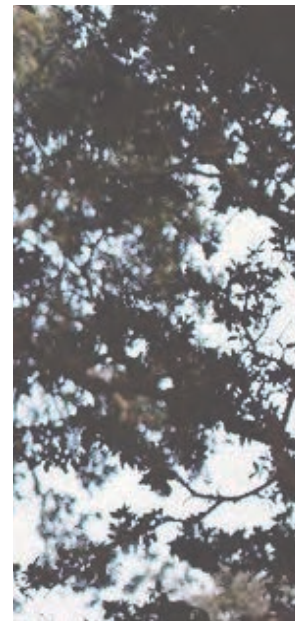


RIVER ISLANDS LAKESIDE WEST DISTRICT NEIGHBORHOOD DESIGN PLAN

RIVER ISLANDS / LATHROP / CALIFORNIA



JULY 2023

**CITY OF LATHROP PLANNING COMMISSION
APPROVED - PC RESO. 20-14 - December 2, 2020
AMENDED - PC RESO. 23-9 - July 19, 2023**



**Community Development Department
Planning Division**

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LAKESIDE WEST NEIGHBORHOOD DESIGN PLAN

The following amendments have been made to the Lakeside West Neighborhood Design Plan (NDP).

Lakeside West Design Neighborhood Design Plan			
<u>Date</u>	<u>Adopting Resolution</u>	<u>Page Reference</u>	<u>Comment</u>
July 19, 2023	Resolution No. 23-9	5, 7, 13-16, 18-21, 23, 28, 33, 35, 40, 46-48, 50, 54, 55, 58, & 62	Amend the maps throughout the NDP to illustrate a minor reduction in the open space designated area.

**RIVER ISLANDS
LAKESIDE WEST DISTRICT
NEIGHBORHOOD DESIGN PLAN**

07.19.2023

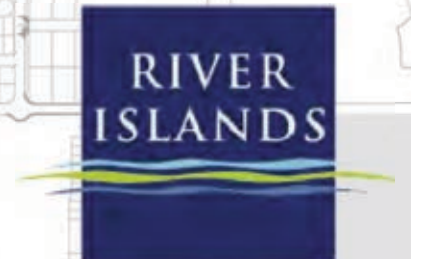
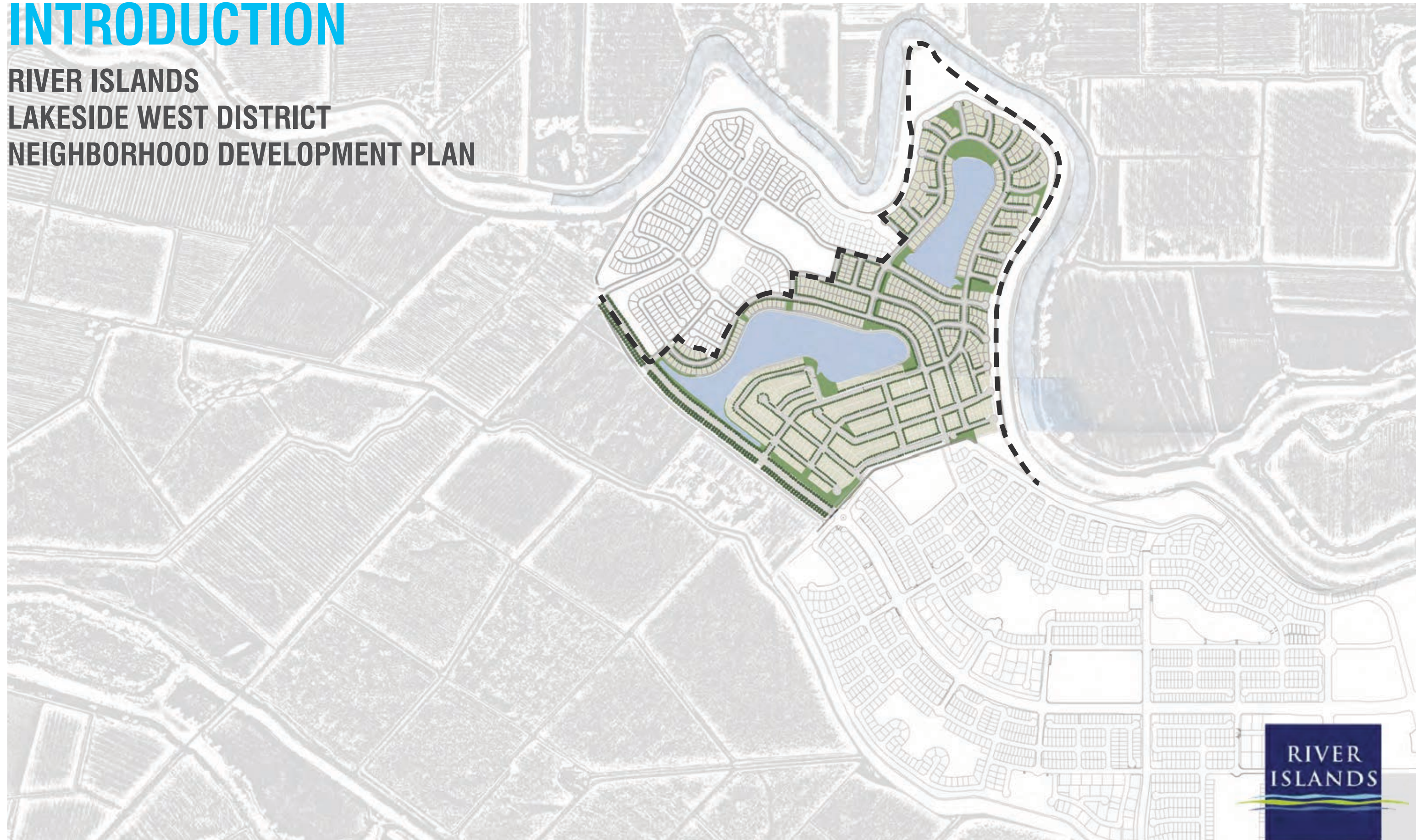


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INTRODUCTION

RIVER ISLANDS
LAKESIDE WEST DISTRICT
NEIGHBORHOOD DEVELOPMENT PLAN



INTENT & SCOPE

The objective of this Neighborhood Design Plan (NDP) for River Islands Lakeside West District which comprise Phase 1, Stage 2B, 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.

Lakeside West District will also include investment in green infrastructure via a riverfront park and greenway spanning the levee. The purpose of this feature is to connect residents and visitors to the natural beauty of the San Joaquin River System. Landscape material will be selected specifically with an eye to native plants and materials that will withstand seasonal variations in water depth. The riverfront park 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 14: Land Use.

This NDP serves to direct the course of the design for the Lakeside West District portion of the project comprised of Stage 2B. 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 or other public agencies" 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 the intended character for the Lakeside West District and should be considered and consistent in the themes and concepts developed herein for use in development of future construction drawings within the Lakeside West District project areas. This NDP identifies project features, themes and concepts; however, exact materials, locations and final appearances will 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.
5. Neighborhood Design Plan (NDP) for Stage 1B (East Village District).
6. Neighborhood Design Plan (NDP) for Stage 2A (Lakeside East District).
7. Stage 2B Preliminary Development Plan (PDP).

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



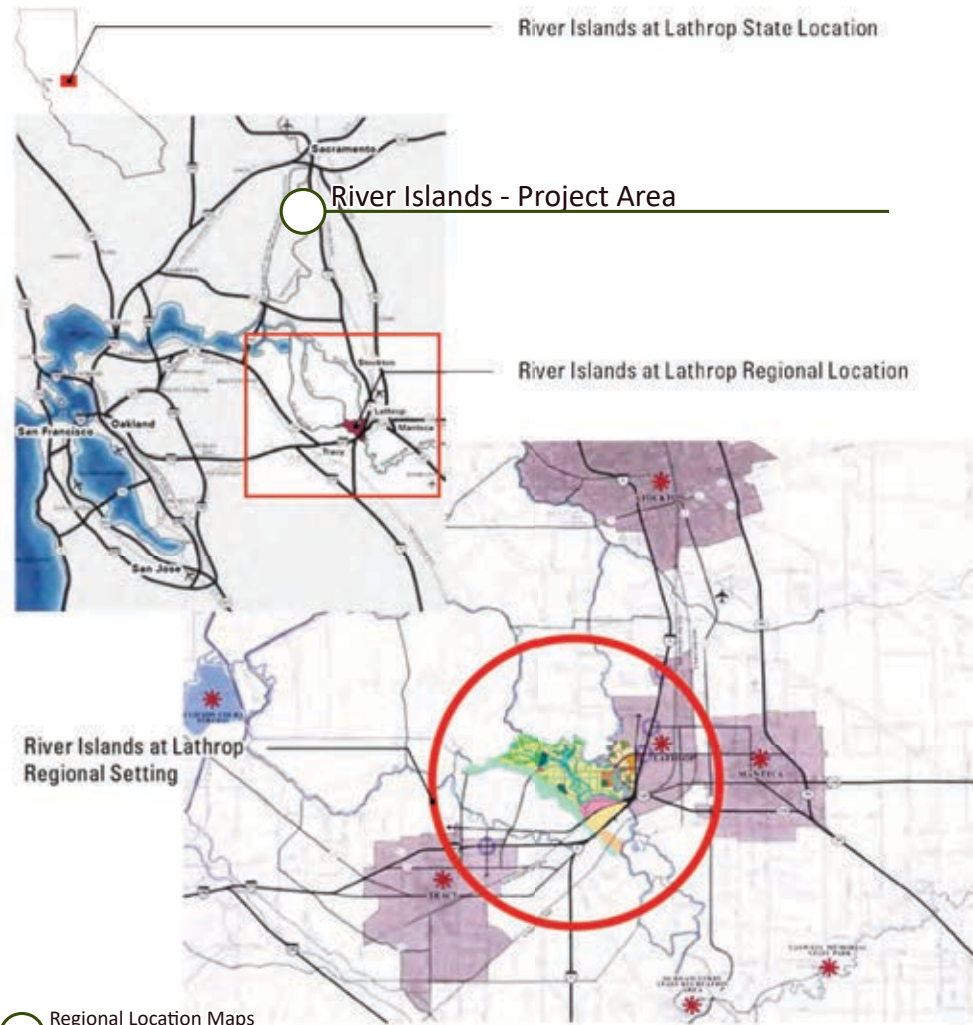
SITE ORIENTATION

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 River Islands community is ideal for families with a desire to connect to the region's rural past.

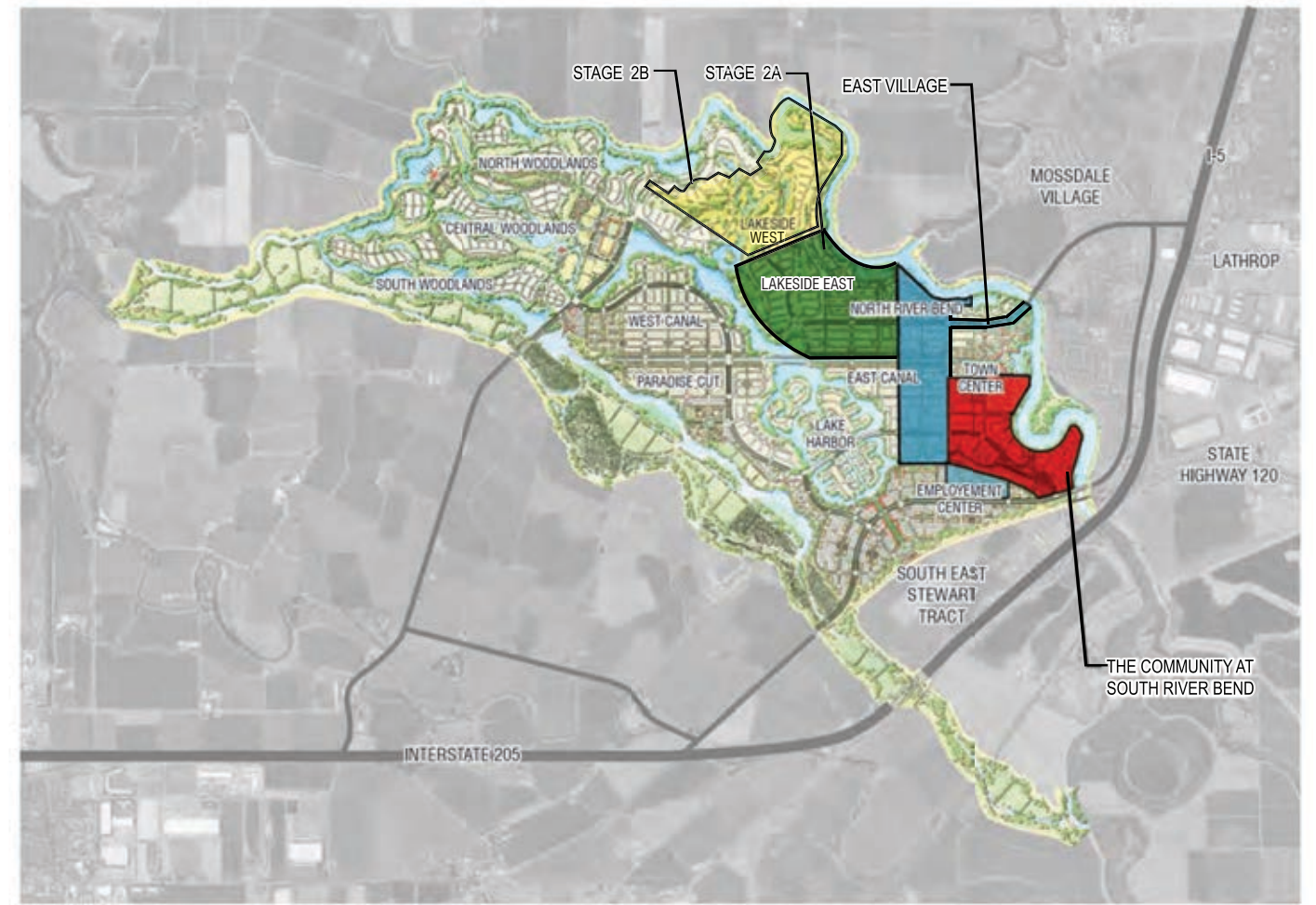
Images shown on this page identify the regional location of the River Islands project as well as previous concepts and approved plans.



