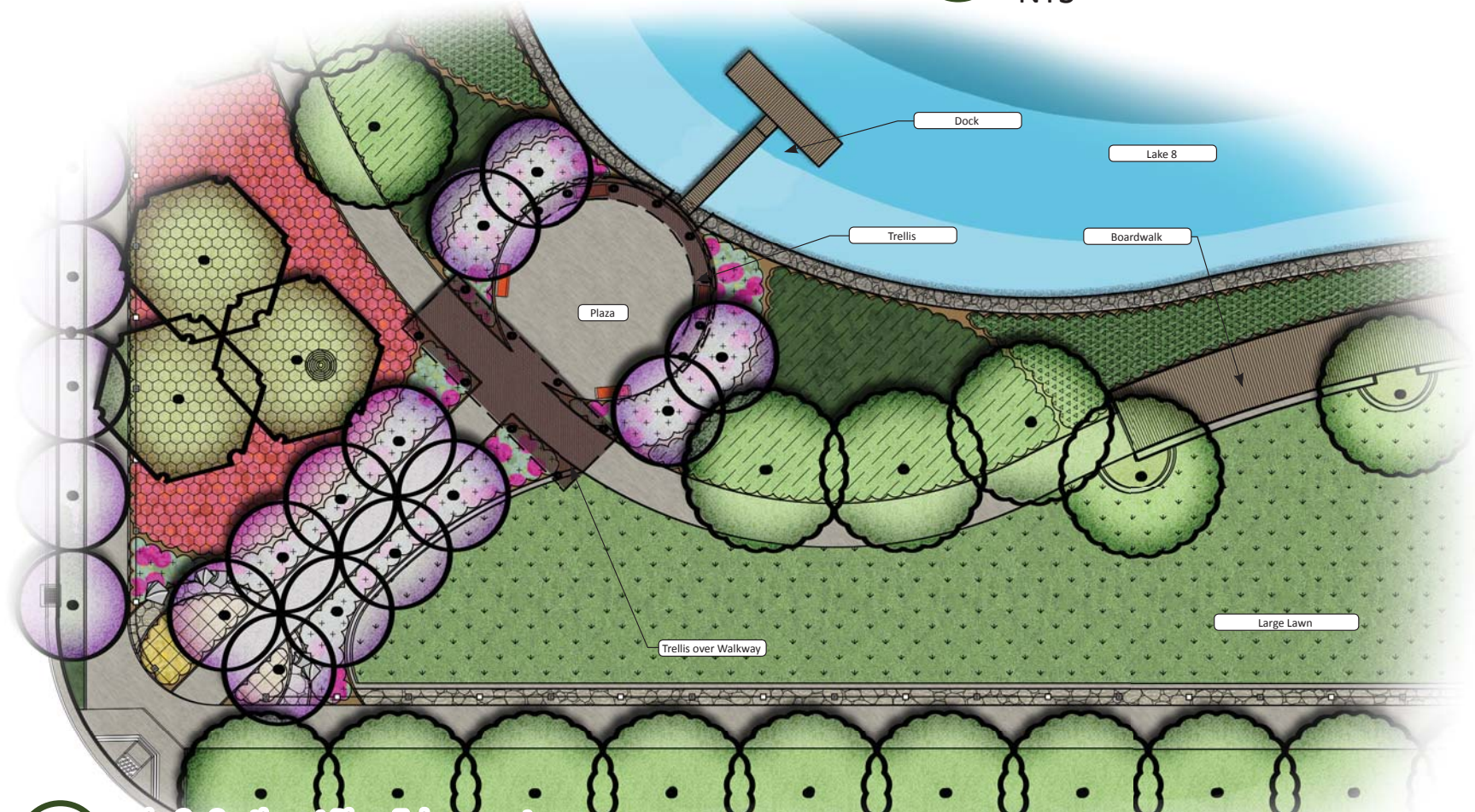


A Lake 8 - Event Area Section
NTS

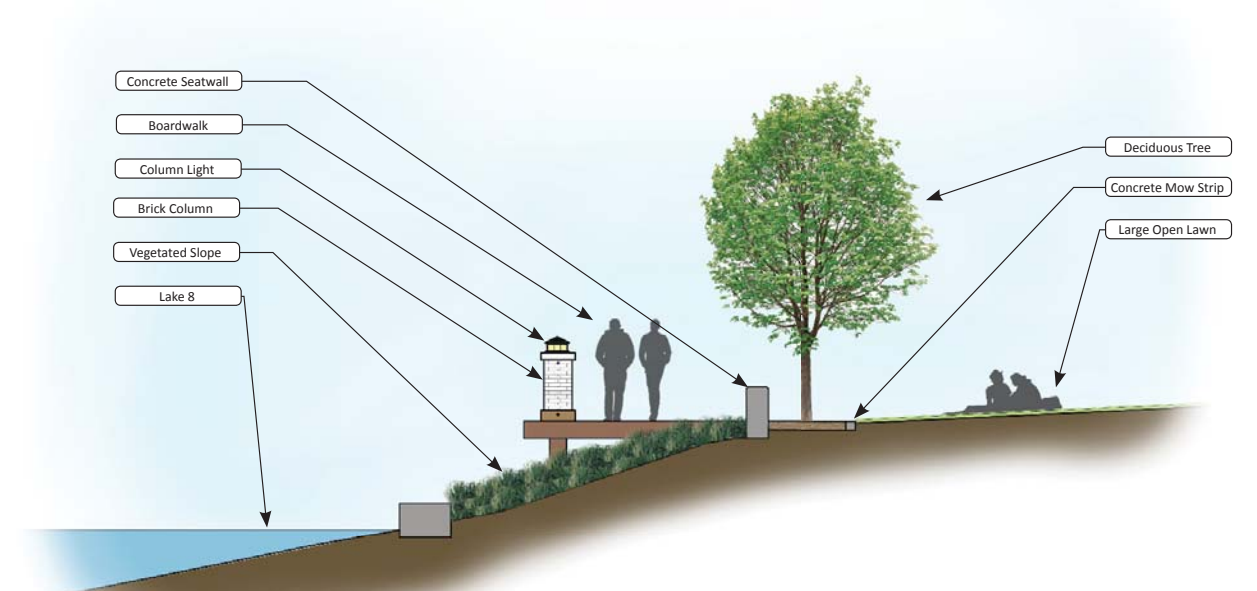
LAKE 8 - OPEN SPACE LAKE FRONTAGE



○ Lake 8 - Boardwalk Enlargement
NTS



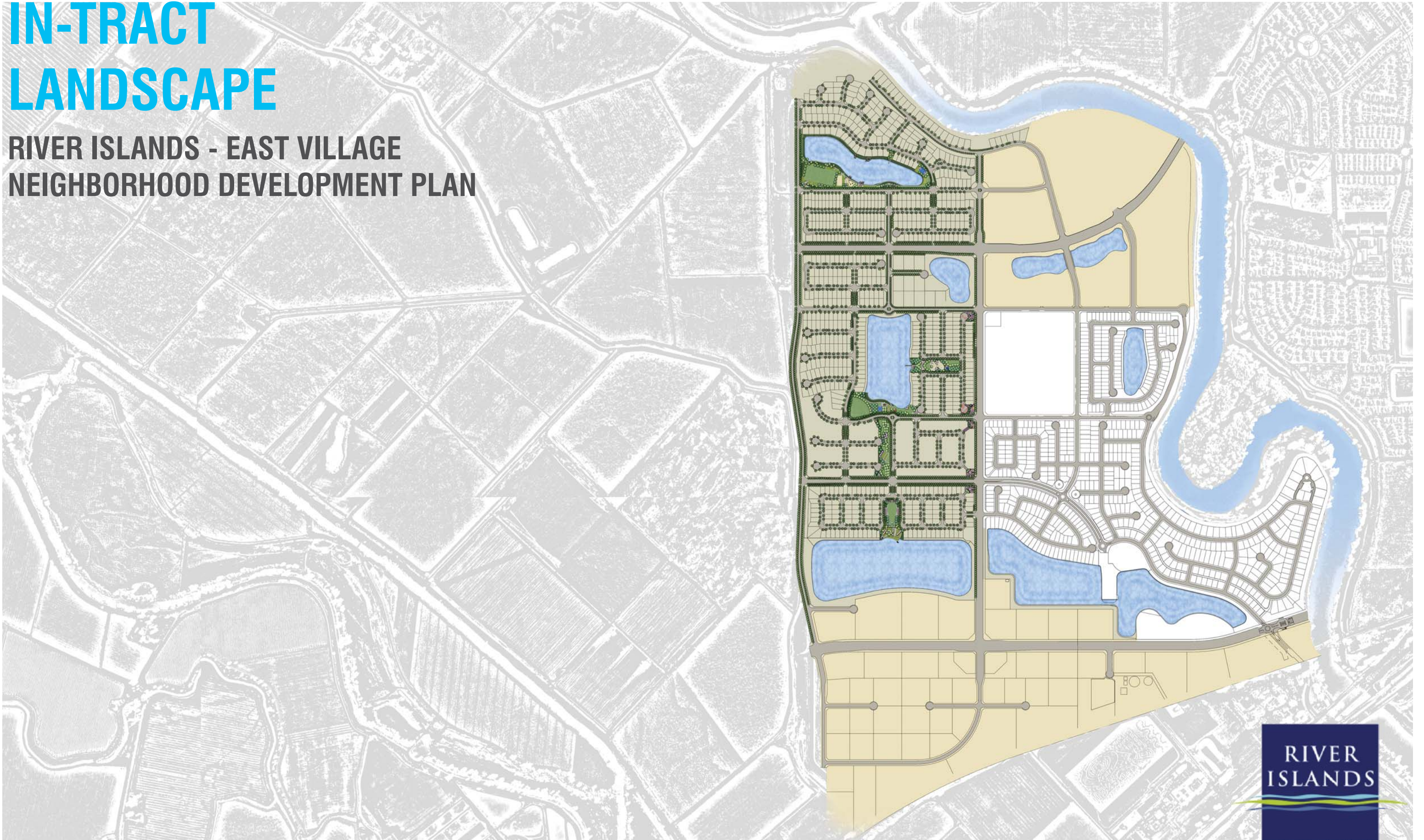
○ Lake 8 - Southwest Plaza Enlargement
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A Lake 8 - Boardwalk Section
NTS

IN-TRACT LANDSCAPE

RIVER ISLANDS - EAST VILLAGE NEIGHBORHOOD DEVELOPMENT PLAN



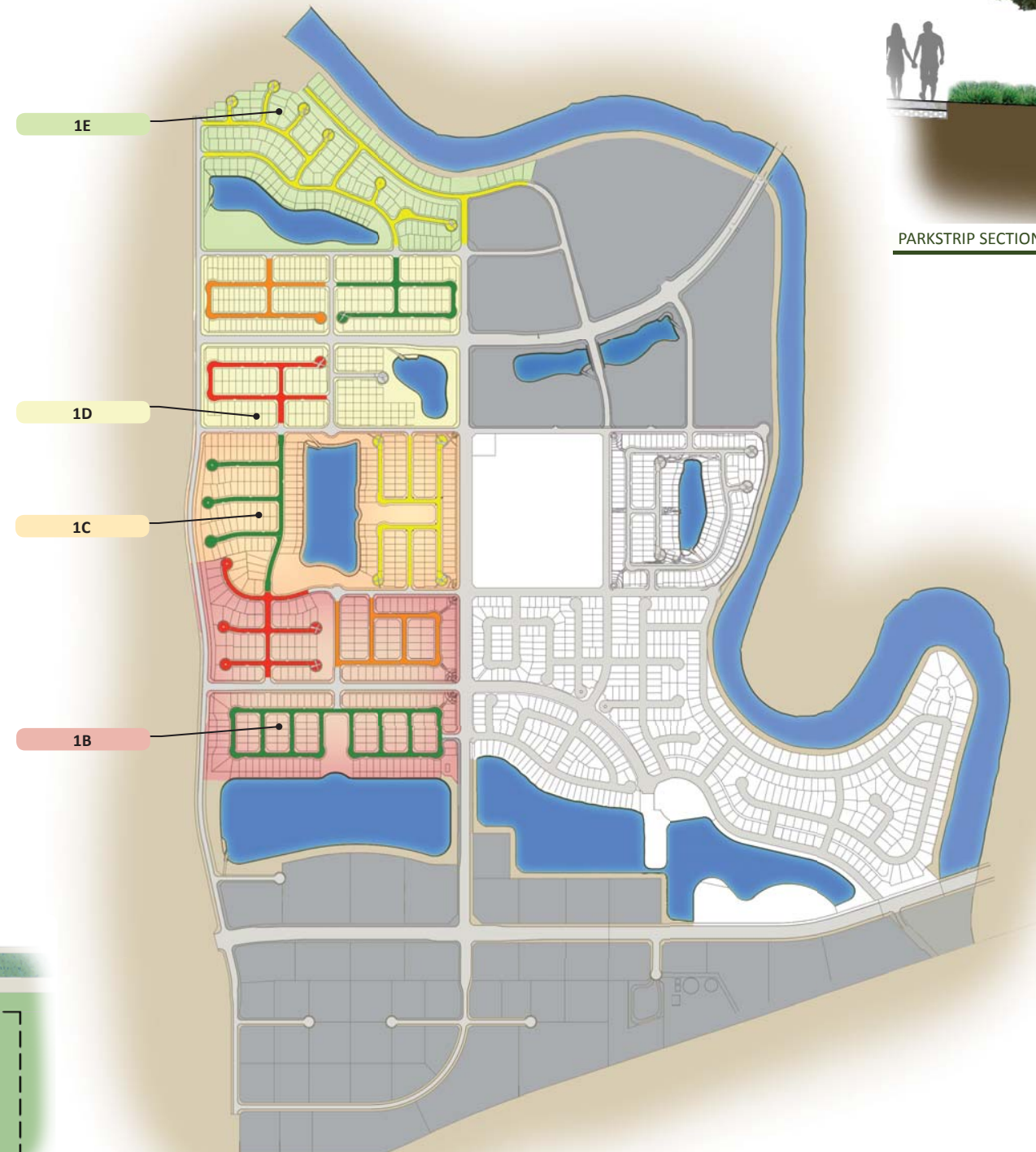
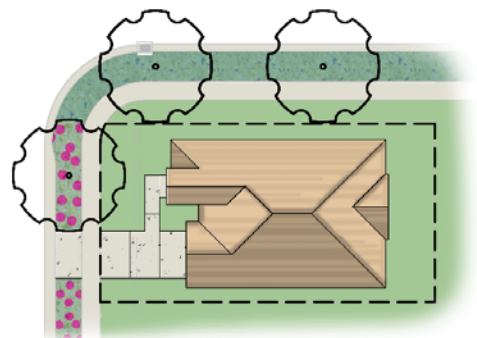
Parkway Strips

