

# RIVER ISLANDS - LAKESIDE EAST DISTRICT NEIGHBORHOOD DEVELOPMENT PLAN

RIVER ISLANDS / LATHROP / CALIFORNIA (DRAFT)



**MAY 2018**

**CITY OF LATHROP PLANNING COMMISSION  
APPROVED VERSION - JULY 18, 2018**

**RIVER ISLANDS - LAKESIDE EAST DISTRICT  
NEIGHBORHOOD DEVELOPMENT PLAN**

05.31.2018



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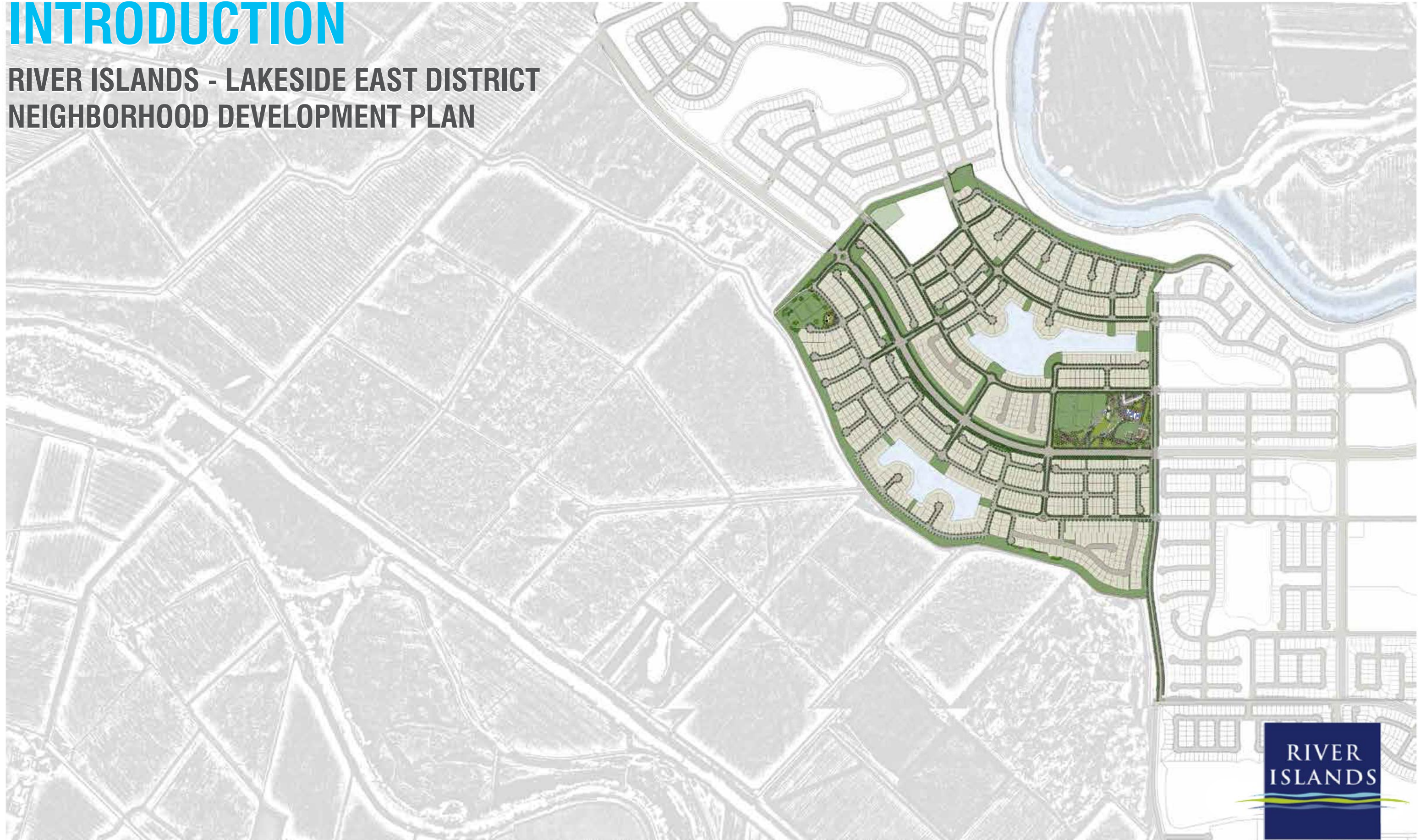
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# INTRODUCTION

## RIVER ISLANDS - LAKESIDE EAST DISTRICT NEIGHBORHOOD DEVELOPMENT PLAN



RIVER  
ISLANDS



# INTENT & SCOPE

The objective of this Neighborhood Development Plan (NDP) for River Islands Lakeside East District, which is comprised of Stage 2A, 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 seeks to continue the unique spirit of the San Joaquin Valley by once again creating a parcel of ground that will grow a community and recreational way of life that celebrates the San Joaquin River.

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, we recognize the usefulness of working with nature and adopting the environmental stewardship that will serve in maintaining and expanding proper use of the land. The River Islands concept serves to integrate ornamental and durable plantings and natural materials such as river cobbles, boulders, and wood, creating an environment similar to nearby riparian environments.

Development of recreational spaces and trail systems will serve as respite from fast-paced and stressful modern lives, allowing for individual discovery of harmony and rejuvenation through interaction and exercise within ones home community.

The Lakeside East District will also include investment in green infrastructure via an engineered bioretention swale along a regional arterial street. The purpose of this feature is twofold. First, it will foster best practices for stormwater management and encourage infiltration of storm water in order to replenish the water table. Landscape material will be selected specifically with an eye to plants and materials that filter the water as it percolates into the soil. Second, the bioretention feature will double as an educational element, showcasing the community’s forward-thinking investment in the environmental health of the region.

The 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 developer-constructed portions of the River Islands project. The term “neighborhood(s)” refer to specific areas shown on page 7: Project Area.

This NDP serves to direct the course of the design for the Lakeside East District portion of the project comprised of Stage 2A. This document breaks down the project into several separate and distinct design aspects: Streetscapes and Entries; Parks and Open Space; and In-Tract Design Parameters.

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

This NDP provides direction on intended character for the Lakeside East District and shall be considered and consistent in the themes and concepts developed herein for use in development of future construction drawings within the Lakeside East District project areas. This NDP identifies project features, themes and concepts; however, exact materials, locations and final appearances shall be deferred to construction drawings and the recommendations by the DRB 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 entry roads, Vega Park, Sunset Park, Pocket Parks and In-Tract landscape improvements.
- 4. Neighborhood Design Plan (NDP) for River Islands, Phase 1B (Lakeside East Stage 2A).

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.



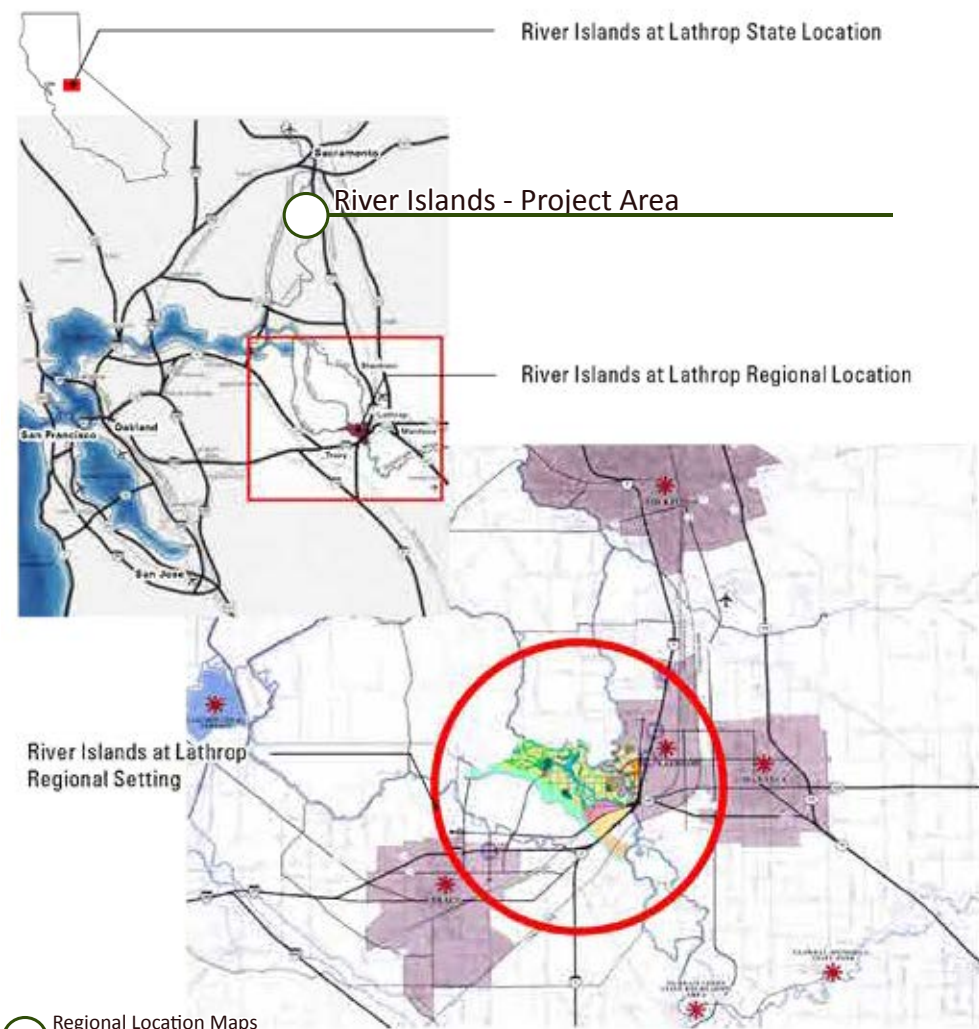
River Islands - Stage 2A Project Area - Lakeside East



# 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 San Francisco Bay Area, Sierra Nevada Mountains and the California State Capitol. This community facilitates its own schools, commercial center, and vehicular access to the state's rapidly growing job markets, and features development of a recreation-based community with pedestrian access to numerous parks, trails, lakes and rivers within the sunny agricultural central valley. The community is ideal for families with a desire to connect to the region's rural past.

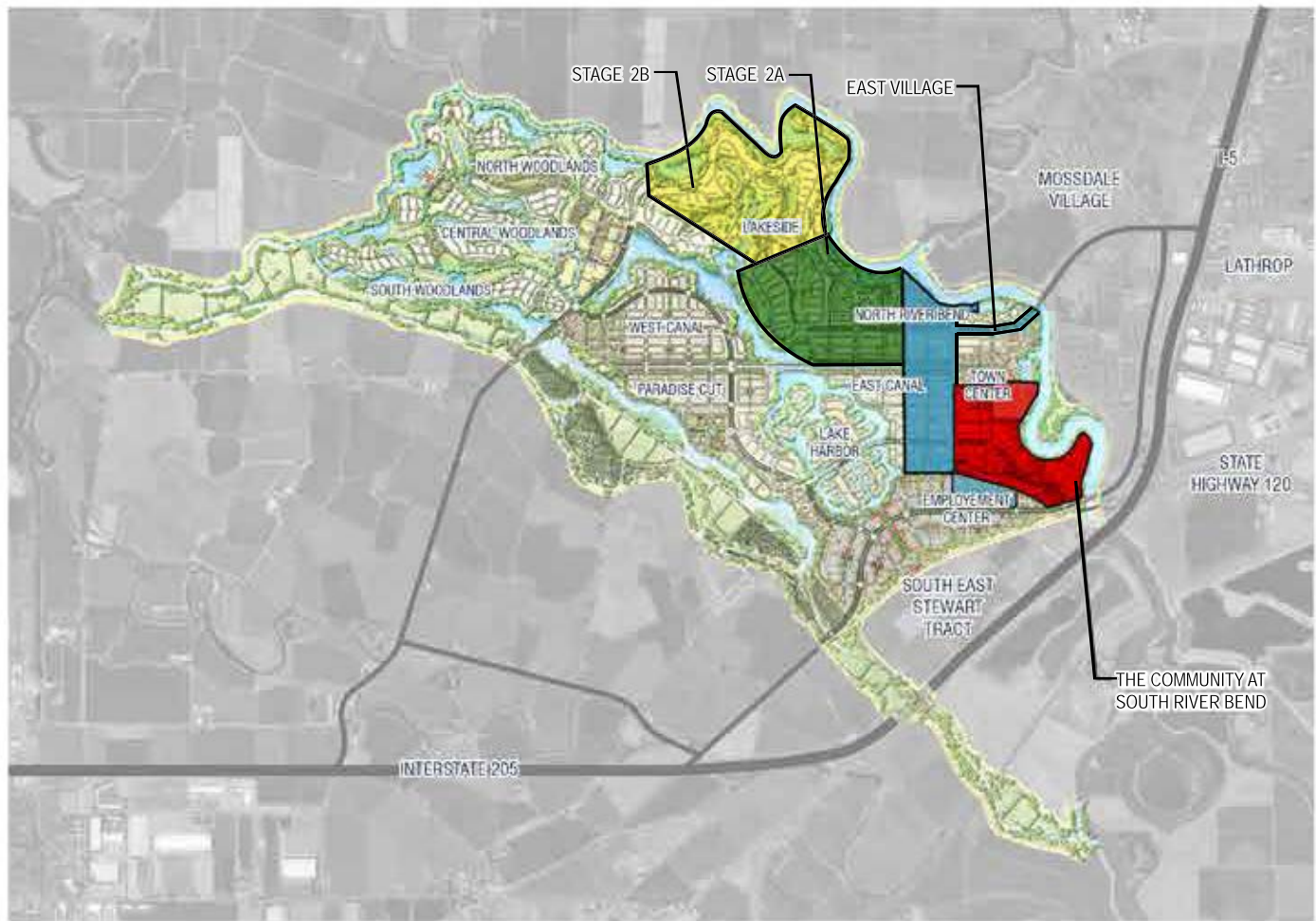
Images shown on this page identify the regional location of the River Islands project as well as previous concepts and approved plans.



Regional Location Maps



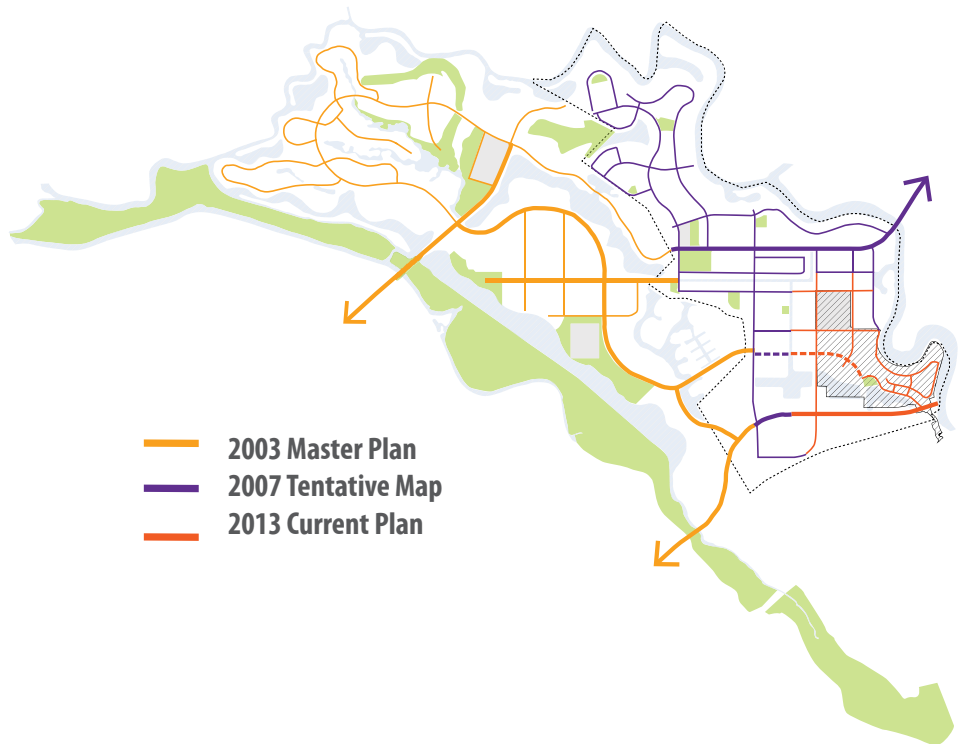
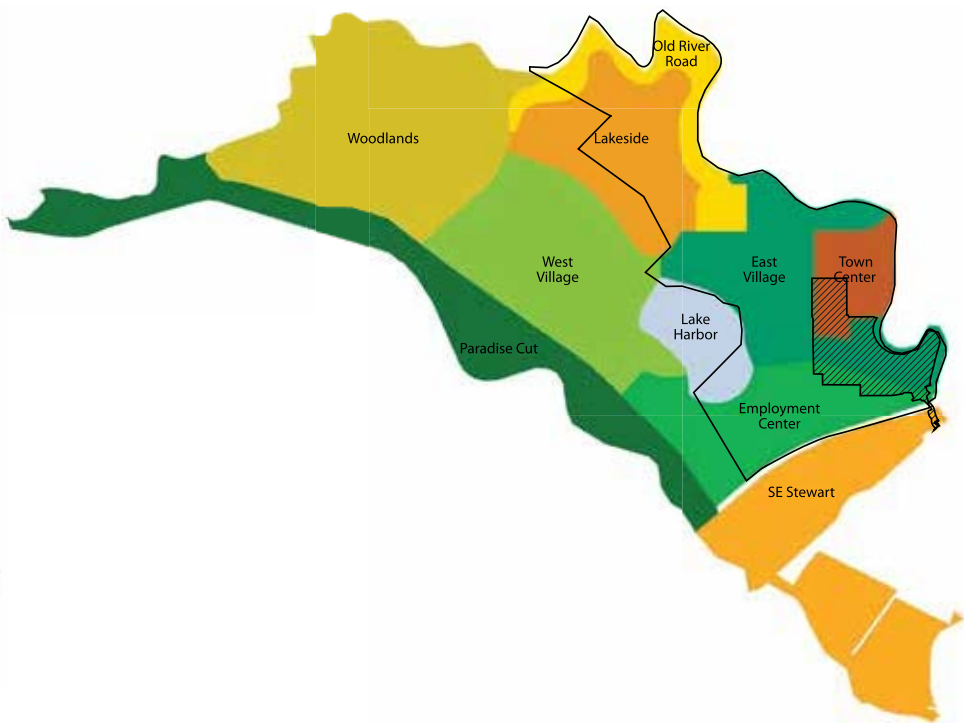
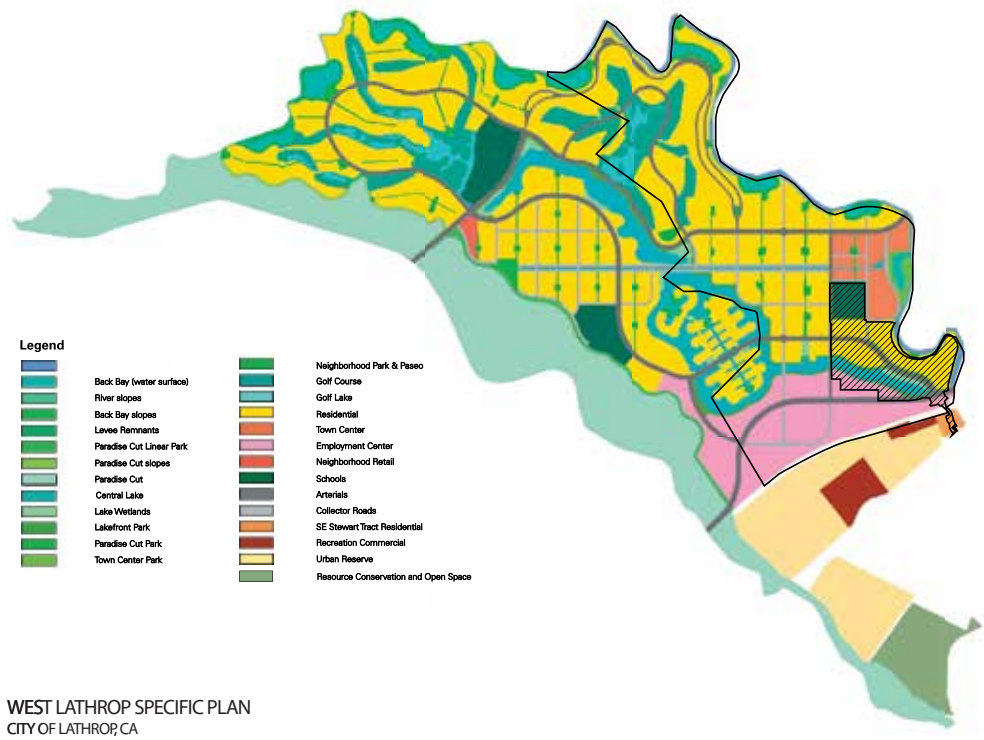
Planning Context Diagram



River Islands Illustrative Master Plan

# MASTER PLAN EVOLUTION

History, land use and plans evolve. Through intelligent land planning, study and vision, the River Islands Master plan also evolved to best serve land use and circulation patterns. The Lakeside East District (Stage 2A) concept continues to interact with the built environment and the natural context and character of the unique landscape of the California Delta.



2003 West Lathrop Specific Plan - Proposed Land Use

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. This concept seeks to blend modern homes into historical land uses of Central Valley farm lands and 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 the region’s agricultural and open feel.





# VISION OF NDP

The vision for River Islands Lakeside East District (Stage 2A) is to create a formal urban community that has emerged within the context of a natural riparian and agricultural corridor of the delta. River Islands will celebrate the valley’s historic riparian ties to its communities. Lakeside East District will promote development of strong pedestrian pathways that connect usable spaces and encourage pedestrian interaction. Lakeside East District will also expand into a showcase bioretention swale project utilizing low-impact stormwater management best practices.

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

# GUIDING PRINCIPLES FOR RIVER ISLANDS

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

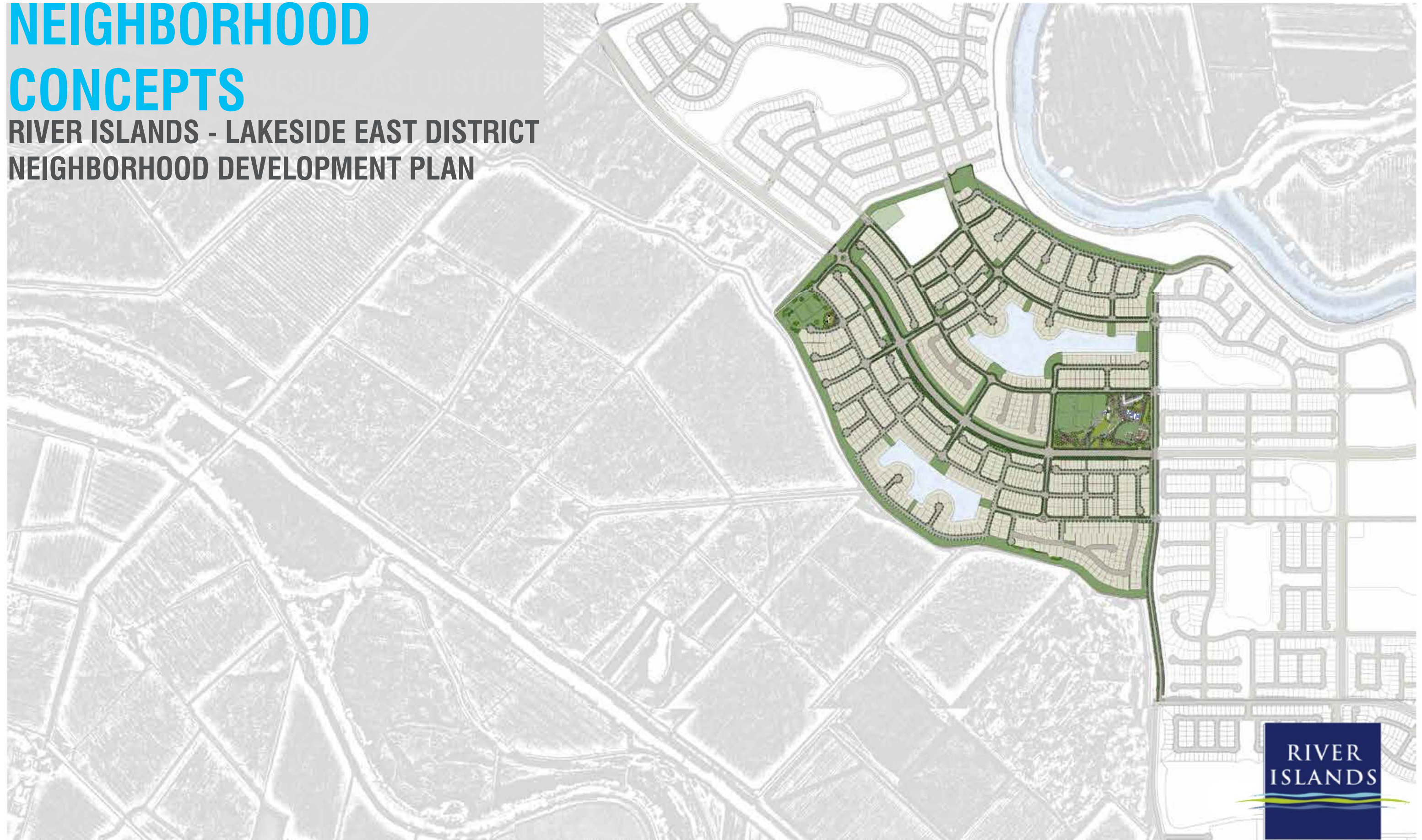






# NEIGHBORHOOD CONCEPTS

RIVER ISLANDS - LAKESIDE EAST DISTRICT  
NEIGHBORHOOD DEVELOPMENT PLAN



RIVER  
ISLANDS



# LAND USE

The River Islands Lakeside East District (Stage 2A) neighborhoods will be developed with 11 villages, 1043 homes, related street improvements, parks, trails and open spaces. These land uses comply with the West Lathrop Specific Plan, which designate the areas as Low Density Residential development with an 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)
  - Schools

- 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     |
|------|---------|----------------|-----------|
|      | S       | Medium Density | 192 (S,C) |
|      | T       | 47' x 100'     | 103 (33)  |
|      | U       | 42' x 100'     | 74 (18)   |
|      | V       | 65' x 100'     | 86 (37)   |
|      | W       | 50' x 95'      | 106 (103) |
|      | X       | 70' x 100'     | 57        |
|      | Y       | 45' x 90'      | 72 (5)    |
|      | Z       | 60' x 90'      | 94 (52)   |
|      | AA      | 50' x 100'     | 128 (41)  |
|      | BB      | 55' x 100'     | 131 (45)  |
|      | CC      | Medium Density | 192 (S,C) |



# NEIGHBORHOOD ELEMENTS

As River Islands grows to expand into the communities of Lakeside East District (Stage 2A), the same strong neighborhood character established in the South River Bend Community and East Village and the first phase of River Islands will be used as a basis for further residential development. A variety of lot sizes and types will be provided. New neighborhoods will be connected through a strong framework of roads, entries and numerous open spaces, lakes and parks.

The intention for River Islands Lakeside East District (Stage 2A) 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 parks, trails, and unifying bioswale element will contribute to the distinctive quality of Lakeside East District (Stage 2A). The community establishes its unique character through urban elements that create a community space at pedestrian scales.



Neighborhood Elements Legend

| FEATURE AREA | PARK NAME               |
|--------------|-------------------------|
|              | Elementary School Field |
|              | Community Park 2        |
|              | Neighborhood Park N9    |
|              | Neighborhood Park P39   |

| SYMBOL | FEATURE TYPE         |
|--------|----------------------|
|        | Neighborhood Entry   |
|        | Neighborhood Gateway |
|        | Community Gateway    |
|        | Levee Trail Access   |
|        | 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, lake frontage, streetscapes and trails. Each open space creates an environment specific to its location and context.

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

Off-site streetscapes are areas outside the subdivision along major streets and include parkway strips, areas between the sidewalk and masonry walls or fences and neighborhood gateways. These spaces create a consistent theme throughout Lakeside East District (Stage 2A) and encourage passive recreation and pedestrian interaction.