○ Planning Context Diagram



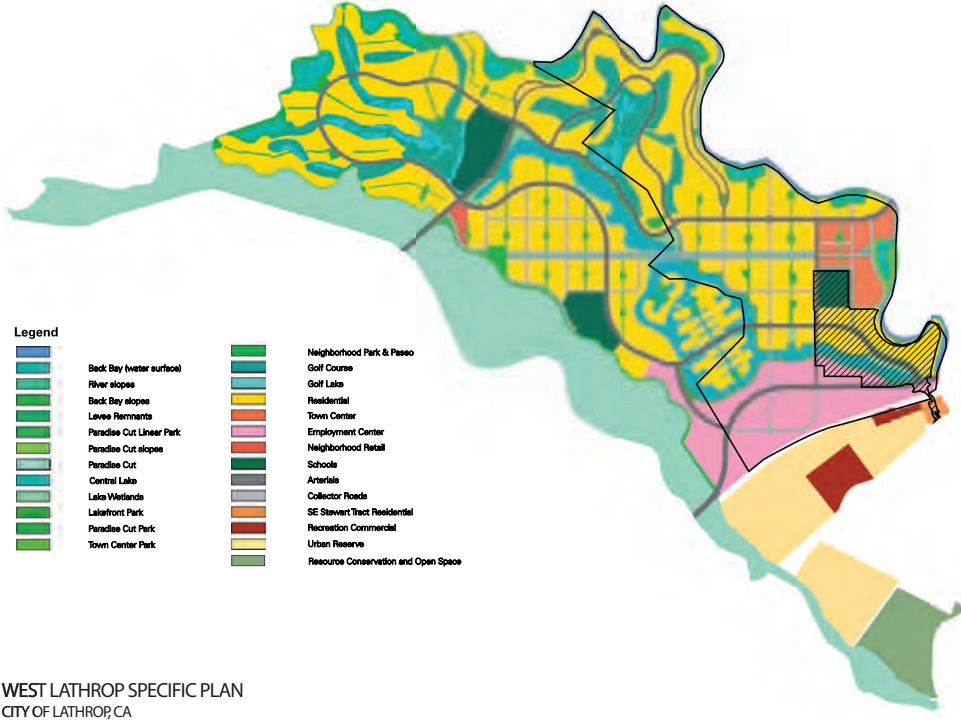
○ Regional Location Maps



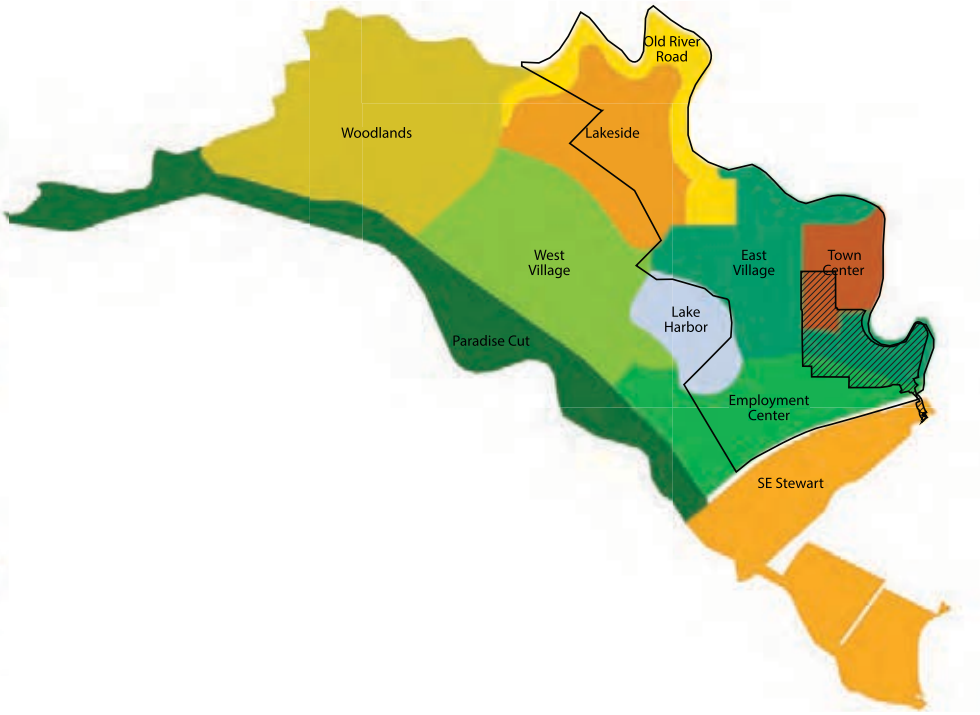
○ River Islands Illustrative Master Plan

MASTER PLAN EVOLUTION

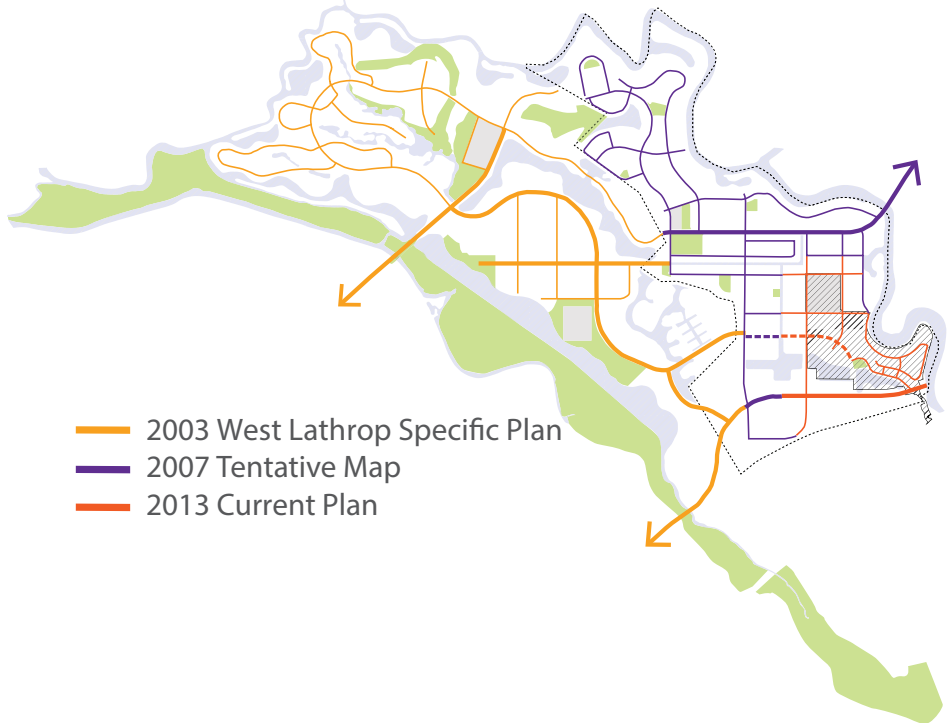
History, land use and plans evolve. Through intelligent land planning, study and vision, the River Islands Master plan also evolved to best serve land use and circulation patterns. The Lakeside West District (Stage 2B) concept continues to interact with the built environment and the natural context and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



WEST LATHROP SPECIFIC PLAN
CITY OF LATHROP, CA



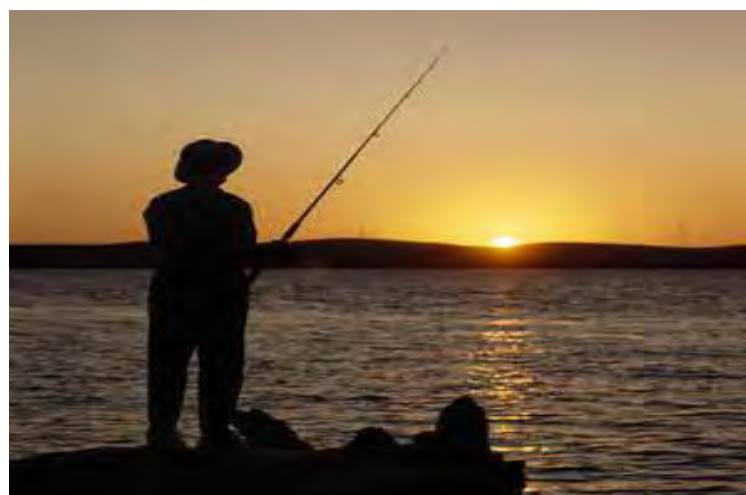
2003 West Lathrop Specific Plan - Districts



Plan Evolution & Road Network Connectivity

CHARACTER & CONTEXT

River Islands attempts to intertwine the historical setting of the Delta Valley by paying homage to the riparian environment and the agricultural setting of the San Joaquin Valley. 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.



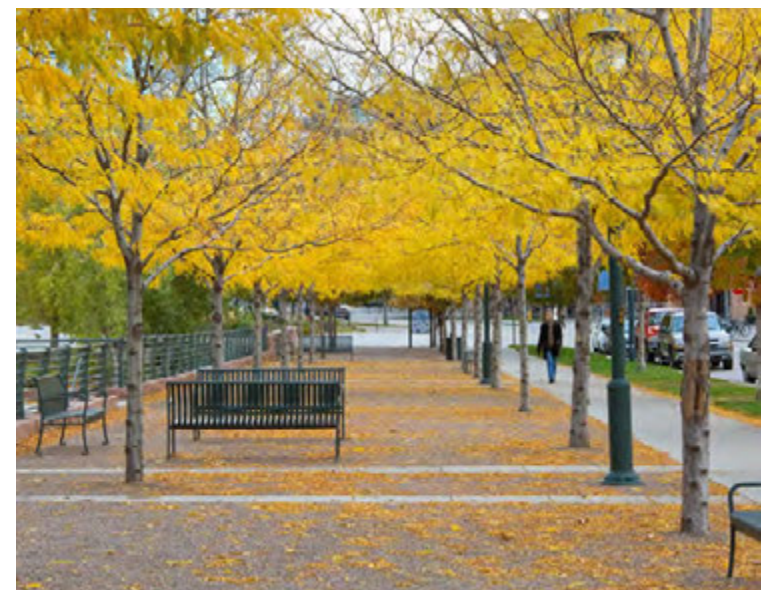
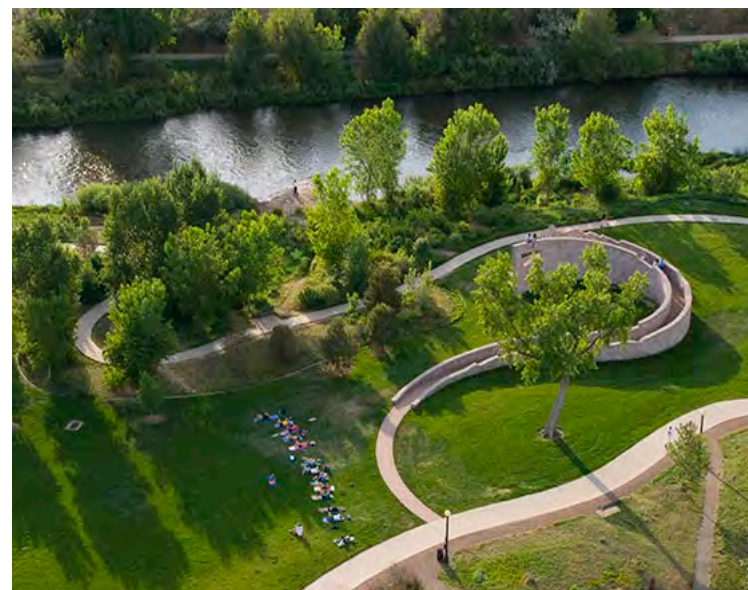
VISION OF NDP

The vision for River Islands Lakeside West District (Stage 2B) 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. The Lakeside West District will promote development of strong pedestrian pathways that connect usable spaces and encourage pedestrian interaction. The Lakeside West District will also expand into a showcase river trail with river overlook vistas, pedestrian trails, and bridges that will connect the community directly to the beauty of this regional asset.

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.