PARKWAY STRIP MASTER PLANT LIST

VILLAGE	ZONE	STREET DIRECTION	BOTANICAL NAME	PLANT SPACING
1B	Green	North/South	Cotoneaster dammeri 'Coral Beauty'	36" O.C.
		East/West	Teucrium c. 'Prostratus'	36" O.C.
	Red	North/South	Festuca mairei	36" O.C.
1C	Orange	East/West	Rosa 'White Meidiland'	36" O.C.
		North/South	Lomandra longifolia 'Breeze'	36" O.C.
	Green	East/West	Rosa x 'Noala'	36" O.C.
1D	Yellow	North/South	Festuca mairei	36" O.C.
		East/West	Rosmarinus off. 'Huntington Carpet'	36" O.C.
	Green	North/South	Coprosma p. 'Verde Vista'	36" O.C.
1E	Yellow	East/West	Aptenia c. 'Red Apple'	36" O.C.
		North/South	Lomandra longifolia 'Breeze'	36" O.C.
	Green	East/West	Rosa 'White Meidiland'	36" O.C.
1B	Red	North/South	Festuca mairei	36" O.C.
		East/West	Rosa x 'Noala'	36" O.C.
	Orange	North/South	Lomandra longifolia 'Breeze'	36" O.C.
1C	Green	East/West	Aptenia c. 'Red Apple'	36" O.C.
		North/South	Cotoneaster dammeri 'Coral Beauty'	36" O.C.
	Yellow	East/West	Coprosma p. 'Verde Vista'	36" O.C.

PARKWAY STRIP PLANT LIST

BOTANICAL NAME	COMMON NAME
Aptenia c. 'Red Apple'	Baby Sun Rose
Coprosma p. 'Verde Vista'	Coprosma
Cotoneaster dammeri 'Coral Beauty'	Bearberry Cotoneaster
Festuca mairei	Atlas Fescue
Lomandra longifolia 'Breeze'	Dwarf Mat Rush
Myoporum parvifolium	Australian Racer
Rosa x 'Noala'	Flower Carpet Coral Rose
Rosa 'White Meidiland'	White Meidiland Rose
Rosmarinus offic. 'Huntington Carpet'	Huntington Carpet Rosemary
Teucrium chamaedrys 'Prostratus'	Germander



Street Trees

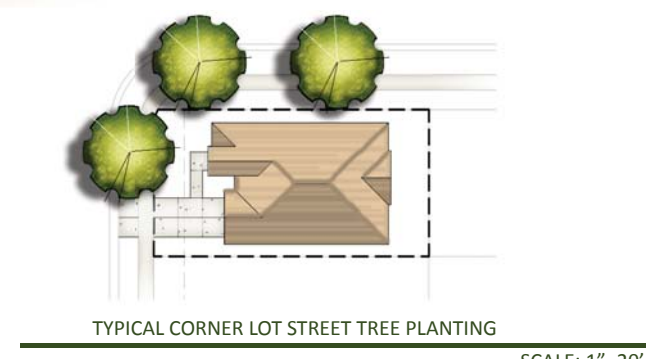
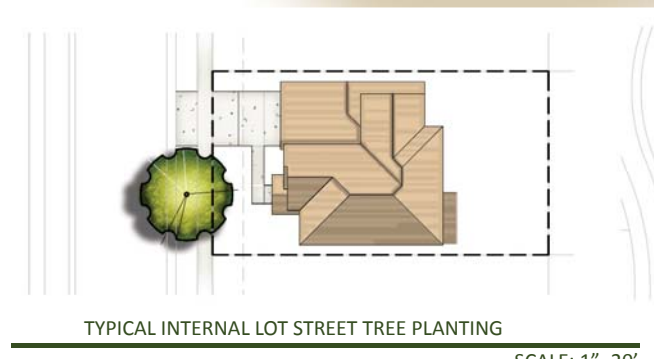
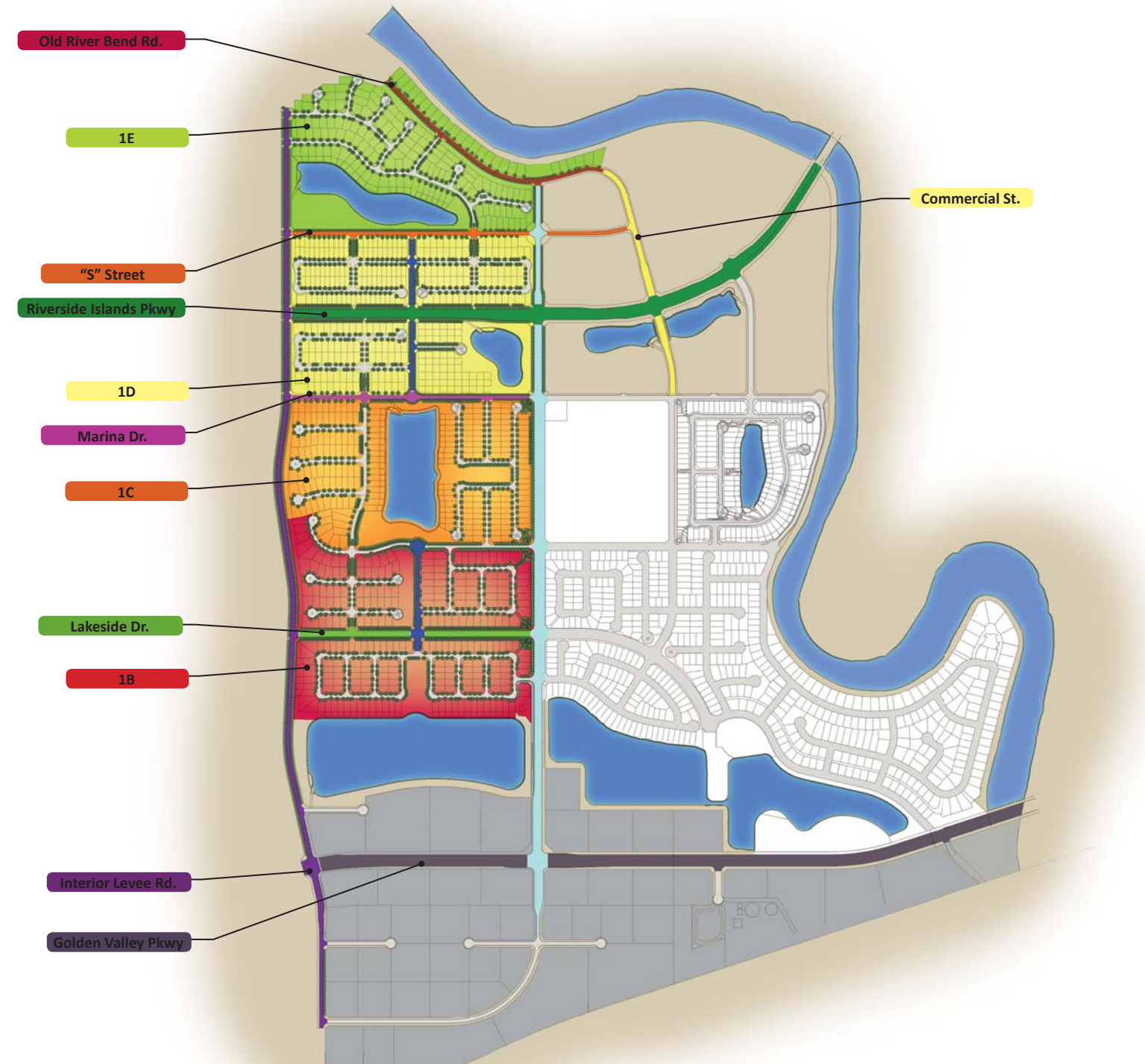
STREET TREE MASTER LIST

VILLAGE	STREET DIRECTION	BOTANICAL NAME	COMMON NAME
1B	North/South East/West	Zelkova serrata 'Green Vase' Acer rubrum 'Redpointe'	Green Vase Zelkova Redpointe Maple
1C	North/South East/West	Acer rubrum 'October Glory' Tilia cordata 'Greenspire'	October Glory Red Maple Greenspire Little-Leaf Linden
1D	North/South East/West	Platanus acerifolia 'Columbia' Pistacia c. 'Keith Davey'	Columbia London Plane Chinese Pistache
1E	North/South East/West	Zelkova serrata 'Green Vase' Ginkgo biloba	Green Vase Zelkova Maidenhair Tree

STREET	STREET DIRECTION	BOTANICAL NAME	COMMON NAME
Golden Valley Pkwy	East/West	Quercus coccinea	Scarlet Oak
Lakeside Dr.	East/West	Quercus lobata	Valley Oak
Marina Dr.	East/West	Tilia c. 'Greenspire'	Little-Leaf Linden
River Islands Pkwy	East/West	Quercus coccinea	Scarlet Oak
"S" Street	East/West	Ulmus p. 'Drake'	Chinese Evergreen Elm
Old River Bend Rd.	East/West	Malus 'Prairifire'	Flowering Crabapple
Commercial St.	North/South	Zelkova s. 'Green Vase'	Green Vase Zelkova
Somerston Pkwy	North/South	Quercus lobata	Valley Oak
2nd St./5th St.	North/South	Lagerstroemia i. 'Dynamite'	Crape Myrtle
Interior Levee Rd.	North/South	Schinus molle	California Pepper Tree