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

Lakeside East District (Stage 2A) also features the unifying landscape element of a bioswale along River Islands Parkway. This low-impact development strategy of turning a stormwater mitigation area into a beautiful, educational feature of the neighborhood will contribute to pride of ownership for future residents as well as continued environmental stewardship.

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

Lakeside East District (Stage 2A) encourages pedestrian access throughout the entire community. A network of trails and pathways throughout River Islands makes this a unique and interactive community. Proximity to the San Joaquin River affords the opportunity for an open space trail to encourage pedestrian and bicycle recreation. Several pedestrian connections from the community trail network to surrounding open space trails exist to encourage interaction with natural and rural opportunities surrounding River Islands.



Open Space / Streetscapes Legend

| OPEN SPACE AREA      | FEATURE NAME         |
|----------------------|----------------------|
|                      | Community Park       |
|                      | Neighborhood Park    |
|                      | Private Park         |
|                      | Lake Side Open Space |
|                      | Pocket Park          |
|                      | Open Space Trail     |
|                      | Off-Site Streetscape |
|                      | Bioswale             |
| IN-TRACT STREETScape | VILLAGE NAME         |
|                      | Village S            |
|                      | Village T            |
|                      | Village U            |
|                      | Village V            |
|                      | Village W            |
|                      | Village X            |
|                      | Village Y            |
|                      | Village Z            |
|                      | Village AA           |
|                      | Village BB           |
|                      | Village CC           |



PARK DESIGNATION MAP

| Park #                          | Park Name                            | Acreage | Quimby Act Requirement | Ownership |
|---------------------------------|--------------------------------------|---------|------------------------|-----------|
| Neighborhood Parks/Pocket Parks |                                      | 66.73   | 26.48                  |           |
| N1                              | Michael Vega Park (Phase 1A)         | 2.9     | X                      | RD 2062   |
| N2                              | Neighborhood Park A (Phase 1B)       | 2.0     | X                      | RD 2062   |
| N3                              | Neighborhood Park B (Phase 1B)       | 5.2     | X                      | RD 2062   |
| N4                              | Neighborhood Park C (Phase 1B)       | 3.1     | X                      | RD 2062   |
| N5                              | Lakeside Park (Phase 2B)             | 6.1     | X                      | RD 2062   |
| N6                              | Neighborhood Park D (Phase 1B)       | 2.1     | X                      | City      |
| N7                              | Neighborhood Park E (Phase 1B)       | 2.1     | X                      | RD 2062   |
| N8                              | Neighborhood Park F (Phase 2B)       | 4.6     | X                      | RD 2062   |
| N9                              | Neighborhood Park G (Phase 2B)       | 4.6     | X                      | RD 2062   |
| P1                              | Riverfront Pocket Park 18 (Phase 1A) | 0.13    |                        | RD 2062   |
| P2                              | Riverfront Pocket Park 17 (Phase 1A) | 0.08    |                        | RD 2062   |
| P3                              | Private Park                         | 0.32    |                        | RD 2062   |
| P4                              | Riverfront Pocket Park 16 (Phase 1A) | 0.11    |                        | RD 2062   |
| P5                              | Riverfront Pocket Park 15 (Phase 1A) | 0.15    |                        | RD 2062   |
| P6                              | Riverfront Pocket Park 14 (Phase 1A) | 0.14    |                        | RD 2062   |
| P7                              | Riverfront Pocket Park 13(Phase 1A)  | 0.22    |                        | RD 2062   |
| P8                              | Pocket Park 12 (Phase 1A)            | 0.18    |                        | RD 2062   |
| P9                              | Water Related Park D                 | 3.8     |                        | RD 2062   |
| P10                             | Water Related Park H                 | 5.0     |                        | RD 2062   |
| P11                             | Water Related Park A                 | 0.9     |                        | RD 2062   |
| P12                             | Pocket Park 9 (Phase 1B)             | 0.18    |                        | RD 2062   |
| P13                             | Pocket Park (Tot Lot)                | 0.74    |                        | RD 2062   |
| P14                             | Pocket Park 5 (Phase 1B)             | 0.09    |                        | RD 2062   |
| P15                             | Water Related Park G                 | 2.5     |                        | RD 2062   |
| P16                             | Pocket Park 10 (Phase 1A)            | 0.08    |                        | RD 2062   |
| P17                             | Pocket Park 11 (Phase 1A)            | 0.12    |                        | RD 2062   |
| P18                             | Water Related Park C                 | 0.7     |                        | RD 2062   |
| P19                             | Water Related Park B                 | 0.4     |                        | RD 2062   |
| P20                             | Pocket Park 8 (Phase 1B)             | 0.59    |                        | RD 2062   |
| P21                             | Pocket Park 7(Phase 1B)              | 0.15    |                        | RD 2062   |
| P22                             | Pocket Park 6 (Phase 2B)             | 0.16    |                        | RD 2062   |
| P23                             | Pocket Park 3(Phase 1B)              | 0.08    |                        | RD 2062   |
| P24                             | Pocket Park 4(Phase 1B)              | 0.10    |                        | RD 2062   |
| P25                             | Pocket Park 29(Phase 2A)             | 0.05    |                        | RD 2062   |
| P26                             | Water Related Park J (Phase 2A)      | 0.79    |                        | RD 2062   |
| P27                             | Water Related Park I (Phase 2A)      | 0.82    |                        | RD 2062   |
| P28                             | Pocket Park 21(Phase 2A)             | 0.34    |                        | RD 2062   |
| P29                             | Pocket Park 20 (Phase 2A)            | 0.24    |                        | RD 2062   |
| P30                             | Pocket Park 30                       | 0.07    |                        | RD 2062   |
| P31                             | Pocket Park 31                       | 0.15    |                        | RD 2062   |
| P32                             | Pocket Park 22 (Phase 2A)            | 0.10    |                        | RD 2062   |
| P33                             | Water Related Park K(Phase 2A)       | 0.70    |                        | RD 2062   |
| P34                             | Pocket Park 23(Phase 2A)             | 0.29    |                        | RD 2062   |
| P35                             | Pocket Park 24(Phase 2A)             | 0.15    |                        | RD 2062   |
| P36                             | Pocket Park 25(Phase 2A)             | 0.20    |                        | RD 2062   |
| P37                             | Water Related Park L (Phase 2A)      | 0.48    |                        | RD 2062   |
| P38                             | Pocket Park 30 (Phase 2A)            | 0.10    |                        | RD 2062   |
| P39                             | Neighborhood Park H (Phase 2A)       | 1.67    |                        | RD 2062   |
| P40                             | Pocket Park 1 (Phase 2B)             | 0.18    |                        | RD 2062   |
| P41                             | Lakeside Park 1 (Phase 2B)           | 1.75    |                        | RD 2062   |
| P42                             | Lakeside Park 2 (Phase 2B)           | 2.07    |                        | RD 2062   |
| P43                             | Pocket Park 26 (Phase 2B)            | 0.18    |                        | RD 2062   |
| P44                             | Pocket Park 27(Phase 2B)             | 0.29    |                        | RD 2062   |
| P45                             | Water Related Park N (Phase 2A)      | 0.77    |                        | RD 2062   |
| P46                             | Water Related Park M (Phase 2A)      | 0.48    |                        | RD 2062   |
| P47                             | Pocket Park 19 (Phase 2B)            | 0.92    |                        | RD 2062   |
| P48                             | Pocket Park 31 (Phase 2B)            | 0.70    |                        | RD 2062   |
| P49                             | Water Related Park I                 | 3.5     |                        | RD 2062   |
| P50                             | Pocket Park 50 (Phase 2B)            | 0.12    |                        | RD 2062   |

| Park # | Park Name | Acreage |
|--------|-----------|---------|
|--------|-----------|---------|

|       |                  |      |     |
|-------|------------------|------|-----|
| Lakes |                  |      | 157 |
| L1    | Sunset Lake East | 17.6 |     |
| L2    | Sunset Lake West | 13.6 |     |
| L3    | Lake Somerston   | 27.6 |     |
| L4    | Lake 4           | 3.3  |     |
| L5    | Lake 5           | 3.7  |     |
| L6    | Echo Lake        | 4.3  |     |
| L7    | Crystal Lake     | 12.4 |     |
| L8    | Lake 8           | 4.0  |     |
| L9    | Lake 9           | 9.1  |     |
| L10   | Lake 10          | 14.5 |     |
| L11   | Lake 11          | 7.8  |     |
| L12   | Lake 12          | 27.3 |     |
| L13   | Lake 13          | 11.8 |     |

|                               |                                       |        |  |
|-------------------------------|---------------------------------------|--------|--|
| Totals                        | (Does not include Private Park Space) |        |  |
| Parks & Water Rtd. Open Space | ---                                   | 116.83 |  |
| Storm System LA               | -----                                 | 12.1   |  |
| Landscape Open Space          | -----                                 | 33.08  |  |
| Total Landscape Area          | -----                                 | 162.01 |  |

| Park # | Park Name | Acreage | Quimby Act Requirement | Ownership |
|--------|-----------|---------|------------------------|-----------|
|--------|-----------|---------|------------------------|-----------|

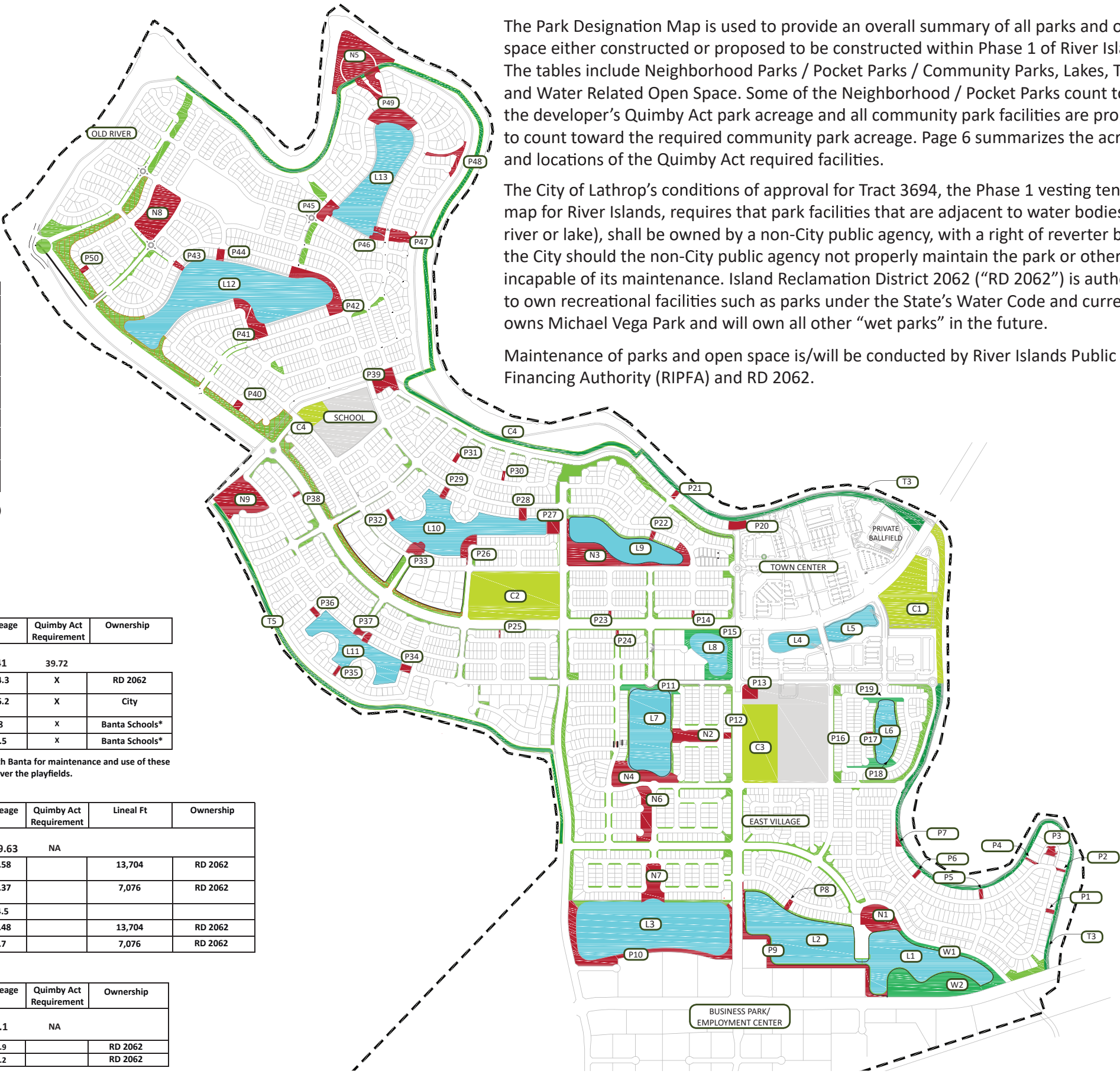
|                 |                                   |      |       |                |
|-----------------|-----------------------------------|------|-------|----------------|
| Community Parks |                                   | 41   | 39.72 |                |
| C1              | Town Center Community Park        | 14.3 | X     | RD 2062        |
| C2              | Future Community Park (Phase 2A)  | 16.2 | X     | City           |
| C3              | Elementary School Playfields (TC) | 8    | X     | Banta Schools* |
| C4              | Elementary School Playfields (LS) | 2.5  | X     | Banta Schools* |

\*City has entered into a joint use agreement with Banta for maintenance and use of these facilities and will have an easement recorded over the playfields.

| Park # | Park Name                                 | Acreage | Quimby Act Requirement | Lineal Ft | Ownership |
|--------|---|---------|------------------------|-----------|-----------|
| Trails |   | 169.63  | NA                     |           |           |
| T1     | Waterfront Linear Park - Phase 1A/1B      | 17.58   |                        | 13,704    | RD 2062   |
| T2     | Waterfront Linear Park - Phase 2A (North) | 31.37   |                        | 7,076     | RD 2062   |
| T3     | Waterfront Linear Park - Phase 2A         | 14.5    |                        |           |           |
| T4     | Interior Levee Trail                      | 98.48   |                        | 13,704    | RD 2062   |
| T5     | Interior levee Trail                      | 7.7     |                        | 7,076     | RD 2062   |

| Park # | Park Name | Acreage | Quimby Act Requirement | Ownership |
|--------|-----------|---------|------------------------|-----------|
|--------|-----------|---------|------------------------|-----------|

|                          |                      |     |    |         |
|--------------------------|----------------------|-----|----|---------|
| Water Related Open Space |                      | 9.1 | NA |         |
| W1                       | Water Related Park E | 1.9 |    | RD 2062 |
| W2                       | Water Related Park F | 7.2 |    | RD 2062 |



The Park Designation Map is used to provide an overall summary of all parks and open space either constructed or proposed to be constructed within Phase 1 of River Islands. The tables include Neighborhood Parks / Pocket Parks / Community Parks, Lakes, Trails, and Water Related Open Space. Some of the Neighborhood / Pocket Parks count towards the developer’s Quimby Act park acreage and all community park facilities are proposed to count toward the required community park acreage. Page 6 summarizes the acreage and locations of the Quimby Act required facilities.

The City of Lathrop’s conditions of approval for Tract 3694, the Phase 1 vesting tentative map for River Islands, requires that park facilities that are adjacent to water bodies (e.g. river or lake), shall be owned by a non-City public agency, with a right of reverter back to the City should the non-City public agency not properly maintain the park or otherwise be incapable of its maintenance. Island Reclamation District 2062 (“RD 2062”) is authorized to own recreational facilities such as parks under the State’s Water Code and currently owns Michael Vega Park and will own all other “wet parks” in the future.

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



# CIRCULATION

## RIVER ISLANDS - LAKESIDE EAST DISTRICT NEIGHBORHOOD DEVELOPMENT PLAN



RIVER  
ISLANDS



# CIRCULATION CONCEPT

Streets create a necessary and important framework for the community of River Islands Lakeside East District (Stage 2A). This framework connects and separates neighborhoods, creates key vehicular paths of travel, and creates identifiable community spaces and pedestrian-friendly routes throughout the community. As depicted in the circulation exhibit on this page, the street network has a hierarchy of major roads, collector streets and neighborhood streets.



| Circulation Legend |                            |
|--------------------|----------------------------|
| ROUTE              | ROUTE TYPE                 |
|                    | Regional Arterial (Future) |
|                    | Neighborhood Collector     |
|                    | Neighborhood Local Street  |
|                    | Pedestrian Access Route    |



# CIRCULATION BIKE AND PEDESTRIAN CONCEPT

In order to support a healthy, active community, the River Islands Master Plan has developed recreational infrastructure intent on encouraging bicycle and pedestrian pathways.

The figures on this page show pedestrian and non-motorized vehicular circulation pathways and wayfinding signage specific to the Lakeside East District (Stage 2A) development area.

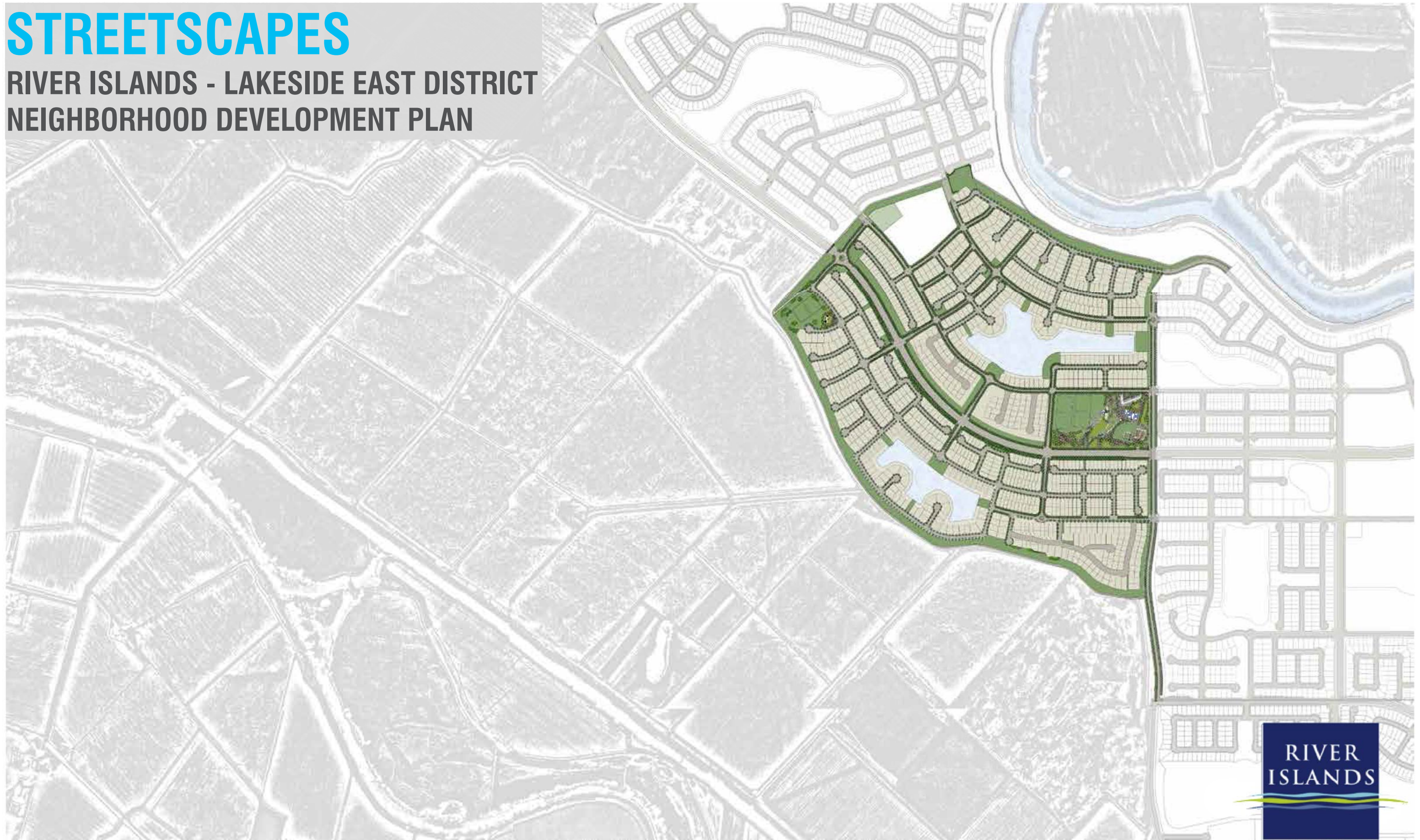
| Legend   |  |
|--|--|
| Earthen Trail<br>Hikers and Bicyclists                                 |  |
| Bicycle Lane Class 1<br>Separated from Automobile traffic              |  |
| Class 1 Bicycle Lane Duet<br>One way lanes on opposite sides of street |  |
| Bicycle Lane Class 2<br>Striped and Signed Lane on Roadway             |  |
| Bicycle Lane Class 3<br>Signage on Roadway                             |  |
| 8' Pedestrian Trail  |  |
| Pedestrian Connection  |  |





# STREETSCAPES

## RIVER ISLANDS - LAKESIDE EAST DISTRICT NEIGHBORHOOD DEVELOPMENT PLAN



RIVER  
ISLANDS



# STREET CHARACTER

Streets are classically defined by the trees that line them. These streets create a sense of identity and pedestrian friendly environments. Street trees help create memorable, livable spaces. However, trees do much more than define spaces. Trees create much needed shade for pedestrians, help reduce energy consumption, moderate temperatures 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 25.

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

## COMMUNITY COLLECTOR STREETS

A series of roadways connect project entries at Dell’Osso Drive as Stage 1 joins with Stage 2A. These streets service the majority of the project through Stage 2A, connecting existing and future phases to the East and West. It is important to establish a project theme as these entries are gateways into and through major project amenities, such as lakes, parks, trails, and open space.

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





STREET TREE  
MASTER PLAN

STREET TREE MASTER LIST

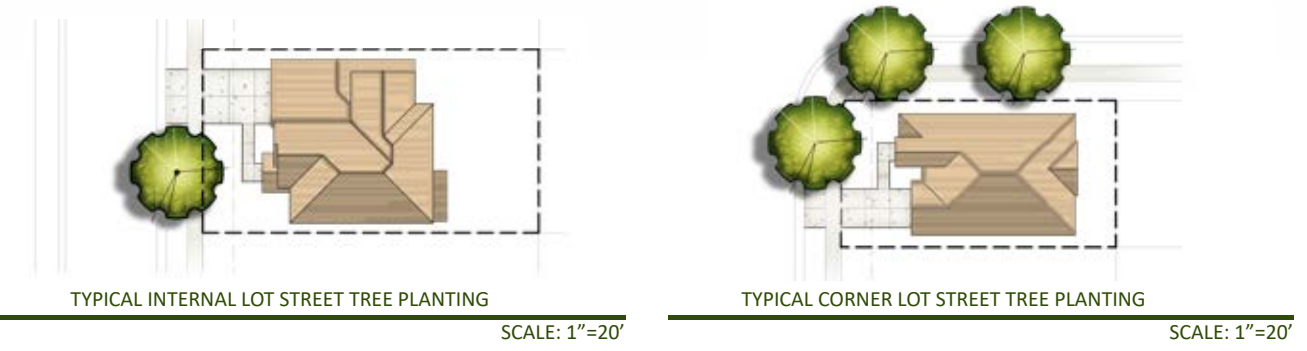
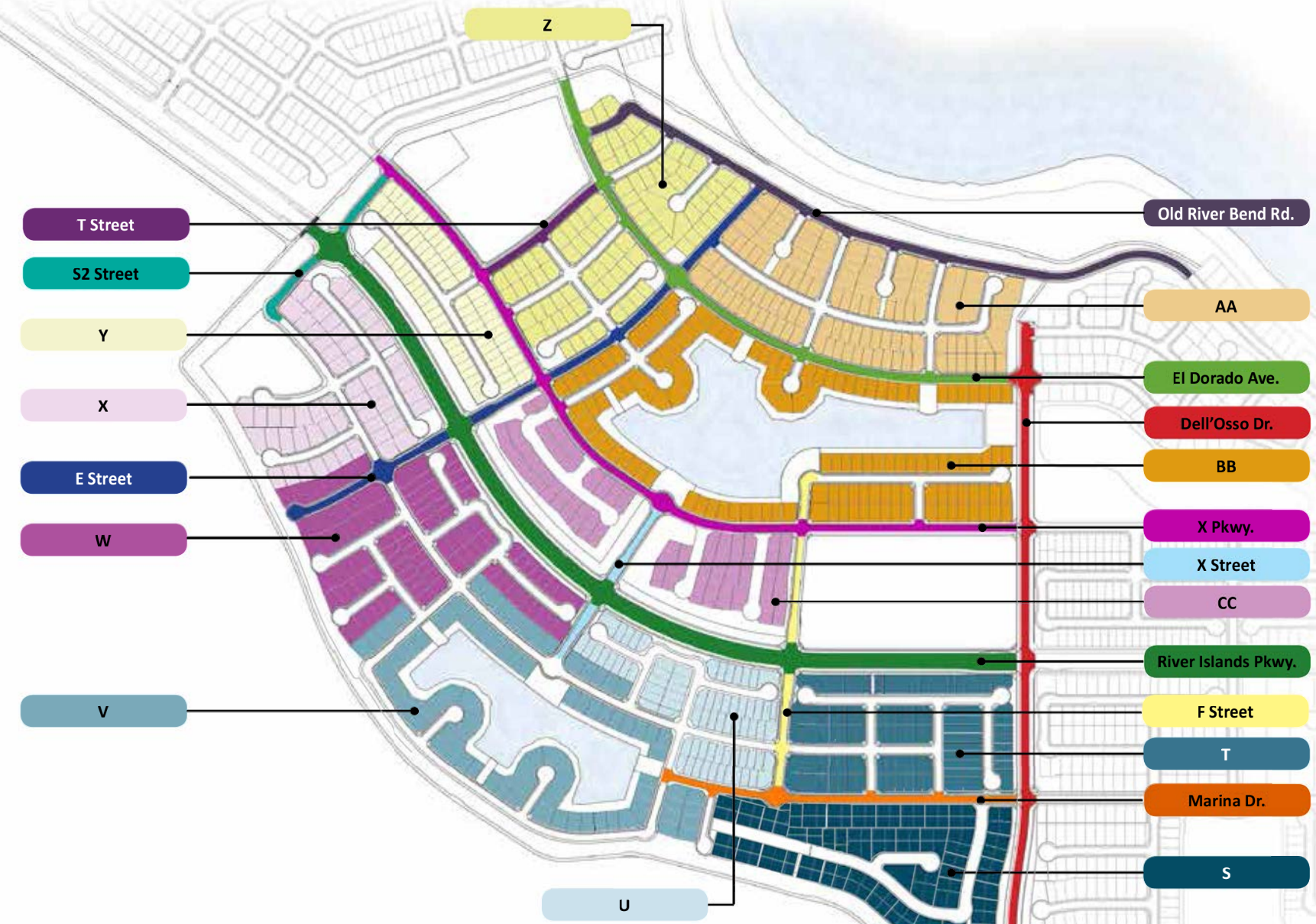
| VILLAGE | STREET DIRECTION         | BOTANICAL NAME   | COMMON NAME  |
|---------|--------------------------|--|--|
| S       | North/South<br>East/West | Acer rubrum 'October Glory'<br>Ginkgo biloba             | October Glory Red Maple<br>Ginkgo                        |
| T       | North/South<br>East/West | Acer rubrum 'October Glory'<br>Pistacia c. 'Keith Davey' | October Glory Red Maple<br>Keith Davey Chinese Pistache  |
| U       | North/South<br>East/West | Ulmus p. 'Drake'<br>Pistacia c. 'Keith Davey'            | Chinese Evergreen Elm<br>Keith Davey Chinese Pistache    |
| V       | North/South<br>East/West | Ulmus p. 'Drake'<br>Pistacia c. 'Keith Davey'            | Chinese Evergreen Elm<br>Keith Davey Chinese Pistache    |
| W       | North/South<br>East/West | Ulmus p. 'Drake'<br>Pistacia c. 'Keith Davey'            | Chinese Evergreen Elm<br>Keith Davey Chinese Pistache    |
| X       | North/South<br>East/West | Ginkgo biloba<br>Pistacia c. 'Keith Davey'               | Ginkgo<br>Keith Davey Chinese Pistache                   |
| Y       | North/South<br>East/West | Tilia c. 'Greenspire'<br>Platanus a. 'Columbia'          | Greenspire Little-Leaf Linden<br>Columbia Plane Tree     |
| Z       | North/South<br>East/West | Chitalpa t. 'Pink Dawn'<br>Zelkova serrata 'Green Vase'  | Pink Dawn Chitalpa<br>Green Vase Zelkova                 |
| AA      | North/South<br>East/West | Acer rubrum 'October Glory'<br>Tilia c. 'Greenspire'     | October Glory Red Maple<br>Greenspire Little-Leaf Linden |
| BB      | North/South<br>East/West | Platanus a. 'Columbia'<br>Quercus coccinea               | Columbia Plane Tree<br>Scarlet Oak                       |
| CC      | North/South<br>East/West | Acer rubrum 'Redpointe'<br>Chitalpa t. 'Pink Dawn'       | Redpointe Maple<br>Pink Dawn Chitalpa                    |