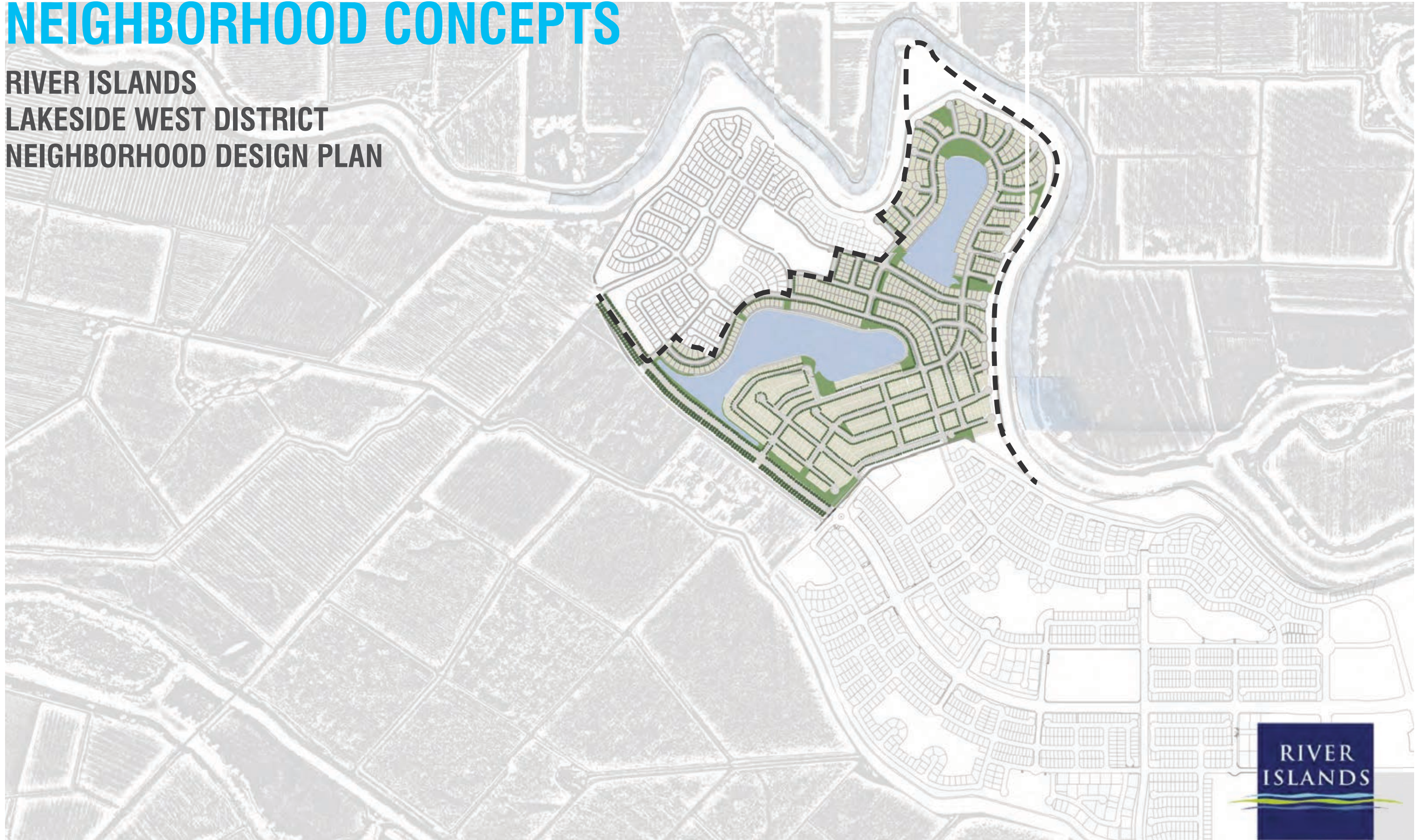
GUIDING PRINCIPLES FOR RIVER ISLANDS

- 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 WEST DISTRICT
NEIGHBORHOOD DESIGN PLAN



LAND USE

River Islands Lakeside West District (Stage 2B) neighborhoods will be developed with 8 villages, 709 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
- Townhomes
- 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
	DD	50' x 100'	122
	EE	58' x 100'	140
	FF	52' x 100'	37
	JJ	47' x 100'	77
	LL	70' x 100'	69
	MM	60' x 100'	77
	NN	55' x 100'	94
	OO	45' x 100'	93

NEIGHBORHOOD ELEMENTS

As River Islands grows to expand into the communities of Lakeside West District (Stage 2B), the same strong neighborhood character established in the Lakeside East District, South River Bend Community, 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 West District (Stage 2B) 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 West District (Stage 2B). The community establishes its unique character through urban elements that create a community space at pedestrian scales.



Neighborhood Elements Legend

FEATURE AREA	PARK NAME
	Neighborhood Park N5
	Pocket Park/Open Space

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

OPEN SPACE LAND USE

Open spaces help define places and provide meeting locations, recreational opportunities and visually stimulating points of interest. Open spaces can be defined as large neighborhood parks, pocket parks, 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.

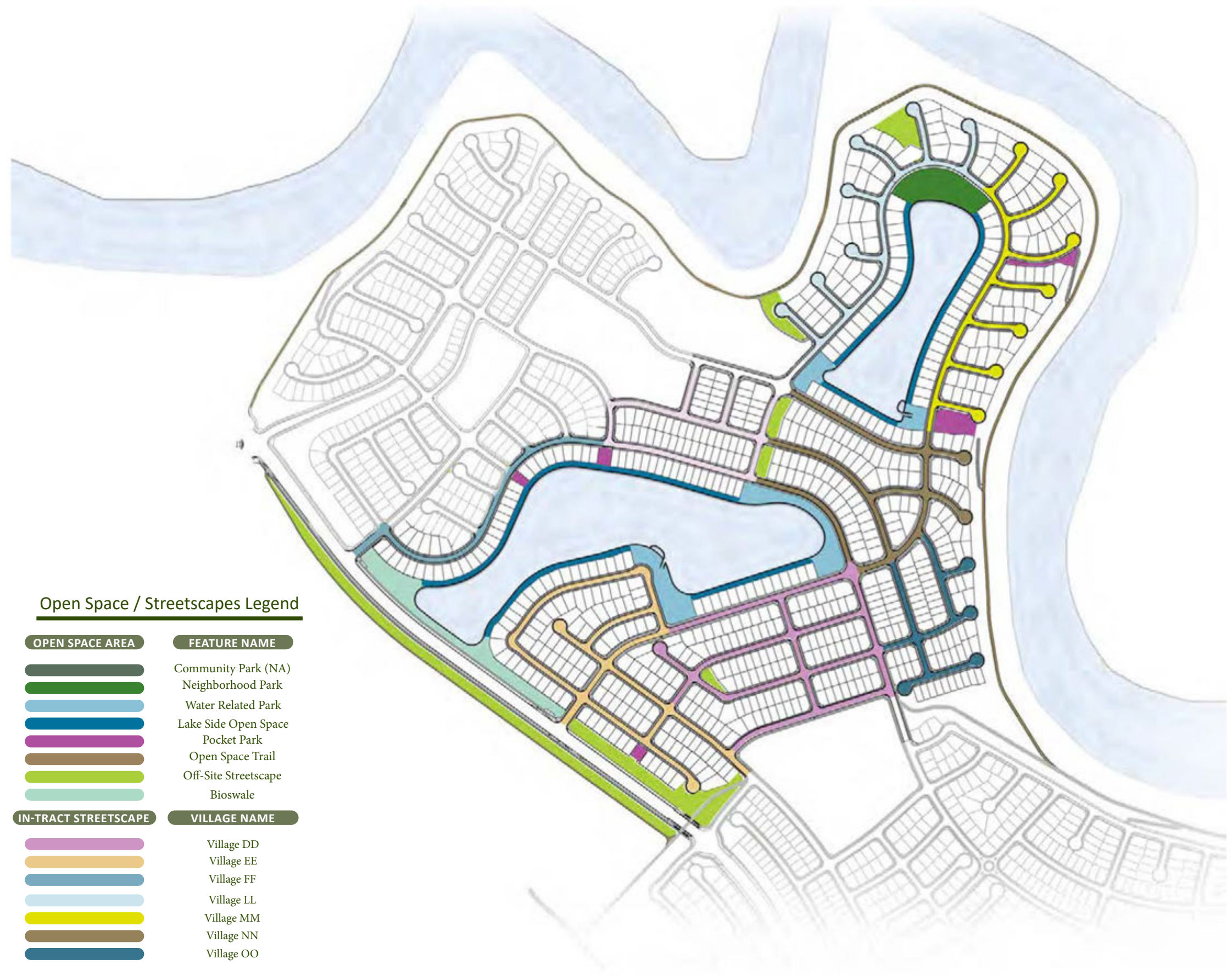
Off-site streetscapes are areas outside the subdivision along major streets and include parkway strips, areas between the sidewalk and masonry walls or fences and neighborhood gateways. These spaces create a consistent theme throughout Lakeside West District (Stage 2B) and encourage passive recreation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

The Lakeside West District (Stage 2B) also features the signature element of a riverfront trail on the San Joaquin River. This strategy of bridging the river levee and introducing residents and visitors to 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.

The Lakeside West District (Stage 2B) 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
[Dark Green Swatch]	Community Park (NA)
[Light Green Swatch]	Neighborhood Park
[Blue Swatch]	Water Related Park
[Dark Blue Swatch]	Lake Side Open Space
[Purple Swatch]	Pocket Park
[Brown Swatch]	Open Space Trail
[Light Green Swatch]	Off-Site Streetscape
[Light Blue Swatch]	Bioswale
IN-TRACT STREETScape	VILLAGE NAME
[Purple Swatch]	Village DD
[Orange Swatch]	Village EE
[Blue Swatch]	Village FF
[Light Blue Swatch]	Village LL
[Yellow Swatch]	Village MM
[Brown Swatch]	Village NN
[Dark Blue Swatch]	Village OO

PARK DESIGNATION MAP

Park #	Park Name	Acreage	Quimby Act Requirement	City Owned/ RD 2062 Owned
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Neighborhood Parks/ Pocket Parks		54.61	26.48	
N1	Michael Vega Park (Stage 1A)	2.9	X	RD 2062
N2	Neighborhood Park A (Stage 1B)	2.0	X	RD 2062
N3	Neighborhood Park B (Stage 1B)	5.2	X	RD 2062
N4	Neighborhood Park C (Stage 1B)	3.1	X	RD 2062
N5	Lakeside Park (Stage 2B)	2.2	X	RD 2062
N6	Neighborhood Park D (Stage 1B)	2.1	X	City
N7	Neighborhood Park E (Stage 1B)	2.1	X	RD 2062
N9	Neighborhood Park G (Stage 2B)	4.6	X	RD 2062
N10	Neighborhood Park I (Stage 2B)	2.5	X	RD 2062
P1	Riverfront Pocket Park 18 (Stage 1A)	0.13		RD 2062
P2	Riverfront Pocket Park 17 (Stage 1A)	0.08		RD 2062
P3	Private Park	0.32		RD 2062
P4	Riverfront Pocket Park 16 (Stage 1A)	0.11		RD 2062
P5	Riverfront Pocket Park 15 (Stage 1A)	0.15		RD 2062
P6	Riverfront Pocket Park 14 (Stage 1A)	0.14		RD 2062
P7	Riverfront Pocket Park 13 (Stage 1A)	0.22		RD 2062
P8	Pocket Park 12 (Stage 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 (Stage 1B)	0.18		RD 2062
P13	Pocket Park (Tot Lot)	0.74		RD 2062
P14	Pocket Park 5 (Stage 1B)	0.09		RD 2062
P15	Not Used			
P16	Pocket Park 10 (Stage 1A)	0.08		RD 2062
P17	Pocket Park 11 (Stage 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 (Stage 1B)	0.59		RD 2062
P21	Pocket Park 7 (Stage 1B)	0.15		RD 2062
P22	Pocket Park 6 (Stage 2B)	0.16		RD 2062
P23	Pocket Park 3 (Stage 1B)	0.08		RD 2062
P24	Pocket Park 4 (Stage 1B)	0.10		RD 2062
P25	Pocket Park 29 (Stage 2A)	0.05		RD 2062
P26	Water Related Park J (Stage 2A)	0.79		RD 2062
P27	Water Related Park I (Stage 2A)	0.82		RD 2062
P28	Pocket Park 21 (Stage 2A)	0.34		RD 2062
P29	Pocket Park 20 (Stage 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 (Stage 2A)	0.10		RD 2062
P33	Water Related Park K (Stage 2A)	0.70		RD 2062
P34	Pocket Park 23 (Stage 2A)	0.29		RD 2062
P35	Pocket Park 24 (Stage 2A)	0.15		RD 2062
P36	Pocket Park 25 (Stage 2A)	0.20		RD 2062
P37	Water Related Park L (Stage 2A)	0.48		RD 2062
P38	Pocket Park 30 (Stage 2A)	0.10		RD 2062
P39	Neighborhood Park H (Stage 2A)	1.67		RD 2062
P40	Pocket Park 1 (Stage 2B)	0.18		RD 2062
P41	Lakeside Park 1 (Stage 2B)	1.75		RD 2062
P42	Lakeside Park 2 (Stage 2B)	2.07		RD 2062
P43	Pocket Park 26 (Stage 2B)	0.18		RD 2062
P44	Pocket Park 27 (Stage 2B)	0.29		RD 2062
P45	Water Related Park N (Stage 2A)	0.77		RD 2062
P46	Water Related Park M (Stage 2A)	0.48		RD 2062
P47	Pocket Park 19 (Stage 2B)	0.92		RD 2062
P48	Pocket Park 31 (Stage 2B)	0.70		RD 2062

Quimby Acreage Provided 26.70

Park #	Park Name	Acreage
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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	104.71	
Storm System LA	12.1	
Landscape Open Space	33.08	
Total Landscape Area	137.89	

Park #	Park Name	Acreage	Quimby Act Requirement	City Owned/ RD 2062 Owned
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Community Parks		41	39.72	
C1	Town Center Community Park	14.3	X	RD 2062
C2	Future Community Park (Stage 2A)	16.2	X	City
C3	Elementary School Playfields (TC)	8	X	City
C4	Elementary School Playfields (LS)	2.5	X	City

Park #	Park Name	Acreage	Quimby Act Requirement	Lineal Ft
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Trails		168.31	NA	
T1	Waterfront Linear Park - Stage 1A/1B	33.45		7,280
T2	Waterfront Linear Park - Stage 1B	15.20		4,021
T3	Interior Levee Trail	98.48		11,734
T4	Interior Levee Trail	21.18		5,892

Park #	Park Name	Acreage	Quimby Act Requirement
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Water Related Open Space		9.1	NA
W1	Water Related Park E	1.9	
W2	Water Related Park F	7.2	

The table and information provided on this page is for reference use only; please refer to the Phase 1 Parks Master Plan for more information.