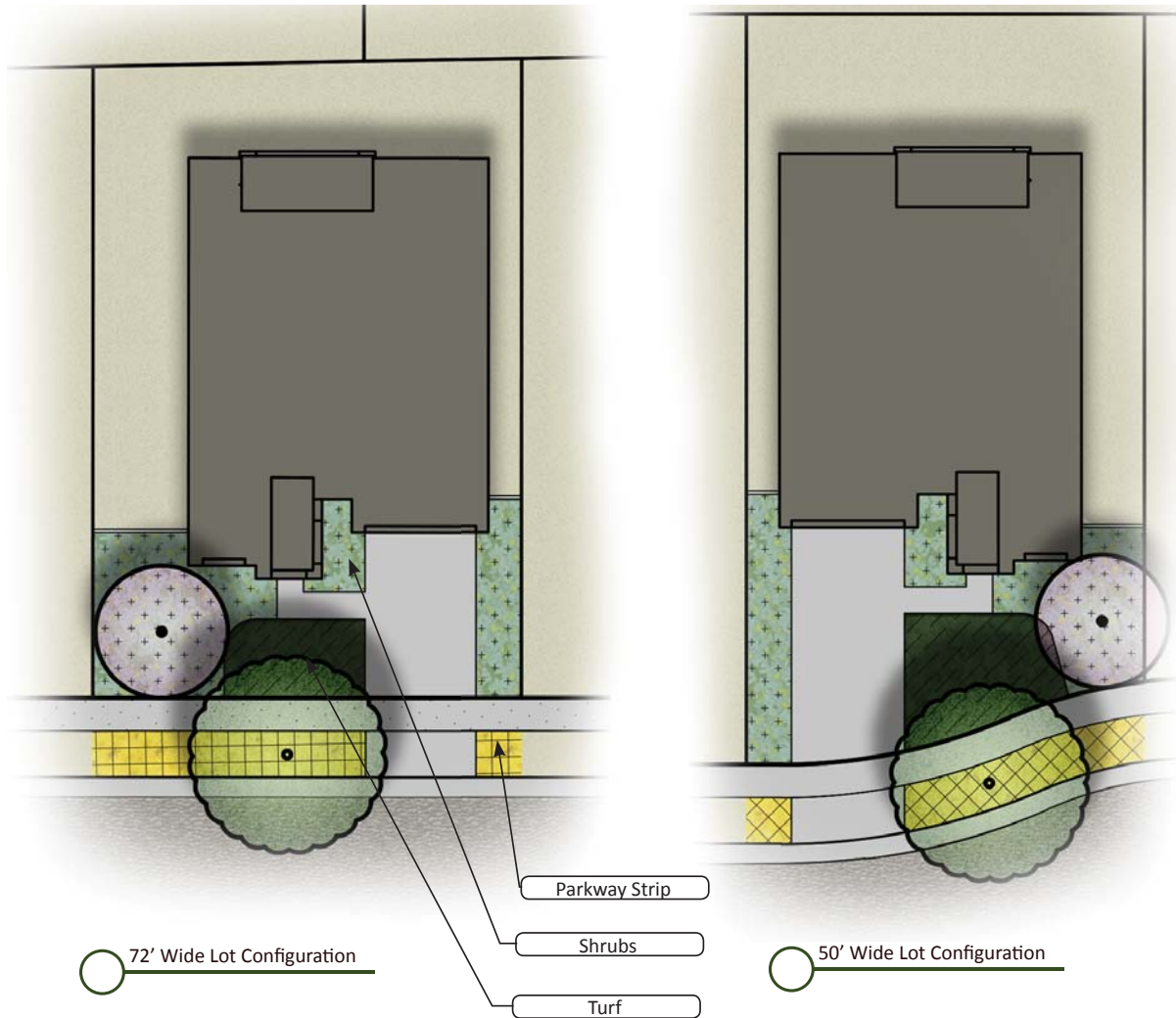
ACCENT TREE LIST

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

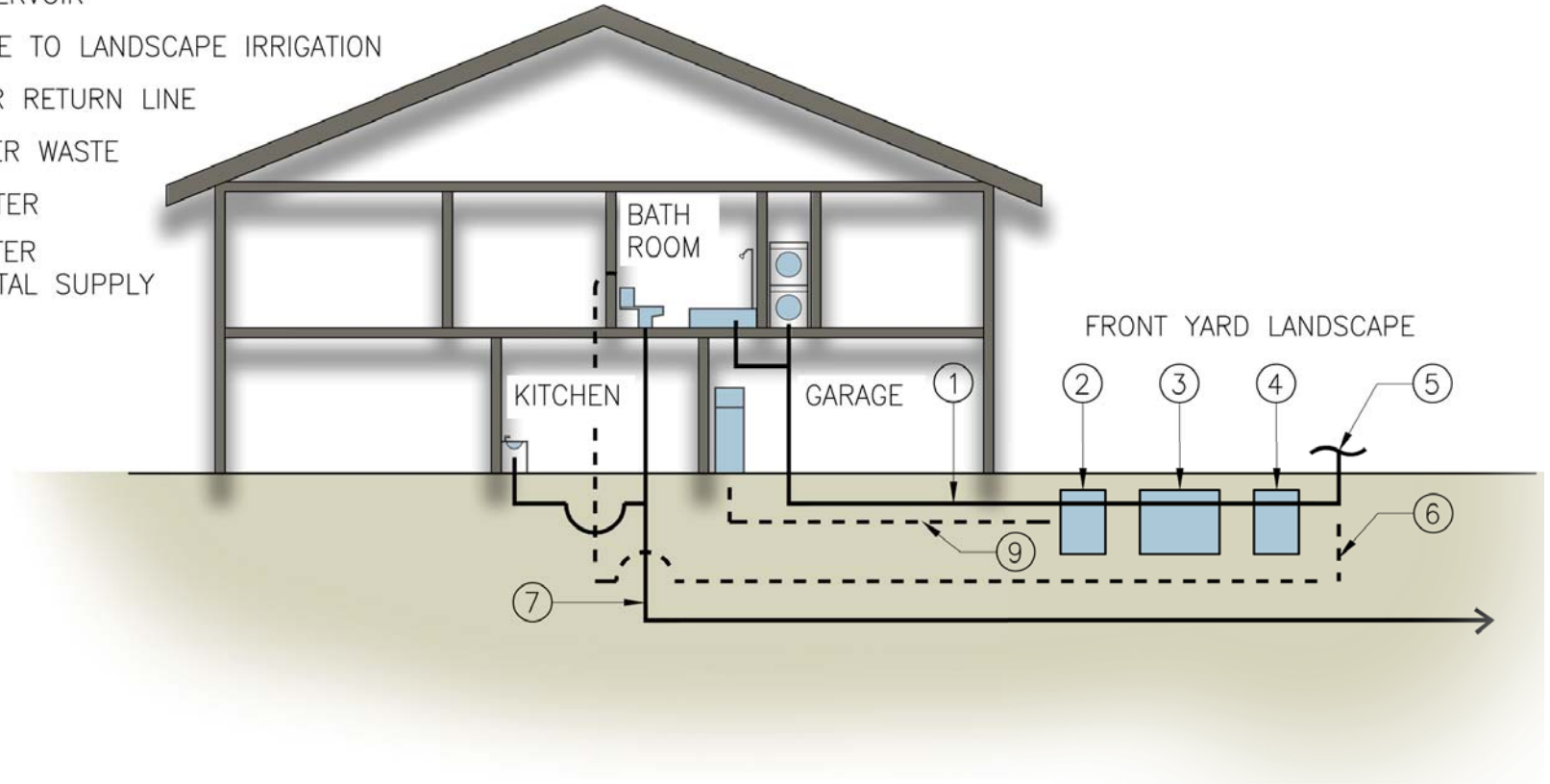


Grey Water Usage

The River Islands Master Plan strives for environmental sustainability by offering the use of reclaimed water wherever possible. To that end, frontyard landscapes have the opportunity to utilize Grey Water from each individual home (approx. 200 gal./day). Landscapes have the option to utilize grey water from sinks, tubs and washing machines with back up supply from a potable water source that can be used to irrigate the front yard landscape areas.



- ① GRAY WATER WASTE LINE.
- ② NEXUS COLLECTOR
- ③ NEXUS TREATER
- ④ NEXUS RESERVOIR
- ⑤ SUPPLY LINE TO LANDSCAPE IRRIGATION
- ⑥ GRAY WATER RETURN LINE
- ⑦ BLACK WATER WASTE
- ⑧ NEXUS HEATER
- ⑨ WATER HEATER SUPPLEMENTAL SUPPLY



Estimated 50' Residential Lot

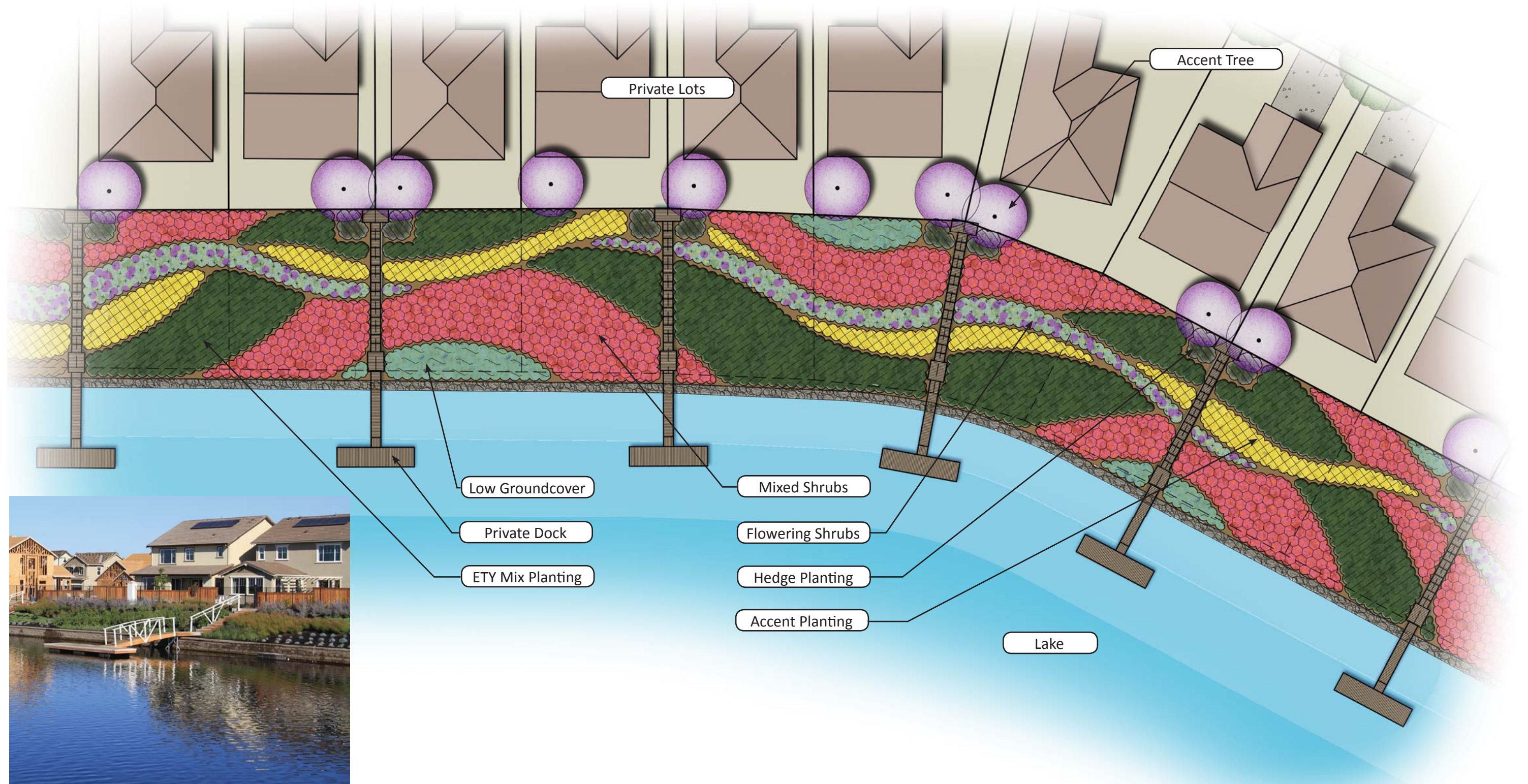
Area	Square Footage	Gallons Per Minute	Gallons Per Cycle	Cycles Per Month (Established)
Turf (MP Rotar)	289	1.68	145	20
Turf Standard Spray	289	5.67	114	20
Shrubs (Drip)	498	1.5	56	8
Parkway Strip (Drip)	325	1.1	41	8

Estimated 72' Residential Lot

Area	Square Footage	Gallons Per Minute	Gallons Per Cycle	Cycles Per Month (Established)
Turf (MP Rotar)	330	1.90	164	20
Turf Standard Spray	330	6.41	136	20
Shrubs (Drip)	685	2.1	78	8
Parkway Strip (Drip)	468	2.0	74	8

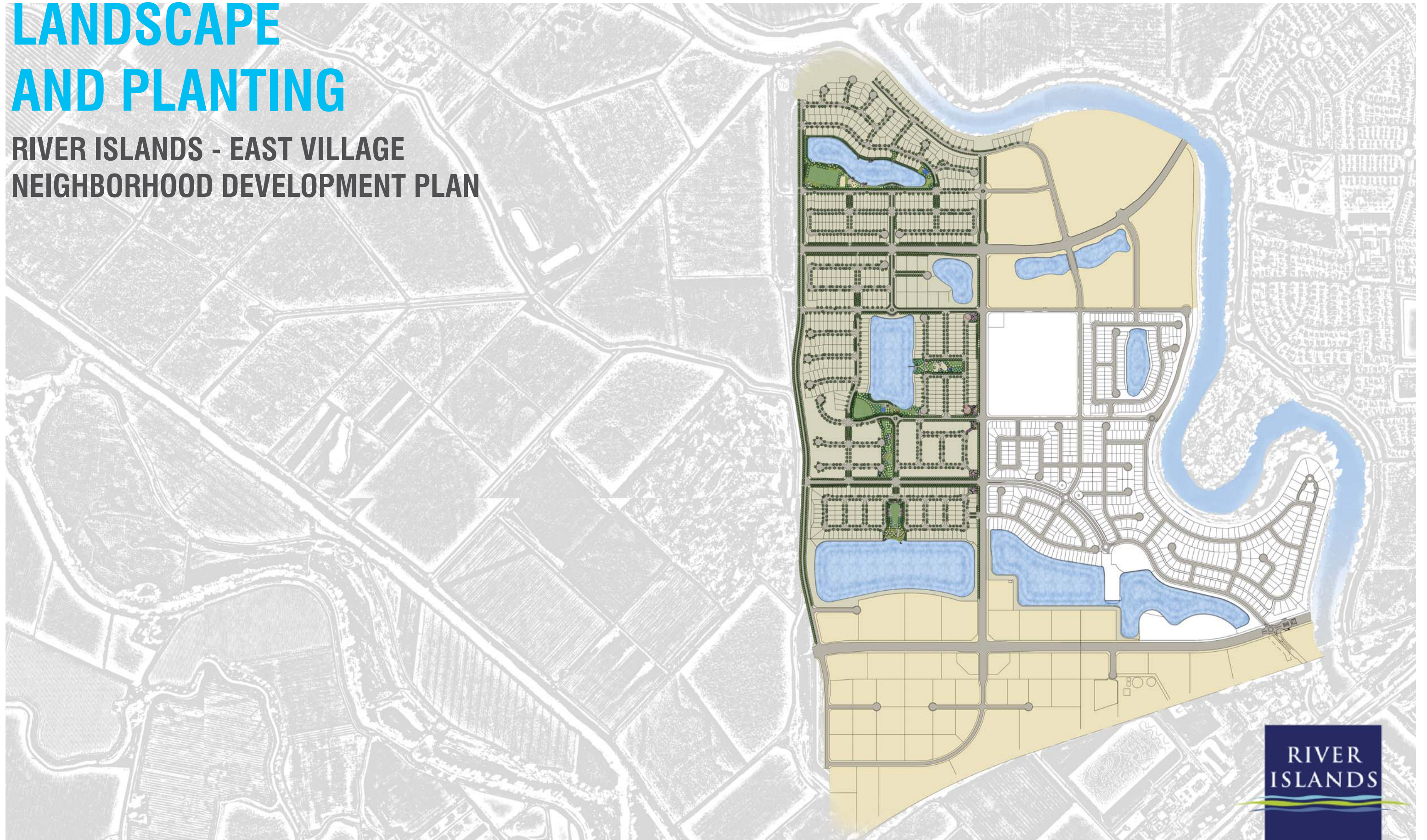
Rear Yard Lake Frontage

Every village with lots that back up to River Island Lakes will receive landscape that offers architectural interest through thoughtful and creative planting layouts. Each village will be responsible for the installation of rear lot lake frontage areas and will provide owners lake front access through ramps and docks that extend from their yards to the water. Selected plants will continue the overriding theme of native plant materials as well as flowering species that provide visual year-round interest.