STREET TREE LIST BY CONNECTOR STREET

| STREET              | BOTANICAL NAME               | COMMON NAME                   |
|---------------------|------------------------------|-------------------------------|
| Old River Bend Rd.  | Malus 'Prairifire'           | Flowering Crabapple           |
| El Dorado Ave.      | Ginkgo biloba                | Ginkgo                        |
| X Pkwy.             | Ulmus p. 'Drake'             | Chinese Evergreen Elm         |
| River Islands Pkwy. | Quercus coccinea             | Scarlet Oak                   |
| Marina Dr.          | Tilia c. 'Greenspire'        | Greenspire Little-Leaf Linden |
| Dell'Oso Dr.        | Chitalpa t. 'Pink Dawn'      | Pink Dawn Chitalpa            |
| F Street            | Zelkova s. 'Green Vase'      | Green Vase Zelkova            |
| X Street            | Carpinus b. 'Franz Fontaine' | Franz Fontaine Hornbeam       |
| E Street            | Quercus lobata               | Valley Oak                    |
| T Street            | Tilia c. 'Greenspire'        | Greenspire Linden             |
| S2 Street           | Chitalpa t. 'Pink Dawn'      | Pink Dawn Chitalpa            |

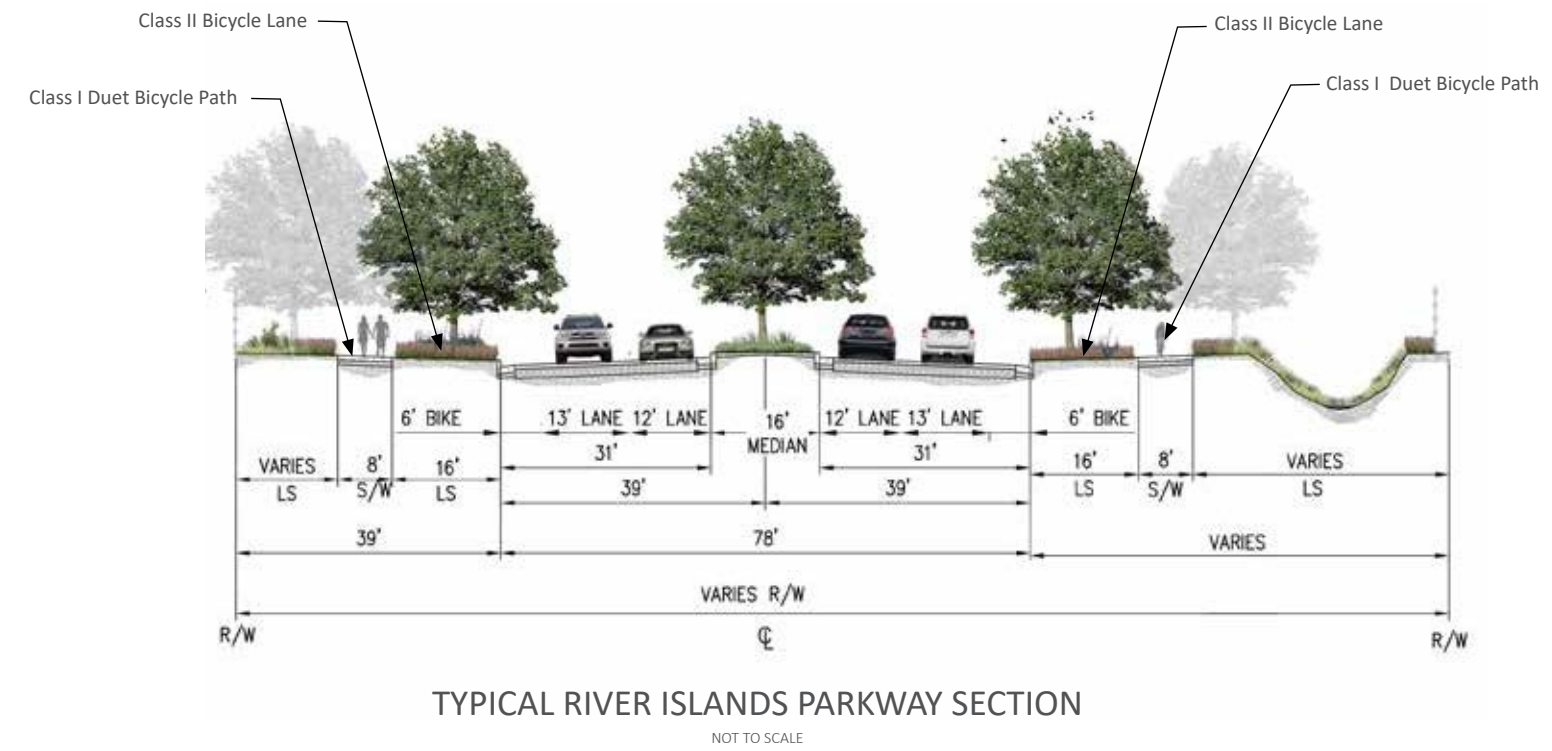
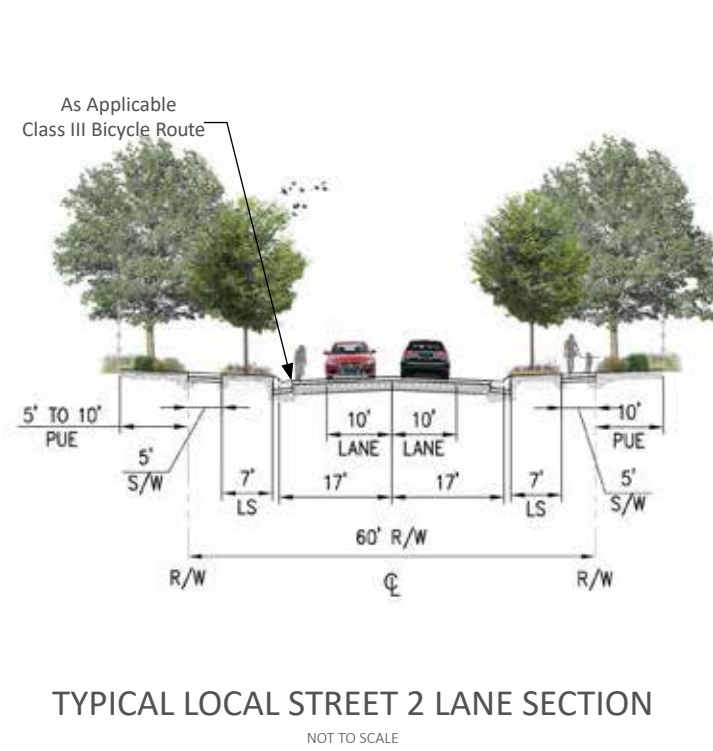
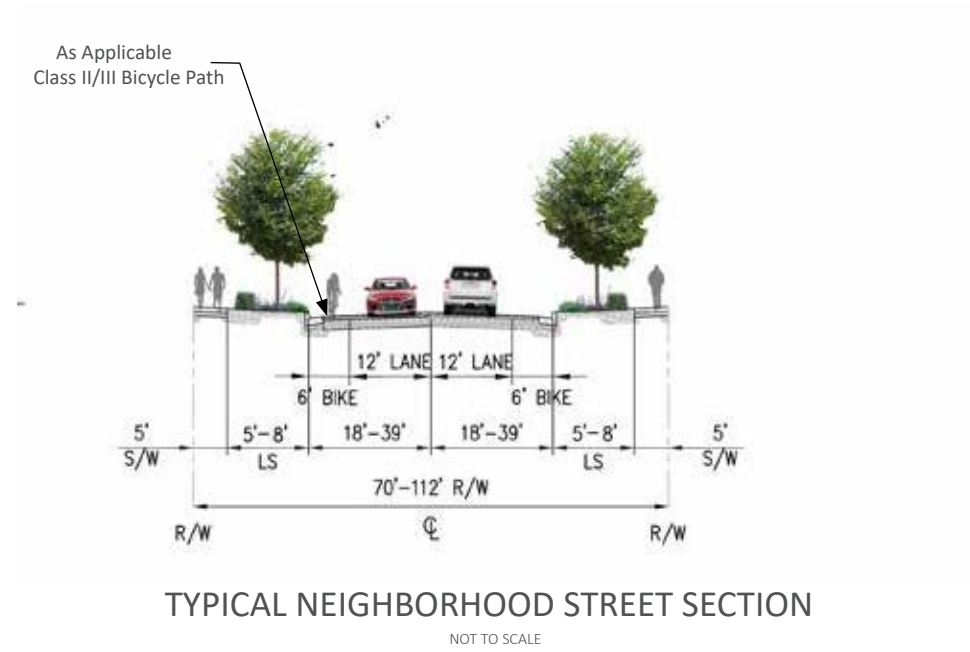
ACCENT TREE LIST

| 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

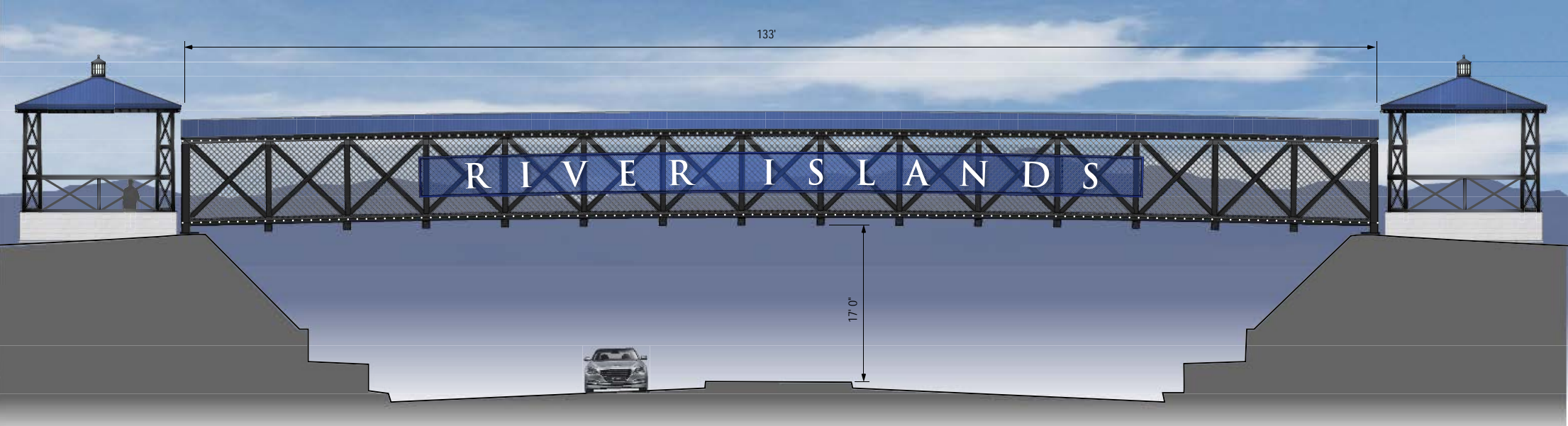




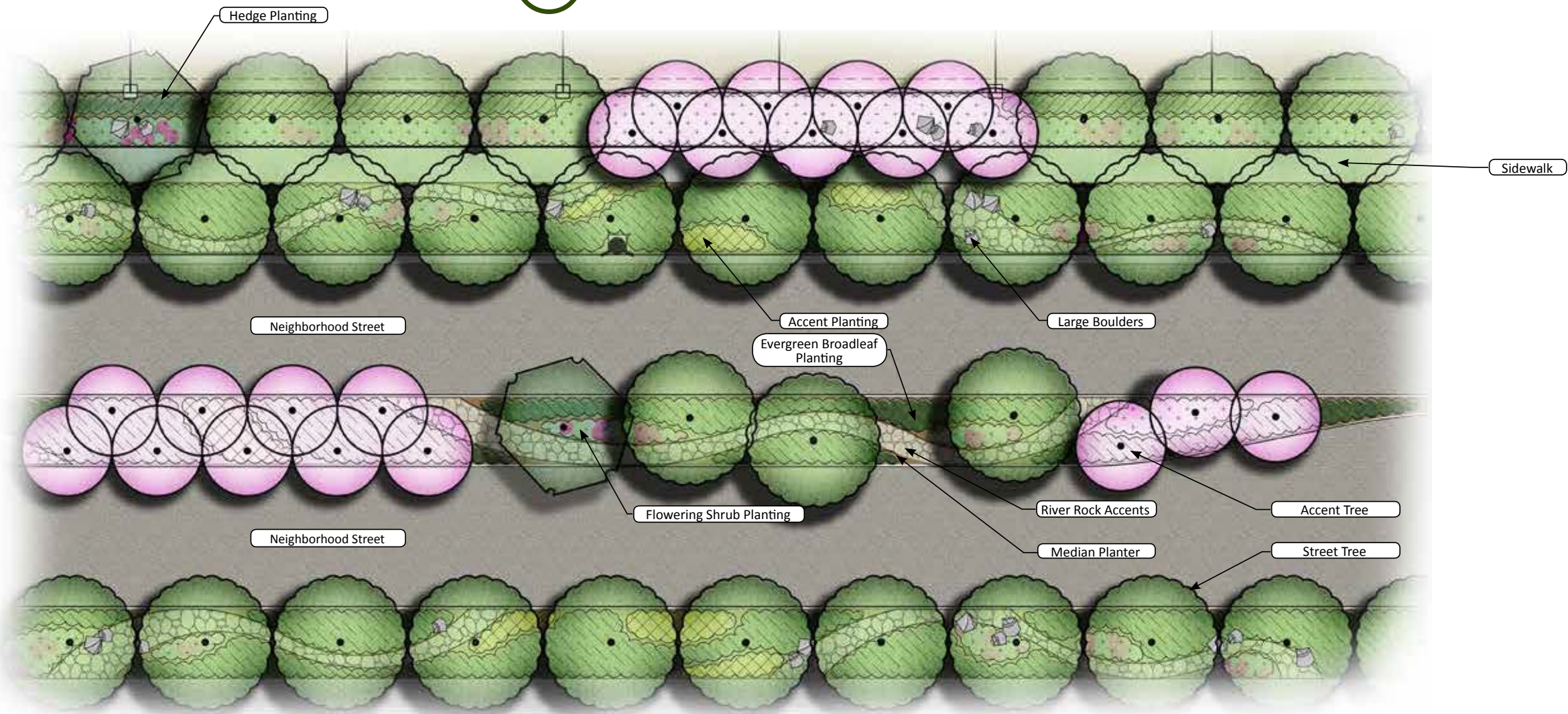
The vision for River Islands Lakeside East District (Stage 2A) Streetscapes is to formalize the natural context of the delta riparian and agricultural corridors.

Use of natural materials like meandering bands of river cobble and boulders that mimic the numerous waterways of the Delta Valley surrounded by groundcovers and both evergreen and flowering shrubs should be the overriding layout within parkway strip areas. Perimeter boundary plantings should receive 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 imitate the numerous hedgerow plantings that abut the waterways and agricultural fields.

(See Plant Selection Guide for plant varieties)



River Islands Parkway Entry Bridge and Sign



Typical Major Collector Road Layout (River Islands Parkway)





River Islands Parkway Layout, Typical



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 naturally filtered by grasses and ground covers.

Bio-swale slopes will create a canvas of naturalized shrubs and groundcover that meander and establish visual interest through selection of both naturalized and flowering groundcover species with scattered groupings of native 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 requiring maintenance.



 Bioswale Planting Layout, Typical

# NEIGHBORHOOD GATEWAYS

The Lakeside East District (Stage 2A) concept encourages pedestrian connection to each of the communities and promotes interaction and sense of place. Gateways should be inviting and comfortable to all pedestrians, create visual interest to passing vehicles, and be unique enough to create a sense of individualism and identity for each community.

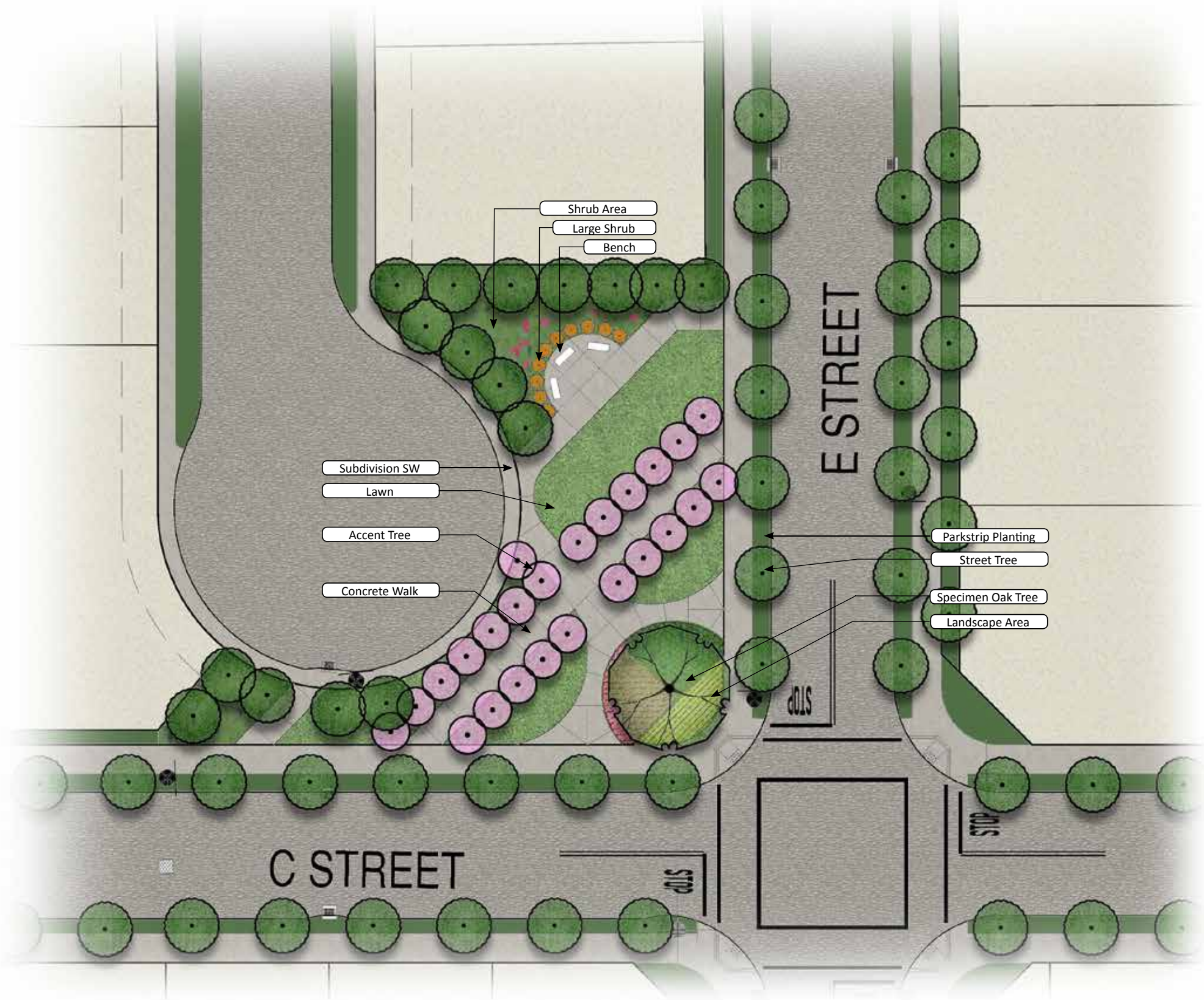




# NEIGHBORHOOD GATEWAYS CONCEPT

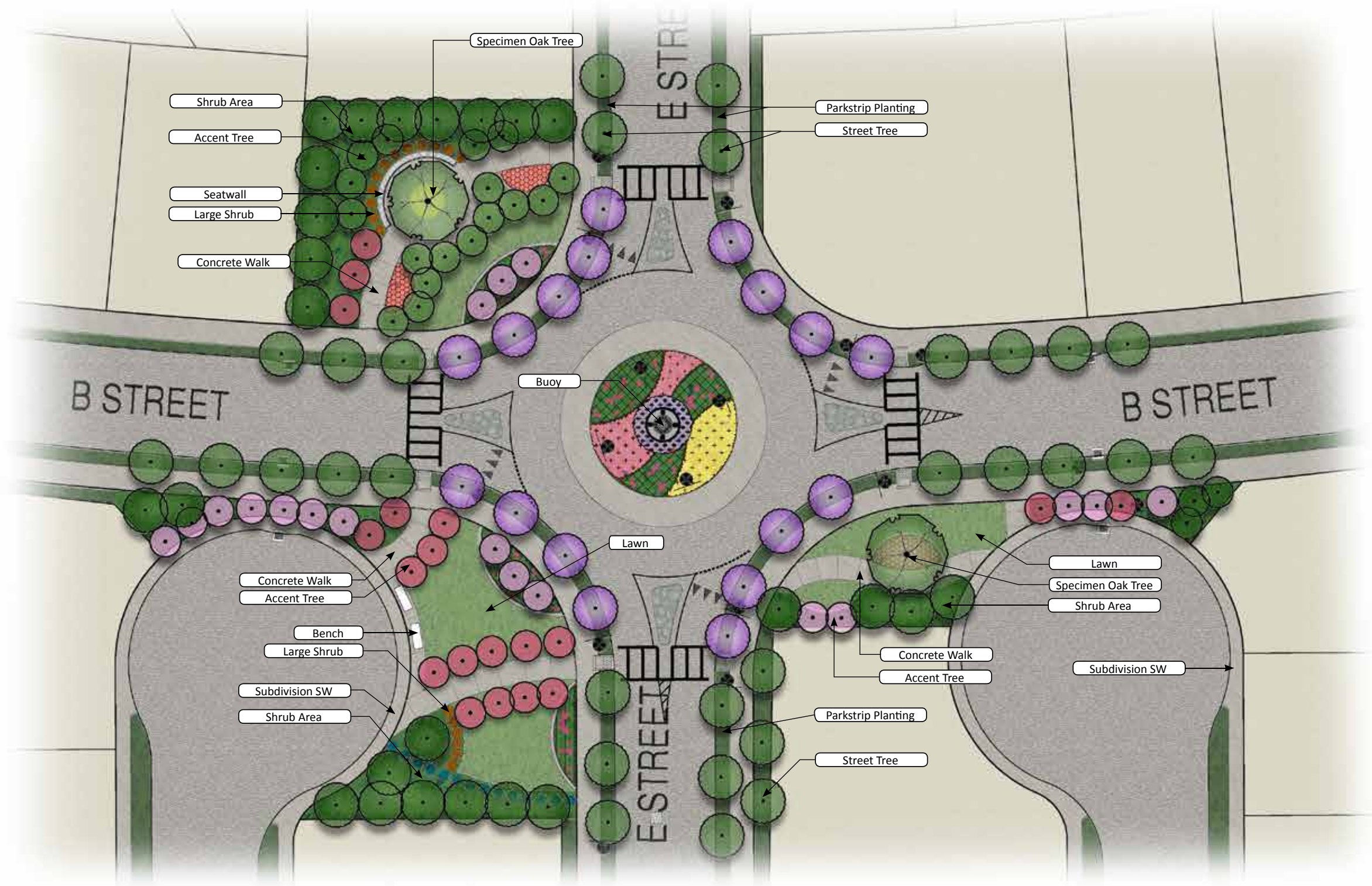
Neighborhood gateways mark pedestrian entrances to each neighborhood. Designs should incorporate the large spatial environment of major street intersections and create a consistent and special feel. Each entry should have unique elements such as monument features that are typical of the surrounding delta water ways.