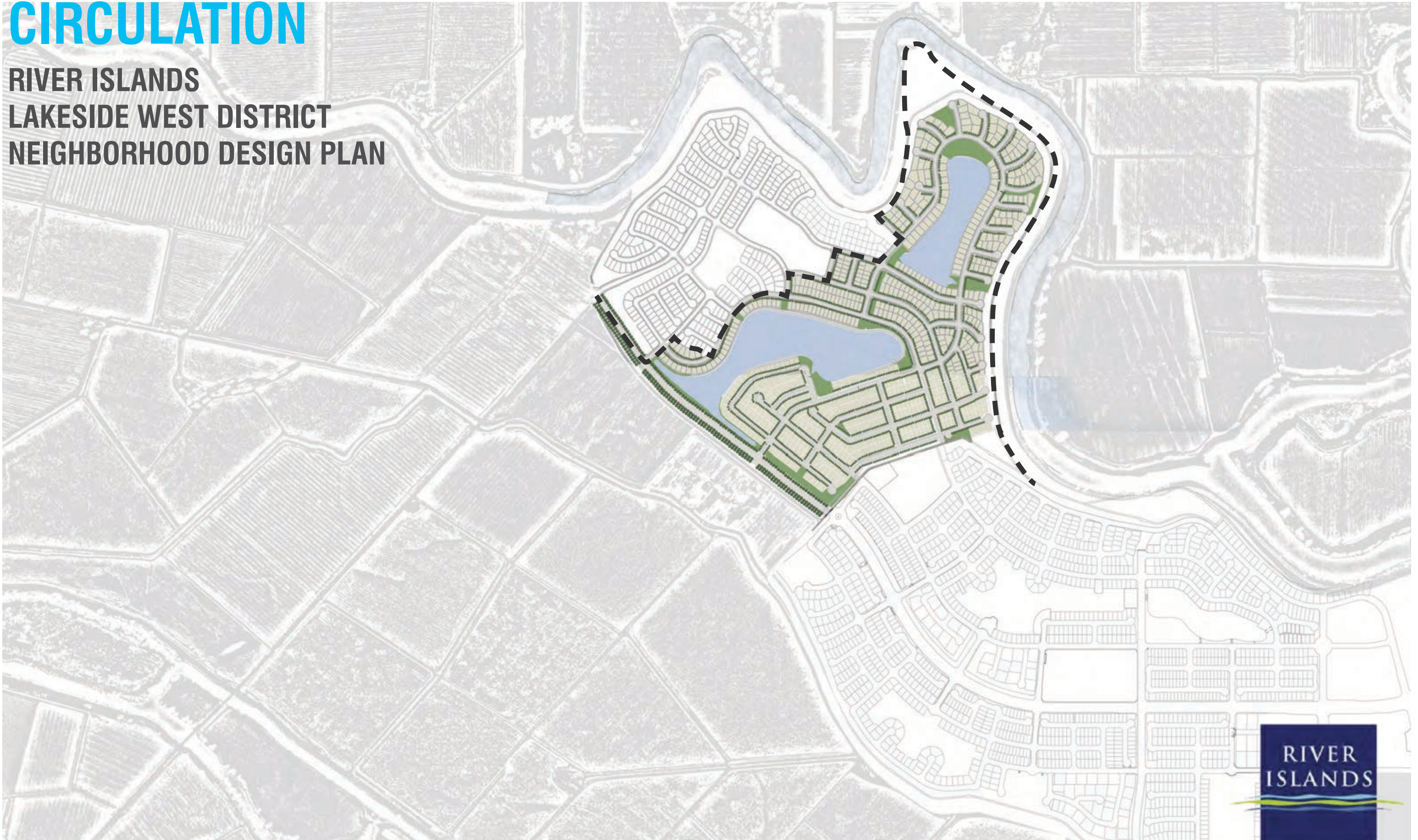
The Park Designation Map is used to provide an overall summary of all parks and open space either constructed or proposed to be constructed within Phase 1 of River Islands. The tables include Neighborhood Parks / Pocket Parks / Community Parks, Lakes, Trails, and Water Related Open Space. Some of the 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. The chart on this page 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 WEST DISTRICT
NEIGHBORHOOD DESIGN PLAN



CIRCULATION CONCEPT

Streets create a necessary and important framework for the community of River Islands Lakeside West District (Stage 2B). 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.

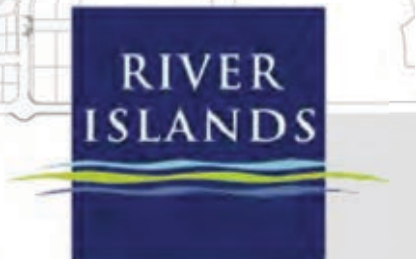
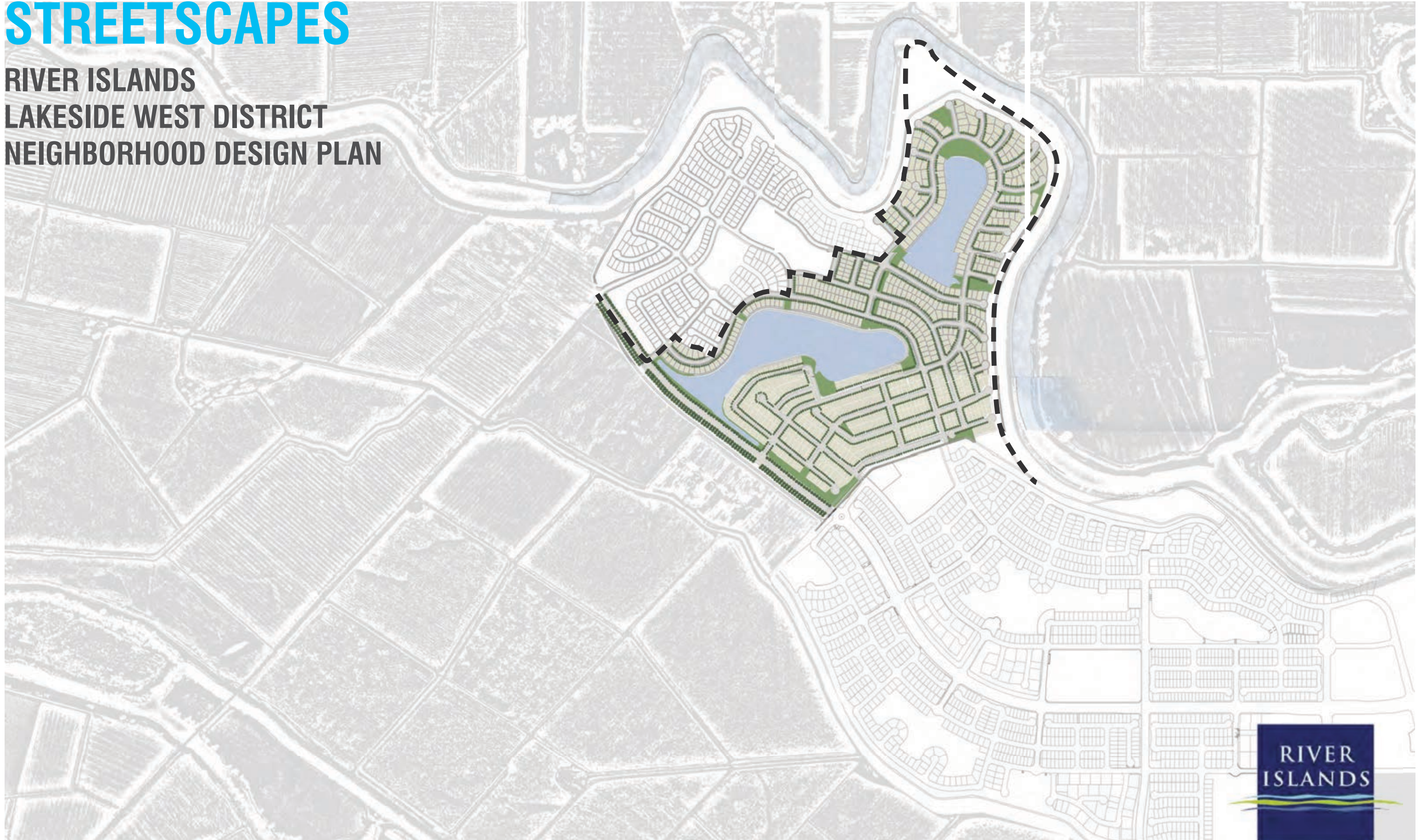
The figures on this page show pedestrian and non-motorized vehicular circulation pathways and wayfinding signage specific to the Lakeside West District (Stage 2B) development area.

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



STREETSCAPES

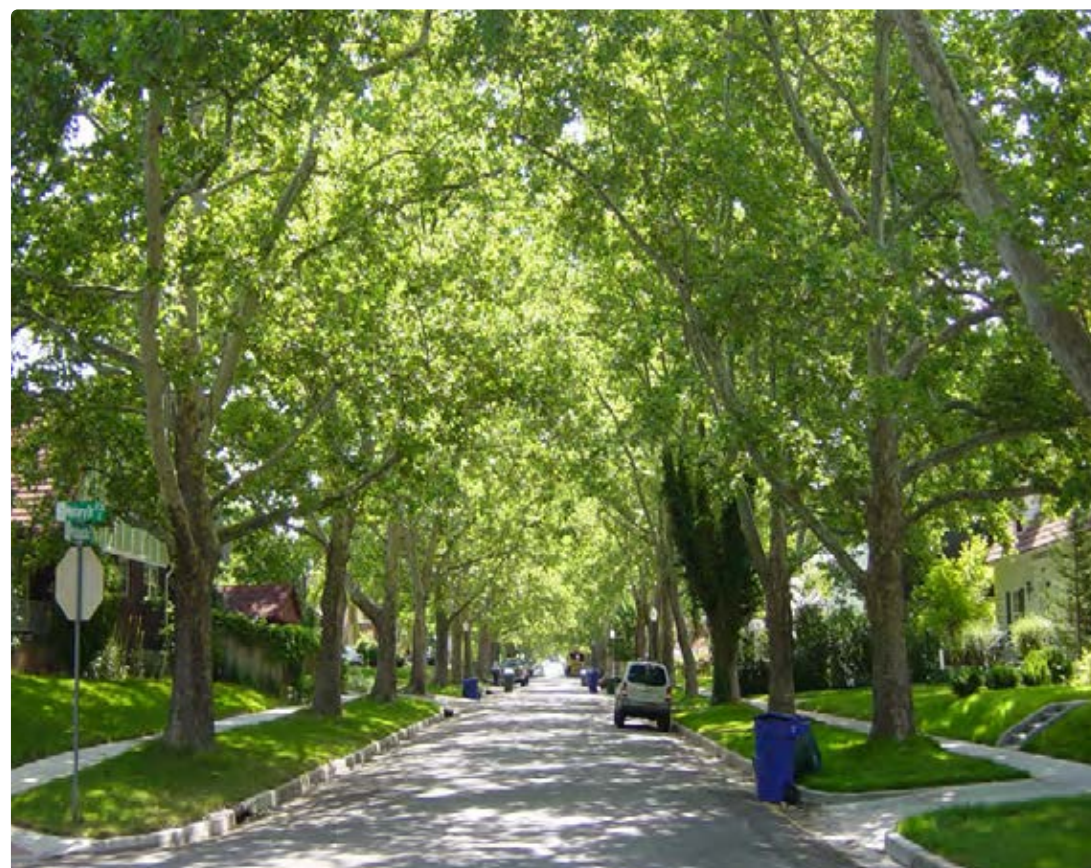
RIVER ISLANDS
LAKESIDE WEST DISTRICT
NEIGHBORHOOD DESIGN PLAN



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 23.