LANDSCAPE AND PLANTING

RIVER ISLANDS - EAST VILLAGE NEIGHBORHOOD DEVELOPMENT PLAN



LANDSCAPE PLAN

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

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

Each builder will be responsible for landscaping individual private yards, parkway strips, alleys, courtyards, private parks and rear yard lake frontage. Homeowners will be responsible for private yard areas (backyards) enclosed within the fenced areas. Homes that have rear yard lake frontage will be irrigated and installed by the individual builder through a common design. Following construction, the rear yard lake frontage will be irrigated by the individual homeowners' irrigation service, and will be maintained by a community homeowner association to maintain the desired visual integrity of the lake frontage areas.

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

- Developer will install individual tract improvements (including underground utilities (wet & dry), curbs and sidewalks, finished road surfaces and perimeter walls/fences.
- Developer will then install all pertinent landscape improvements to off-site areas including streetscapes, parks, open space lake frontages, levees and/or river edges.
- Builder will then build individual homes and in-tract (property line) fencing.
- Builder will then install front yard landscape and parkway landscape strips. For the lots that abut the lakes the builder will install landscape areas adjacent to lake areas.

- Homeowners will maintain their own parkway strip landscape areas including the irrigation which is part of their isolated irrigation system.
- Parkway strip landscape areas at the neighborhood entries will be installed by the developer and will be maintained by the appropriate jurisdiction. Neighborhood entries may include the parkway strip areas between the curb and sidewalk from the primary collector street down to the first cross-street in-tract. Landscape areas may also include medians and landscape areas from the back of the sidewalks to the sideyard fences from the collector street to the first cross-street in-tract.

Plant materials will be selected from Appendix starting on page 91: Plant Selection Guide. Alternative species may be substituted or added and will be considered by the Design Review Board (DRB) based on the suitability of the species in terms of similarity of theme, characteristics, size, form, tolerance of climatic conditions, soil requirements and water usage.

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

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

While fruiting varieties of trees or shrubs may hearken to the true agricultural use of the River Islands project, the use of such species can create maintenance challenges and become problematic as litter and create rodent or pest problems. These species should be avoided except to specific locations where maintenance and control can be exercised.

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

The use of traditional "lawn" species and spaces should be limited to parks and public open spaces that should encourage recreational uses unless individual builders determine to incorporate Grey Water usage. Native grasses should be encouraged along with groundcover species that maintain a year round cover and interest through leaf structure or flower varieties. When "lawn" species are utilized, varieties should include deep rooting species that use less water than traditional varieties. The use and application of "lawn" species shall follow the guideline and requirements set for in AB1881.

Where bio-swale areas have been incorporated, species should be selected that filter and slow the movement of water from curb inlets to drain inlets. Species should be tolerant of flooding and should be irrigated to maintain the appearance year-round.

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

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

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

IRRIGATION

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

The following applies to all landscape areas to be constructed within the River Islands East Village Master Plan area:

Where possible the use of "non-potable" water shall be utilized and as such these connections have been coordinated to the best of the ability of the design team to foresee irrigation "stub-outs". There are areas, however, that may not have potable water service or may not be deemed appropriate for "non-potable" water applications. For example, sloped areas immediately adjacent to any lake require potable water.

Irrigation shall be provided to all planted areas and shall be designed and laid out to efficiently and uniformly distribute water to all plant material.

Plant material will be laid out and organized into similar water use hydrozones by separating high, medium and low water-use plant materials as best as possible. Irrigation zones should also take into account all sun exposures (north/east versus south/west). Trees should be designed and placed on separate irrigation zones to aid in the proper application of water to promote long term health of trees. Irrigation shall be designed and installed to accommodate water demands by plant type.

The use of low volume broadcast spray heads, drip and bubbler types is strongly encouraged; however, all

innovative irrigation techniques should be considered only if they adhere to State and local guidelines and requirements.

Irrigation components will have the following requirements:

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

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

also be able to automatically adjust irrigation schedules based upon real-time weather reports from industry recognized and approved devices and/or services.

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

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

The irrigation system designed moving forward for River Islands may include Rain Bird ESP-LXD utilizing the Rain Bird IQ central control software. This system will allow control of up to (5) Points Of Connection (POC) with flow management of each POC and control 200 valves per controller. The Rain Bird LXD/IQ system allows for traditional programming and adjustment at the controller with all facets of the programming capability and may be monitored with true 2-way communication, reports and email notifications, as well as be automatically adjusted with ET (evapo-transpiration) data.

No system is capable of running itself and therefore, proper training and management of the irrigation system is mandatory. Frequent and regimented inspections should be factored into all maintenance operations to ensure long term efficient application. Installing contractors will perform irrigation audits on the constructed system prior to the installation of plant material, and make necessary adjustments to aid in the success of the system. Annual irrigation audits and quarterly system reviews will be performed to ensure proper maintenance practices and care are being implemented.



SOIL PREPARATION

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

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

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

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

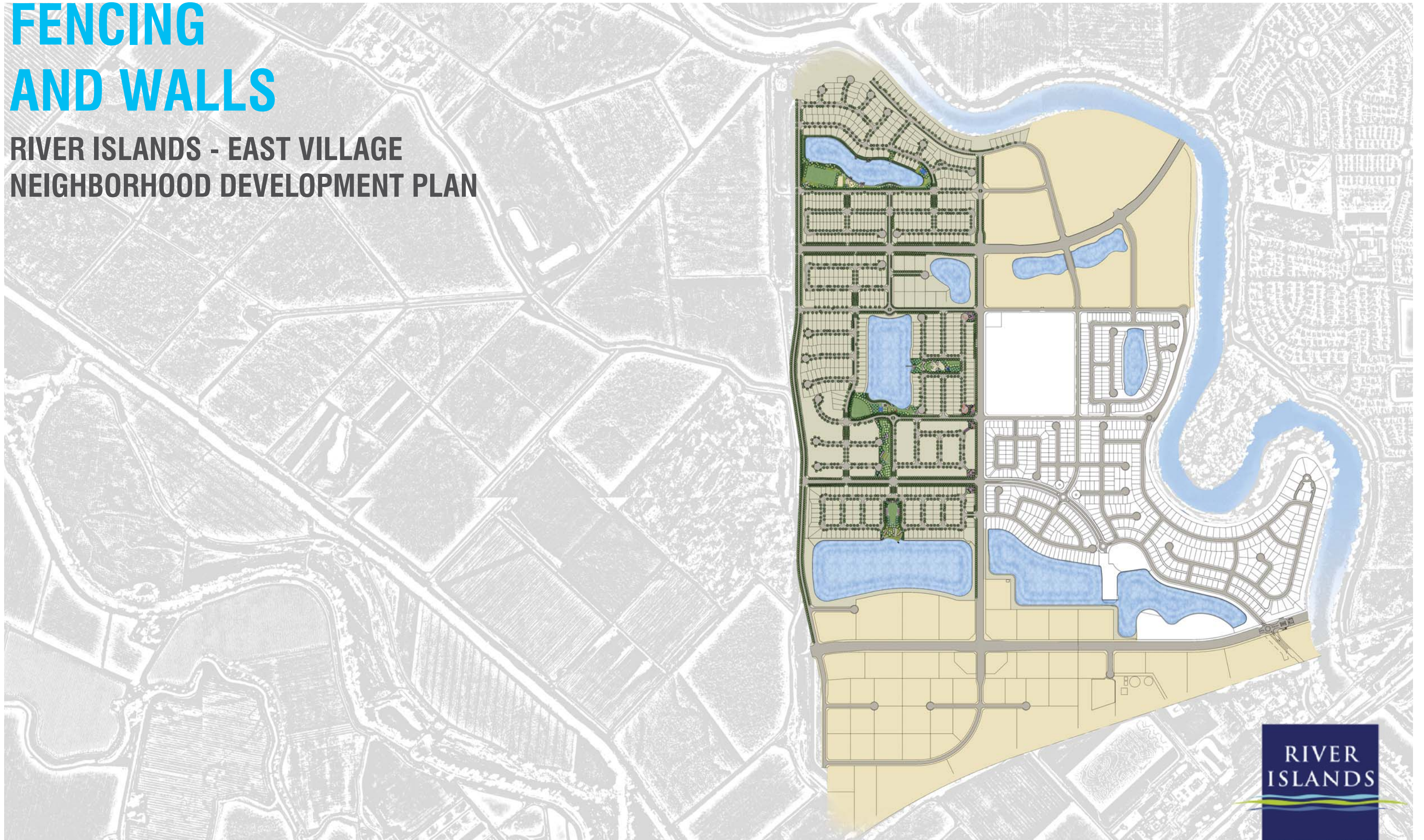
Soil amendments should include: Nitrified compost or redwood shavings, soil sulfur, gypsum, Nitrogen, Potassium, and Iron Sulfate at a minimum with any other amendment suggested by a soil laboratory. Amendments shall evenly displaced and be completely roto-tilled into the top 6" of soil. For plant material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

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

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

FENCING AND WALLS

RIVER ISLANDS - EAST VILLAGE NEIGHBORHOOD DEVELOPMENT PLAN



FENCES & WALLS

The River Islands Master Plan continues the theme of using a hierarchy of elements to delineate spaces and uses. The walls and fences that create useable spaces are key to maintaining continuity and identity of River Islands.





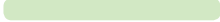
Decorative masonry columns and walls frame the major collector streets and establish a solid, formal pedestrian space. Minor neighborhood collectors are established with masonry columns and decorative wood fences.







All individual lot fences will be decorative wood fences at a slightly smaller scale, while maintaining the formal yet natural feel of a wood fence.

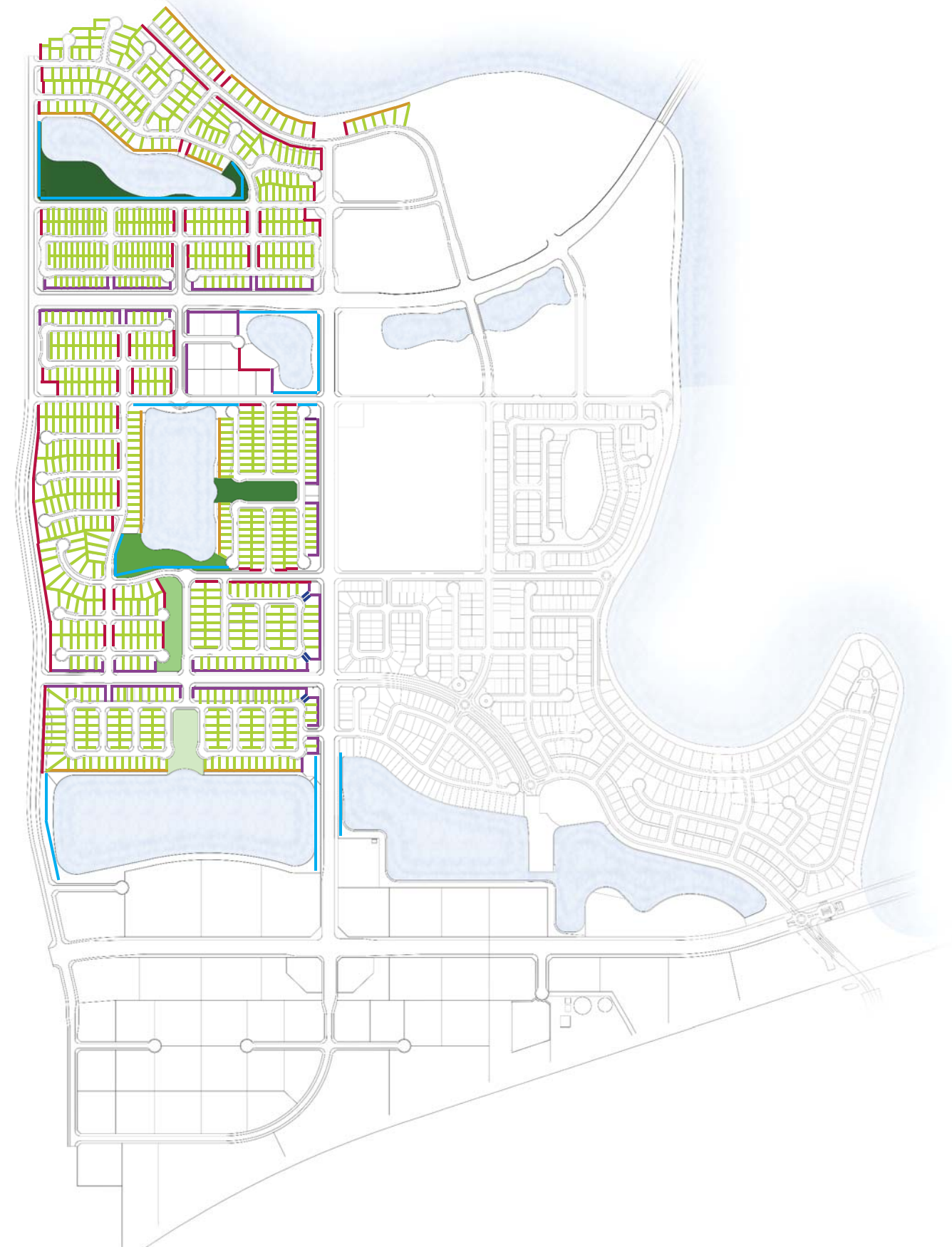
Lots fronting any of the lakes will receive lake access via individual ramps and docks. Sideyard fencing will reduce from 6' to 4' tall within 16' of the rear property line and an open rail fence will line the rear property line to enhance peripheral views of the lake from individual backyard spaces.