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



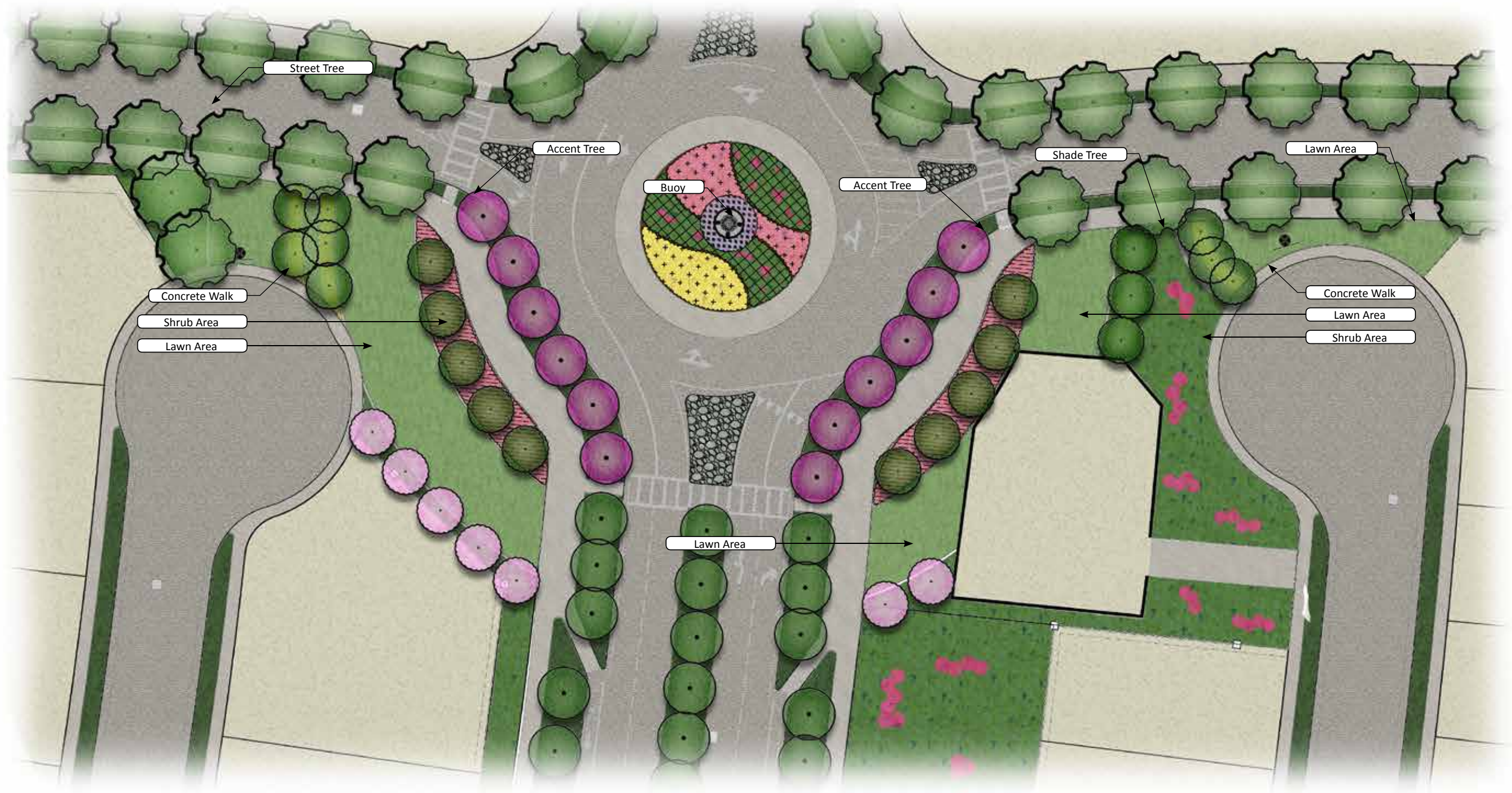
Neighborhood Gateway - C Street and E Street





Neighborhood Gateway - B Street and E Street





Neighborhood Gateway - River Islands Parkway and S2 Street

# RIVER ISLANDS - LAKESIDE EAST DISTRICT NEIGHBORHOOD DEVELOPMENT PLAN

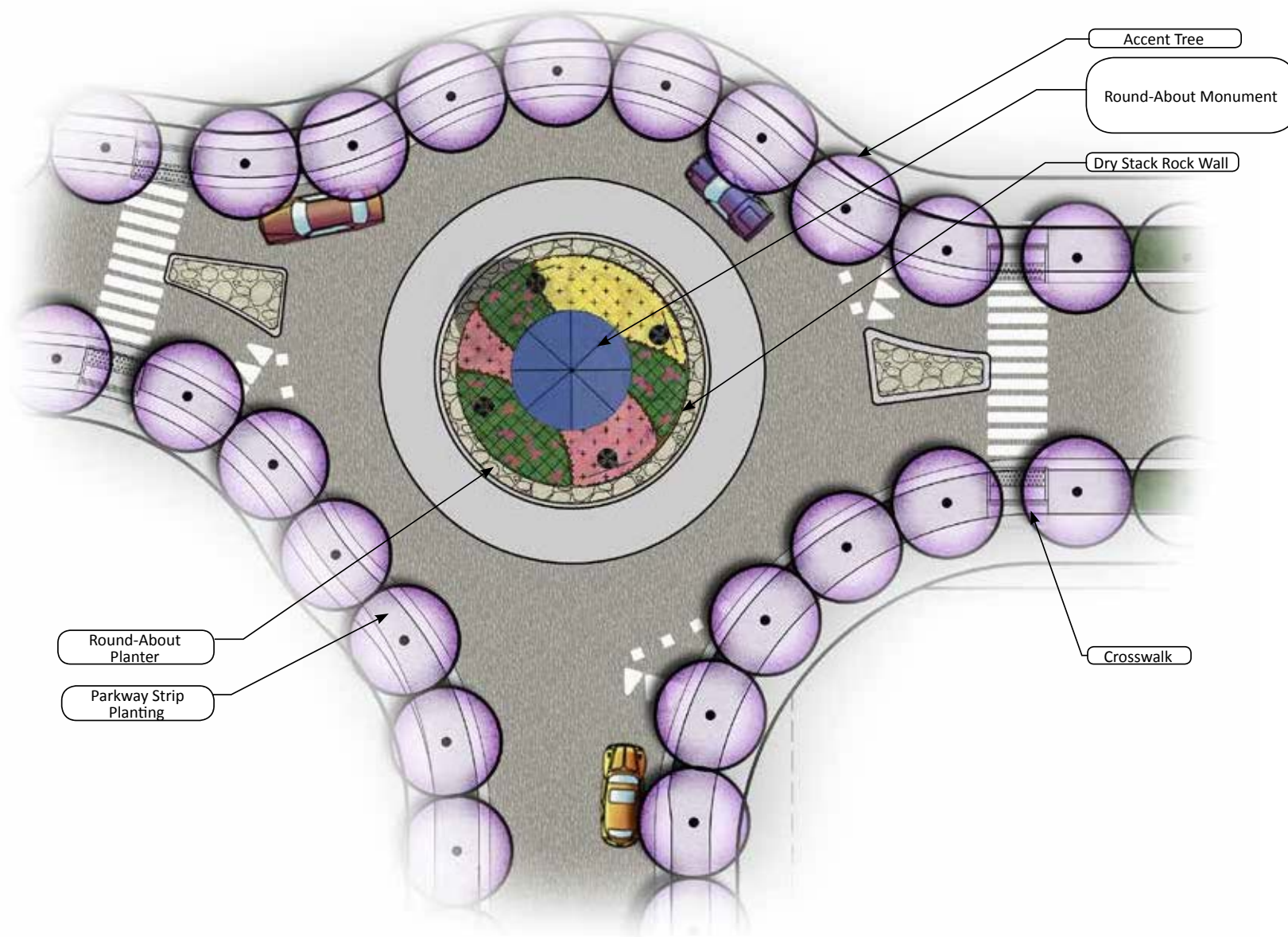
05.31.2018











Example Typical Round-a-bout



Example Traditional Buoy Monument with Signage

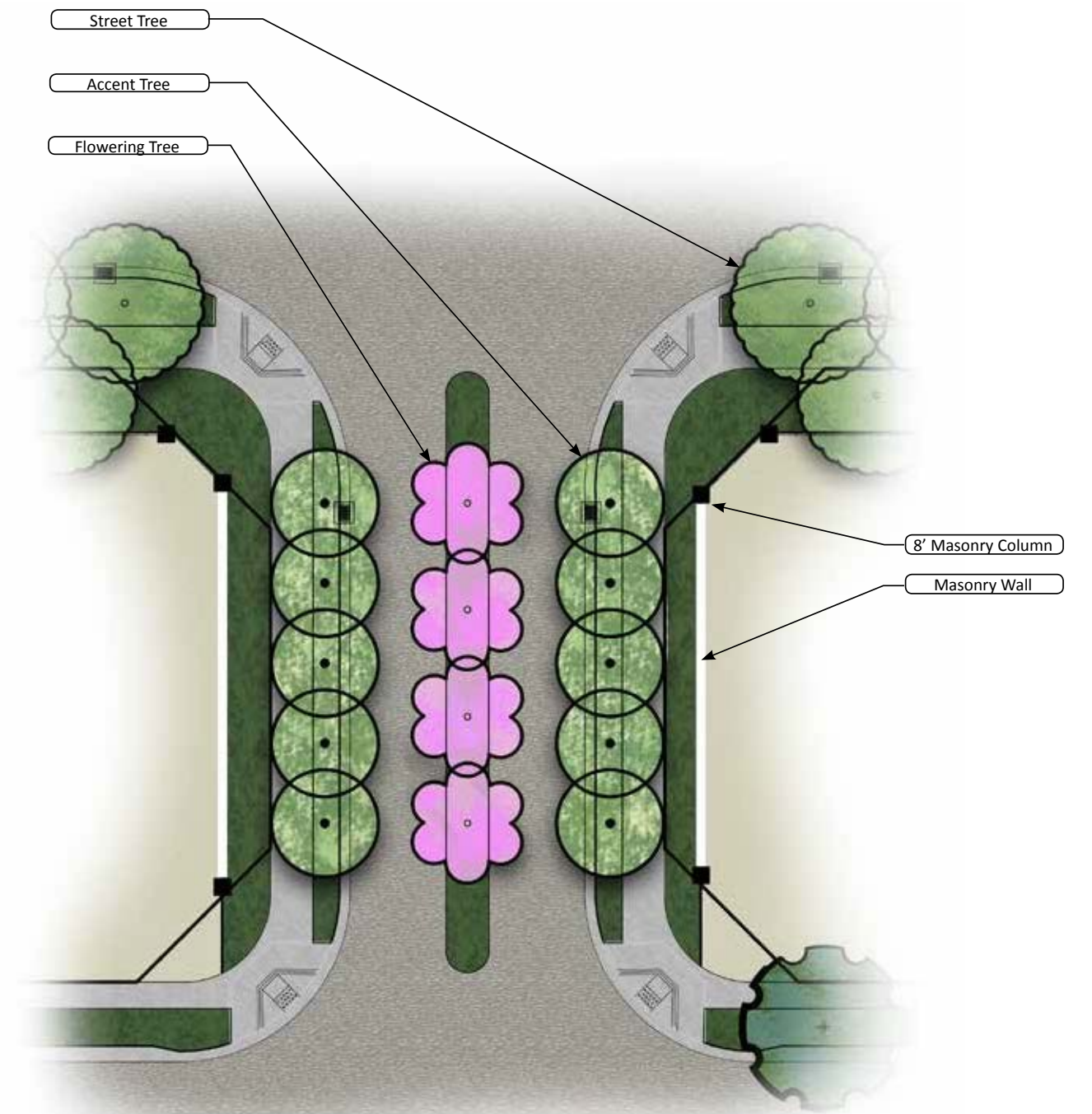
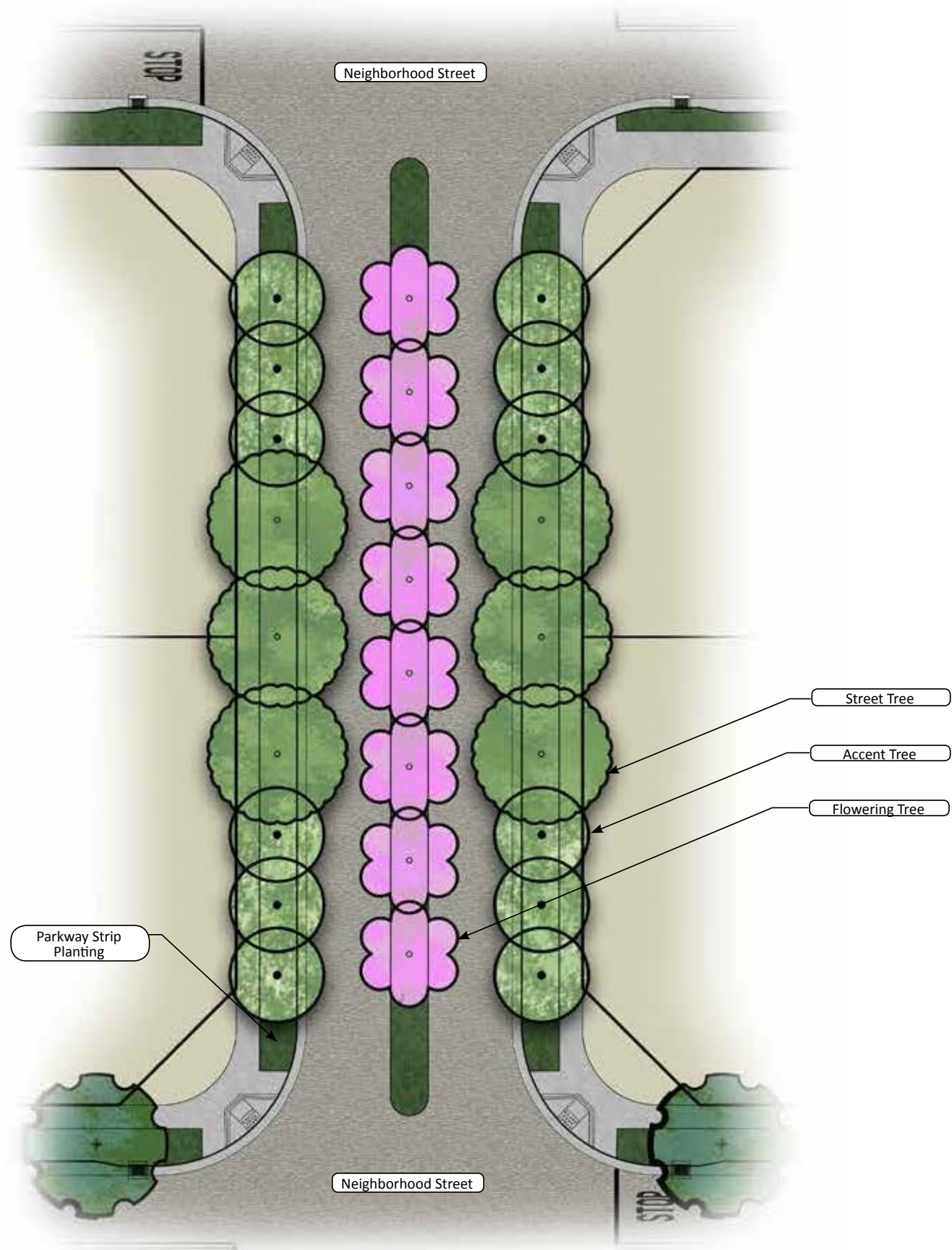


# NEIGHBORHOOD ENTRIES

Neighborhood entires have been identified to establish a more formal and traditional entrance to interior villages within Lakeside East District (Stage 2A). The entries will be defined by structured plantings that differentiate themselves from more naturalized riparian plantings of surrounding collector streets. Planting should include columnar trees along the edges of the roadways with flowering trees in entry medians.

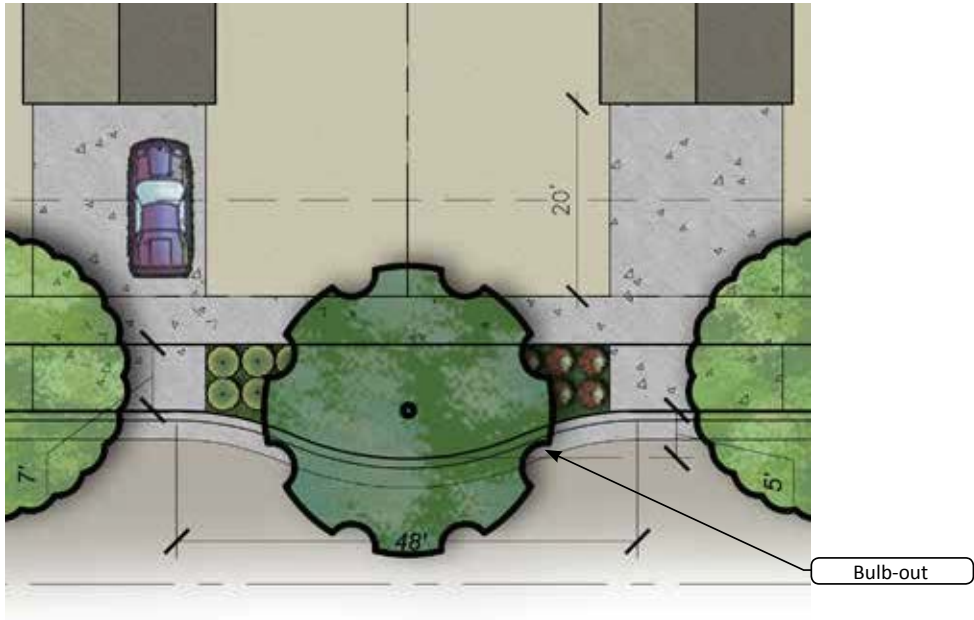








# BULB-OUTS



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

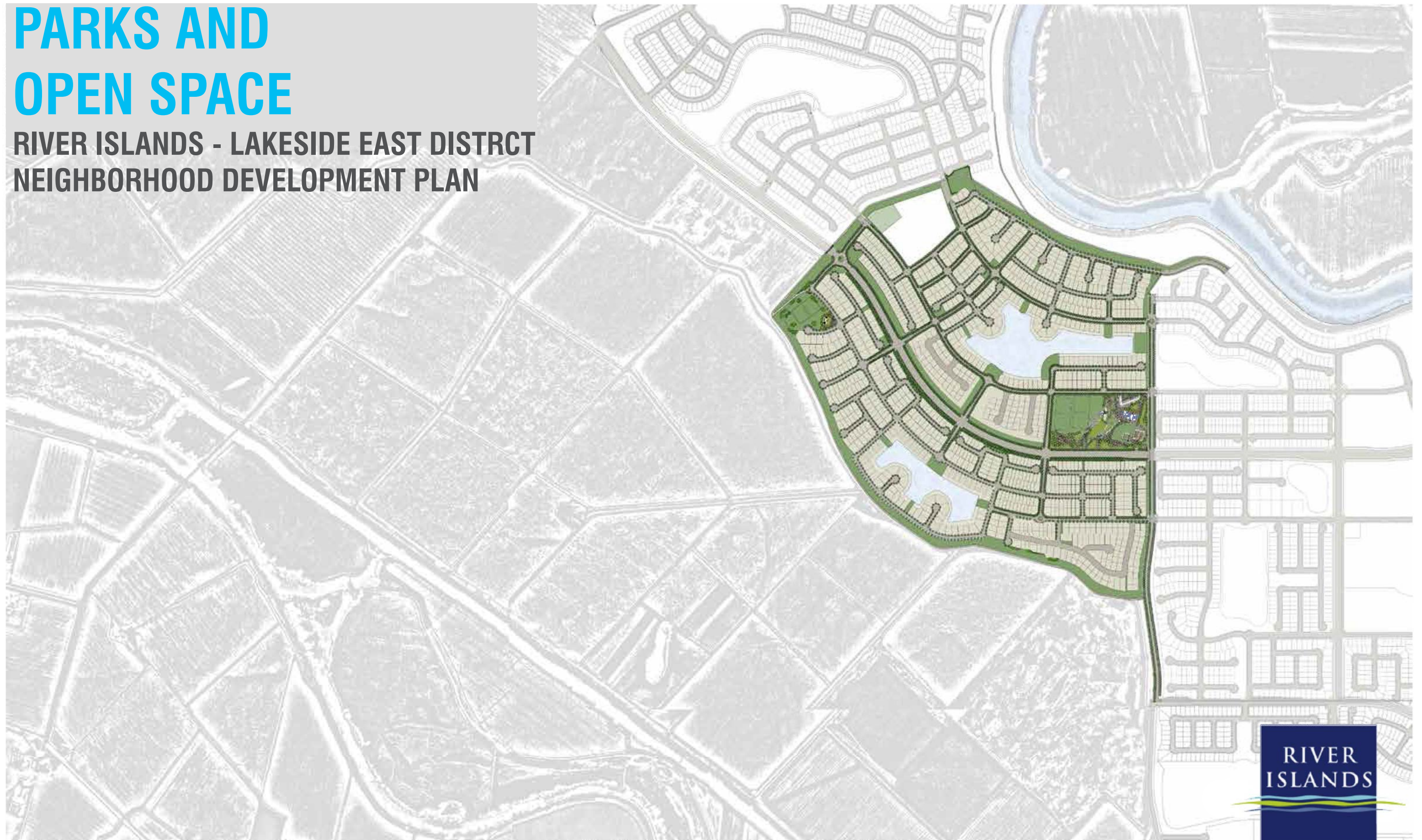


Bulb-out Section Detail



# PARKS AND OPEN SPACE

## RIVER ISLANDS - LAKESIDE EAST DISTRICT NEIGHBORHOOD DEVELOPMENT PLAN



RIVER  
ISLANDS



# MASTER PLAN INTENT

The 2018 Phase 1 Parks Master Plan replaces the 2007 Phase 1 Parks Master Plan and subsequent amendments, the most recent in 2015. The 2018 Master Plan lays out the network of neighborhood and community parks, trails, and paseos within the River Islands master planned community. In addition to parks and open spaces that offer varying scales and levels of passive and active recreation, the Master Plan highlights the relationship between the community and the San Joaquin River by providing opportunities for water-oriented, outdoor living and recreation.

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





PARK DESIGNATION MAP

| Park #                          | Park Name                            | Acreage | Quimby Act Requirement | Ownership |
|---------------------------------|--------------------------------------|---------|------------------------|-----------|
| Neighborhood Parks/Pocket Parks |                                      | 66.73   | 26.48                  |           |
| N1                              | Michael Vega Park (Phase 1A)         | 2.9     | X                      | RD 2062   |
| N2                              | Neighborhood Park A (Phase 1B)       | 2.0     | X                      | RD 2062   |
| N3                              | Neighborhood Park B (Phase 1B)       | 5.2     | X                      | RD 2062   |
| N4                              | Neighborhood Park C (Phase 1B)       | 3.1     | X                      | RD 2062   |
| N5                              | Lakeside Park (Phase 2B)             | 6.1     | X                      | RD 2062   |
| N6                              | Neighborhood Park D (Phase 1B)       | 2.1     | X                      | City      |
| N7                              | Neighborhood Park E (Phase 1B)       | 2.1     | X                      | RD 2062   |
| N8                              | Neighborhood Park F (Phase 2B)       | 4.6     | X                      | RD 2062   |
| N9                              | Neighborhood Park G (Phase 2B)       | 4.6     | X                      | RD 2062   |
| P1                              | Riverfront Pocket Park 18 (Phase 1A) | 0.13    |                        | RD 2062   |
| P2                              | Riverfront Pocket Park 17 (Phase 1A) | 0.08    |                        | RD 2062   |
| P3                              | Private Park                         | 0.32    |                        | RD 2062   |
| P4                              | Riverfront Pocket Park 16 (Phase 1A) | 0.11    |                        | RD 2062   |
| P5                              | Riverfront Pocket Park 15 (Phase 1A) | 0.15    |                        | RD 2062   |
| P6                              | Riverfront Pocket Park 14 (Phase 1A) | 0.14    |                        | RD 2062   |
| P7                              | Riverfront Pocket Park 13(Phase 1A)  | 0.22    |                        | RD 2062   |
| P8                              | Pocket Park 12 (Phase 1A)            | 0.18    |                        | RD 2062   |
| P9                              | Water Related Park D                 | 3.8     |                        | RD 2062   |
| P10                             | Water Related Park H                 | 5.0     |                        | RD 2062   |
| P11                             | Water Related Park A                 | 0.9     |                        | RD 2062   |
| P12                             | Pocket Park 9 (Phase 1B)             | 0.18    |                        | RD 2062   |
| P13                             | Pocket Park (Tot Lot)                | 0.74    |                        | RD 2062   |
| P14                             | Pocket Park 5 (Phase 1B)             | 0.09    |                        | RD 2062   |
| P15                             | Water Related Park G                 | 2.5     |                        | RD 2062   |
| P16                             | Pocket Park 10 (Phase 1A)            | 0.08    |                        | RD 2062   |
| P17                             | Pocket Park 11 (Phase 1A)            | 0.12    |                        | RD 2062   |
| P18                             | Water Related Park C                 | 0.7     |                        | RD 2062   |
| P19                             | Water Related Park B                 | 0.4     |                        | RD 2062   |
| P20                             | Pocket Park 8 (Phase 1B)             | 0.59    |                        | RD 2062   |
| P21                             | Pocket Park 7(Phase 1B)              | 0.15    |                        | RD 2062   |
| P22                             | Pocket Park 6 (Phase 2B)             | 0.16    |                        | RD 2062   |
| P23                             | Pocket Park 3(Phase 1B)              | 0.08    |                        | RD 2062   |
| P24                             | Pocket Park 4(Phase 1B)              | 0.10    |                        | RD 2062   |
| P25                             | Pocket Park 29(Phase 2A)             | 0.05    |                        | RD 2062   |
| P26                             | Water Related Park J (Phase 2A)      | 0.79    |                        | RD 2062   |
| P27                             | Water Related Park I (Phase 2A)      | 0.82    |                        | RD 2062   |
| P28                             | Pocket Park 21(Phase 2A)             | 0.34    |                        | RD 2062   |
| P29                             | Pocket Park 20 (Phase 2A)            | 0.24    |                        | RD 2062   |
| P30                             | Pocket Park 30                       | 0.07    |                        | RD 2062   |
| P31                             | Pocket Park 31                       | 0.15    |                        | RD 2062   |
| P32                             | Pocket Park 22 (Phase 2A)            | 0.10    |                        | RD 2062   |
| P33                             | Water Related Park K(Phase 2A)       | 0.70    |                        | RD 2062   |
| P34                             | Pocket Park 23(Phase 2A)             | 0.29    |                        | RD 2062   |
| P35                             | Pocket Park 24(Phase 2A)             | 0.15    |                        | RD 2062   |
| P36                             | Pocket Park 25(Phase 2A)             | 0.20    |                        | RD 2062   |
| P37                             | Water Related Park L (Phase 2A)      | 0.48    |                        | RD 2062   |
| P38                             | Pocket Park 30 (Phase 2A)            | 0.10    |                        | RD 2062   |
| P39                             | Neighborhood Park H (Phase 2A)       | 1.67    |                        | RD 2062   |
| P40                             | Pocket Park 1 (Phase 2B)             | 0.18    |                        | RD 2062   |
| P41                             | Lakeside Park 1 (Phase 2B)           | 1.75    |                        | RD 2062   |
| P42                             | Lakeside Park 2 (Phase 2B)           | 2.07    |                        | RD 2062   |
| P43                             | Pocket Park 26 (Phase 2B)            | 0.18    |                        | RD 2062   |
| P44                             | Pocket Park 27(Phase 2B)             | 0.29    |                        | RD 2062   |
| P45                             | Water Related Park N (Phase 2A)      | 0.77    |                        | RD 2062   |
| P46                             | Water Related Park M (Phase 2A)      | 0.48    |                        | RD 2062   |
| P47                             | Pocket Park 19 (Phase 2B)            | 0.92    |                        | RD 2062   |
| P48                             | Pocket Park 31 (Phase 2B)            | 0.70    |                        | RD 2062   |
| P49                             | Water Related Park I                 | 3.5     |                        | RD 2062   |
| P50                             | Pocket Park 50 (Phase 2B)            | 0.12    |                        | RD 2062   |

| Park # | Park Name | Acreage |
|--------|-----------|---------|
|--------|-----------|---------|

|       |                  |      |     |
|-------|------------------|------|-----|
| Lakes |                  |      | 157 |
| L1    | Sunset Lake East | 17.6 |     |
| L2    | Sunset Lake West | 13.6 |     |
| L3    | Lake Somerston   | 27.6 |     |
| L4    | Lake 4           | 3.3  |     |
| L5    | Lake 5           | 3.7  |     |
| L6    | Echo Lake        | 4.3  |     |
| L7    | Crystal Lake     | 12.4 |     |
| L8    | Lake 8           | 4.0  |     |
| L9    | Lake 9           | 9.1  |     |
| L10   | Lake 10          | 14.5 |     |
| L11   | Lake 11          | 7.8  |     |
| L12   | Lake 12          | 27.3 |     |
| L13   | Lake 13          | 11.8 |     |

|                               |                                       |        |  |
|-------------------------------|---------------------------------------|--------|--|
| Totals                        | (Does not include Private Park Space) |        |  |
| Parks & Water Rtd. Open Space | ---                                   | 116.83 |  |
| Storm System LA               | -----                                 | 12.1   |  |
| Landscape Open Space          | -----                                 | 33.08  |  |
| Total Landscape Area          | -----                                 | 162.01 |  |

| Park # | Park Name | Acreage | Quimby Act Requirement | Ownership |
|--------|-----------|---------|------------------------|-----------|
|--------|-----------|---------|------------------------|-----------|