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 as Stage 2A joins with Stage 2B. These streets service the majority of the project through Stage 2B, 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

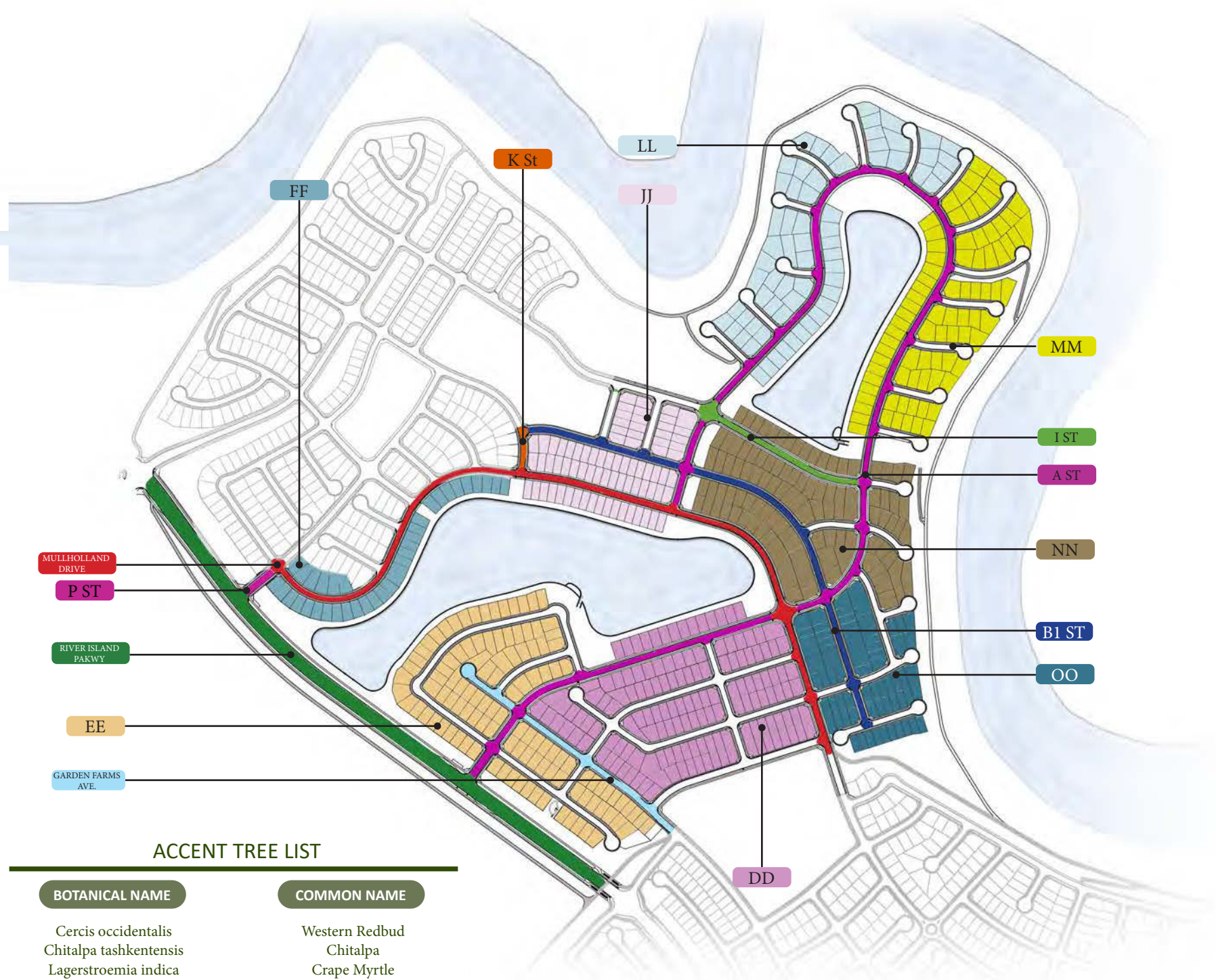
VILLAGE	STREET DIRECTION	BOTANICAL NAME	COMMON NAME
DD	North/South East/West	<i>Pistacia c. 'Keith Davey'</i> <i>Tilia c. 'Greenspire'</i>	Keith Davey Chinese Pistache Greenspire Little-Leaf Linden
EE	North/South East/West	<i>Acer rubrum 'October Glory'</i> <i>Chitalpa t. 'Pink Dawn'</i>	October Glory Red Maple Pink Dawn Chitalpa
FF	North/South East/West	<i>Platanus a. 'Columbia'</i> <i>Ulmus p. 'Drake'</i>	Columbia Plane Tree Chinese Evergreen Elm
JJ	North/South East/West	<i>Zelkova serrata 'Green Vase'</i> <i>Acer rubrum 'October Glory'</i>	Green Vase Zelkova October Glory Red Maple
LL	North/South East/West	<i>Zelkova serrata 'Green Vase'</i> <i>Ginkgo biloba</i>	Green Vase Zelkova Ginkgo
MM	North/South East/West	<i>Tilia c. 'Greenspire'</i> <i>Acer rubrum 'October Glory'</i>	Greenspire Little-Leaf Linden October Glory Red Maple
NN	North/South East/West	<i>Platanus a. 'Columbia'</i> <i>Pistacia c. 'Keith Davey'</i>	Columbia Plane Tree Keith Davey Chinese Pistache
OO	North/South East/West	<i>Platanus a. 'Columbia'</i> <i>Pistacia c. 'Keith Davey'</i>	Columbia Plane Tree Keith Davey Chinese Pistache

STREET TREE LIST BY CONNECTOR STREET

STREET	BOTANICAL NAME	COMMON NAME
MULLHOLLAND DR	<i>Ginkgo biloba</i>	Ginkgo
RIVER ISLAND PKWY	<i>Quercus coccinea</i>	Scarlet Oak
I ST	<i>Carpinus b. 'Franz Fontaine'</i>	Franz Fontaine Hornbeam
A ST	<i>Zelkova s. 'Green Vase'</i>	Green Vase Zelkova
B1 ST	<i>Tilia c. 'Greenspire'</i>	Greenspire Little-Leaf Linden
GARDEN FARMS AVE	<i>Ulmus p. 'Drake'</i>	Chinese Evergreen Elm
K ST	<i>Chitalpa t. 'Pink Dawn'</i>	Pink Dawn Chitalpa
P ST	<i>Acer rubrum 'October Glory'</i>	'October Glory' Red Maple

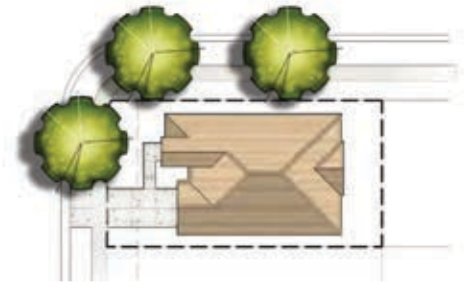
ACCENT TREE LIST

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



TYPICAL INTERNAL LOT STREET TREE PLANTING

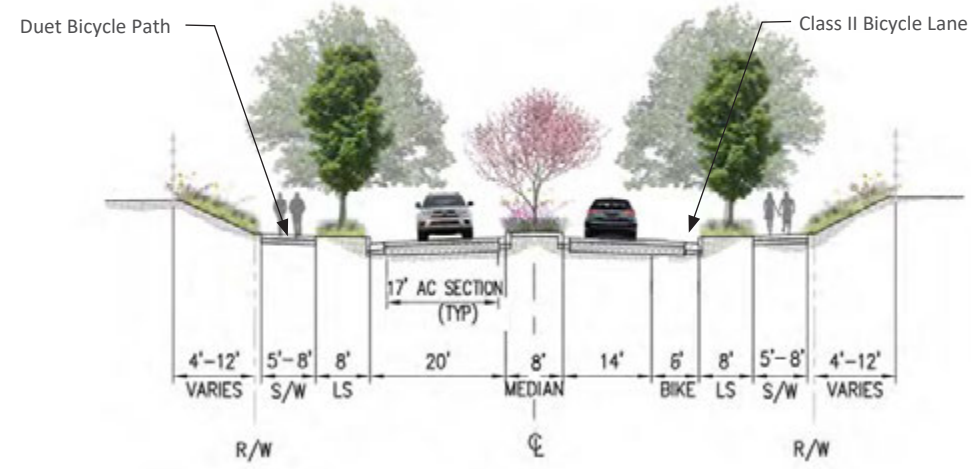
SCALE: 1"=20'



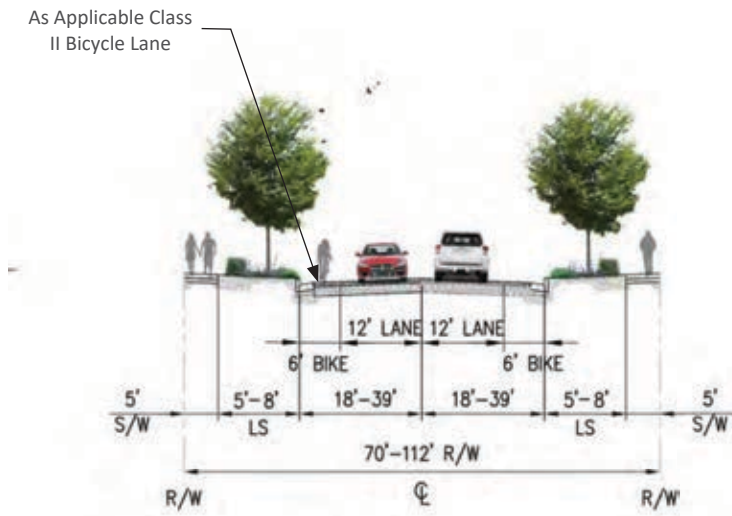
TYPICAL CORNER LOT STREET TREE PLANTING

SCALE: 1"=20'

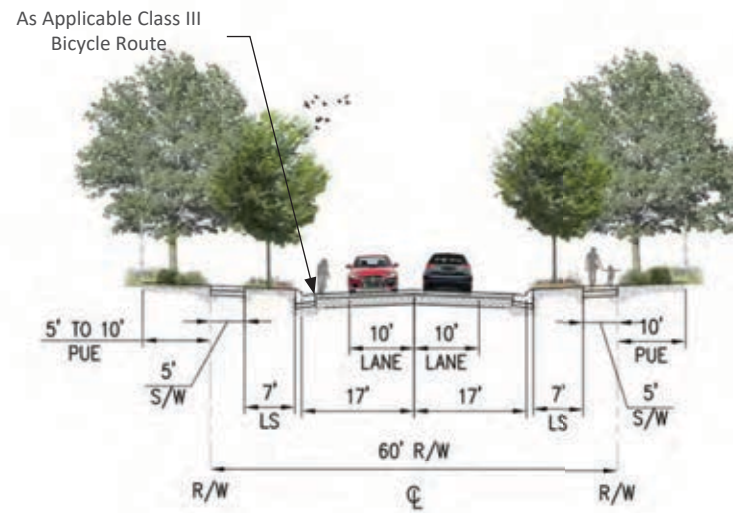
STREET SECTIONS



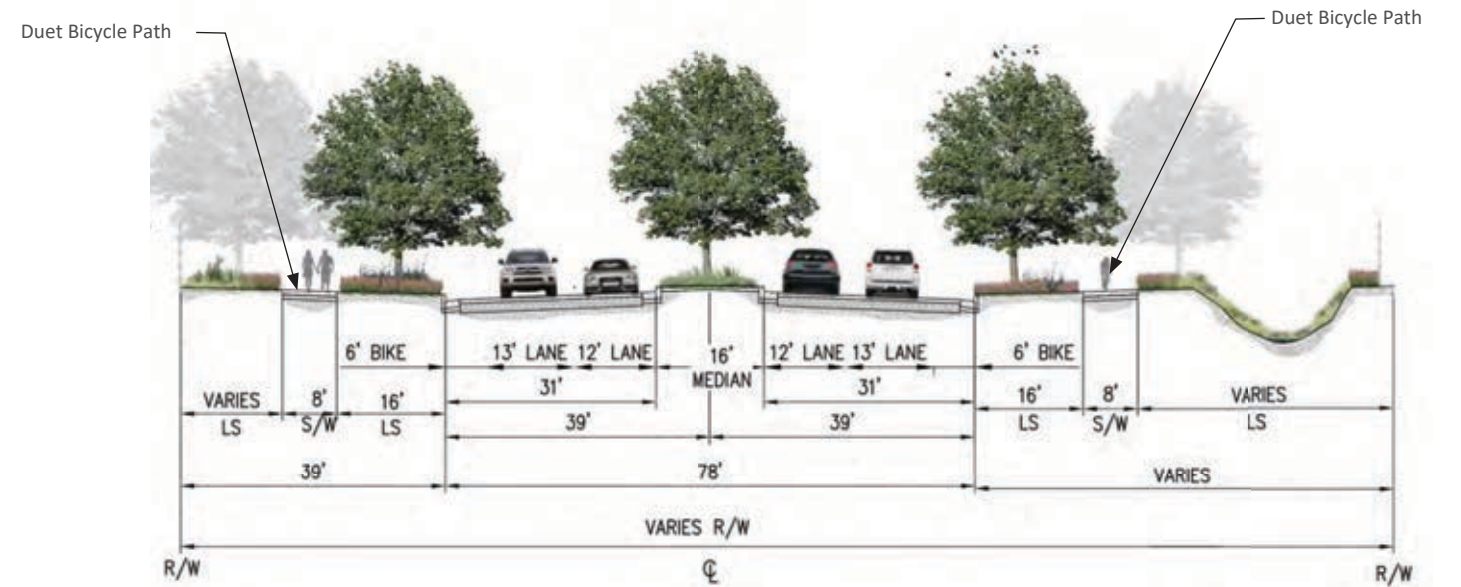
TYPICAL NEIGHBORHOOD ENTRY SECTION
NOT TO SCALE