Open spaces adjacent to all public open space lake areas will receive an "open space railing" fence to establish continuity throughout the development.

Neighborhood Elements Legend

FEATURE AREA	PARK NAME
	Neighborhood Park N3
	Neighborhood Park N2
	Neighborhood Park N4
	Neighborhood Park N6
	Neighborhood Park N7

SYMBOL	FEATURE TYPE
	Community Masonry Wall
	Community Wood Fence
	Open View Fence
	Open Space Railing
	Community Rail Fence
	Lot Fencing





8' Masonry Column with 4' Lake Front Transition Fence



5' to 4' Lake Front Transition Fence



8' Masonry Column with 6' Community Masonry Wall



6' Community Masonry Wall



8' Masonry Column with 5' Tubular Steel Fence



6' Wood Side Yard (Lot to Lot) Fence



8' Masonry Column with Decorative Wood Community Fence



Decorative Wood Community Fence



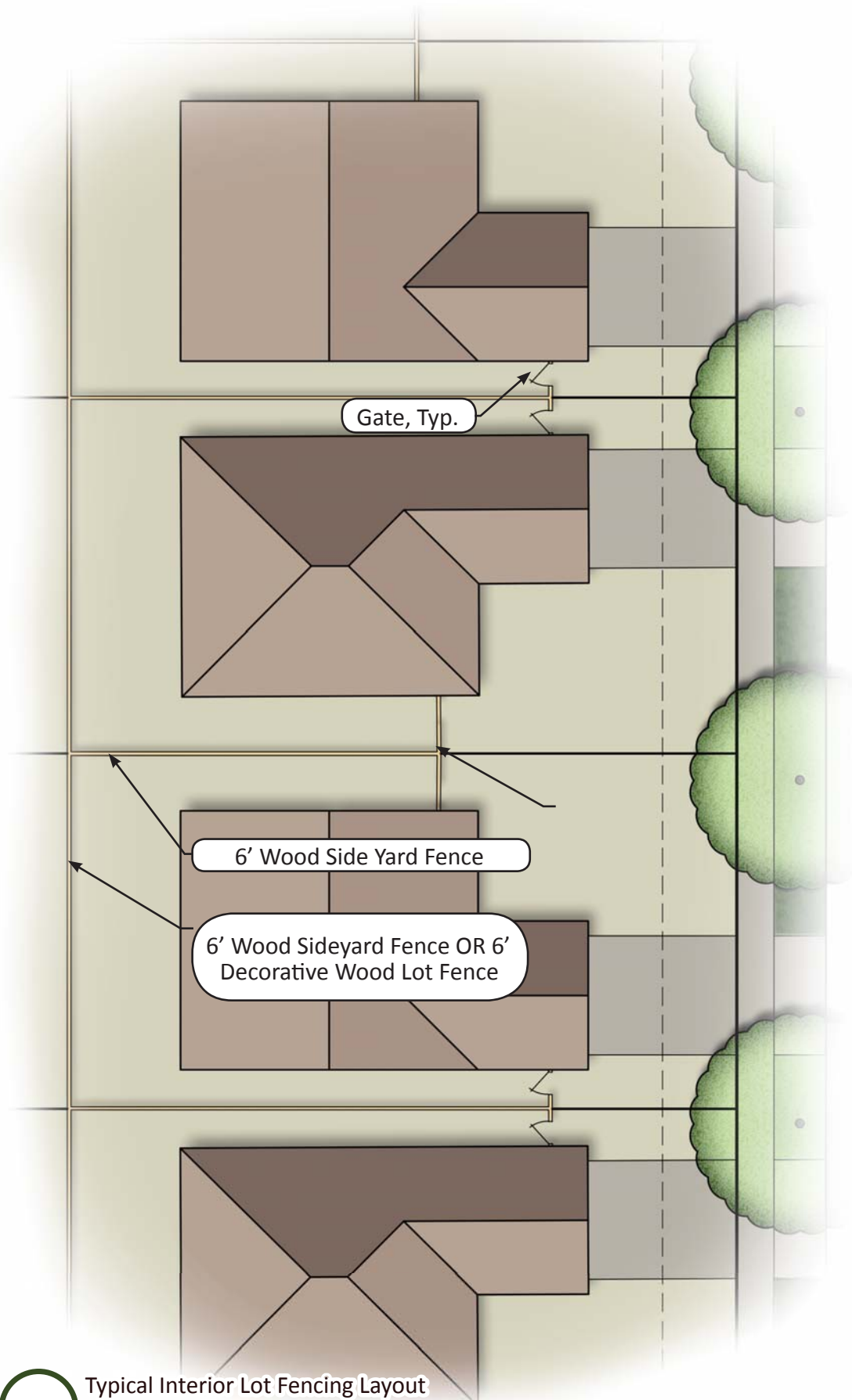
Open Space Rail Fence



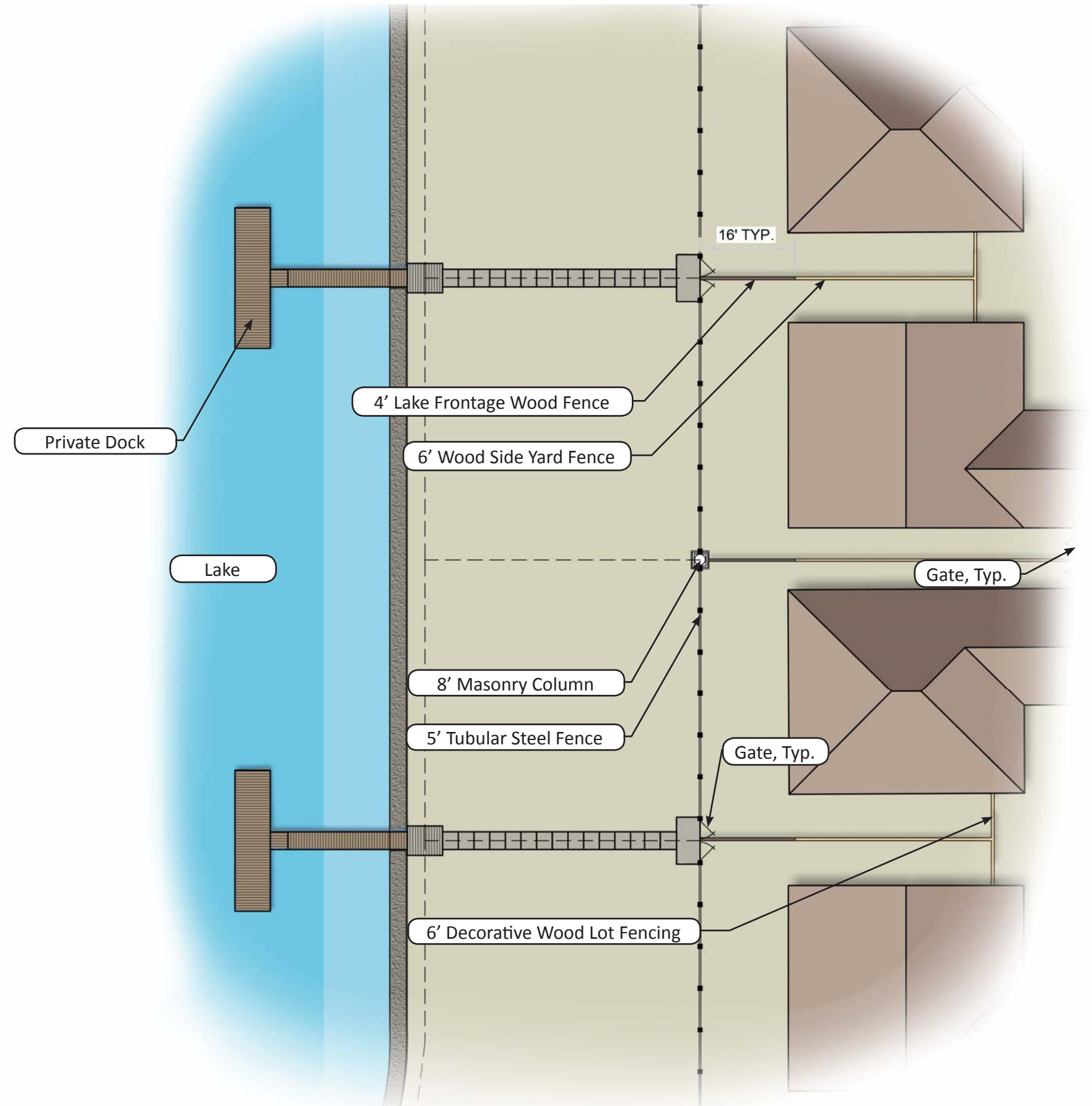
Community Rail Fence



6' Decorative Wood Lot Fencing



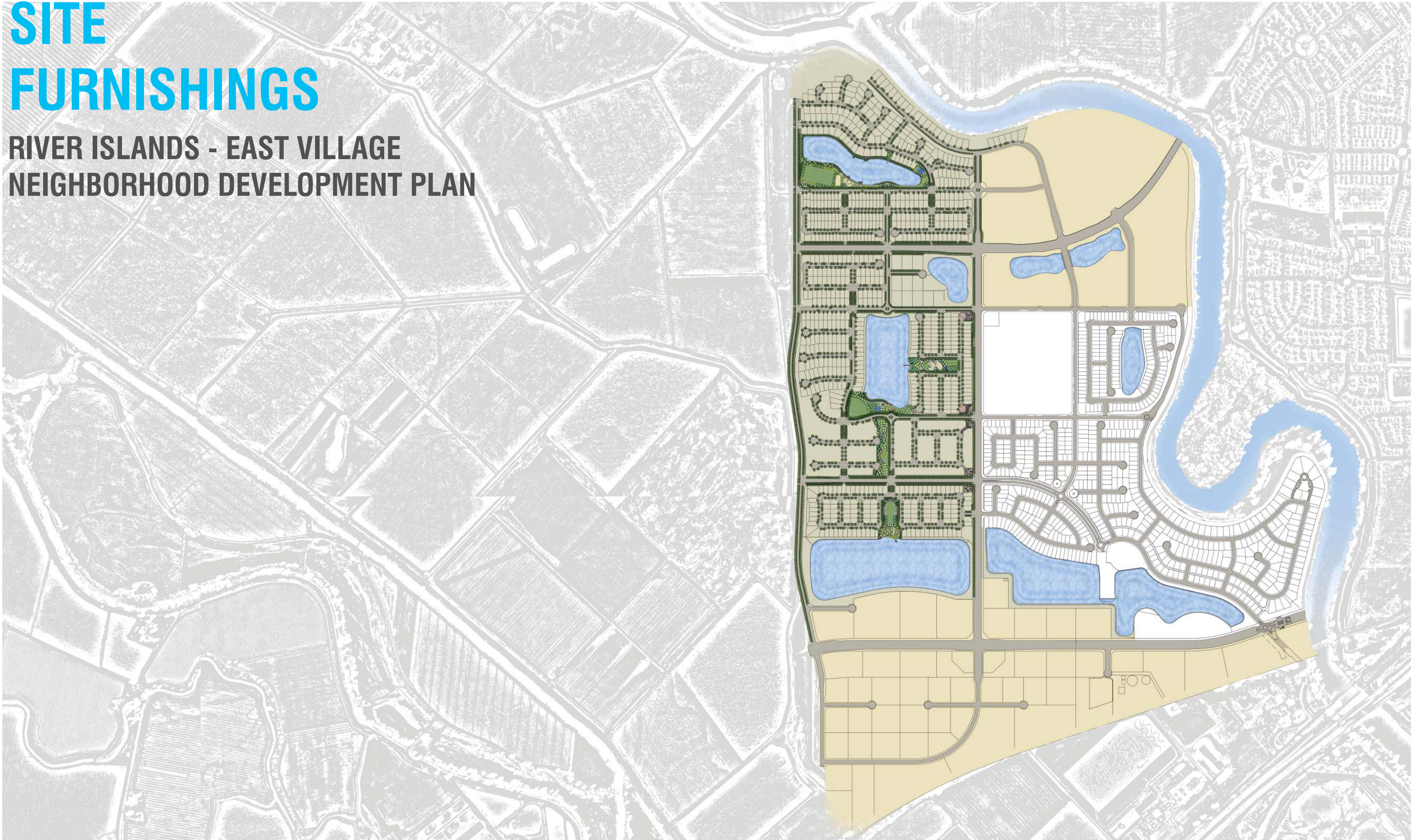
Typical Interior Lot Fencing Layout



Typical Lake Frontage Fencing Layout

SITE FURNISHINGS

RIVER ISLANDS - EAST VILLAGE NEIGHBORHOOD DEVELOPMENT PLAN



COLORS

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

PAVING

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

Finishes should be light to medium broom finishes, exposed aggregate, stamped concrete, brick, wood plank, or decomposed granite surfaces.