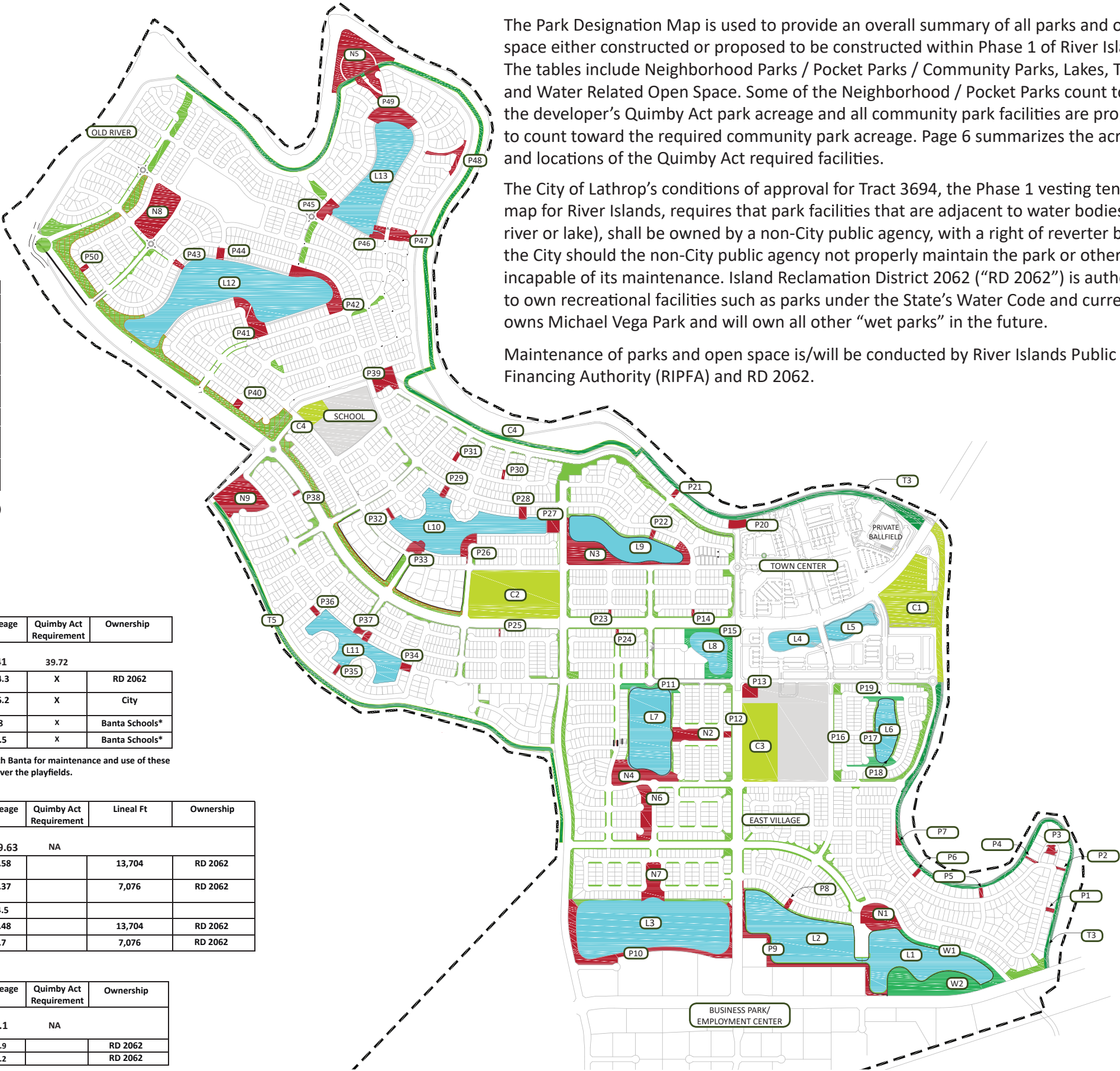
|                 |                                   |      |       |                |
|-----------------|-----------------------------------|------|-------|----------------|
| Community Parks |                                   | 41   | 39.72 |                |
| C1              | Town Center Community Park        | 14.3 | X     | RD 2062        |
| C2              | Future Community Park (Phase 2A)  | 16.2 | X     | City           |
| C3              | Elementary School Playfields (TC) | 8    | X     | Banta Schools* |
| C4              | Elementary School Playfields (LS) | 2.5  | X     | Banta Schools* |

\*City has entered into a joint use agreement with Banta for maintenance and use of these facilities and will have an easement recorded over the playfields.

| Park # | Park Name                                 | Acreage | Quimby Act Requirement | Lineal Ft | Ownership |
|--------|---|---------|------------------------|-----------|-----------|
| Trails |   | 169.63  | NA                     |           |           |
| T1     | Waterfront Linear Park - Phase 1A/1B      | 17.58   |                        | 13,704    | RD 2062   |
| T2     | Waterfront Linear Park - Phase 2A (North) | 31.37   |                        | 7,076     | RD 2062   |
| T3     | Waterfront Linear Park - Phase 2A         | 14.5    |                        |           |           |
| T4     | Interior Levee Trail                      | 98.48   |                        | 13,704    | RD 2062   |
| T5     | Interior levee Trail                      | 7.7     |                        | 7,076     | RD 2062   |

| Park # | Park Name | Acreage | Quimby Act Requirement | Ownership |
|--------|-----------|---------|------------------------|-----------|
|--------|-----------|---------|------------------------|-----------|

|                          |                      |     |    |         |
|--------------------------|----------------------|-----|----|---------|
| Water Related Open Space |                      | 9.1 | NA |         |
| W1                       | Water Related Park E | 1.9 |    | RD 2062 |
| W2                       | Water Related Park F | 7.2 |    | RD 2062 |



The Park Designation Map is used to provide an overall summary of all parks and open space either constructed or proposed to be constructed within Phase 1 of River Islands. The tables include Neighborhood Parks / Pocket Parks / Community Parks, Lakes, Trails, and Water Related Open Space. Some of the Neighborhood / Pocket Parks count towards the developer’s Quimby Act park acreage and all community park facilities are proposed to count toward the required community park acreage. Page 6 summarizes the acreage and locations of the Quimby Act required facilities.

The City of Lathrop’s conditions of approval for Tract 3694, the Phase 1 vesting tentative map for River Islands, requires that park facilities that are adjacent to water bodies (e.g. river or lake), shall be owned by a non-City public agency, with a right of reverter back to the City should the non-City public agency not properly maintain the park or otherwise be incapable of its maintenance. Island Reclamation District 2062 (“RD 2062”) is authorized to own recreational facilities such as parks under the State’s Water Code and currently owns Michael Vega Park and will own all other “wet parks” in the future.

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



PARK FACILITY REQUIREMENTS

| CURRENTLY PROPOSED RECREATIONAL FACILITIES |        |  |          |  |  |
|--|--------|--|----------|--|--|
| Applied to Quimby Act Requirement          | Park # | Park Name                                  | Acreage  | Primary Recreation Facilities (Includes Required Elements by COA)        | Additional Recreation Facilities (Not Mandatory)   |
| Community Parks                            |        |  |          |  |  |
| X  | C1     | Town Center Community Park                 | 14.3     | Basketball Courts(2), Tennis Courts(2), Volleyball Courts(2), Splash Pad | Community Center, Public Gardens, Picnic Areas, Playground, Restrooms, Parking Lot, Horseshoe Pits, Riverfront Trail |
| X  | C2     | East Village Community Park                | 16.2     | Basketball Courts(2), Lighted Softball Diamond, Lighted Football Field   | Play Lot, Shade Structures, Picnic Areas, Restrooms, Parking Lot   |
|  |        |  |          | Multi-Play Court, Tennis Courts(2)                                       | Multi-Use Trail, Nature Interpretation, Fishing Piers, Picnic Areas, Fitness Equipment, Distance Signage/Markings    |
| X  | C3     | Elementary School Play Field (Town Center) | 8        | Basketball Courts, Youth Ballfields, Youth Soccer Fields                 |  |
| X  | C4     | Elementary School Play Field (LS)          | 2.5      | Basketball Courts, Youth Ballfields, Youth Soccer Fields                 |  |
|  |        |  |          |  |  |
|  |        |  | Subtotal | 41   | Required by COA's = 39.72 Acres based on 4,284 units   |
| Neighborhood Parks                         |        |  |          |  |  |
| X  | N1     | Michael Vega Park                          | 2.9      | Youth Soccer Field   | Play Lot, Shade Structure, Picnic Area   |
| X  | N2     | Somerston Park                             | 2        | Playground   | Shade Structure, Picnic Area, Dock Area, Boating   |
| X  | N3     | Reflections Park                           | 5.2      | Youth Soccer Field, Basketball Court, Volleyball Court, Playground       | Play Lot, Shade Structure, Picnic Areas, Nature Interpretation   |
| X  | N4     | Crystal Cove Park                          | 3.1      | Softball Field, Basketball Court, Beach Area, Dog Park                   | Lake Viewing, Shade Structure, Moon Light Garden, Restrooms  |
| X  | N5     | Lakeside Park                              | 6.1      | Basketball Court, Adult Softball Diamond                                 | Play Lot, Shade Structure, Picnic Area, Restrooms  |
| X  | N6     | Summer House Park                          | 2.1      | Ping Pong Tables   | Succulent Garden, Hammock Garden   |
|  |        |  |          |  |  |
| X  | N7     | Summer House Park                          | 2.1      |  | Play Lot, Shade Structure, Dock, Picnic Areas, Lake Viewing, Nature Interpretation                                   |
| X  | N8     | Neighborhood Park F                        | 4.6      | Youth Soccer Fields(2), Basketball Court                                 | Play Lot, Shade Structure, Picnic Areas  |
| X  | N9     | Neighborhood Park G                        | 4.6      |  | Play Lot, Picnic Area, Shade Structure   |
|  |        |  | Subtotal | 32.7   | Required by COA's = 26.48 Acres based on 4,284 units   |
| Pocket Parks                               |        |  |          |  |  |
|  | P1     | Riverfront Pocket Park 18 (Phase 1A)       | 0.13     |  | River Viewing, Trail Corridor  |
|  | P2     | Riverfront Pocket Park 17 (Phase 1A)       | 0.08     |  | River Viewing, Trail Corridor  |
|  | P3     | Private Park                               | 0.32     |  | Bocce courts, Boathouse  |
|  | P4     | Riverfront Pocket Park 16 (Phase 1A)       | 0.11     |  | River Viewing, Trail Corridor  |
|  | P5     | Riverfront Pocket Park 15 (Phase 1A)       | 0.15     |  | River Viewing, Trail Corridor  |
|  | P6     | Riverfront Pocket Park 14 (Phase 1A)       | 0.14     |  | River Viewing, Trail Corridor  |
|  | P7     | Riverfront Pocket Park 13 (Phase 1A)       | 0.22     |  | River Viewing, Trail Corridor  |
|  | P8     | Pocket Park 12 (Phase 1A)                  | 0.18     |  | Lake Viewing, Dock Area, Boating   |
|  | P9     | Water Related Park D                       | 3.8      |  | 30' width (incl. 15' bench & 12' paved trail - Employment Side Only)   |
|  | P10    | Water Related Park H                       | 5        |  | 30' width (incl. 15' bench & 12' paved trail - Employment Side Only)   |
|  | P11    | Water Related Park A                       | 0.9      |  |  |
|  | P12    | Pocket Park 9 (Phase 1B)                   | 0.18     |  | Access Path / Seating  |
|  | P13    | Pocket Park (Tot Lot)                      | 0.74     |  |  |
|  | P14    | Pocket Park 5 (Phase 1B)                   | 0.09     |  | Access Path / Seating  |
|  | P15    | Water Related Park G                       | 2.5      |  | Lake Viewing, Dock Area, Boating   |
|  | P16    | Pocket Park 10 (Phase 1A)                  | 0.08     |  | Access Path / Seating  |
|  | P17    | Pocket Park 11 (Phase 1A)                  | 0.12     |  | Lake Viewing, Dock Area, Boating   |
|  | P18    | Water Related Park C                       | 0.7      |  | Lake Viewing, Dock Area, Boating   |
|  | P19    | Water Related Park B                       | 0.4      |  | Lake Viewing, Dock Area, Boating   |
|  | P20    | Pocket Park 8 (Phase 1B)                   | 0.59     |  | River Viewing, Trail Corridor  |
|  | P21    | Pocket Park 7 (Phase 1B)                   | 0.15     |  | River Viewing, Trail Corridor  |
|  | P22    | Pocket Park 6 (Phase 1B)                   | 0.16     |  | Lake Viewing, Dock Area, Boating   |
|  | P23    | Pocket Park 3 (Phase 1B)                   | 0.08     |  | Access Path / Seating  |
|  | P24    | Pocket Park 4 (Phase 1B)                   | 0.1      |  | Access Path / Seating  |
|  | P25    | Pocket Park 29 (Phase 2A)                  | 0.05     |  | Access Path / Seating  |
|  | P26    | Water Related Park J (Phase 2A)            | 0.79     |  | Access Path / Seating  |
|  | P27    | Water Related Park I (Phase 2A)            | 0.82     |  | Lake Viewing, Dock Area, Boating   |
|  | P28    | Pocket Park 21 (Phase 2A)                  | 0.34     |  | Lake Viewing, Dock Area, Boating   |
|  | P29    | Pocket Park 20 (Phase 2A)                  | 0.24     |  | Lake Viewing, Dock Area, Boating   |
|  | P30    | Pocket Park 30                             | 0.07     |  | Access Path / Seating  |
|  | P31    | Pocket Park 31                             | 0.15     |  | Access Path / Seating  |
|  | P32    | Pocket Park 22 (Phase 2A)                  | 0.1      |  | Lake Viewing, Dock Area, Boating   |
|  | P33    | Water Related Park K (Phase 2A)            | 0.7      |  | Lake Viewing, Dock Area, Boating   |
|  | P34    | Pocket Park 23 (Phase 2A)                  | 0.29     |  | Lake Viewing, Dock Area, Boating   |
|  | P35    | Pocket Park 24 (Phase 2A)                  | 0.15     |  | Lake Viewing, Dock Area, Boating   |
|  | P36    | Pocket Park 25 (Phase 2A)                  | 0.2      |  | Lake Viewing, Dock Area, Boating   |
|  | P37    | Water Related Park K (Phase 2A)            | 0.48     |  | Lake Viewing, Dock Area, Boating   |
|  | P38    | Pocket Park 30 (Phase 2A)                  | 0.1      |  | Access Path / Seating  |
|  | P39    | Neighborhood Park H (Phase 2A)             | 1.67     |  | River Viewing, Trail Corridor  |
|  | P40    | Pocket Park 1 (Phase 2B)                   | 0.18     |  | Access Path / Seating  |
|  | P41    | Lakeside Park 1 (Phase 2B)                 | 1.75     |  | Lake Viewing, Dock Area, Boating   |
|  | P42    | Lakeside Park 2 (Phase 2B)                 | 2.07     |  | Lake Viewing, Dock Area, Boating   |
|  | P43    | Pocket Park 26 (Phase 2B)                  | 0.18     |  | Lake Viewing, Dock Area, Boating   |
|  | P44    | Pocket Park 27 (Phase 2B)                  | 0.29     |  | Lake Viewing, Dock Area, Boating   |
|  | P45    | Water Related Park N (Phase 2A)            | 0.77     |  | Lake Viewing, Dock Area, Boating   |
|  | P46    | Water Related Park M (Phase 2A)            | 0.48     |  | Lake Viewing, Dock Area, Boating   |
|  | P47    | Pocket Park 19 (Phase 2B)                  | 0.92     |  | River Viewing, Trail Corridor  |
|  | P48    | Pocket Park 31 (Phase 2B)                  | 0.7      |  | River Viewing, Trail Corridor  |
|  | P49    | Water Related Park I                       | 3.5      |  | Lake Viewing, Dock Area, Boating   |
|  | P50    | Pocket Park (Phase 2B)                     | 0.12     |  | Access Path / Seating  |
|  |        |  | Subtotal | 34.03  |  |
| Water Related Open Space                   |        |  |          |  |  |
|  | W1     | Water Related Park E                       | 1.9      |  |  |
|  | W2     | Water Related Park F                       | 7.2      |  |  |
|  |        |  |          |  |  |
|  |        | Total                                      | 9.1      |  |  |
| Total Acreage Summary                      |        |  |          |  |  |
|  |        | Community Parks                            | 41       |  |  |
|  |        | Neighborhood Parks                         | 32.7     |  |  |
|  |        | Pocket Parks                               | 34.03    |  |  |
|  |        | Parks Total                                | 107.73   |  |  |
|  |        | Quimby Act Total                           | 73.7     |  |  |
|  |        | Total Parks and Water Related Open Space   | 116.83   |  |  |
|  |        | Water Related Open Space                   | 9.1      |  |  |
|  |        | Lakes                                      | 157      |  |  |
|  |        | Landscape Open Space                       | 33.08    |  |  |
|  |        | Storm System Landscaping (Swales)          | 12.1     |  |  |
|  |        | Total - All Open Space                     | 328.11   |  |  |
|  |        | Total Site Acreage                         | 1487     |  |  |
|  |        | Total Parks and Open Space %               | 22.07%   |  |  |

Condition 116 of Vesting Tentative Map 3694 requires a minimum number and size (in acres) of various recreational facilities for Phase 1 of River Islands. The table to the left summarizes each facility and the acreage per facility required. The table above summarizes where the facilities will be located in each park, along with other facilities that are not required by Condition 116. The City has the discretion to substitute certain facilities to provide more flexibility in programming. For instance, a multi-use field may be constructed that can accommodate both softball and baseball, but credit shall be given for the specific facility shown in Condition 116. It should be noted also, that in the summary table to the left, primary facilities listed included mandatory elements required by Condition 116 or otherwise required by the City and “additional recreational facilities” include facilities not required by conditions of approval.

Minimum Facility Requirements - Condition 116

| Design Element         | Population Standard    | Acreage Guidelines   |
|------------------------|------------------------|----------------------|
| Basketball Courts      | 1 per 3,750 residents  | 0.7 acres per court  |
| Tennis Courts          | 1 per 3,750 residents  | 0.2 acres per court  |
| Volleyball Courts      | 1 per 5,000 residents  | 0.2 acres per court  |
| Baseball Diamonds      | 1 per 15,000 residents | 3.0 acres per field  |
| Lighted Diamonds       | 1 per 15,000 residents | 3.0 acres per field  |
| Softball Diamonds      | 1 per 2,500 residents  | 2.3 acres per field  |
| Lighted Diamonds       | 1 per 15,000 residents | 2.3 acres per field  |
| Football Fields        | 1 per 10,000 residents | 15 acres per field   |
| Soccer Fields          |                        |                      |
| Adult                  | 1 per 3,000 residents  | 2.2 acres per field  |
| Youth                  | 1 per 5,000 residents  | 13 acres per field   |
| Multi-Play Court       | 1 per 10,000 residents | 0.46 acres per court |
| (Public) Swimming Pool | 1 per 20,000 residents | 1.5 acres per pool   |

FOR REFERENCE ONLY -  
PLEASE REFER TO THE PHASE 1 PARKS  
MASTER PLAN FOR MORE INFORMATION



PARCEL N9



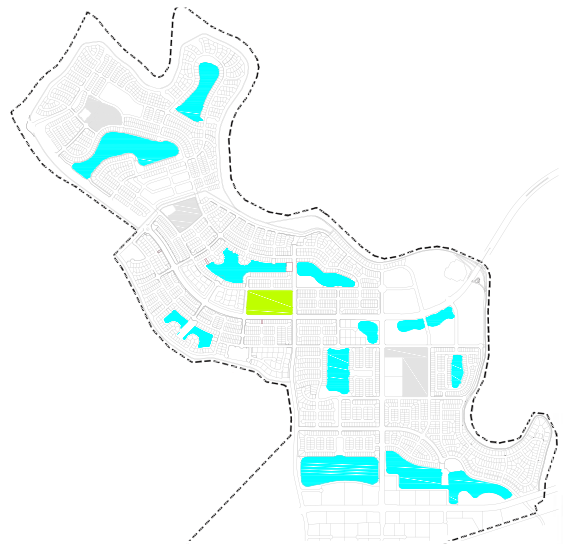
Key map



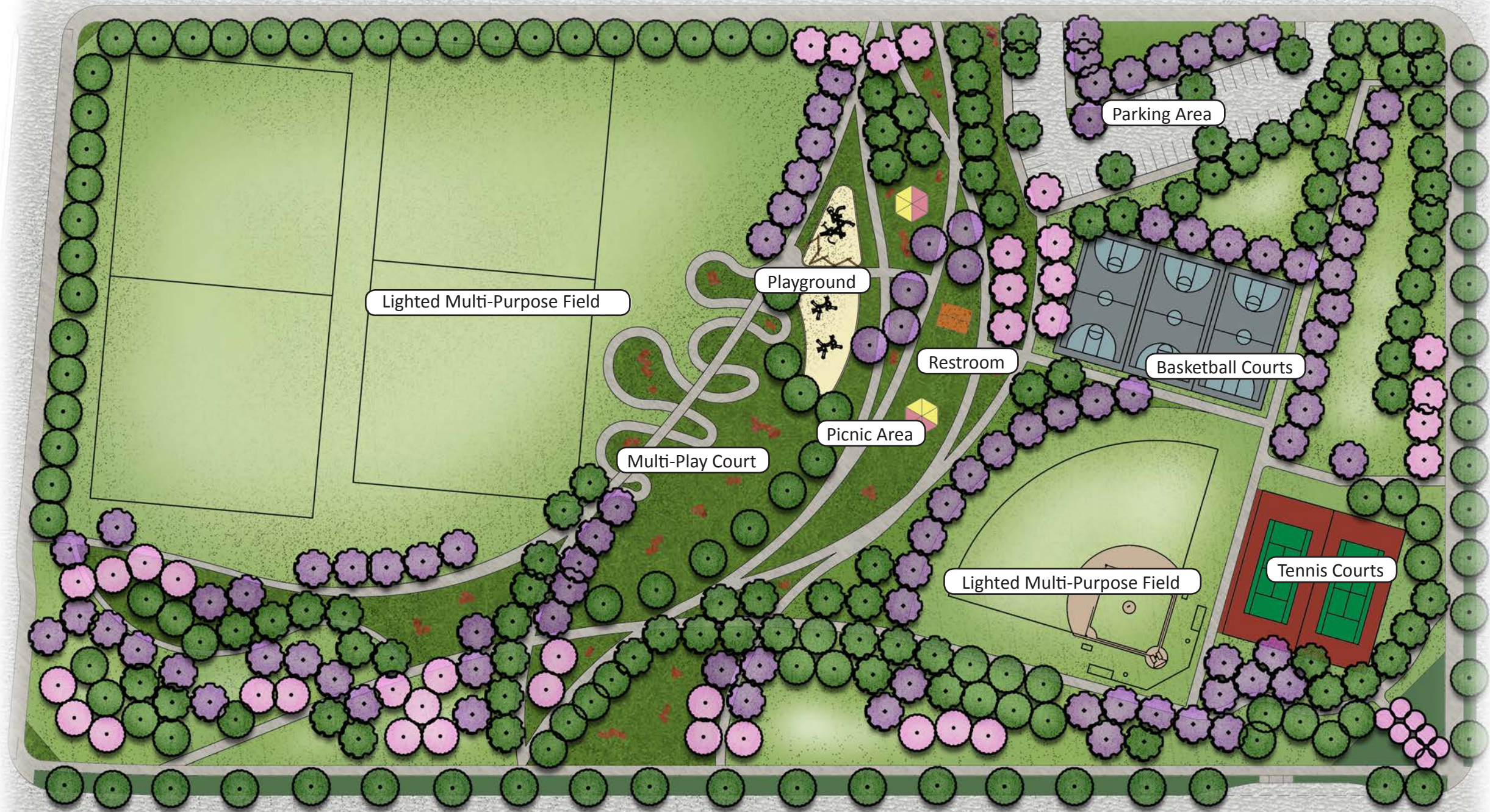
Not to Scale



# COMMUNITY PARK C2



Key map





# WATER-RELATED POCKET PARKS

The concept of water based property frontage within the River Islands master plan continues in Lakeside East District (Stage 2A) on two lakes for single family detached homes. Lots and open space areas that front onto these lakes should present a canvas of creative and useful spaces that accommodate pedestrian activities for recreation and relaxation while providing views of the lakes and wildlife prevalent there. Landscape occurring behind single family detached parcels should create visual interest through a palette of plant material that contains varying textures, heights, and year round color variation in both flower and leaf color. Park spaces should celebrate the connection to the water and encourage both active and passive recreation to maximize this resource.

Lots with back yard lake frontage shall maintain visual access from adjacent parcels to encourage visual access to surrounding spaces. No trees shall be planted along slopes outside of the backyard fenced areas. 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 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 lake areas from interior spaces of homes adjacent to any lakes.

Each lot with immediate access to a lake shall have a shared dock. A landing at the tops of 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.

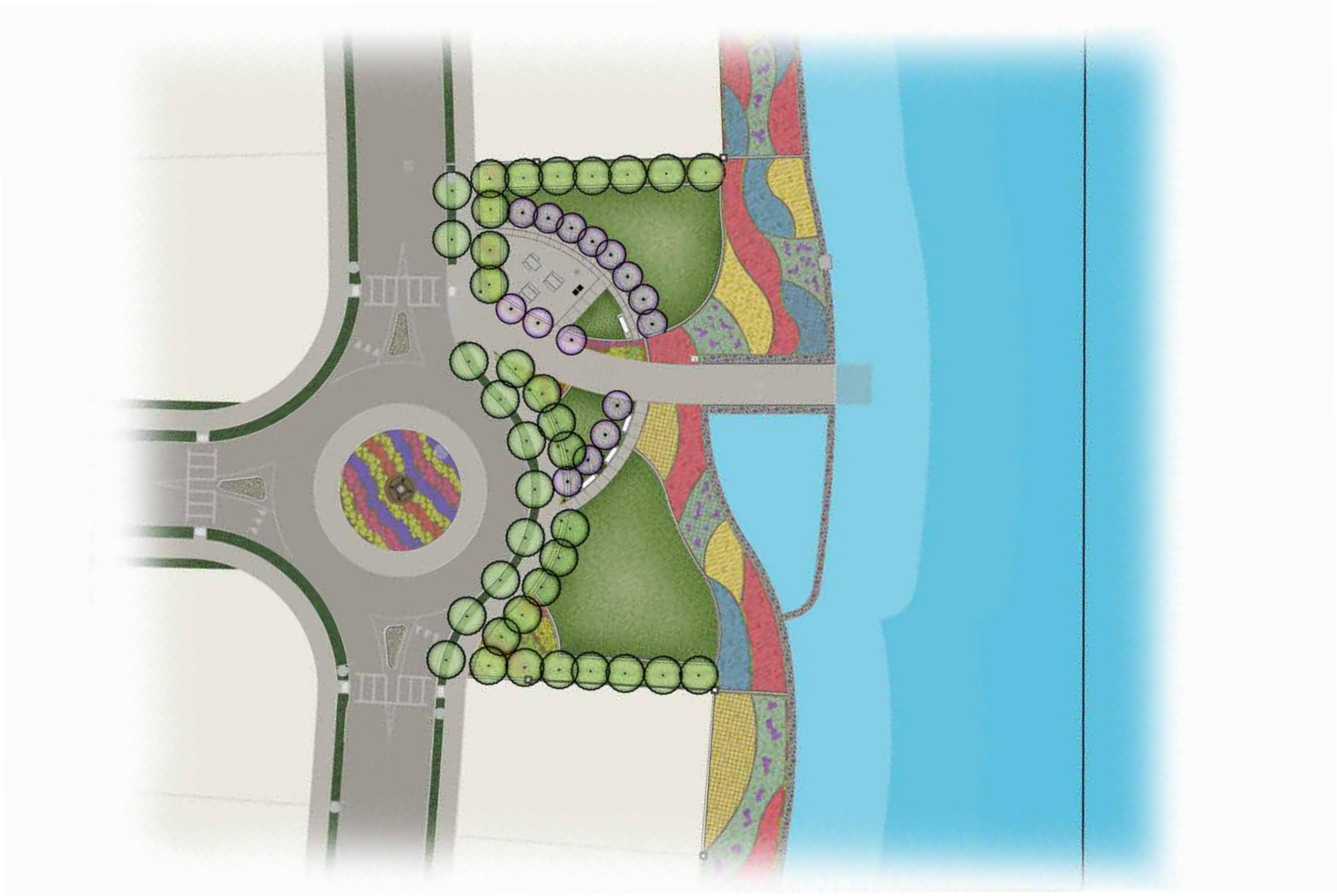
No individual lot shall deviate, in design or concept, from the landscape area or dock design without prior approval from the River Islands Architectural Review Board (RIARB).

| Lakeside Open Space Legend |           |
|----------------------------|-----------|
| FEATURE AREA               | PARK NAME |
| <div></div>                | P28       |
| <div></div>                | P29       |
| <div></div>                | P32       |
| <div></div>                | P34       |
| <div></div>                | P35       |
| <div></div>                | P36       |
| <div></div>                | P26       |
| <div></div>                | P27       |
| <div></div>                | P33       |
| <div></div>                | P37       |