TYPICAL NEIGHBORHOOD STREET SECTION
NOT TO SCALE



TYPICAL LOCAL STREET 2 LANE SECTION
NOT TO SCALE

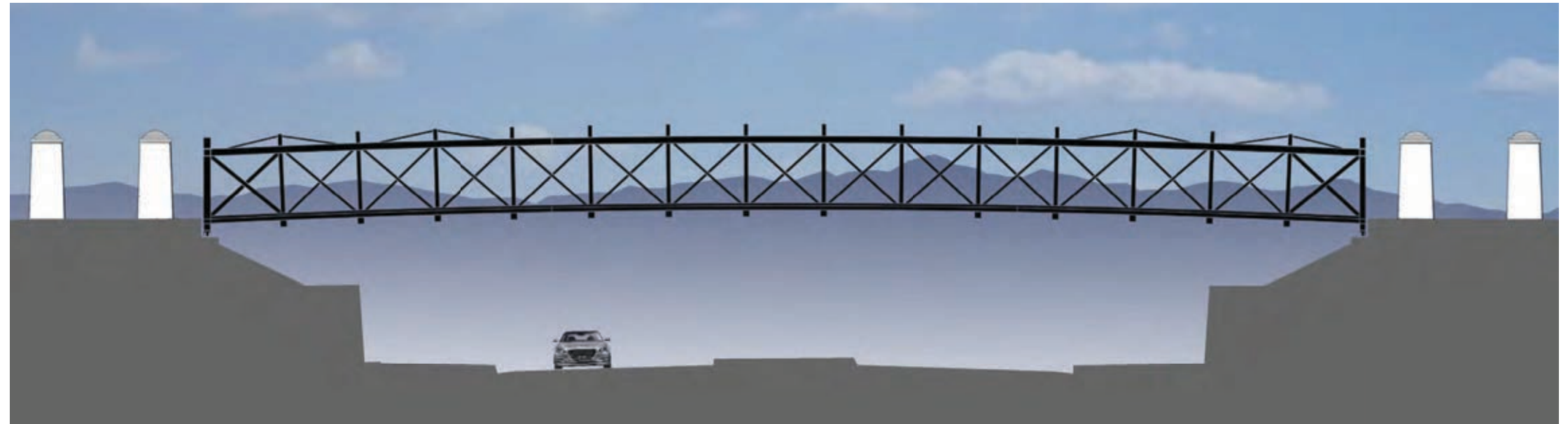


TYPICAL RIVER ISLANDS PARKWAY SECTION
NOT TO SCALE

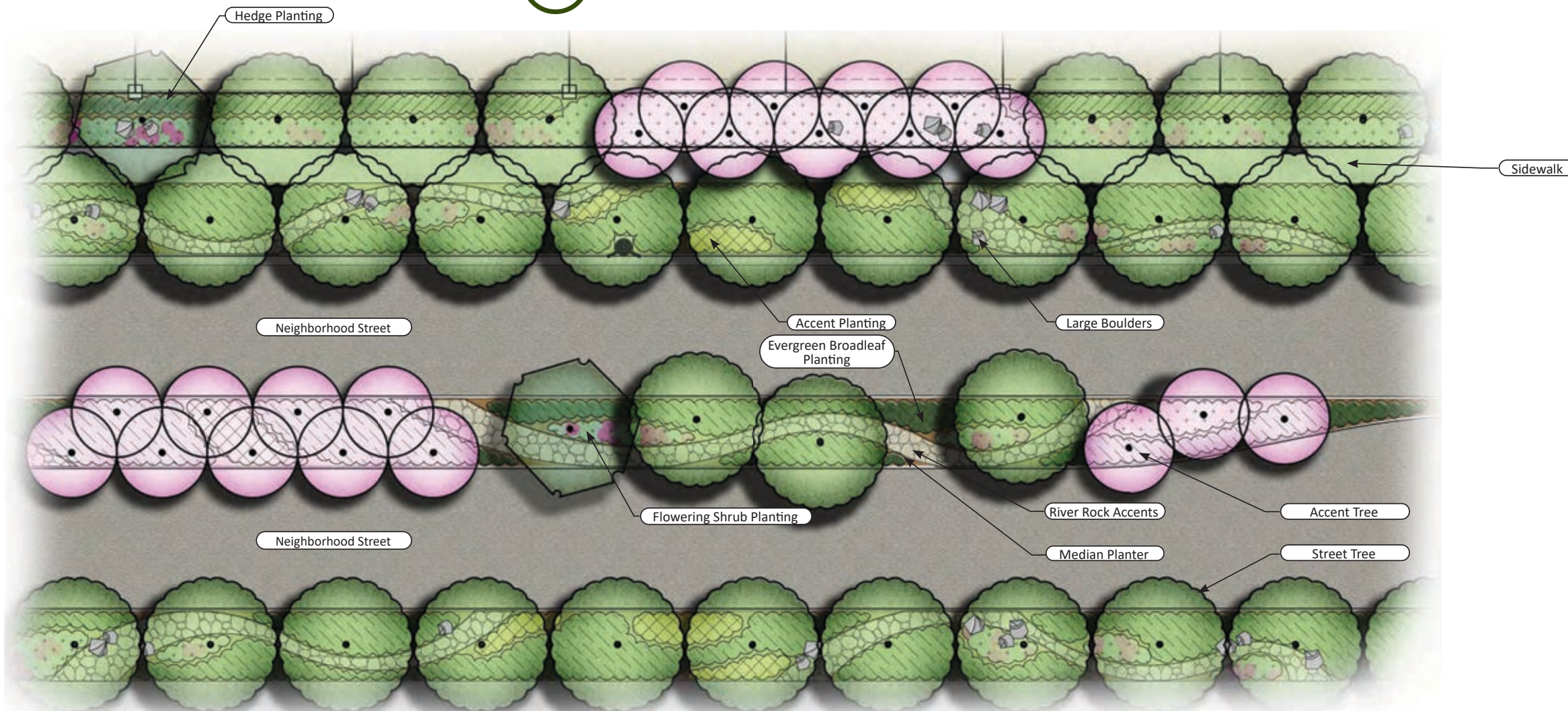
The vision for River Islands Lakeside West District (Stage 2B) Streetscapes is to formalize the natural context of the delta riparian and agricultural corridors.

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 Pedestriany Bridge at Boundary of Stage 2A & Stage 2B



Typical Major Collector Road Layout (River Islands Parkway)

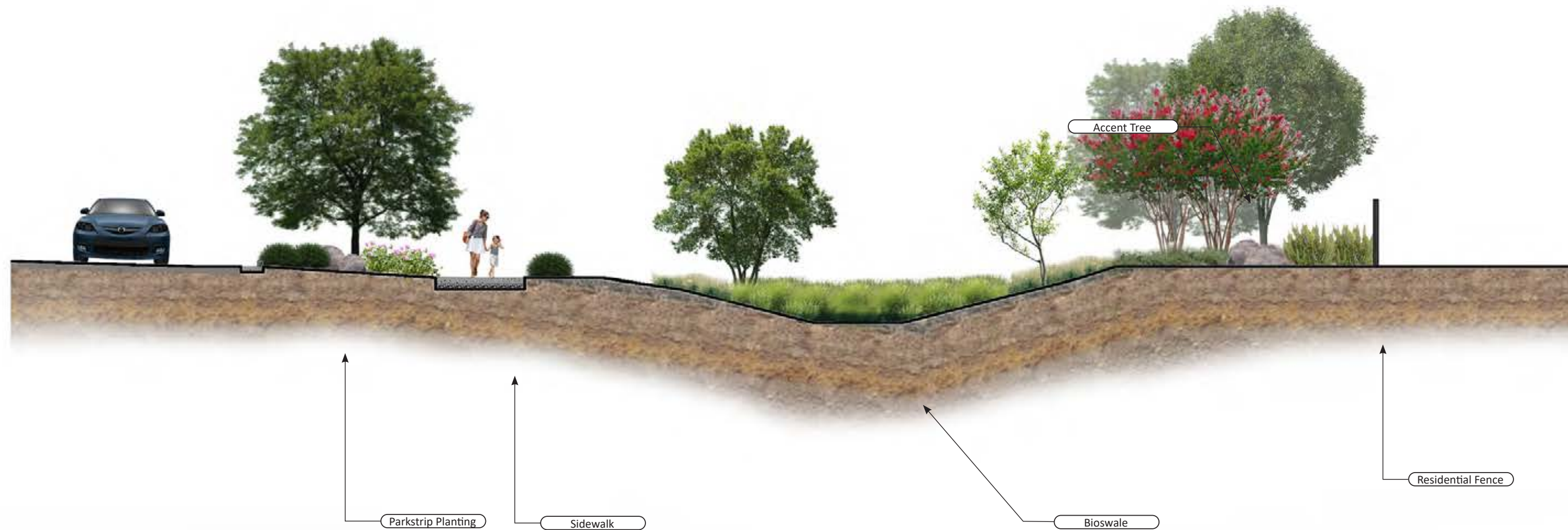


 River Islands Parkway Layout, Typical

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 West District (Stage 2B) 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.



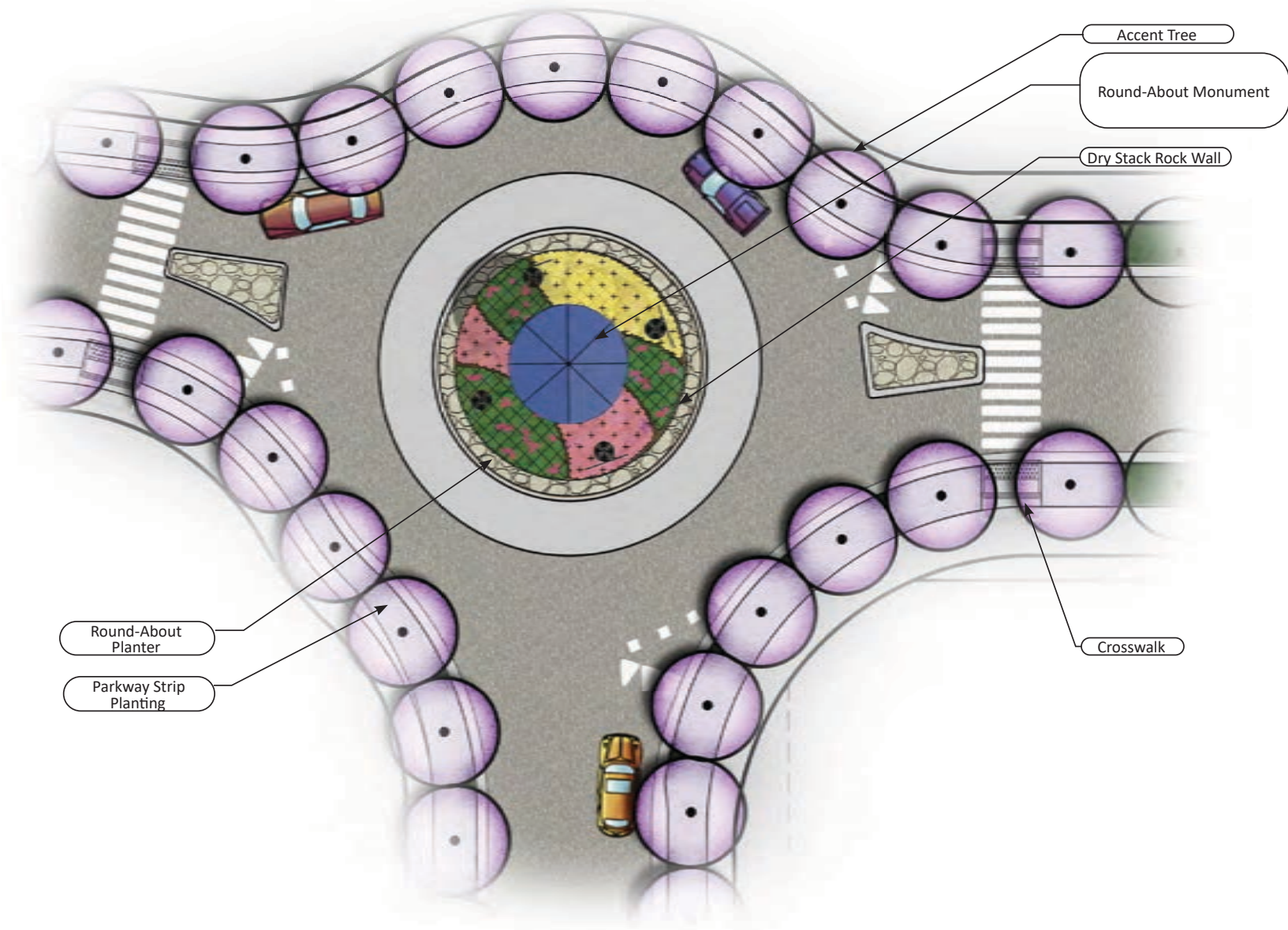
Neighborhood Gateway - River Islands Parkway and M Street