Scoring and expansion joints should be of a size and spacing to create visible patterns and to control and isolate cracking. Scoring should be limited to no more than ten feet (10') on center in any direction.

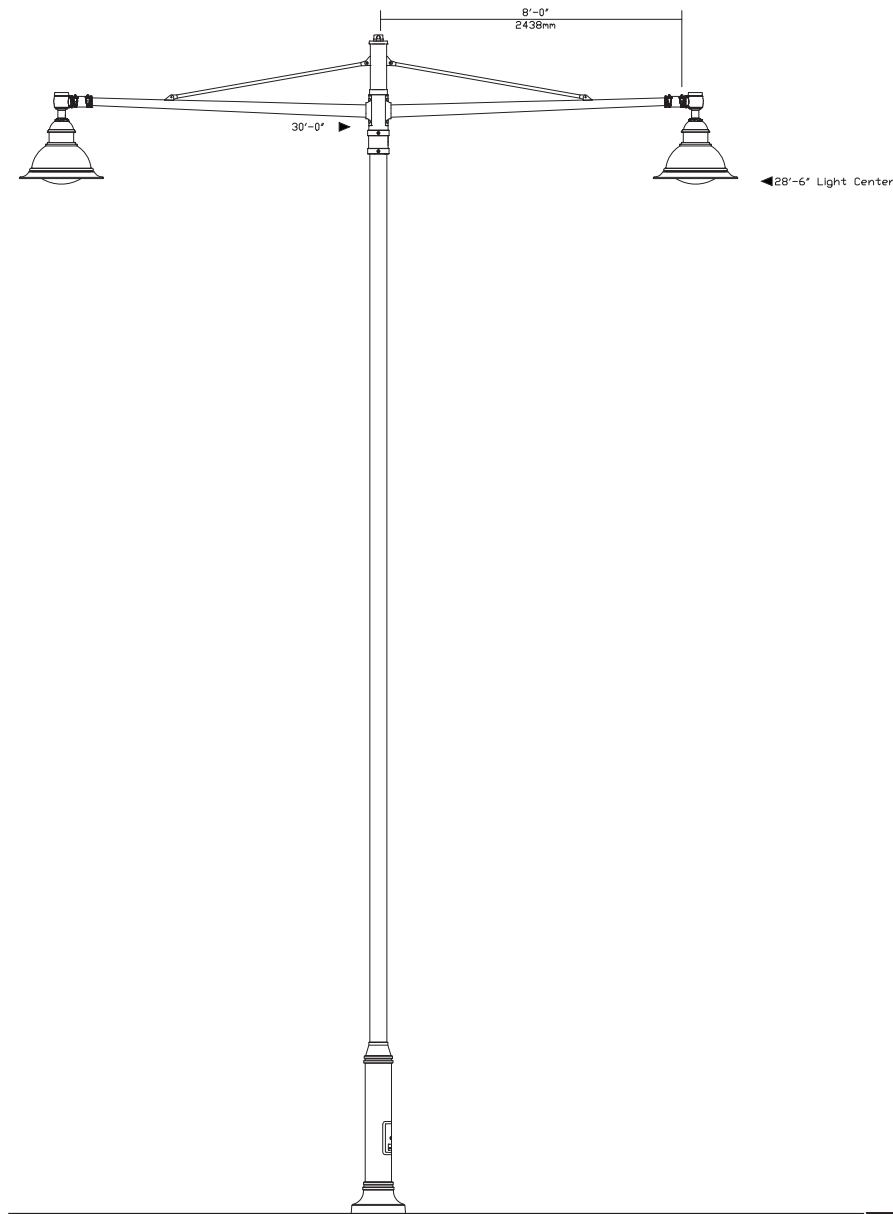


STREET LIGHTS AND BOLLARDS

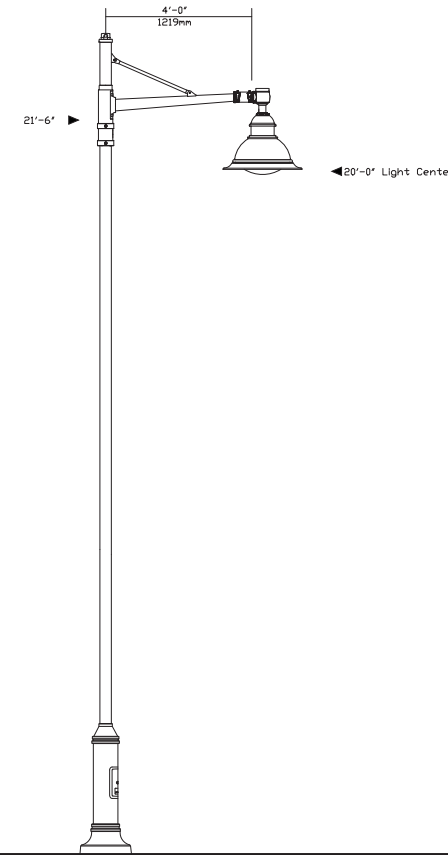
The lighting concept for East Village will continue the feel and physical characteristics of the street lights established in the initial phase of development for South River Bend.

Landscape lighting includes:

- Street lights
- Bollard lighting
- Special feature lighting at neighborhood gateway



Arterial Street Lights



Collector/Residential Street Lights



Bollard Light

STREET FURNITURE

Street furniture should be available to all and provide a benefit to the community by enhancing the use of every space. Benches should be welcoming and comfortable, located to create destinations and promote both recreational use as well as visual engagement of the community.

Street furniture includes:

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



SIGNAGE

Signage helps the public travel through spaces and establishes order. Proposed signage continues the theme of the River Islands Master Plan by evoking images typical of waterways and historic nature of the valley's rural communities.

- Signage includes:
- Street signs
 - Neighborhood/Amenity signs





Traditional Windmill Monument with Signage



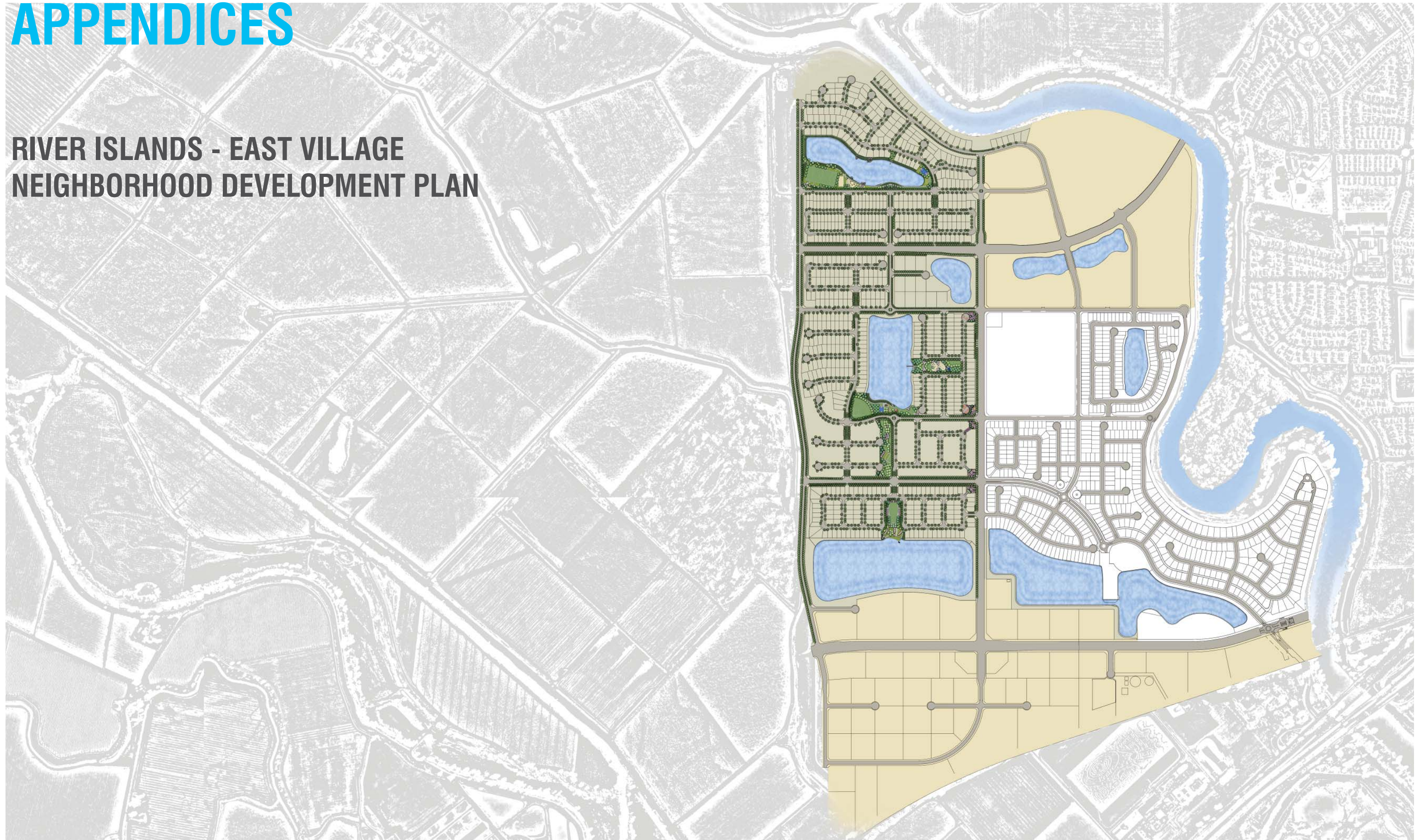
Water Tower Monument with Signage



Traditional Buoy Monument with Signage

APPENDICES

RIVER ISLANDS - EAST VILLAGE NEIGHBORHOOD DEVELOPMENT PLAN



EXAMPLE OF CONSTRUCTION & PLANT MATERIALS

INERT MATERIALS



4" - 8" Inch Cobbles



1 1/2 Inch Crushed stone



2 Inch Minus Cobble



Colored Concrete w/ Pattern



Granite Blocks



Decomposed Granite



Colored Asphalt w/ Pattern



Large Boulders

GRASS MIXES



Native Preservation Mix

Festuca rubra (Molate Fescue)
Koleria macrantha (June Grass)
Nessella cernua (Nodding Needlegrass)
Nessella pulchra (Purple Needlegrass)



Entry Mix

Carex divulsa (Sedge)
Eschscholzia californica (California Poppy)
Festuca idahoensis (Fescue)
Layia platyglossa (Tidy-tips)
Salvia i. "Bees Bliss" (Sage)
Sisyrinchium idahoensis (Blue Eyed Grass)