WATER RELATED PARK



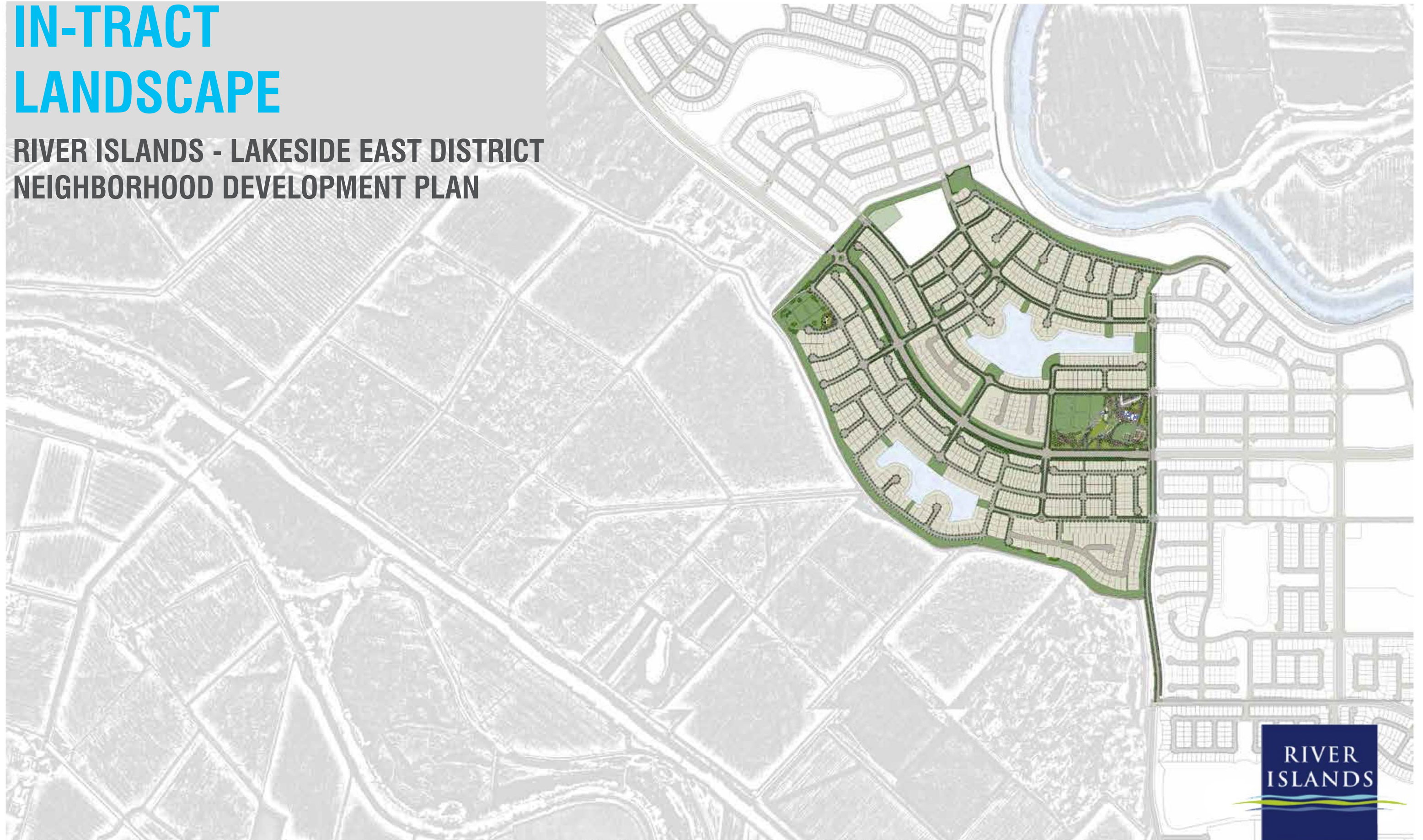






# IN-TRACT LANDSCAPE

## RIVER ISLANDS - LAKESIDE EAST DISTRICT NEIGHBORHOOD DEVELOPMENT PLAN



RIVER  
ISLANDS



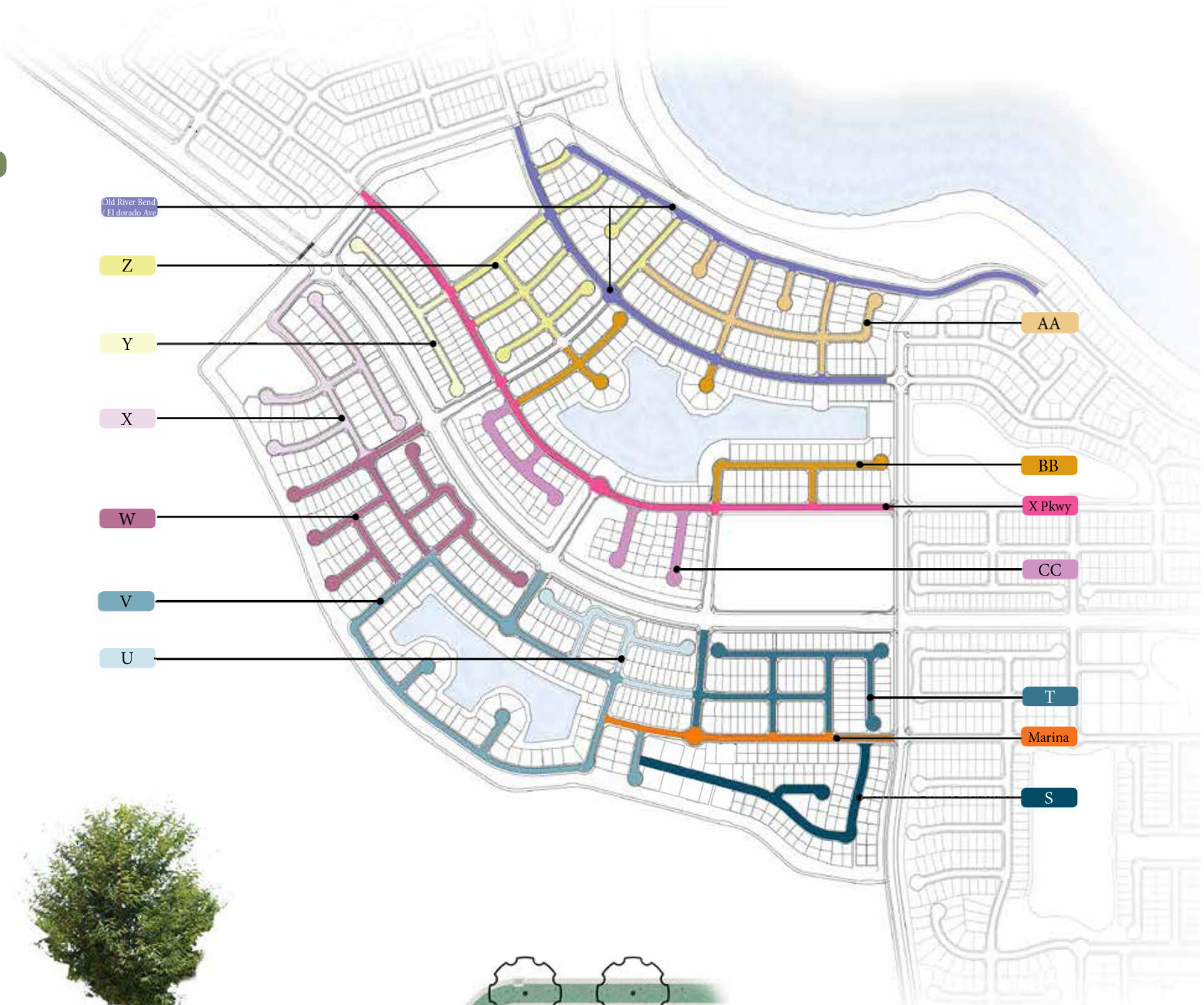
Parkway Strips

PARKWAY STRIP MASTER PLANT LIST

| VILLAGE                         | STREET DIRECTION         | BOTANICAL NAME  | PLANT SPACING        |
|---------------------------------|--------------------------|---|----------------------|
| Y                               | East/West<br>North/South | Teucrium c. 'Prostratus'<br>Cotoneaster dammeri 'Coral Beauty'              | 36" O.C.<br>36" O.C. |
| Z                               | East/West<br>North/South | Aptenia c. 'Red Apple'<br>Cotoneaster dammeri 'Coral Beauty'                | 36" O.C.<br>36" O.C. |
| AA                              | East/West<br>North/South | Arctostaphylos 'Pacific Mist'<br>Cotoneaster dammeri 'Coral Beauty'         | 36" O.C.<br>36" O.C. |
| BB                              | East/West<br>North/South | Rosa 'White Meidiland'<br>Cotoneaster dammeri 'Coral Beauty'                | 36" O.C.<br>36" O.C. |
| X                               | East/West<br>North/South | Rosmarinus offic. 'Huntington Carpet'<br>Cotoneaster dammeri 'Coral Beauty' | 36" O.C.<br>36" O.C. |
| CC                              | East/West<br>North/South | Cistus Salvifolius<br>Rosa x 'Noala'  | 36" O.C.<br>36" O.C. |
| W                               | East/West<br>North/South | Coprosa p. 'Verde Vista'<br>Cotoneaster Dammeri 'Coral Beauty'              | 36" O.C.<br>36" O.C. |
| U                               | East/West<br>North/South | Teurium c. 'Prostratus'<br>Rosa 'White Meidiland'                           | 36" O.C.<br>36" O.C. |
| V                               | East/West<br>North/South | Arctostaphylos 'Pacific Mist'<br>Juniper                                    | 36" O.C.<br>36" O.C. |
| T                               | East/West<br>North/South | Aptenia c. 'Red Apple'<br>Myoporum pavifolium                               | 36" O.C.<br>36" O.C. |
| S                               | East/West<br>North/South | Cistus Salvifolius<br>Myoporum pavifolium                                   | 36" O.C.<br>36" O.C. |
| Old River Bend<br>El dorado Ave | East/West                | Coprosma p. 'Verde Vista'   | 36" O.C.             |
| X Pkwy                          | East/West                | Rosa x 'Noala'  | 36" O.C.             |
| Marina                          | East/West                | Aptenia c. 'Red Apple'  | 36" O.C.             |

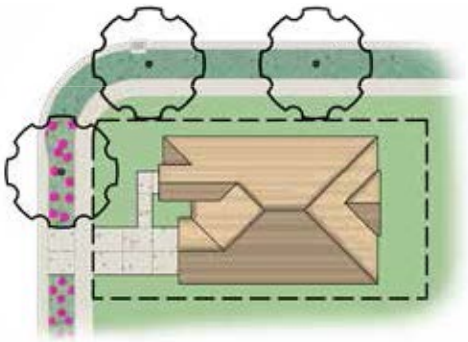
PARKWAY STRIP PLANT LIST

| BOTANICAL NAME                        | COMMON NAME                |
|---------------------------------------|----------------------------|
| Aptenia c. 'Red Apple'                | Baby Sun Rose              |
| Coprosma p. 'Verde Vista'             | Coprosma                   |
| Cotoneaster dammeri 'Coral Beauty'    | Bearberry Cotoneaster      |
| Arctostaphylos 'Pacific Mist'         | Manzanita                  |
| Cistus Salvifolius                    | Sageleaf Rockrose          |
| 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                  |
| Rosmarinus O. 'Prostratus'            | Dwraf Rosemary             |
| Juniper                               | Juniper                    |



PARKSTRIP SECTION

NOT TO SCALE



TYPICAL PARKSTRIP PLANTING SCHEME

NOT TO SCALE



Street Trees

STREET TREE MASTER LIST

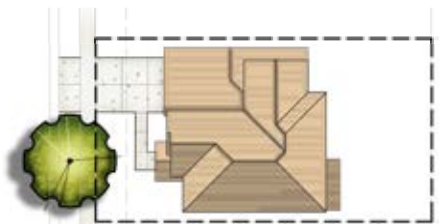
| VILLAGE | STREET DIRECTION         | BOTANICAL NAME   | COMMON NAME  |
|---------|--------------------------|--|--|
| S       | North/South<br>East/West | Acer rubrum 'October Glory'<br>Ginkgo biloba             | October Glory Red Maple<br>Ginkgo                        |
| T       | North/South<br>East/West | Acer rubrum 'October Glory'<br>Pistacia c. 'Keith Davey' | October Glory Red Maple<br>Keith Davey Chinese Pistache  |
| U       | North/South<br>East/West | Ulmus p. 'Drake'<br>Pistacia c. 'Keith Davey'            | Chinese Evergreen Elm<br>Keith Davey Chinese Pistache    |
| V       | North/South<br>East/West | Ulmus p. 'Drake'<br>Pistacia c. 'Keith Davey'            | Chinese Evergreen Elm<br>Keith Davey Chinese Pistache    |
| W       | North/South<br>East/West | Ulmus p. 'Drake'<br>Pistacia c. 'Keith Davey'            | Chinese Evergreen Elm<br>Keith Davey Chinese Pistache    |
| X       | North/South<br>East/West | Ginkgo biloba<br>Pistacia c. 'Keith Davey'               | Ginkgo<br>Keith Davey Chinese Pistache                   |
| Y       | North/South<br>East/West | Tilia c. 'Greenspire'<br>Platanus a. 'Columbia'          | Greenspire Little-Leaf Linden<br>Columbia Plane Tree     |
| Z       | North/South<br>East/West | Chitalpa t. 'Pink Dawn'<br>Zelkova serrata 'Green Vase'  | Pink Dawn Chitalpa<br>Green Vase Zelkova                 |
| AA      | North/South<br>East/West | Acer rubrum 'October Glory'<br>Tilia c. 'Greenspire'     | October Glory Red Maple<br>Greenspire Little-Leaf Linden |
| BB      | North/South<br>East/West | Platanus a. 'Columbia'<br>Quercus coccinea               | Columbia Plane Tree<br>Scarlet Oak                       |
| CC      | North/South<br>East/West | Acer rubrum 'Redpointe'<br>Chitalpa t. 'Pink Dawn'       | Redpointe Maple<br>Pink Dawn Chitalpa                    |

STREET TREE LIST BY CONNECTOR STREET

| STREET              | BOTANICAL NAME               | COMMON NAME                   |
|---------------------|------------------------------|-------------------------------|
| Old River Bend Rd.  | Malus 'Prairifire'           | Flowering Crabapple           |
| El Dorado Ave.      | Ginkgo biloba                | Ginkgo                        |
| X Pkwy.             | Ulmus p. 'Drake'             | Chinese Evergreen Elm         |
| River Islands Pkwy. | Quercus coccinea             | Scarlet Oak                   |
| Marina Dr.          | Tilia c. 'Greenspire'        | Greenspire Little-Leaf Linden |
| Dell'Oso Dr.        | Chitalpa t. 'Pink Dawn'      | Pink Dawn Chitalpa            |
| F Street            | Zelkova s. 'Green Vase'      | Green Vase Zelkova            |
| X Street            | Carpinus b. 'Franz Fontaine' | Franz Fontaine Hornbeam       |
| E Street            | Quercus lobata               | Valley Oak                    |
| T Street            | Tilia c. 'Greenspire'        | Greenspire Linden             |
| 52 Street           | Chitalpa t. 'Pink Dawn'      | Pink Dawn Chitalpa            |

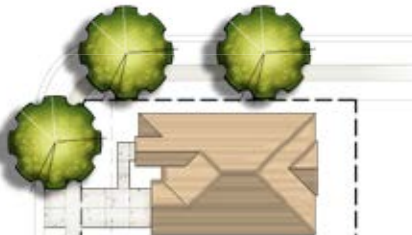
ACCENT TREE LIST

| 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   |



TYPICAL INTERNAL LOT STREET TREE PLANTING

SCALE: 1"=20'



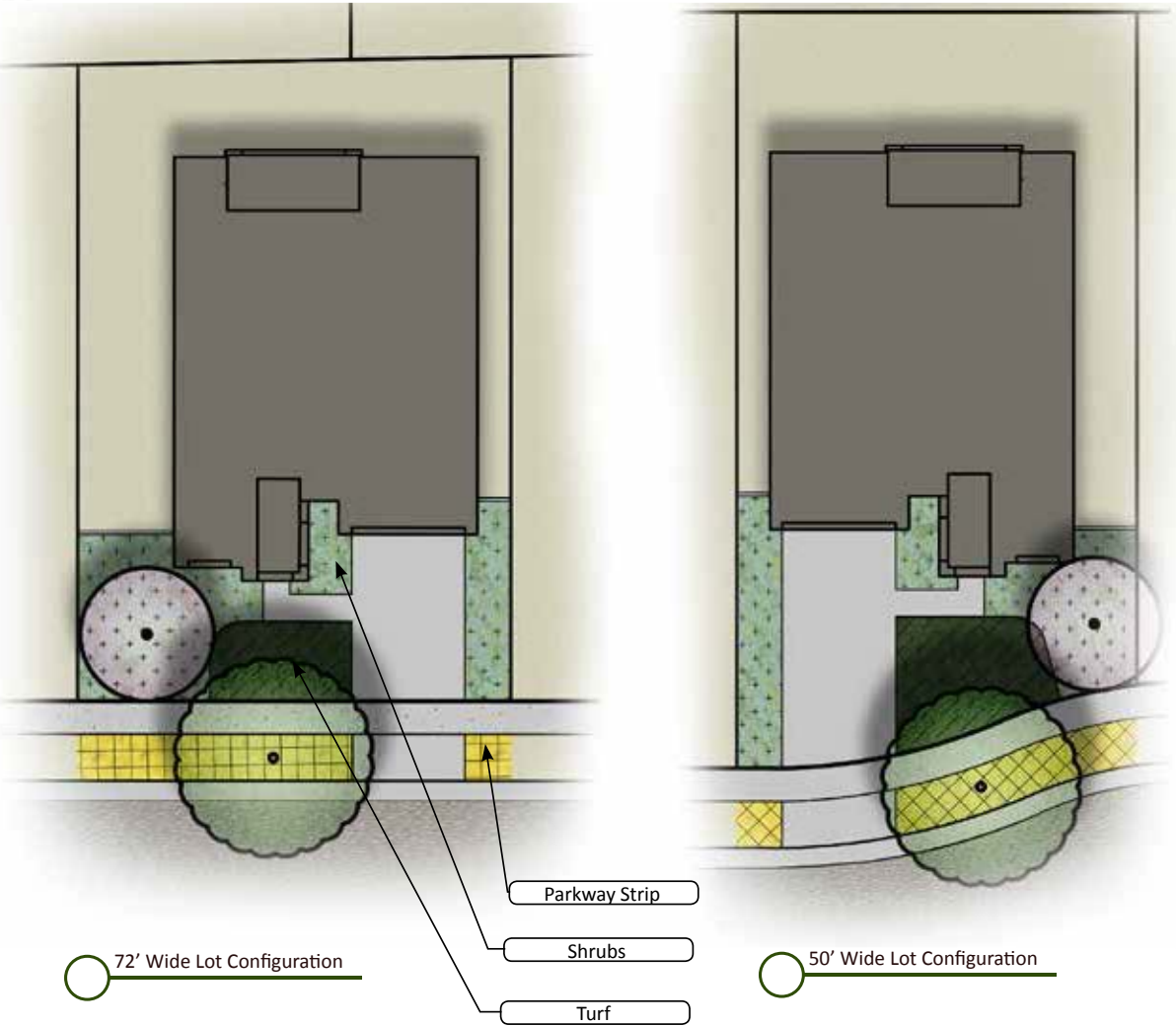
TYPICAL CORNER LOT STREET TREE PLANTING

SCALE: 1"=20'

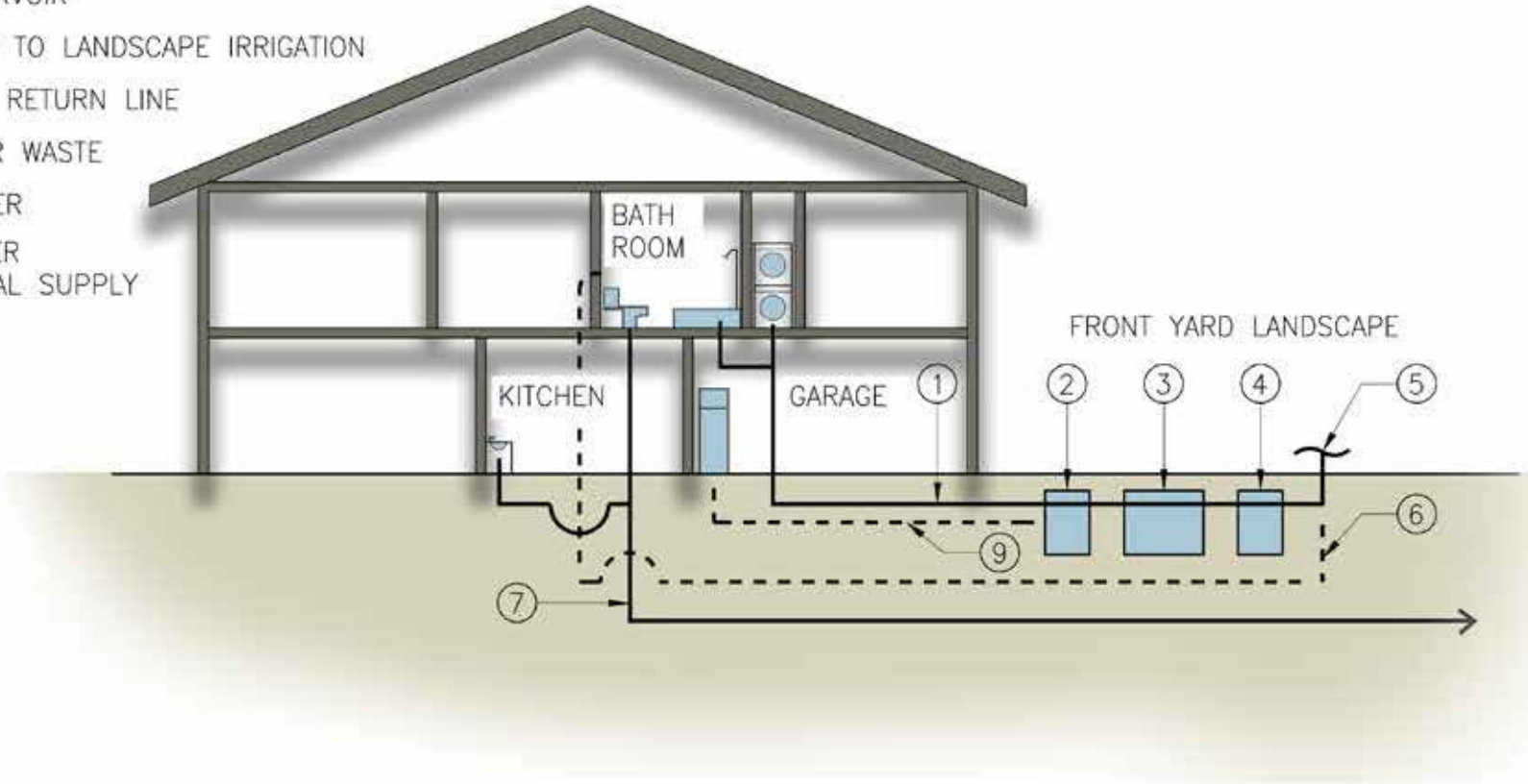


# Grey Water Usage

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 front and back yards. Utilizing grey water for irrigation purposes also improves groundwater recharge.



- 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                              |

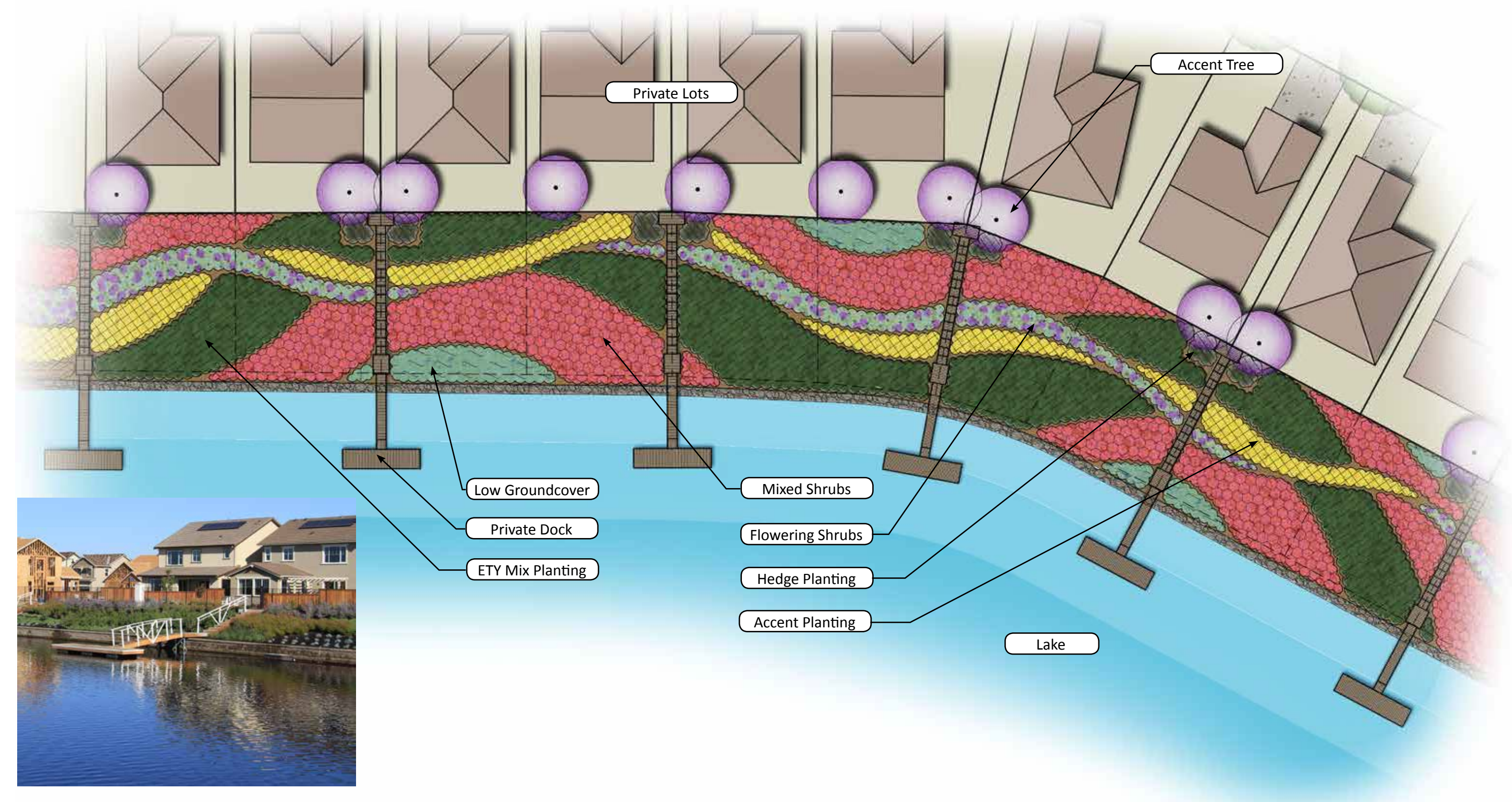
Estimated 72' Residential Lot

| 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

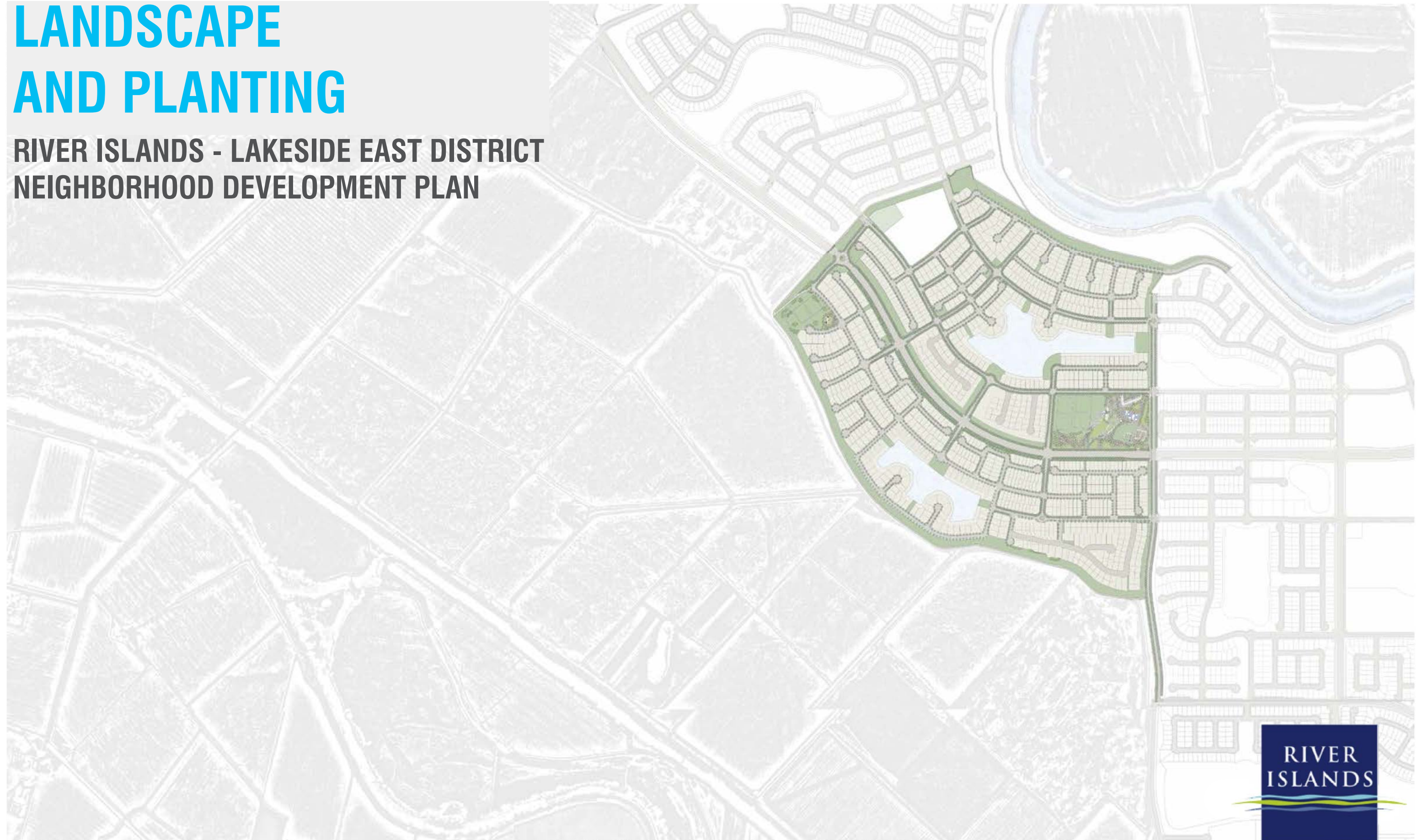
Every village with lots that back up to River Island lakes will receive landscape that offers architectural interest through thoughtful and creative planting layouts. Each builder will be responsible for the installation of rear lot lake frontage areas and will provide owners lake front access through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





# LANDSCAPE AND PLANTING

## RIVER ISLANDS - LAKESIDE EAST DISTRICT NEIGHBORHOOD DEVELOPMENT PLAN



RIVER  
ISLANDS



# LANDSCAPE PLAN

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

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

Generally, each builder will be responsible for landscaping individual private yards, parkway strips, alleys, courtyards, private parks and rear yard lake frontage. Homeowners will be responsible for private yard areas (backyards) enclosed within fenced areas. Homes with rear yard lake frontage will be irrigated and installed by the individual builder through a common design. Following construction, the rear yard lake frontage will be irrigated by the individual homeowners’ irrigation service.