Neighborhood Gateway - T4 Court at A Street



Neighborhood Gateway - A Street and I Street



○ Example Typical Round-a-bout

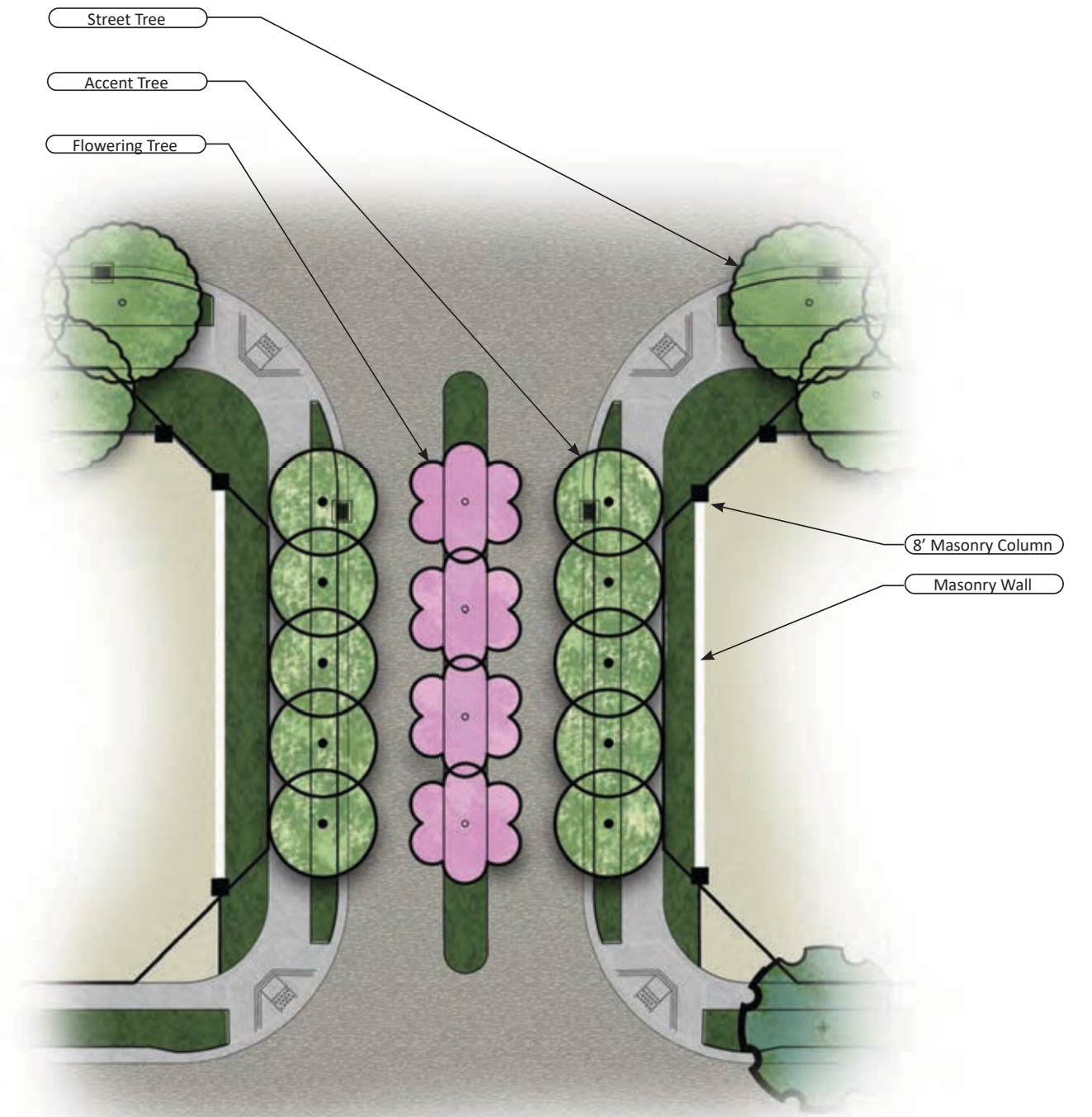
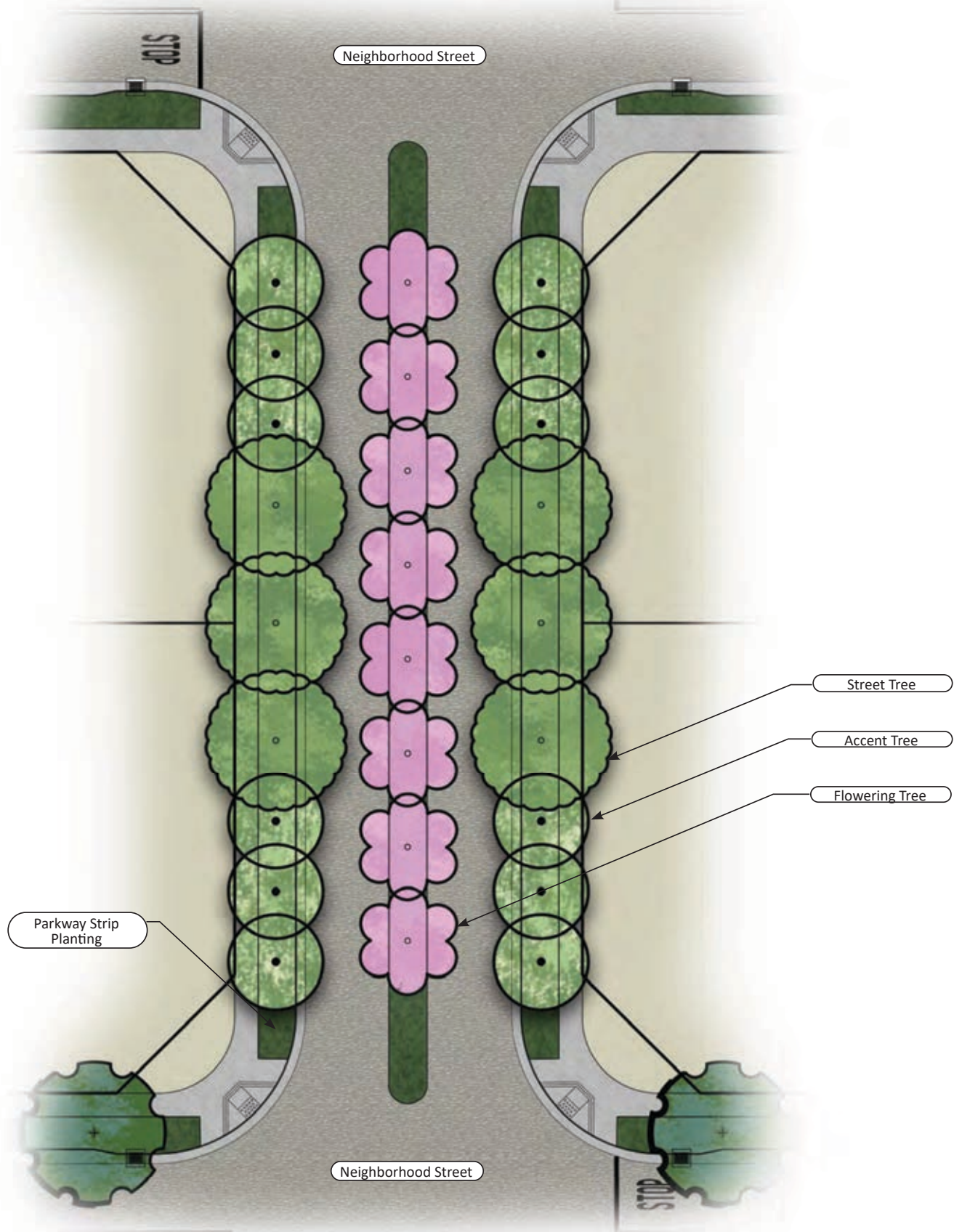


○ Example Traditional Buoy Monument with Signage

NEIGHBORHOOD ENTRIES

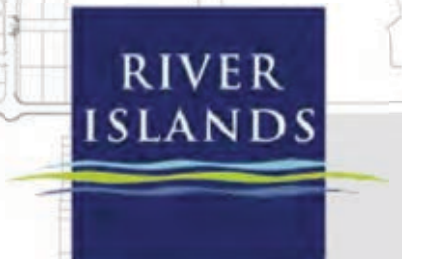
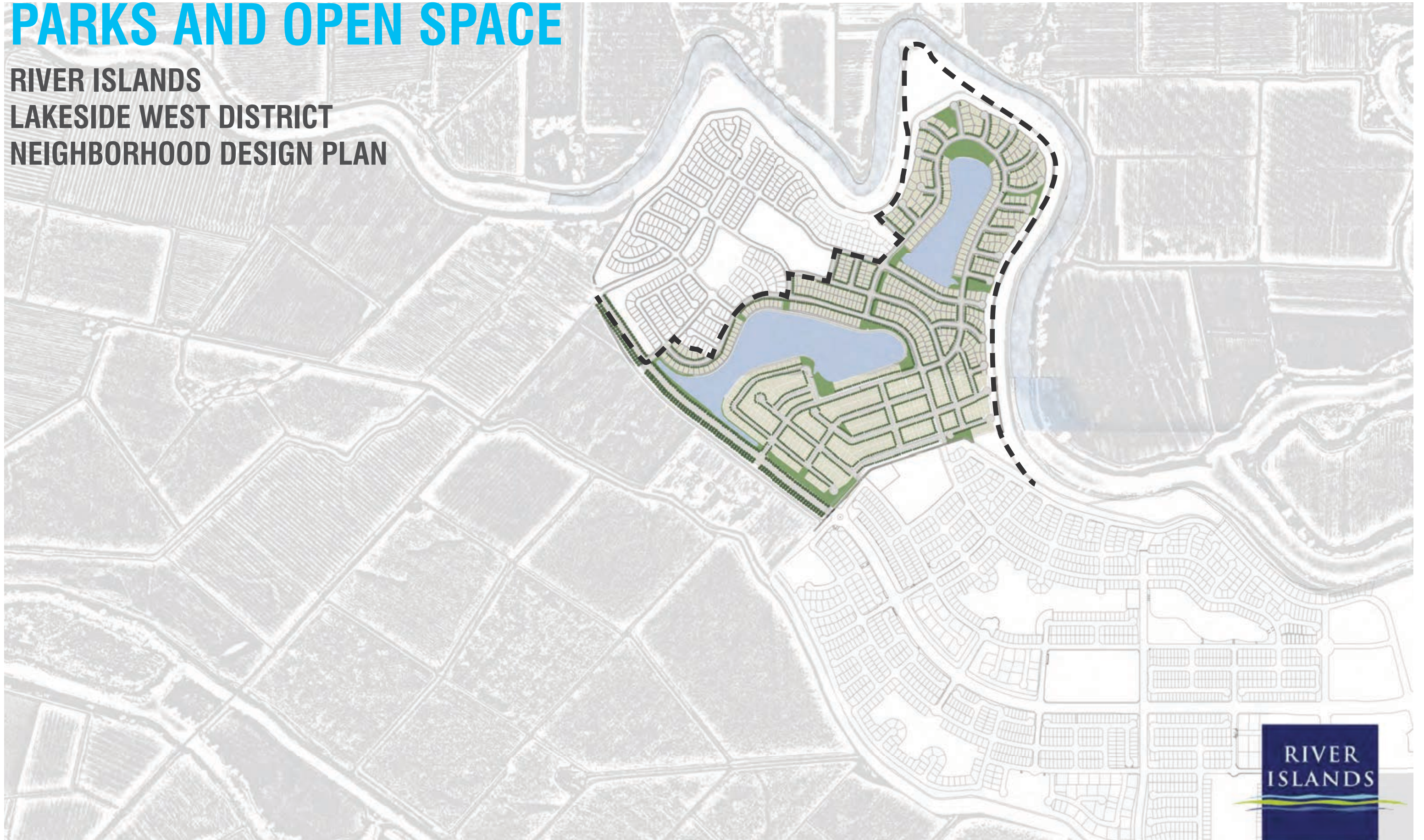
Neighborhood entries have been identified to establish a more formal and traditional entrance to interior villages within Lakeside West District (Stage 2B). The entries will be defined by structured plantings that differentiate themselves from more naturalized riparian plantings of surrounding collector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





PARKS AND OPEN SPACE

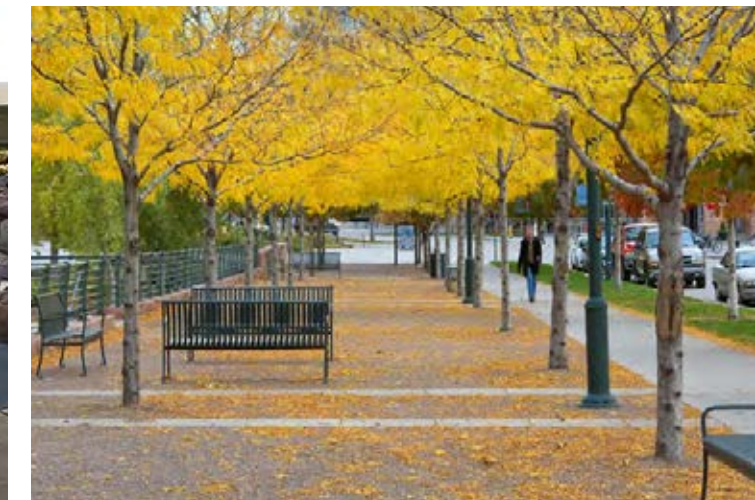
RIVER ISLANDS
LAKESIDE WEST DISTRICT
NEIGHBORHOOD DESIGN PLAN



MASTER PLAN INTENT

The Draft 2018 Phase 1 Parks Master Plan will replace the 2007 Phase 1 Parks Master Plan (once City has approved amendments) and subsequent amendments, the most recent in 2015. The 2018 Draft 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.