RIVER ISLANDS PHASE 1B - PLANT SELECTION GUIDE

Streetscape Between Wall and Walk	Streetscape Parkway Strips	Streetscape Medians	Streetscape Bio-Swale (Interior Levee Rd.)	Parks & Open Spaces	In-Tract Street Trees	In-Tract Parkway Strips	In-Tract Rear-Yard Lake Frontage	Levees, Trails and Restoration Areas	Botanical Name	Common Name	Use Height	Use Width	Water Use	Attributes
									Trees					
									<i>Acer buergerlanum</i>	Trident Maple	20'-25'	20'-25'	M	
									<i>Acer x freemanii</i> 'Autumn Blaze'	Maple, 'Autumn Blaze'	40'-50'	40'	M	
									<i>Acer macrophyllum</i>	Big Leaf Maple	30'-75'	30'-50'	H	
									<i>Acer negundo</i> var. <i>californica</i>	California Box Elder	30'-50'		M	
									<i>Acer rubrum</i> 'Armstrong', 'October Glory', Redpointe'	Armstrong Red Maple	40'-50'	15'	H	
									<i>Aesculus californica</i>	Buckeye	20'-30'	20'-30'	VL	
									<i>Aesculus carnea</i>	Red Horsechestnut	40'	30'	M	
									<i>Alnus rhombifolia</i>	White Alder				
									<i>Arbutus unedo</i>	Strawberry Tree	8'-25'	8'-25'	L	
									<i>Arbutus</i> 'Marina'	Marina' Strawberry Tree	20'-30'	20'-30'	L	
									<i>Arbutus marina</i> - 'Multi-trunked'	Strawberry Tree	15'-30'	15'-20'	L	Dark green oblong foliage with rosy pink fall flowers
									<i>Betula jacquemontii</i> (<i>Betula utilis jacquemontii</i>)	White Barked Himalyan Birch	40'-60'	25'-30'	H	
									<i>Carpinus betulus</i> 'Fastigiata'	European Hornbeam	40'	30'	M	
									<i>Catalpa speciosa</i>	Western Catalpa	40'-60'	20'-40'	M	
									<i>Cercidium</i> x 'Desert Museum'	Desert Museum Palo Verde	20'	20'	?	
									<i>Cercis canadensis</i> 'Oklahoma'	Eastern Redbud	25'-35'	25'-35'	M	
									<i>Cercis occidentalis</i>	Western Redbud	10'-20'	10'-20'	VL	
									<i>Cercis occidentalis</i> - 'Multi-trunked'	Western Red Bud	12'-18'	10'-18'	L	Blue-green foliage with magenta flowers
									<i>Cercocarpus betuloides</i>	Island Mountain Mahogany	5'-20'	5'-20'	VL	
									<i>Chilopsis linearis</i> 'Monhews'	Timeless Beauty Desert Willow	15'-20'	15'-20'	VL	Fragrant showy purple flowers
									<i>Chionanthus retusus</i>	Chinese Fringe Tree	20'	15'	M	
									<i>Crataegus phaenopyrum</i>	Washington Hawthorn	25'	20'	M	
									<i>Cupressus arizonica</i>	Arizona Cypress	40'	20'	VL	
									<i>Ginkgo biloba</i> 'Autumn Gold' (Male only)	Ginkgo, 'Autumn Gold'	35'-40'	25'-35'	M	Use male only varieties
									<i>Gleditsia tricanthos inermis</i>	Thornless Honey Locust	25'-50'	25'-50'	L	
									<i>Koelreuteria paniculata</i>	Goldenrain Tree	20'-35'	25'-40'	M	
									<i>Lagerstroemia indica</i> 'Dynamite'	Crape Myrtle	15'-25'	15'-20'	L	Red Flowers
									<i>Lagerstroemia x fauriei</i> 'Natchez'	Crape Myrtle	20'-30'	15'-20'	L	
									<i>Lagerstroemia x fauriei</i> 'Natchez' - 'Multi-Trunked'	Natchez Crape Myrtle	15'-20'	12' Wide	L	White flowers
									<i>Lagerstroemia x fauriei</i> 'Muskogee'	Crape Myrtle	20'-30'	15'-20'	L	
									<i>Magnolia soulangiana</i> 'D.D. Blanchard'	Tulip Magnolia	50'	25'-35'	M	
									<i>Malus</i>	Flowering Crabapple, 'Snowdrift', 'Golden Raindrops'	15'-20'	15'-20'	M	
									<i>Olea europaea</i> 'Swan Hill'	Swan Hill Olive	25'-30'	25'-30'	VL	

RIVER ISLANDS PHASE 1B - PLANT SELECTION GUIDE

Streetscape Between Wall and Walk	Streetscape Parkway Strips	Streetscape Medians	Streetscape Bio-Swale (Interior Levee Rd.)	Parks & Open Spaces	In-Tract Street Trees	In-Tract Parkway Strips	In-Tract Rear-Yard Lake Frontage	Levees, Trails and Restoration Areas	Scientific Name	Common Name	Height	Spread	Life Span
									<i>Parkinsonia aculeata</i>	Mexican Palo Verde	15'-20'	10'-20'	VL
									<i>Pinus pinea</i>	Stone Pine			L
									<i>Pinus radiata</i>	Monterey Pine	80'-100'	25'-35'	M
									<i>Pistacia chinensis</i> 'Pearl Street', 'Red Push' or 'Keith Davey'	Chinese Pistache Varieties	30'-60'	50'	L
									<i>Platanus acerifolia</i> 'Bloodgood'	London Plane	40'-50'	25'-30'	M
									<i>Platanus X acerifolia</i> 'Columbia'				M
									<i>Platanus racemosa</i>	California Sycamore	50'-90'	30'-50'	M
									<i>Populus alba</i> 'Pyramidalis'	Seedless Bolleana Poplar	50'	15'	M
									<i>Populus fremontii</i>	Fremont Cottonwood	40'-60'	30'-40'	M
									<i>Populus nigra</i> 'Italica'	Lombardy Poplar	100'	15'-30'	M
									<i>Prosopis glandulosa</i> 'Maverick'	Texas Mesquite	25'-30'	25'-30'	L
									<i>Quercus agrifolia</i>	Coast Live Oak	20'-70'	40'-80'	VL
									<i>Quercus coccinea</i>	Scarlet Oak	60'-80'	40'-60'	M
									<i>Quercus douglasii</i>	Blue Oak	30'-50'	40'-70'	VL
									<i>Quercus ilex</i>	Holly Oak	40'-60'	40'-60'	L
									<i>Quercus lobata</i>	Valley Oak	50'-75'	50'-80'	L
									<i>Quercus muehlenbergii</i>	Quinkpin Oak			?
									<i>Quercus robur</i>	English Oak	50'-60'	30'	M
									<i>Quercus suber</i>	Cork Oak	30'-60'	30'-60'	L
									<i>Quercus virginiana</i>	Southern Live Oak	40'-80'	60'-90'	M
									<i>Quercus wislizenii</i>	Interior Live Oak	30'-70'	30'-70'	VL
									<i>Robinia</i> 'Purple Robe'				L
									<i>Salix goodingii</i>	Gooding's Black Willow	10'-25'		H
									<i>Salix laevigata</i>	Red Willow	15'-30'		H
									<i>Salix lucida</i> var. <i>lasiandra</i>	Pacific Willow			H
									<i>Schinus molle</i>	California Pepper tree	25'-40'	25'-40'	L
									<i>Sophora japonica</i> 'Regent'	Pagoda Tree	40'	40'-60'	L
									<i>Syringa reticulata</i>	Japanese Tree Lilac	30'	20'	M
									<i>Tilia cordata</i> 'Greenspire'	Littleleaf Linden	30'-50'	15'-30'	M
									<i>Ulmus parvifolia</i> 'Drake'	Chinese Elm	50'-70'	30'-50'	M
									<i>Ulmus wilsoniana</i> 'Frontier'		20'		M
									<i>Ulmus wilsoniana</i> 'Patriot'		30'		L
									<i>Ulmus wilsoniana</i> 'Emerald Sunshine'				L
									<i>Ulmus wilsoniana</i> 'Prospector'				L
									<i>Umbellularia californica</i>	California Laurel	20'-35'	20'-35'	M
									<i>Vitex agnus-castus</i>	Chaste Tree	15'-20'	15'-20'	L
									<i>Zelkova serrata</i> 'Green Vase'	Zelkova, Green Vase	50'	50'	M

RIVER ISLANDS PHASE 1B - PLANT SELECTION GUIDE

Streetscape Between Wall and Walk	Streetscape Parkway Strips	Streetscape Medians	Streetscape Bio-Swale (Interior Levee Rd.)	Parks & Open Spaces	In-Tract Street Trees	In-Tract Parkway Strips	In-Tract Rear-Yard Lake Frontage	Levees, Trails and Restoration Areas						
Shrubs (Large Background)														
									Abelia grandiflora	Glossy Abelia	8'	5'	M	
									Agave filifera					L
									Anisodonte x hypomandarum	Cape Mallow	4'	4'	M	Purple/pink flowers
									Arbutus u. 'Oktoberfest'	Strawberry Tree	6'-8'	6'-8'	L	Dark green foliage
									Arctostaphylos densiflora 'Howard McMinn'	Howard McMinn	5'- 6'	7'	L	
									Berberis thunbergii	Japanese Barberry	4'-6'		L	
									Buddleja davidii	Butterfly Bush	6'-10'	6'-10'	M	
									Carpenteria californica	Bush Anemone	3'-6'		L	
									Cephalanthus occidentalis	Button Willow	3'-15'	3'-15'	M	
									Cistus hybridus (Cistus corbariensis)	White Rockrose	2'-5'	2'-4'	L	
									Cistus ladanifer (Cistus ladaniferus maculatus)	Crimson-Spot Rockrose	3'-5'	3'-5'	L	
									Cistus x purpureus	Orchid Roserock	4'	4'	M	Dark pink flowers
									Coprosma repens	Mirror Plant	10'	6'	M	
									Cornus stolonifera (sericea) 'Baileyi'	Red-Twigged Dogwood	6'-8'	6'-8'	H	
									Cotinus coggygria (Rhus cotinus) 'Purpureus'	Smoke Bush	15'	15'	L	
									Dodonaea viscosa 'Purpurea'	Purple Hopseed Bush	10'	8'-10'	L	Red/burgundy foliage
									Elaeagnus pungens	Silverberry	6'-15'		L	
									Eriogonum fasciculatum	California Buckwheat	1'-3'	4'	L	
									Fremontodendron californicum	California Flannelbush			VL	
									Grevillea x 'Noell'	Noell Grevillea	5'	6'	L	Glossy lime green needle-like foliage with pink and white
									Heteromeles arbutifolia	Toyon	6'-10'		VL	
									Laurus nobilis	Bay Laurel	12'-40'		L	
									Lavatera maritima	Tree Mallow	6'	6'	L	Gray-Green foliage with light pink/purple flowers
									Lavatera thuringiaca 'Mrs Barnsley'	Mallow			L	
									Leucophyllum frutescens 'Compactum'	Texas Ranger	4'-5'	4'-5'	L	
									Lupinus arboreus	Yellow Bush Lupine	5'-8'	5'-8'	L	
									Mahonia aquifolium	Oregon Grape	6'		M	
									Myrtus communis	True Myrtle	5'-6'	4'-5'	L	
									Nerium oleander 'Little Red'	Dwarf Red Oleander	4'	4'	L	Red flowers
									Nerium oleander 'Petite Pink'	Dwarf Pink Oleander	4'	4'	L	Pink flowers
									Osmanthus fragrans	Sweet Olive	10'	10'-12'	M	
									Osmanthus x fortunei	Hybrid Tea Olive	6'-20'	10'-12'	M	
									Philadelphus lewisii	Wild Mock-orange	4'-10'	6'-10'	M	
									Philadelphus 'Belle Etoile'	Purple Spot Mock Orange	5'-7'	5'-7'	M	
									Phormium tenax 'Atropurpureum'	New Zealand Flax	4'-5'	4'-5'	L	Burgundy-bronze bladed foliage
									Phormium 'Yellow Wave'	Yellow Wave New Zealand Flax	4'-5'	4'-5'	M	Yellow and lime green bladed foliage
									Raphiolepis indica	India Hawthorn	4'-5'		L	

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Streetscape Between Wall and Walk	Streetscape Parkway Strips	Streetscape Medians	Streetscape Bio-Swale (Interior Levee Rd.)	Parks & Open Spaces	In-Tract Street Trees	In-Tract Parkway Strips	In-Tract Rear-Yard Lake Frontage	Levees, Trails and Restoration Areas						
									Rhaphiolepis indica ' Clara'	India Hawthorn	3'-5'	3'-5'	L	
									Rhaphiolepis indica 'Springtime'	India Hawthorn	4'-6'		L	
									Raphiolepis umbellata	Yeddo Hawthorn	4'-6'	4'-6'	L	
									Rhamnus californica 'Mound San Bruno'	San Bruno Coffeberry	3'-15'	8'	L	
									Rhamnus californica 'Eve Case'	Dwarf Coffeberry	4'-8'	4'- 6'	L	
									Rhamnus crocea	Redberry				
									Rhamnus tomentella	Hoary Coffeeberry			L	
									Ribes aureum (var. gracillimum)	Golden Currant	3'-6'		L	
									Ribes sanguineum	Pink Flowering Currant	4'-12'		M	
									Rosa californica 'Plena'	California Wild Rose			L	
									Teucrium fruticans	Bush Germander	5'-6'	5'-6'	L	Gray leaves, lavender flowers
									Teucrium fruticans	Bush Germander	4'-8'	4'-10'	L	
									Viburnum t. 'Spring Bouquet'	Spring Bouquet Viburnum	4'-6'	4'-6'	M	Deep green leathery foliage with tight clusters of pink bu
									Xylosma congestum	Shiny Xylosma	8-10'	8-10'	L	
Shrubs (Medium Foreground)														
									Berberis thunbergii 'Criruzam'	Crimson Ruby Japanese Barberry	2'	2'	M	Deep red/burgundy foliage
									Callistemon citrinus 'Compacta'	Bottlebrush			L	
									Callistemon citrinus 'Little John' or 'Captain Cook'	Dwarf Bottlebrush	3'	3'	L	
									Coleonema pulchrum	Pink Breath of Heaven	3'-4'	4'	M	Light green foliage with tiny pink flowers
									Mahonia aquifolium 'Compacta'				M	
									Myrsine africana	African Boxwood	3'-8'	3'-6'	L	
									Punica granatum 'Nana'	Dwarf Pomegranate	3'	5'	L	Orange flowers
									Rhaphiolepis indica 'Ballerina'	Dwarf Pink Indian Hawthorne	2'	4'	L	Pink flowers
									Salvia greggii / Salvia x jamensis	Autumn Sage	3-4'	2'	L	
									Salvia greggii 'Alba'		1'-4'	1'-4'	L	
									Salvia microphylla	Mint Bush Sage	3-5'	4'-8'	M	
									Spiraea bumalda	Spiraea	2'-3'	3'-4'	M	
									Spiraea x bumalda 'Goldflame'	Goldflame Spirea	3'-4'	4'	M	Yellow-green foliage with pink/red flowers
									Viburnum davidii	David Viburnum	3'	3'	M	Large glossy green deep veined foliage, tight clusters of p
									Zauschneria californica	California Fuschia	3'	3'-4'	L	Gray leaves w/ red flowers
Shrubs (Accents)														
									Achillea millefolium californica	Yarrow	1-3'	1-3'	L	
									Achillea millefolium rosea 'Island Pink'	Pink Yarrow	1'-3'		L	
									Achillea tomentosa	Woolly Yarrow	6"		L	