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

- Developer/Builder will install individual tract improvements (including underground utilities (wet & dry), curbs and sidewalks, finished road surfaces and perimeter walls/fences.
- Developer/Builder will then install all pertinent landscape improvements to off-site areas including streetscapes, parks, 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.
- In some cases individual lots may include lots that include a sideyard or rearyard slope area that is not owned by a public agency in which this area will be granted as an easement to the property owner and said property owner may landscape, irrigate and maintain the slope area in conformance to the public agencies requirements. The property owner must grant the public agency access for inspection of slope areas on an as needed basis.
- Landscape areas may also include medians and landscape areas from the back of the sidewalks to the sideyard fences from the collector street to the first cross-street in-tract.

Plant materials will be selected from the Appendix starting on page 67: Plant Selection Guide. Alternative species may be substituted or added and will be considered by the River Islands Architectural Review Board (RIARB) based on the suitability of the species in terms of similarity of theme, characteristics, size, form, tolerance of climatic conditions, soil requirements and water usage.

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

mimic the image of traditional hedgerows typical of the surrounding agricultural region. Flowering species that create year-round interest are of high preference.

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 creating rodent or pest problems. These species should be avoided except in 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. Shrubs should be considered for use as a screen of fences or utility structures. Evergreen plant material as a background is preferable to maintain year-round screening, however, the usage of decorative deciduous plant species is desirable and recommended with care being taken to maintain year-round interest and structure. Spacing of plant material should be selected based upon the species being utilized to create fullness and allow for ultimate growth impact.

The use of traditional “lawn” species and spaces should be limited to parks and public open spaces that should encourage recreational uses unless individual builders incorporate grey water usage. Drought-tolerant, durable and long-lived ground cover species that maintain a year round cover and interest through leaf structure or flower varieties should be encouraged. When “lawn” species are utilized, varieties should include deep rooting species that use less water than traditional varieties. The use and application of “lawn” species shall follow the guideline and requirements set for in AB1881.

Where bio-swales 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 an alternative appearance year-round.

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

Design of private landscape areas should incorporate energy efficient methodologies such as the use of local materials, local suppliers and natural on-site composting through mulching to reduce green waste. Plant material should be selected to reduce constant pruning and sheering to reduce green waste. Tree species should be selected to encourage solar gain during 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 Lakeside East District (Phase 1 Stage 2A) Master Plan area:

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

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

Plant material will be laid out and organized into similar water use hydrozones by separating high, medium and low water-use plant materials as best as possible. Irrigation zones should also take into account all sun exposures (north/east versus south/west). Trees should be designed and placed on separate irrigation zones to aid in the proper 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 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 Toro Sentinel or 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 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.

# BIO-FILTRATION SWALE

Treatment of stormwater runoff through biofiltration drainage swales have become an increasingly popular way to clean runoff and re-introduce it to the natural system. River Islands Master has incorporated a large bio-filtration swale that runs parallel to River Islands Parkway and will aid in the developments quest to be environmentally friendly.

Biofiltration is a pollution control technique in which waste/storm water is captured and re-introduced into a permeable treatment area where the water can flow and be cleansed through a biologically friendly planting area where pollutants can be separated out and water can begin to percolate back into the subgrade to aid in recharging the groundwater aquifers.

Biofiltration soil mixes are comprised generally of a porous soil strata consisting of a soil mixture of 60-70% sand and 30-40% compost with a gravel sub-base. Storm water flows should be able to percolate through this soil treatment at a rate of 5-6” (inches)/hour.

Plant material should be selected with the following criteria:

Plants along the top of the slope should be able to slow water down as it begins its decent from impervious surfaces down in the biofiltration swale. These plants, because they are generally adjacent to the public right-of-way should be visually interesting with leaf and plant structure along with seasonal showings of flowers as well as hardy and capable of long term viability with public interaction.

As plant material moves down the slope, species should be selected which bind and hold the slope together. These plans can be a mixture of evergreen groundcover, evergreen shrubs and grasses. Species should be selected for the ability to bind and hold the slope together, assist in slowing down the turbulence of the water which allows sediment and contaminants to filter out.

As the slope reaches the bottom of the biofiltration swale, it should be anticipated that there may be water present for most of the year. Plant material should be selected which can handle long term or frequent saturation and should be of a variety which slows water down to allow sedimentation and contaminants to filter out of the main flow areas.

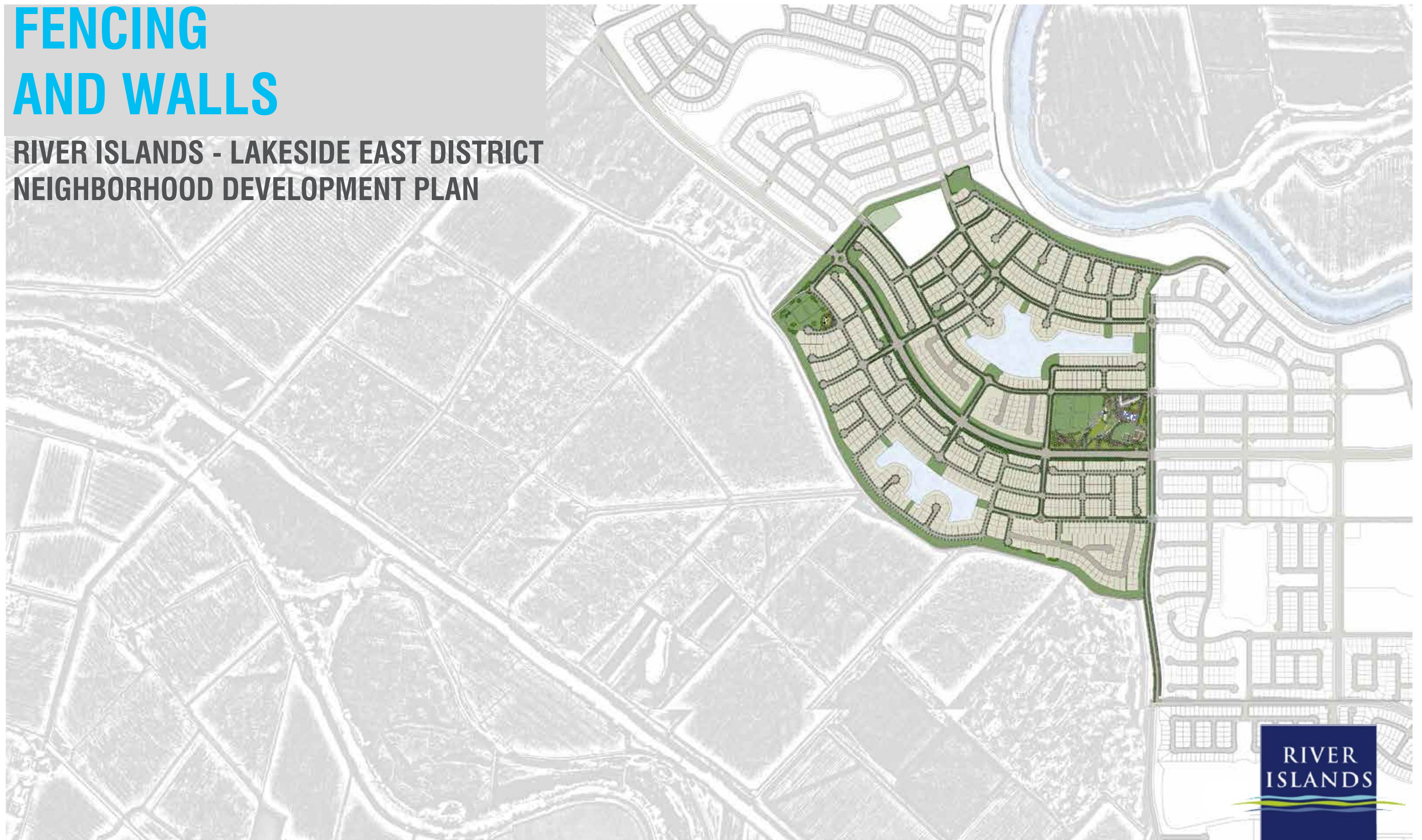
The use of gravel/rock check dams are visually interesting and also act as a way to slow the water down and allow sedimentation to drop to the bottom of the drainage channel.





# FENCING AND WALLS

## RIVER ISLANDS - LAKESIDE EAST DISTRICT NEIGHBORHOOD DEVELOPMENT PLAN



RIVER  
ISLANDS



# FENCES & WALLS

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

Decorative masonry columns and walls frame the major collector streets and establish a solid, formal pedestrian space. Masonry soundwalls will be deferred to noise studies. Minor neighborhood collectors are established with masonry columns and decorative wood fences. Any fences along top slopes should be installed at top of slope.

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

Lots fronting any lakes will have lake access via individual ramps and docks. 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 lakes from individual backyard spaces.

Open spaces adjacent to all public open space lakes will receive an “open space railing” fence to establish continuity throughout the development.







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

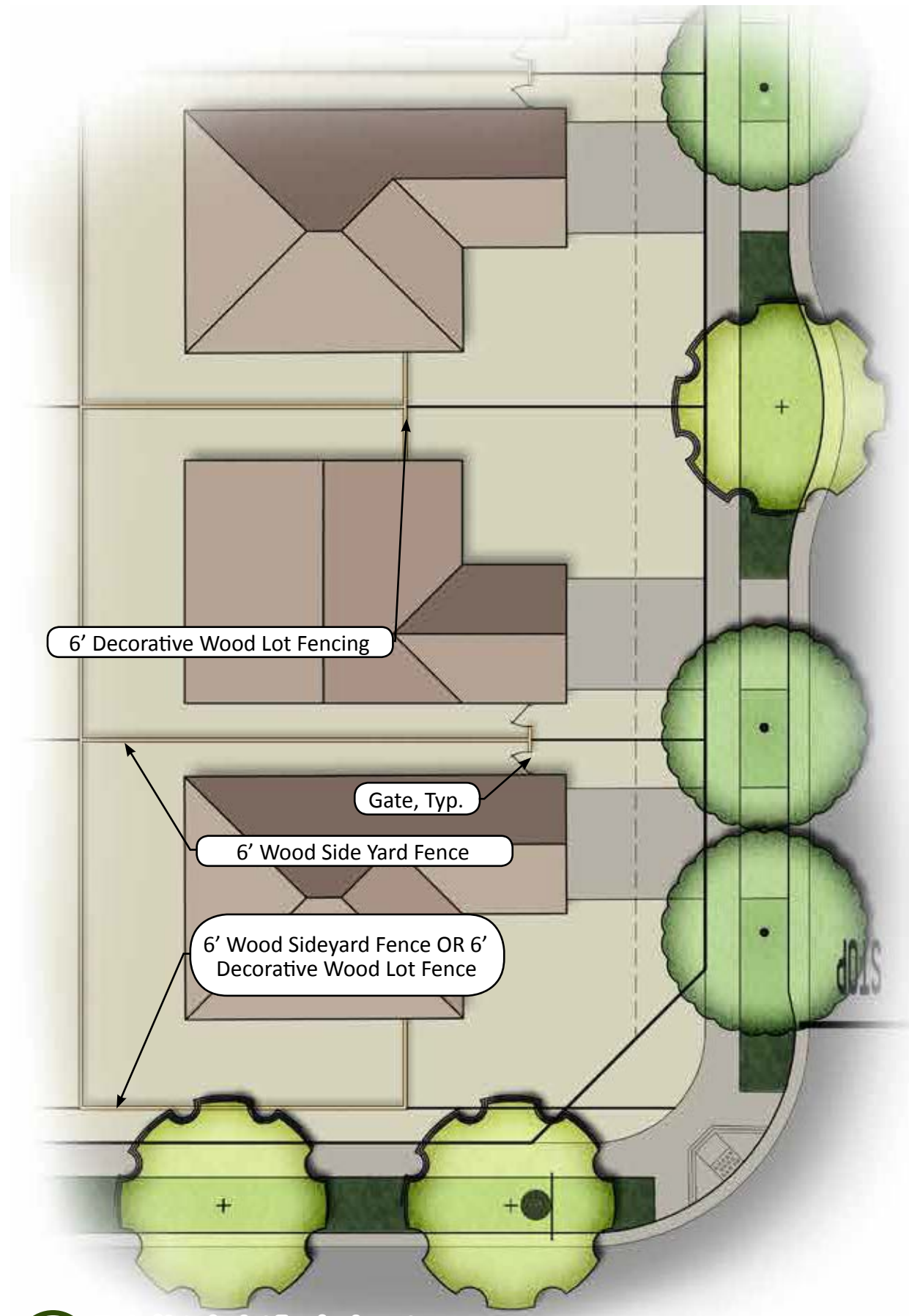


Community Rail Fence

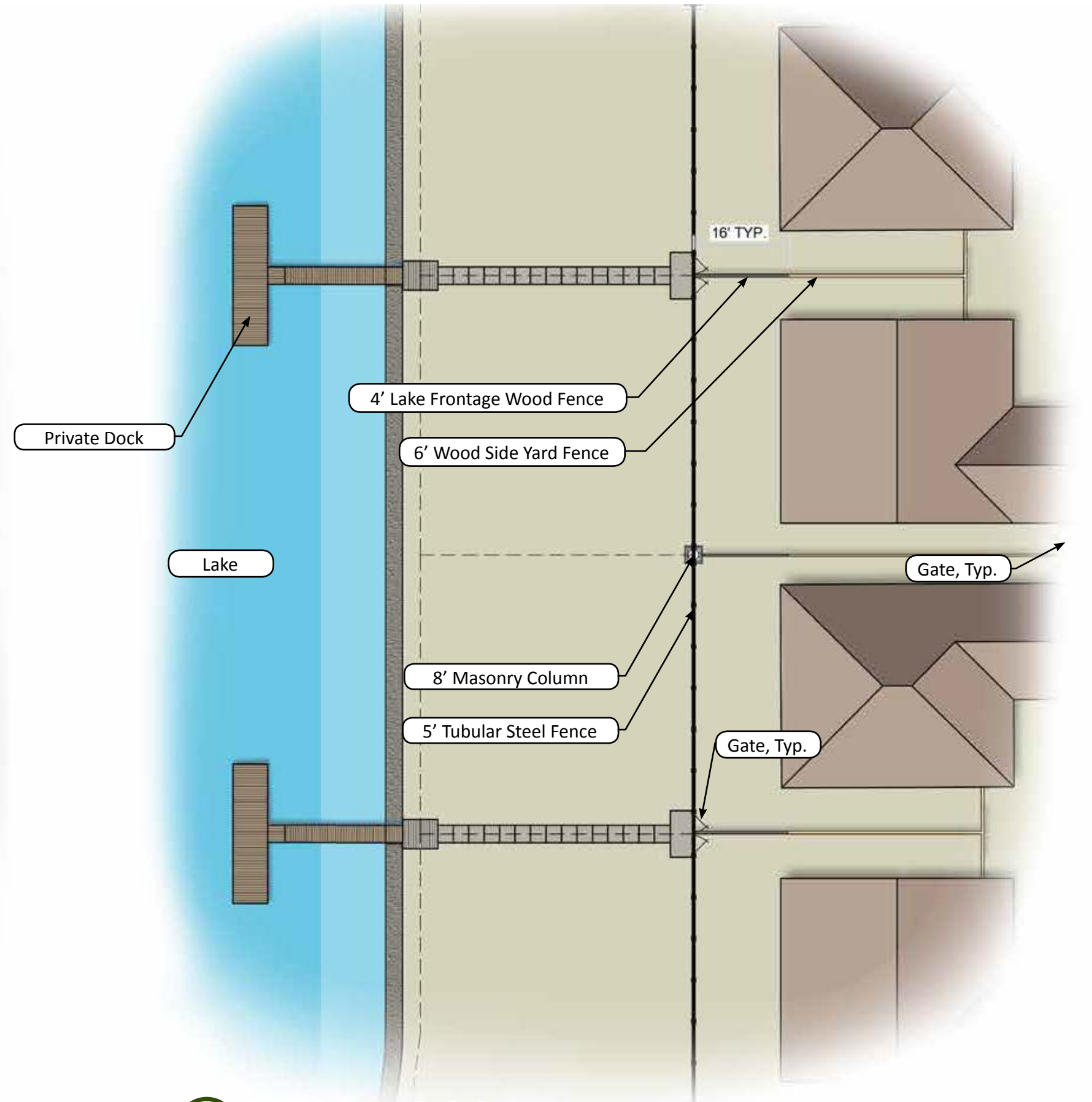


6' Decorative Wood Lot Fencing





○ Typical Interior Lot Fencing Layout

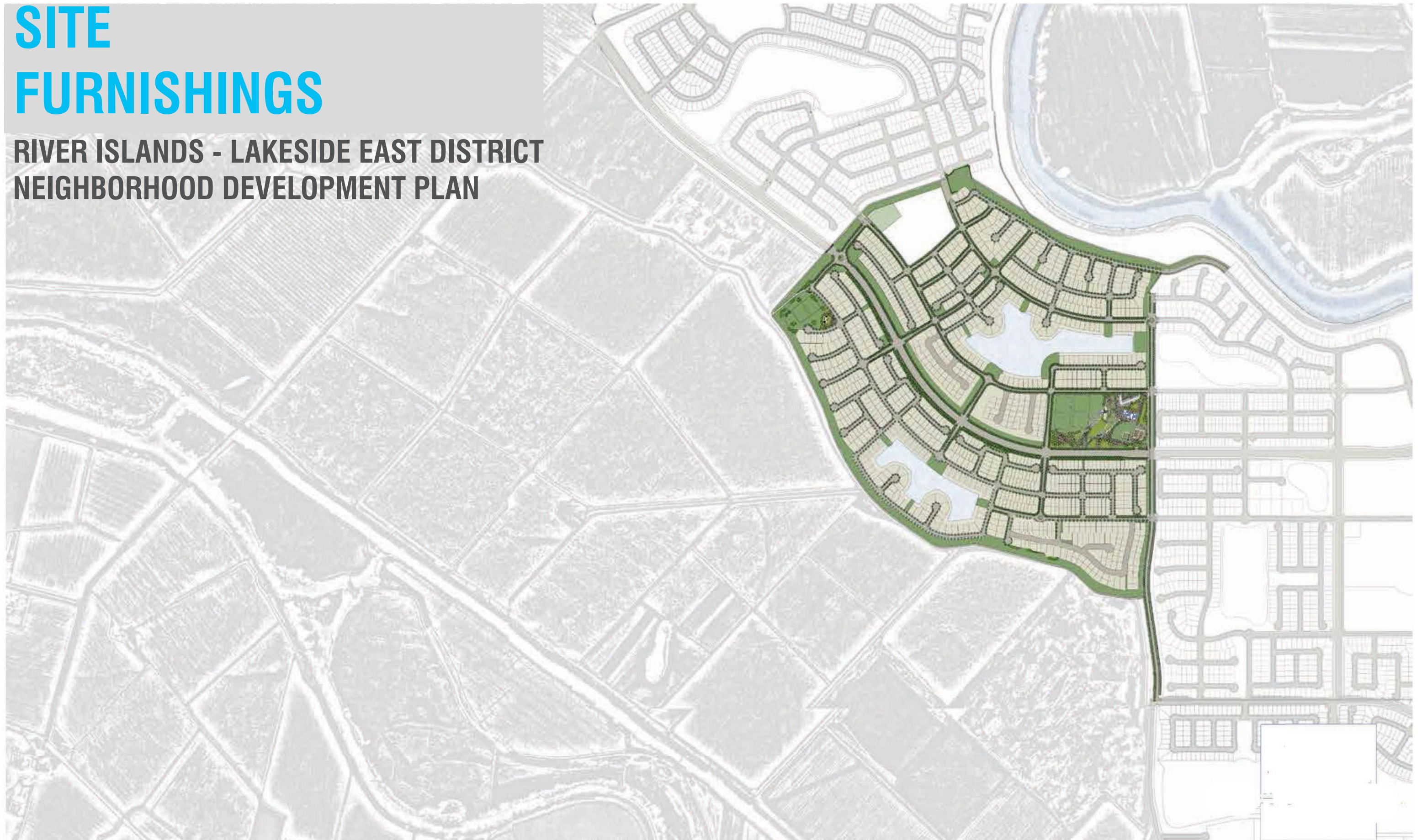


○ Typical Lake Frontage Fencing Layout



# SITE FURNISHINGS

## RIVER ISLANDS - LAKESIDE EAST DISTRICT NEIGHBORHOOD DEVELOPMENT PLAN





# COLORS

The color palette for Lakeside East District (Stage 2A) 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.

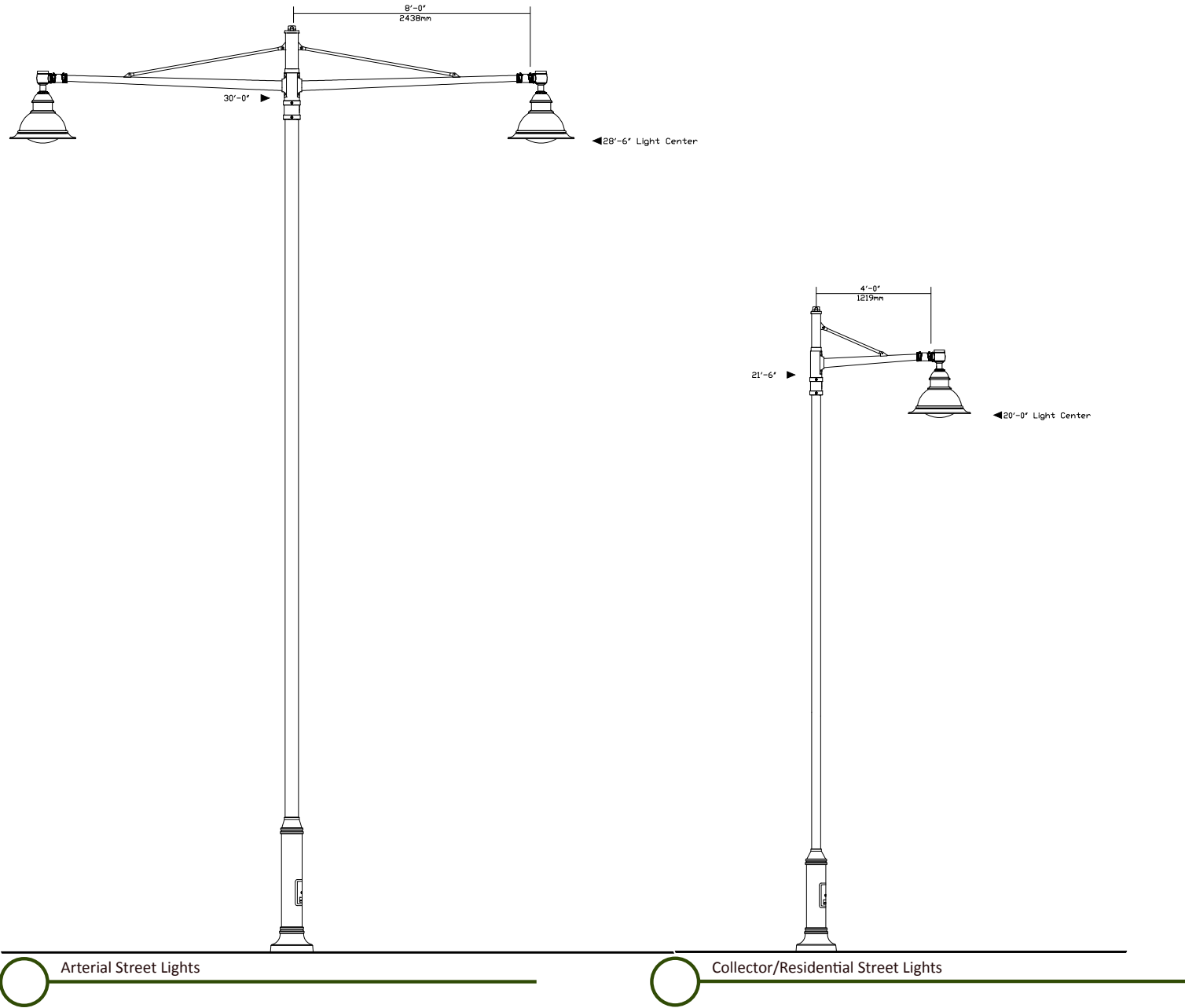
Scoring and expansion joints should be of a size and spacing to create visible patterns and to control and isolate cracking. Scoring should be limited to no more than ten feet (10') on center in any direction.



# STREET LIGHTS AND BOLLARDS

The lighting concept for Lakeside East District (Stage 2A) will continue the feel and physical characteristics of street lights established in initial phases of development for South River Bend.