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Streetscape Between Wall and Walk	Streetscape Parkway Strips	Streetscape Medians	Streetscape Bio-Swale (Interior Levee Rd.)	Parks & Open Spaces	In-Tract Street Trees	In-Tract Parkway Strips	In-Tract Rear-Yard Lake Frontage	Levees, Trails and Restoration Areas	Plant Name	Height	Flower Color	Notes
									Aloe species	varies		L
									Amsonia tabernaemontana	2'-3'		?
									Aquilegia eximia	2'	1-3'	L
									Artemisia 'Powis Castle'	3'	6'	L
									Asclepias fascicularis	1'-3'	1'	?
									Dietes bicolor			L
									Erigeron karvinskianus	1'-2'	3'-5'	L
									Helleborus x hybridus			M
									Hemorcallis x 'Stella de Oro'	2'	2'	M
									Hesperaloe parviflora	2'	2'	/
									Heuchera 'Lillian's Pink'			/
									Heuchera 'Rosada'			?
									Heuchera sanguinea			M
									Iris 'Canyon Snow'			?
									Kniphofia uvaria			M
									Lavandula angustifolia	8"-2'	8"-2'	L
									Lavandula a. 'Buena Vista'	2'	2'	L
									Lavandula 'Goodwin Creek Grey'			L
									Lavandula stoechas 'Otto Quast'	18"-3'	2'	L
									Liriope muscari			M
									Lupinus albifrons	3-5'	2-3'	L
									Penstemon heterophyllus 'Margarita'	1'-3'	1'-2'	L
									Penstemon species			M-L
									Penstemon spectabilis	3'		M-L
									Perovskia a. 'Little Spire'	2'	2'	L
									Phormium tenax 'Apricot Queen'	3'	4'	L
									Phormium tenax 'Dusky Chief'	5'-6'	4'-5'	L
									Phormium tenax 'shirazz'			L
									Salvia			L-M
									Salvia 'Bee's Bliss'	1'-2'	8'	M
									Salvia m. 'Hot Lips'	3'	3'	L
									Salvia 'Mrs. Beard'	2'	3 - 6'	L
									Salvia sonomensis			L
									Salvia spathacea			L
									Solidago californica	1-3'	18"-3'	L
									Symphytotrichum chilense	1-3'		L
									Tulbaghia violacea	18"	18"	L
									Tulbaghia v. 'Silver lace'	18"	18"	L
									Zauschneria californica 'Catalina'	1-3'	1-3'	L

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Streetscape Between Wall and Walk	Streetscape Parkway Strips	Streetscape Medians	Streetscape Bio-Swale (Interior Levee Rd.)	Parks & Open Spaces	In-Tract Street Trees	In-Tract Parkway Strips	In-Tract Rear-Yard Lake Frontage	Levees, Trails and Restoration Areas						
									Zauschneria cana	California Fuschia	2-3'	18"-3'	L	
Shrubs (Grasses)														
									Bouteloua gracilis	Blue Grama Grass	6"-18"	6"-1'	L	
									Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster's Feather Reed Grass	2'	2'	L	Stunning vertical feathery plumes, turn golden in fall
									Carex barbarae	White Root Sedge	1'-3'	1'-3'	M	Deep green native meadow grass
									Carex divulsa	Berkeley Sedge			L	Deep green clumping evergreen grass
									Carex pansa	California Meadow Sedge	3'-4"		M	
									Carex praegracilis	Clustered-field Sedge	1'	6"	M	
									Carex testacea	Orange Sedge	18"-24"	18"-24"	M	Evergreen, green and orange spring / summer, vibrant or
									Deschampsia caespitosa	Tufted Hair Grass	1'-3'	1'-3'	L	
									Deschampsia elongata	Slender Hair Grass	3'		L	
									Eleocharis macrostachys	Spike Rush	3'	2'	L	
									Elymus glaucus 'Anderson'	Blue Wild Rye	2-3'	2'	L	
									Elymus triticoides	Creeping Wildrye			L	
									Eschscholzia californica	California Poppy	1'	1.5'	VL	
									Festuca californica	California Fescue	2'-3'	2-3'	M	
									Festuca idahoensis'siskiyou blue'	Blue Bunch Grass	14"	10"	L	
									Festuca mairei	Atlas Fescue	2'-3'	2-3'	L	Evergreen clumping yellowish gray-green foliage
									Festuca occidentalis				M	
									Festuca ovina 'Glauca'	Elijah's Blue, Blue Festuca	4"-10"	6"	M	
									Festuca rubra	Red Fescue	3"-12"	6"	M	
									Grindelia camporum	Gum Plant	1'-3'	1'-3'	L	
									Helictotrichon sempervirens	Blue Oat Grass	2'-3'		L	
									Hordeum brachyantherum 'Californicum'	Meadow Barley			VL	
									Imperata cylindrica 'Rubra'	Japanese Blood Grass	1'-2'		H	
									Juncus balticas(balticus?)	Baltic Rush	3'		H	
									Juncus effusus	Pacific Rush	3'-6'	3'	H	
									Juncus patens	CA Gray Rush	2'	2'	H	
									Leersia oryzoides	Rice Cutgrass			M	
									Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye	2'-4'	2'	VL	
									Leymus triticoides 'Grey Dawn'	Creeping Wild Rye	2'	18"	VL	
									Lomandra l. 'Breeze'	Dwarf Mat Rush	2'-3'	2'-4'	L	
									Melica imperfecta	Coast Melic Grass, Oniongrass	1'-2'	1'-2'	VL	
									Melica californica	Melica	4'		?	
									Miscanthus sinensis	Japanese Silver Grass	5'-6'	3'-4'	H	
									Miscanthus sinensis 'Morning Light'		5'-6'	3'-4'	H	
									Muhlenbergia capillaris	Hairy Awn Muhly	3'	6'	L	

RIVER ISLANDS PHASE 1B - PLANT SELECTION GUIDE

Streetscape Between Wall and Walk	Streetscape Parkway Strips	Streetscape Medians	Streetscape Bio-Swale (Interior Levee Rd.)	Parks & Open Spaces	In-Tract Street Trees	In-Tract Parkway Strips	In-Tract Rear-Yard Lake Frontage	Levees, Trails and Restoration Areas						
									Muhlenbergia dubia	Mexican Deergrass	2'-3'	2'-3'	L	
									Muhlenbergia rigens	Deer Grass	3'	3'	L	
									Nasella pulchra 'Yolo'	Purple Needle Grass	2'	2'-3'	L	
									Pennisetum alopecuroides 'Little Bunny'	Dwarf Fountain Grass	18"	18"	L	Trim to ground in winter
									Pennisetum alopecuroides 'Moudry'	Black Fountain Grass	18"-2'	18"-2'	L	
									Pennisetum orientale	Oriental Fountain Grass	12"-18"	12-18"	L	
									Pennisetum setaceum 'Rubrum'	Red Fountain Grass	3'-4'	3'-4'	L	
									Scirpus americanus	Three-square Bulrush	5'	5'	H	
									Scirpus actus var. occidentalis	Hardstem Bulrush	5'-8'	5'-8'	H	
									Scirpus californica	California Bulrush	6"-10"	6"-10"	H	
									Scirpus microcarpus	Small-fruited Bulrush	6"-10"	6"-10"	H	
									Sporobolus airoides	Alkali Sacaton	1'-3'	3'	VL	
									Stipa cernua	Nodding Feather Grass	2'-3'	2'-3'	VL	
									Stipa pulchra	Purple Needle Grass	1'-2'	1'-2'	L	
									Stipa gigantea	Giant Feather Grass	2'-3'	2-3'	VL	
									ETY Mix (Carex Divulsa, Eschscholzia californica, Festuca Idahoensis, Layia platyglossa, Salvia l. "Bee's Bliss", Sysyrinchium idahoensis)	Entry Mix	1'-2'	1-2'	L	
									Native Mow Free Mix (Festuca idahoensis, Festuca rubra, Festuca occidentalis)	No Mow Fescue	12"-18"		M	
Shrubs (Groundcovers)														
									Acacia r. 'Desert Carpet'	Desert Carpet Acacia	1'-2'	10'-12'	L	Leathery gray green foliage with puffy yellow ball shapec
									Ajuga species	Carpet Bugles	1'	3'	M	
									Arctostaphylos 'Pacific Mist'		2 1/2'	4'	L	
									Artemisia californica 'Montara'	California Sagebrush	18"-5'		L	
									Artemesia 'Powis Castle'	Powis Castle Artemesia	3'	5'	M	gray green foliage
									Baccharis pilularis	Coyote Bush			L	
									Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Brush	6'	6'	L	
									Ceanothus griseus horizontalis 'Yankee Point'	Shrub Ceanothus	2'-3'	8'	L	Blue flowers
									Ceanothus maritimus 'Valley Violet'	Valley Violet Maritime Lilac			L	
									Ceanothus thyrsoiflorus 'Skylark'	Blueblossom	3'-6'	5'	L	
									Ceanothus 'Concha'				L	
									Ceanothus 'Dark Star'	Dark Star California Lilac	5'-6'	8'-10'	L	
									Ceanothus 'Joyce Coulter'	Wild California Lilac	3'-5'	8'-10'	L	
									Ceanothus 'Ray Hartman'	Ray Hartman California	12'-20'	15'-20'	L	

RIVER ISLANDS PHASE 1B - PLANT SELECTION GUIDE

Streetscape Between Wall and Walk	Streetscape Parkway Strips	Streetscape Medians	Streetscape Bio-Swale (Interior Levee Rd.)	Parks & Open Spaces	In-Tract Street Trees	In-Tract Parkway Strips	In-Tract Rear-Yard Lake Frontage	Levees, Trails and Restoration Areas	Plant Name	Height	Spread	Life Span	Notes
									Cistus salvifolius	2'	6'	L	
									Coprosma kirkii	2-3'		L	
									Cotoneaster dammeri 'Eichholz'	8"	6'-8'	L	White flowers, red berries
									Cotoneaster lacteus (Cotoneaster parneyi)	8'	10'	L	
									Cotoneaster microphyllus	2-3'	6'	L	
									Erigeron 'Wayne Roderick'	8"	1 1/2'	M	
									Erigeron karvinskianus	10"-20"	3'	L	
									Eschscholzia californica	1'	1.5'	VL	
									Hypericum calycinum	1'		M	
									Hypericum moserianum	1'		M	
									Lessingia filaginifolia var. californica 'Silver Carpet'			M	
									Lobularia maritima	2"-12"	8"-12"	M	
									Lupinus microcarpus	2 1/2'		M	
									Myoporum parvifolium	6"	9'	L	
									Oenothera hookeri	1'-3'	1'-3'	L	
									Phacelia californica	18"		M	
									Potentilla verna	2'-3'	3'-4'	M	
									Ribes viburnifolium	3'-6'	12'	L	
									Rosa 'Noamel'	2'	3'	M	White/pink flowers
									Rosa 'Noare'	2'	3'	M	Red flowers
									Rosa 'Noaschnee'	2'	3'	M	White flowers
									Rosa 'Noatraum'	2'	3'	M	Pink flowers
									Rosmarinus o. 'Irene'	1'-1 1/2'	2"-3"	L	Blue flowers
									Rosmarinus o. Prostratus	2'	4'	L	Blue flowers
									Sedum	2"-5"	1'	L	
									Sisyrinchium bellum	4"-12"	6"-24"	L	
									Trachelospermum asiaticum	2'	10'	M	
									Trachelospermum jasminoides	2'	10'	M	
Vines													
									Aristolochia californica			L	
									Campsis radicans (Bignonia radicans)			L	
									Clematis armandii 'Snow Drift'	15-20'		M	
									Clytostoma callistegioides			M	
									Distictis buccinatoria	20'-30'		M	
									Ficus pumila	10'		M	
									Gelsemium sempervirens	20'		L	