- Landscape lighting includes:
- Street lights
  - Bollard lighting
  - Special feature lighting at neighborhood gateways





# STREET FURNITURE

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

Street furniture includes:

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

Note: Images are for reference only. Please defer to approved site amenities.





# SIGNAGE

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

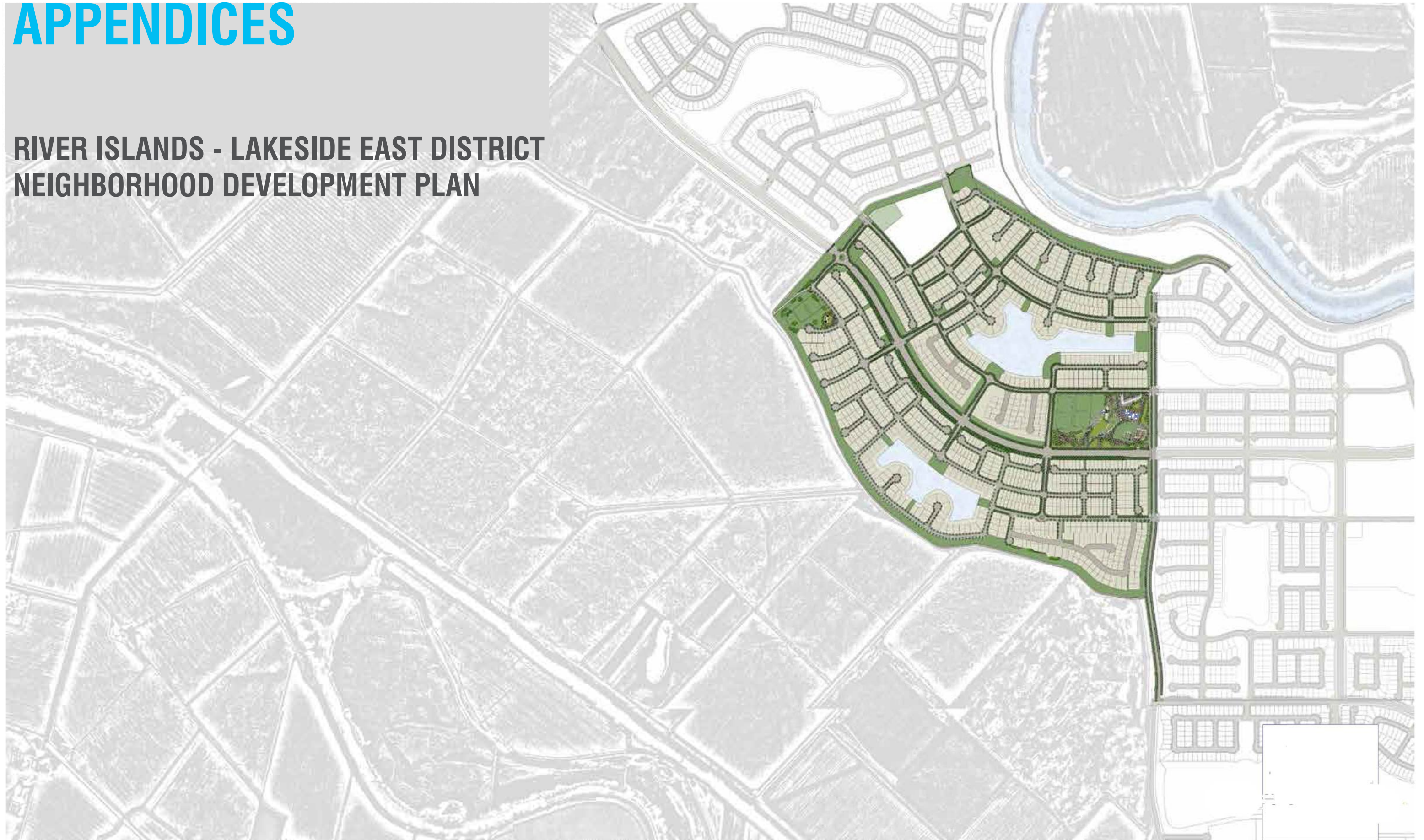
- Signage includes:
- Street signs
  - Neighborhood/Amenity signs





# APPENDICES

## RIVER ISLANDS - LAKESIDE EAST DISTRICT 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



RIVER ISLANDS PHASE 2A - PLANT SELECTION GUIDE

| Streetscape Between Wall and Walk | Streetscape Parkway Strips | Streetscape Medians | Streetscape Bio-Swale | 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  |                               |            |           |           |   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Acer buergerlanum                                    | Trident Maple                 | 20'-25'    | 20'-25'   | M         |   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Acer x freemanii 'Autumn Blaze'                      | Maple, 'Autumn Blaze'         | 40'-50'    | 40'       | M         |   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Acer macrophyllum                                    | Big Leaf Maple                | 30'-75'    | 30'-50'   | H         |   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Acer negundo var. californica                        | California Box Elder          | 30'-50'    |           | M         |   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Acer rubrum 'Armstrong', 'October Glory', Redpointe' | Armstrong Red Maple           | 40'-50'    | 15'       | H         |   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Aesculus californica                                 | Buckeye                       | 20'-30'    | 20'-30'   | VL        |   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Aesculus carnea                                      | Red Horsechestnut             | 40'        | 30'       | M         |   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Alnus rhombifolia                                    | White Alder                   |            |           |           |   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Arbutus unedo  | Strawberry Tree               | 8'-25'     | 8'-25'    | L         |   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Arbutus 'Marina'                                     | Marina' Strawberry Tree       | 20'-30'    | 20'-30'   | L         |   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Arbutus marina - 'Multi-trunked'                     | Strawberry Tree               | 15'-30'    | 15'-20'   | L         | Dark green oblong foliage with rosy pink fall flowers |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Betula jacquemontii (Betula utilis jacquemontii)     | White Barked Himalyan Birch   | 40'-60'    | 25'-30'   | H         |   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Carpinus betulus 'Fastigiata'                        | European Hornbeam             | 40'        | 30'       | M         |   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Catalpa speciosa                                     | Western Catalpa               | 40'-60'    | 20'-40'   | M         |   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Cercidium x 'Desert Museum'                          | Desert Museum Palo Verde      | 20'        | 20'       | ?         |   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Cercis canadensis 'Oklahoma'                         | Eastern Redbud                | 25'-35'    | 25'-35'   | M         |   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Cercis occidentalis                                  | Western Redbud                | 10'-20'    | 10'-20'   | VL        |   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Cercis occidentalis - 'Multi-trunked'                | Western Red Bud               | 12'-18'    | 10'-18'   | L         | Blue-green foliage with magenta flowers               |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Cercocarpus betuloides                               | Island Mountain Mahogany      | 5'-20'     | 5'-20'    | VL        |   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Chilopsis linearis 'Monhews'                         | Timeless Beauty Desert Willow | 15'-20'    | 15'-20'   | VL        | Fragrant showy purple flowers                         |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Chionanthus retusus                                  | Chinese Fringe Tree           | 20'        | 15'       | M         |   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | X Chitalpa tashkentensis                             | Chitalpa                      | 30'        | 30'       | L         | White to pale or dark pink flowers                    |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Crataegus phaenopyrum                                | Washington Hawthorn           | 25'        | 20'       | M         |   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Cupressus sempervirens                               | Italian Cypress               | 40'-70'    | 10'-20'   | M         |   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Cupressus arizonica                                  | Arizona Cypress               | 40'        | 20'       | VL        |   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Ginkgo biloba 'Autumn Gold' (Male only)              | Ginkgo, 'Autumn Gold'         | 35'-40'    | 25'-35'   | M         | Use male only varieties                               |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Gleditsia tricanthos inermis                         | Thornless Honey Locust        | 25'-50'    | 25'-50'   | L         |   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Koelreuteria paniculata                              | Goldenrain Tree               | 20'-35'    | 25'-40'   | M         |   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Lagerstroemia indica 'Dynamite'                      | Crape Myrtle                  | 15'-25'    | 15'-20'   | L         | Red Flowers   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Lagerstroemia x fauriei 'Natchez'                    | Crape Myrtle                  | 20'-30'    | 15'-20'   | L         |   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Lagerstroemia x faurei 'Natchez' - 'Multi-Trunked'   | Natchez Crape Myrtle          | 15'-20'    | 12' Wide  | L         | White flowers   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Lagerstroemia x fauriei 'Muskogee'                   | Crape Myrtle                  | 20'-30'    | 15'-20'   | L         |   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Magnolia soulangiana 'D.D. Blanchard'                | Tulip Magnolia                | 50'        | 25'-35'   | M         |   |



RIVER ISLANDS PHASE 2A - PLANT SELECTION GUIDE

| Streetscape Between Wall and Walk | Streetscape Parkway Strips | Streetscape Medians | Streetscape Bio-Swale | Parks & Open Spaces | In-Tract Street Trees | In-Tract Parkway Strips | In-Tract Rear-Yard Lake Frontage | Levees, Trails and Restoration Areas |  |
|-----------------------------------|----------------------------|---------------------|-----------------------|---------------------|-----------------------|-------------------------|----------------------------------|--------------------------------------|--|
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Malus  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Flowering Crabapple, 'Snowdrift', 'Golden Raindrops'           |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | 15'-20'  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | 15'-20'  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | M  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Olea europaea 'Swan Hill'                                      |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Swan Hill Olive  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | 25'-30'  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | 25'-30'  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | VL   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Parkinsonia aculeata   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Mexican Palo Verde   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | 15'-20'  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | 10'-20'  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | VL   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Pinus pinea  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Stone Pine   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | L  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Pinus radiata  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Monterey Pine  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | 80'-100'   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | 25'-35'  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | M  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Pistacia chinensis 'Pearl Street', 'Red Push' or 'Keith Davey' |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Chinese Pistache Varieties                                     |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | 30'-60'  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | 50'  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | L  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Platanus acerifolia 'Bloodgood'                                |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | London Plane   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | 40'-50'  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | 25'-30'  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | M  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Platanus X acerifolia 'Columbia'                               |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | M  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Platanus racemosa  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | California Sycamore*   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | 50'-90'  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | 30'-50'  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | M  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Populus alba 'Pyramidalis'                                     |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Seedless Bolleana Poplar                                       |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | 50'  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | 15'  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | M  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Populus fremontii  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Fremont Cottonwood   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | 40'-60'  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | 30'-40'  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | M  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Populus nigra 'Italica'  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Lombardy Poplar  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | 100'   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | 15'-30'  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | M  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Prosopis glandulosa 'Maverick'                                 |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Texas Mesquite   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | 25'-30'  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | 25'-30'  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | L  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Quercus agrifolia  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Coast Live Oak   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | 20'-70'  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | 40'-80'  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | VL   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Quercus coccinea   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Scarlet Oak  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | 60'-80'  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | 40'-60'  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | M  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Quercus douglasii  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Blue Oak   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | 30'-50'  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | 40'-70'  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | VL   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Quercus ilex   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Holly Oak  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | 40'-60'  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | 40'-60'  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | L  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Quercus lobata   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Valley Oak   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | 50'-75'  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | 50'-80'  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | L  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Quercus muehlenbergii  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Quinkpin Oak   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | ?  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Quercus robur  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | English Oak  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | 50'-60'  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | 30'  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | M  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Quercus suber  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | English Oak  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | 50'-60'  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | 30'-60'  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | L  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Quercus virginiana   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Cork Oak   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | 30'-60'  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | 30'-60'  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | L  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Quercus wislizenii   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Southern Live Oak  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | 40'-80'  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | 60'-90'  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | M  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Quercus wislizenii   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Interior Live Oak  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | 30'-70'  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | 30'-70'  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | VL   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Robinia 'Purple Robe'  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | L  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Salix goodingii  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Gooding's Black Willow   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | 10'-25'  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | H  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Salix laevigata  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Red Willow   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | 15'-30'  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | H  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Salix lucida var. lasiandra                                    |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Pacific Willow   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | H  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Schinus molle  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | California Pepper tree   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | 25'-40'  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | 25'-40'  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | L  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Sophora japonica 'Regent'                                      |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Pagoda Tree  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | 40'  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | 40'-60'  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | L  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Syringa reticulata   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Japanese Tree Lilac  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | 30'  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | 20'  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | M  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Tilia cordata 'Greenspire'                                     |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Littleleaf Linden  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | 30'-50   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | 15'-30   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | M  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Ulmus parvifolia 'Drake'                                       |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Chinese Elm  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | 50'-70'  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | 30'-50'  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | M  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Ulmus wilsoniana 'Frontier'                                    |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | 20'  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | M  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Ulmus wilsoniana 'Patriot'                                     |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | 30'  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | L  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | L  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | L  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | L  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | L  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | L  |

\* - California Sycamores and similiar species shall only be located near walkways and sidewalks when root barriers are utilized and when root damage can be minimized.



RIVER ISLANDS PHASE 2A - PLANT SELECTION GUIDE

| Streetscape Between Wall and Walk | Streetscape Parkway Strips | Streetscape Medians | Streetscape Bio-Swale | Parks & Open Spaces | In-Tract Street Trees | In-Tract Parkway Strips | In-Tract Rear-Yard Lake Frontage | Levees, Trails and Restoration Areas |   |                        |         |         |    |   |
|-----------------------------------|----------------------------|---------------------|-----------------------|---------------------|-----------------------|-------------------------|----------------------------------|--------------------------------------|---|------------------------|---------|---------|----|---|
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Umbellularia californica                        | California Laurel      | 20'-35' | 20'-35' | M  |   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Vitex agnus-castus                              | Chaste Tree            | 15'-20' | 15'-20' | L  |   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Zelkova serrata 'Green Vase'                    | Zelkova, Green Vase    | 50'     | 50'     | M  |   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Shrubs (Large Background)                       |                        |         |         |    |   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Abelia grandiflora                              | Glossy Abelia          | 8'      | 5'      | M  |   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Agave filifera                                  |                        |         |         | L  |   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Alyogene heugelii                               | Blue Hibiscus          | 6'-10'  | 6'-8'   | L  | Light blue flowers  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Anisodonteia 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 coggygia (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 'Noelii'                            | 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  |   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Nandina domestica                               | Heavenly Bamboo        | 3'-8'   | 2'-4'   | 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  |   |



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|-----------------------------------|----------------------------|---------------------|-----------------------|---------------------|-----------------------|-------------------------|----------------------------------|--------------------------------------|--|--------------------------------|---------|---------|---|--|
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | 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                       |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Rhaphiolepis indica                                  | India Hawthorn                 | 4'-5'   |         | L |  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Rhaphiolepis indica ' Clara'                         | India Hawthorn                 | 3'-5'   | 3'-5'   | L |  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Rhaphiolepis indica 'Springtime'                     | India Hawthorn                 | 4'-6'   |         | L |  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Raphiolepis umbellata                                | Yeddo Hawthorn                 | 4'-6'   | 4'-6'   | L |  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Rhamnus californica 'Mound San Bruno'                | San Bruno Coffeberry           | 3'-15'  | 8'      | L |  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Rhamnus californica 'Eve Case'                       | Dwarf Coffeberry               | 4'-8'   | 4'- 6'  | 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)                           |                                |         |         |   |  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      |  |                                |         |         |   |  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Abelia × grandiflora 'Kaleidoscope'                  | Glossy Abelia                  | 2'-2.5' | 3'-4'   | M | White flower   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | 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 'Varieties'                       | Pink Breath of Heaven          | 3'-4'   | 4'      | M | Light green foliage with tiny pink flowers                 |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Mahonia aquifolium 'Compacta'                        |                                |         |         | M |  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Myrsine africana                                     | African Boxwood                | 3'-8'   | 3'-6'   | L |  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Pittosporum t. 'Wheeler's Dwarf'                     | Mock Orange                    | 3'-4'   | 4'-5'   | M | White flower   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Punica granatum 'Nana'                               | Dwarf Pomegranate              | 3'      | 5'      | L | Orange flowers   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | 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                 |



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|-----------------------------------|----------------------------|---------------------|-----------------------|---------------------|-----------------------|-------------------------|----------------------------------|--------------------------------------|--|------------------------------|----------|---------|----|---|
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | 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  |   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Agapanthus africanus                     | lily-of-the-Nile             | 1.5'-2'  | 1.5'-2' | M  | Blue/white flower   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Aloe species                             |                              | varies   |         | L  |   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Amsonia tabernaemontana                  | Blue Star Flower             | 2'-3'    |         | ?  |   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Aquilegia eximia                         | Serpentine Columbine         | 2'       | 1'-3'   | L  |   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Artemisia 'Powis Castle'                 | Powis Castle Sagebrush       | 3'       | 6'      | L  |   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Asclepias fascicularis                   | Narrow-leaved Milkweed       | 1'-3'    | 1'      | ?  |   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Ceratostigma plumbaginoides              | Plumbago                     | 0.75'-1' | 1'-1.5' | M  | Deep blue flower  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Carex divulsa                            | Berkeley Sedge               |          |         | L  | Deep green clumping evergreen grass                         |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Dietes bicolor                           | Fortnight Lily, Bicolor Iris |          |         | L  |   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Dietes vegeta                            | Fortnight Lily               | 3'-4'    | 2'-3'   | M  | White flower  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Erigeron karvinskianus                   | Santa Barbara Daisy          | 1'-2'    | 3'-5'   | L  | White with some pink flowers                                |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Eschscholzia californica                 | California Poppy             | 1'       | 1.5'    | VL |   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Festuca idahoensis'siskiyou blue'        | Blue Bunch Grass             | 14"      | 10"     | L  |   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Festuca mairei                           | Atlas Fescue                 | 2'-3'    | 2'-3'   | L  | Evergreen clumping yellowish gray-green foliage             |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Festuca ovina 'Glauca'                   | Elijah's Blue, Blue Festuca  | 4"-10"   | 6"      | M  |   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Festuca rubra                            | Red Fescue                   | 3"-12"   | 6"      | M  |   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Helleborus x hybridus                    | Lenten Rose                  |          |         | M  |   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Hemorcallis x 'Stella de Oro'            | Stella De Oro Dwarf Daylily  | 2'       | 2'      | M  | Heavy clusters of large yellow flowers                      |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Hemorcallis fulva                        | Orange Daylily               | 2'-2.5'  | 2'-2.5' | M  | Tawny orange  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Hesperaloe parviflora                    | Coral Yucca                  | 2'       | 2'      | /  |   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Heuchera 'Lillian's Pink'                | Lillian's Pink Coral Bells   |          |         | /  |   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Heuchera 'Rosada'                        | Rosada Coral Bells           |          |         | ?  |   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Heuchera sanguinea                       | Coral Bells                  |          |         | M  |   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Iris 'Canyon Snow'                       | Canyon Snow Pacific Iris     |          |         | ?  |   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Juncus patens                            | CA Gray Rush                 | 2'       | 2'      | H  |   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Kniphofia uvaria                         | Red Hot Poker                |          |         | M  |   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Lavandula angustifolia                   | English Lavender             | 8"-2'    | 8"-2'   | L  |   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Lavandula a. 'Buena Vista'               | English Lavender             | 2'       | 2'      | L  | Gray-green foliage with deep violet blue flowers            |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Lavandula 'Goodwin Creek Grey'           | Goodwin Creek Lavender       |          |         | L  |   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Lavandula stoechas 'Otto Quast'          | Otto Quast Spanish Lavender  | 18"-3'   | 2'      | L  |   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Leymus condensatus 'Canyon Prince'       | Canyon Prince Wild Rye       | 2'-4'    | 2'      | VL |   |



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|-----------------------------------|----------------------------|---------------------|-----------------------|---------------------|-----------------------|-------------------------|----------------------------------|--------------------------------------|---|----------------------------|--------|---------|--|--|
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Liriope muscari                               | Lily Turf                  |        |         |  | M  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Lomandra l. 'Breeze'                          | Dwarf Mat Rush             | 2'-3'  | 2'-4'   |  | L  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Lupinus albifrons                             | Bush Lupine                | 3-5'   | 2-3'    |  | L  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Miscanthus sinensis 'Morning Light'           |                            | 5'-6'  | 3'-4'   |  | M  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Muhlenbergia dubia                            | Mexican Deergrass          | 2'-3'  | 2'-3'   |  | L  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Pennisetum setaceum 'Cupreum'                 | Red Fountain Grass         | 3'-4'  | 3'-4'   |  | L  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Penstemon heterophyllus 'Margarita'           | Foothill Penstemon         | 1'-3'  | 1'-2'   |  | L Lavender flowers   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Penstemon species                             |                            |        |         |  | M-L  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Penstemon spectabilis                         | Showy Penstemon            | 3'     |         |  | M-L  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Perovskia a. 'Little Spire'                   | Russian Sage               | 2'     | 2'      |  | L Vertical spikey gray-green foliage with lavender-blue flow |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Phormium tenax 'Apricot Queen'                | New Zealand Flax           | 3'     | 4'      |  | L Yellow with green margined bladed foliage                  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Phormium tenax 'Dusky Chief'                  | New Zealand Flax           | 5'-6'  | 4'-5'   |  | L Reddish brown bladed foliage                               |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Phormium tenax 'shirazz'                      | New Zealand Flax           |        |         |  | L  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Phormium tenax 'Tom Thumb'                    | New Zealand Flax           | 1'-2'  | 1'-2'   |  | L  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Salvia  |                            |        |         |  | L-M  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Salvia 'Bee's Bliss'                          | Bee's Bliss Salvia         | 1'-2'  | 8'      |  | M  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Salvia m. 'Hot Lips'                          | Hot Lips Sage              | 3'     | 3'      |  | L Red/white flowers  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Salvia 'Mrs. Beard'                           | Mrs. Beard Salvia          | 2'     | 3 - 6'  |  | L  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Salvia sonomensis                             | Creeping Sage              |        |         |  | L  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Salvia spathacea                              | Hummingbird Sage           |        |         |  | L  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Solidago californica                          | California Goldenrod       | 1-3'   | 18"-3'  |  | L  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Symphyotrichum chilense                       | California aster           | 1-3'   |         |  | L  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Tulbaghia violacea                            | Society Garlic             | 18"    | 18"     |  | L Purple flowers   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Tulbaghia v. 'Silver lace'                    | Variegated Society Garlic  | 18"    | 18"     |  | L Silver/white blades w/purple flowers                       |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Veronica austriaca 'Crater Lake Blue'         | Crater Lake Blue Speedwell | 18"    | 12"     |  | M Gentian blue   |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Zauschneria californica 'Catalina'            | Island California Fuschia  | 1-3'   | 1-3'    |  | L  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Zauschneria cana                              | California Fuschia         | 2-3'   | 18"-3'  |  | L  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      |   |                            |        |         |  |  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      |   |                            |        |         |  |  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Shrubs (Groundcovers)                         |                            |        |         |  |  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      |   |                            |        |         |  |  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Acacia r. 'Desert Carpet'                     | Desert Carpet Acacia       | 1'-2'  | 10'-12' |  | L Leathery gray green foliage with puffy yellow ball shaped  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | 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   |



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|-----------------------------------|----------------------------|---------------------|-----------------------|---------------------|-----------------------|-------------------------|----------------------------------|--------------------------------------|--|----------------------------------|-----------|---------|----|
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Ceanothus maritimus 'Valley Violet'                      | Valley Violet                    |           |         | L  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Ceanothus thyrsiflorus 'Skylark'                         | Maritime Lilac                   |           |         | L  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Ceanothus 'Concha'                                       | Blueblossom                      | 3'-6'     | 5'      | L  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Ceanothus 'Dark Star'                                    | Dark Star California Lilac       | 5'-6'     | 8'-10'  | L  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Ceanothus 'Joyce Coulter'                                | Wild California Lilac            | 3'-5'     | 8'-10'  | L  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Ceanothus 'Ray Hartman'                                  | Ray Hartman California           | 12'-20'   | 15'-20' | L  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Cistus salvifolius                                       | Sageleaf Rockrose                | 2'        | 6'      | L  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Coprosma kirkii  | Kirk's Coprosma                  | 2-3'      |         | L  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Cotoneaster dammeri 'Eichholz'                           | Bearberry Cotoneaster            | 8"        | 6'-8'   | L  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Cotoneaster lacteus (Cotoneaster parneyi)                |                                  | 8'        | 10'     | L  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Cotoneaster microphyllus                                 | Rockspray Cotoneaster            | 2-3'      | 6'      | L  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Erigeron 'Wayne Roderick'                                | Wayne Roderick Seaside Daisy     | 8"        | 1 1/2'  | M  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Erigeron karvinskianus                                   | Santa Barbara Daisy              | 10"-20"   | 3'      | L  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Eschscholzia californica                                 | California Poppy                 | 1'        | 1.5'    | VL |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Hypericum calycinum                                      | Aaron's Beard                    | 1'        |         | M  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Hypericum moserianum                                     | Gold Flower                      | 1'        |         | M  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Lessingia filaginifolia var. californica 'Silver Carpet' | Silver Carpet California- Aster  |           |         | M  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Lobularia maritima                                       | Sweet Alyssum                    | 2"-12"    | 8"-12"  | M  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Lupinus microcarpus                                      | Chick Lupine                     | 2 1/2'    |         | M  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Myoporum parvifolium                                     | Myoporum                         | 6"        | 9'      | L  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Oenothera hookeri  | Evening Primrose                 | 1'-3'     | 1'-3'   | L  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Phacelia californica                                     | Phacelia                         | 18"       |         | M  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Potentilla verna   | Spring Cinquefoil                | 2'-3'     | 3'-4'   | M  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Ribes viburnifolium                                      | Evergreen Currant                | 3'-6'     | 12'     | L  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Rosa 'Noamel'  | Apple Blossom Flower Carpet Rose | 2'        | 3'      | M  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Rosa 'Noare'   | Red Flower Carpet Rose           | 2'        | 3'      | M  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Rosa 'Noaschnee'   | White Flower Carpet Rose         | 2'        | 3'      | M  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Rosa 'Noatraum'  | Pink Flower Carpet               | 2'        | 3'      | M  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Rosmarinus o. 'Irene'                                    | Rosemary                         | 1'-1 1/2' | 2"-3"   | L  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Rosmarinus o. Prostratus                                 | Dwarf Rosemary                   | 2'        | 4'      | L  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Sedum  | Stone Crop                       | 2"-5"     | 1'      | L  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Sisyrinchium bellum                                      | Blue-eyed Grass                  | 4"-12"    | 6"-24"  | L  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Trachelospermum asiaticum                                | Asian Jasmine                    | 2'        | 10'     | M  |

White flowers, red berries

White/pink flowers  
Red flowers  
White flowers  
Pink flowers  
Blue flowers  
Blue flowers



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|-----------------------------------|----------------------------|---------------------|-----------------------|---------------------|-----------------------|-------------------------|----------------------------------|--------------------------------------|---|------------------------|---------|----|
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Native Mow Free Mix (Festuca idahoensis, Festuca rubra, Festuca occidentalis) | No Mow Fescue          | 12"-18" | M  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      |   |                        |         |    |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Vines   |                        |         |    |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      |   |                        |         |    |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Aristolochia californica  | California Pipevine    |         | L  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Campsis radicans (Bignonia radicans)  | Common Trumpet Creeper |         | L  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Clematis armandii 'Snow Drift'  | Evergreen clematis     | 15-20'  | M  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Clytostoma callistgioides   | Violet Trumpet Vine    |         | M  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Distictis buccinatoria  | Trumpet Vine           | 20'-30' | M  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Ficus pumila  | Creeping Fig           | 10'     | M  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Gelsemium sempervirens  | Carolina Jessamine     | 20'     | L  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Hardenberdia violacea 'Happy Wanderer'  | Hardenbergia Vine      | 10'     | M  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Jasminum polyanthum   | Pink Jasmine           | 20'     | M  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Lonicera hispidula  | Honeysuckle            | 3-10'   | L  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Macfadyena unguis-cati  | Cats Claw              | 20-40'  | L  |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Vitis californica   | California Wild Grape  | 12-30'  | VL |
|                                   |                            |                     |                       |                     |                       |                         |                                  |                                      | Wisteria sinensis 'Alba' or 'Cooke's Special'                                 |                        |         | M  |