NEIGHBORHOOD PARK N5



Key map

AMENITIES NOT SHOWN

- Basketball Court (2)
- Playground

Illustrative Only



Not to Scale

WATER-RELATED PARKS

The concept of water based property frontage within the River Islands master plan continues in the Lakeside West District (Stage 2B) 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

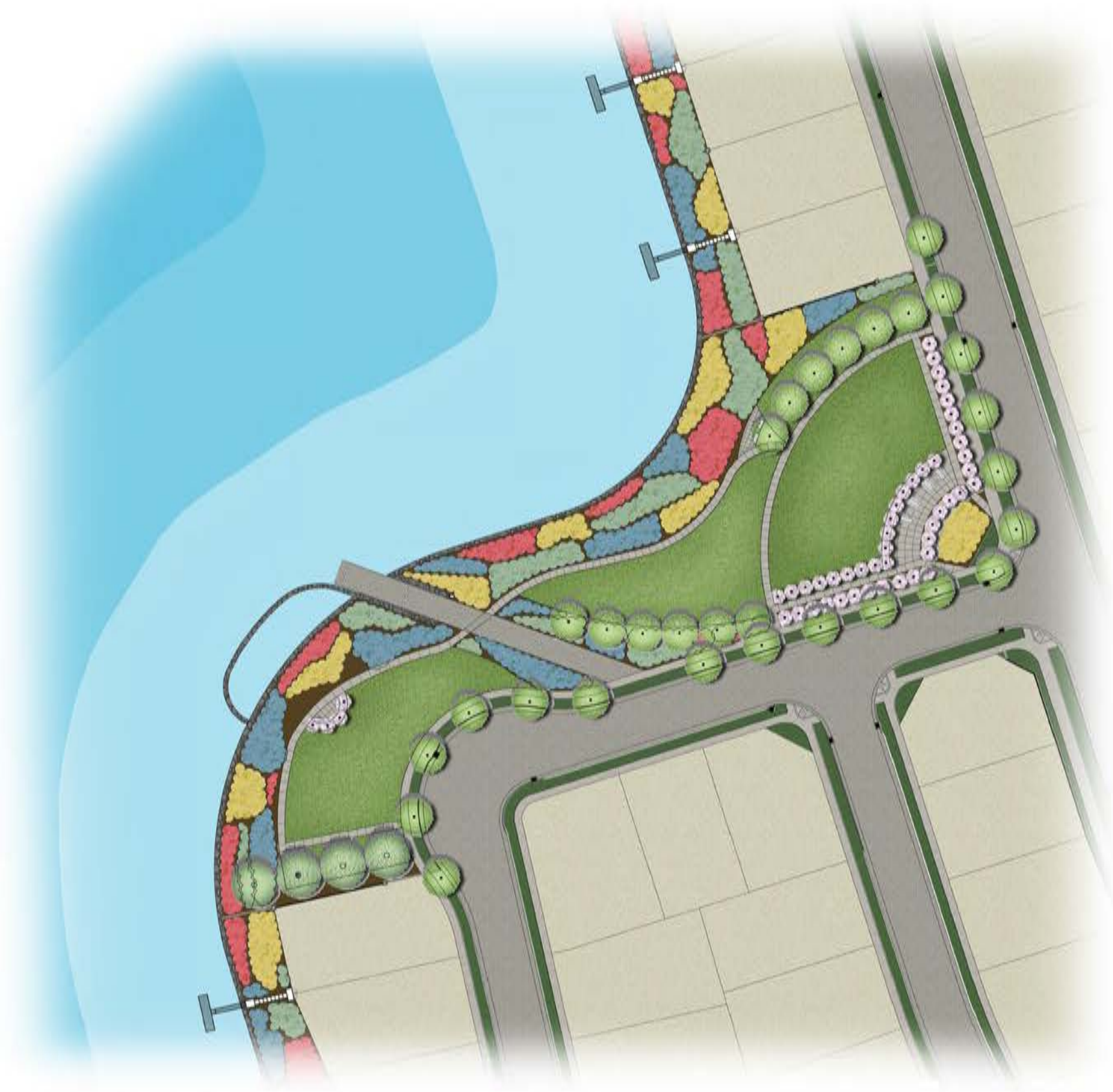
FEATURE AREA	PARK NAME
[Light Green Swatch]	P43
[Medium Green Swatch]	P44
[Light Green Swatch]	P45
[Light Green Swatch]	P46
[Medium Blue Swatch]	N5
[Medium Blue Swatch]	P42
[Dark Blue Swatch]	P41

WATER RELATED PARK P41



Key map

Illustrative Only

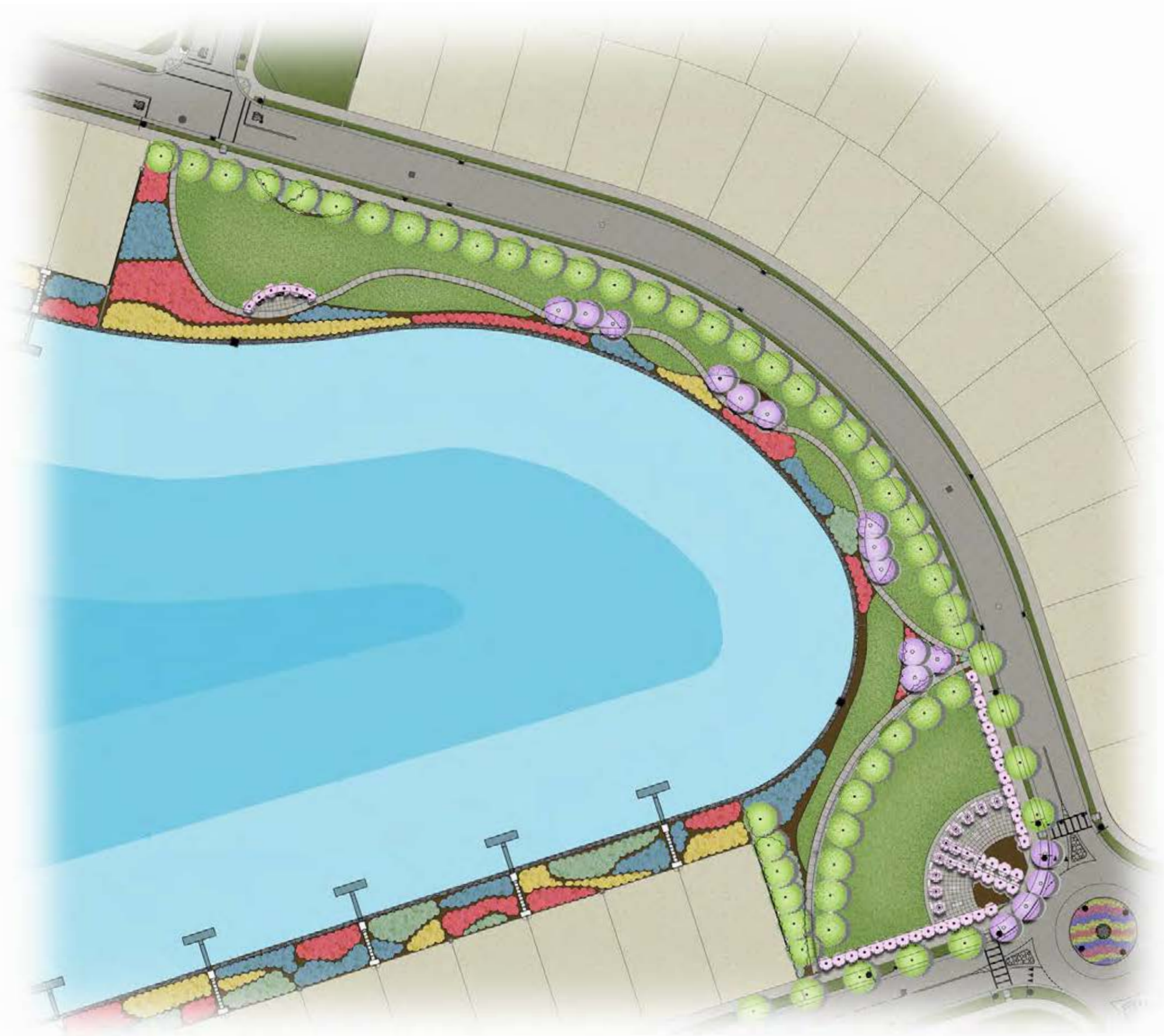


WATER RELATED PARK P42



Key map

Illustrative Only

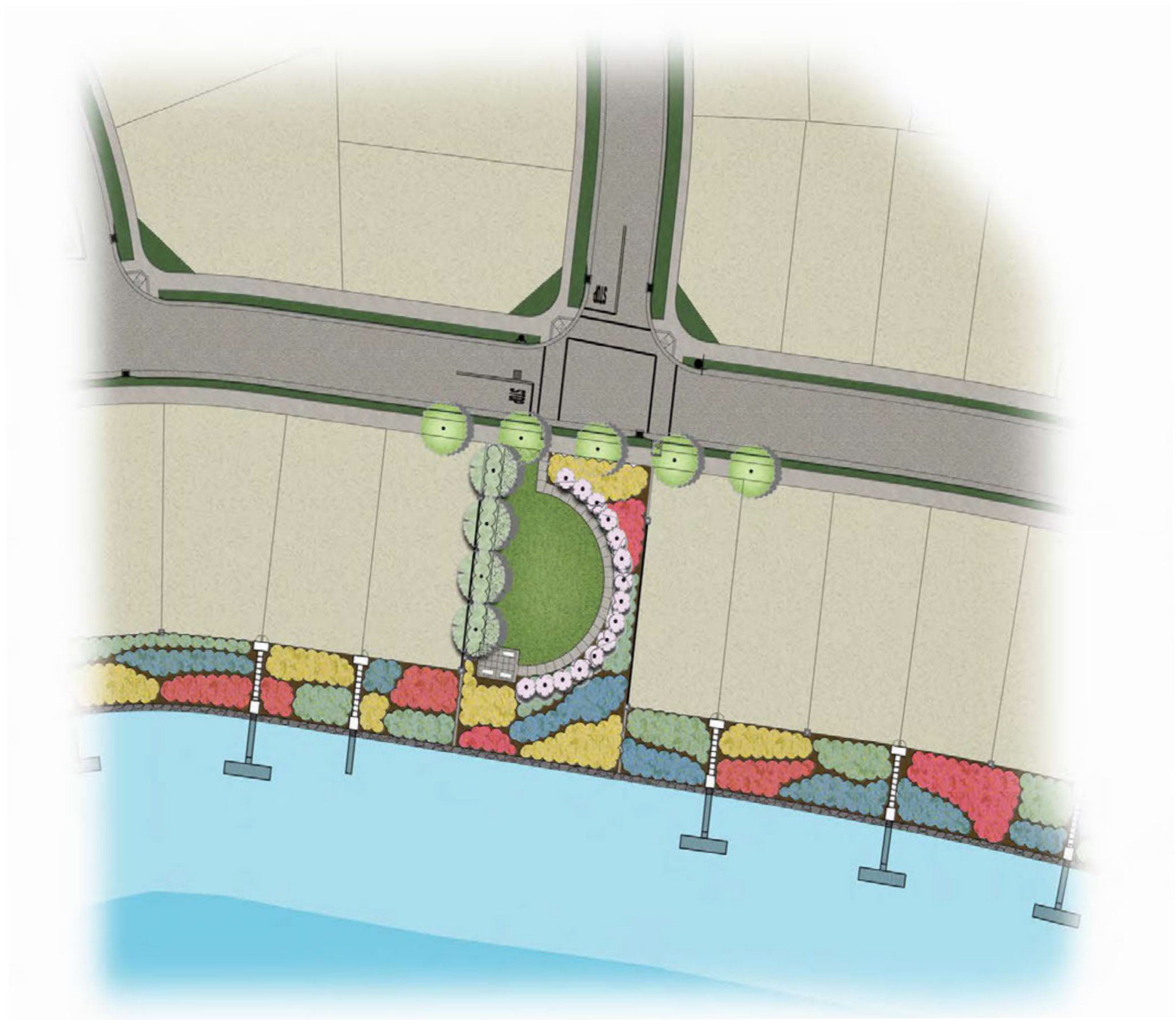


WATER RELATED PARK P44



Key map

Illustrative Only

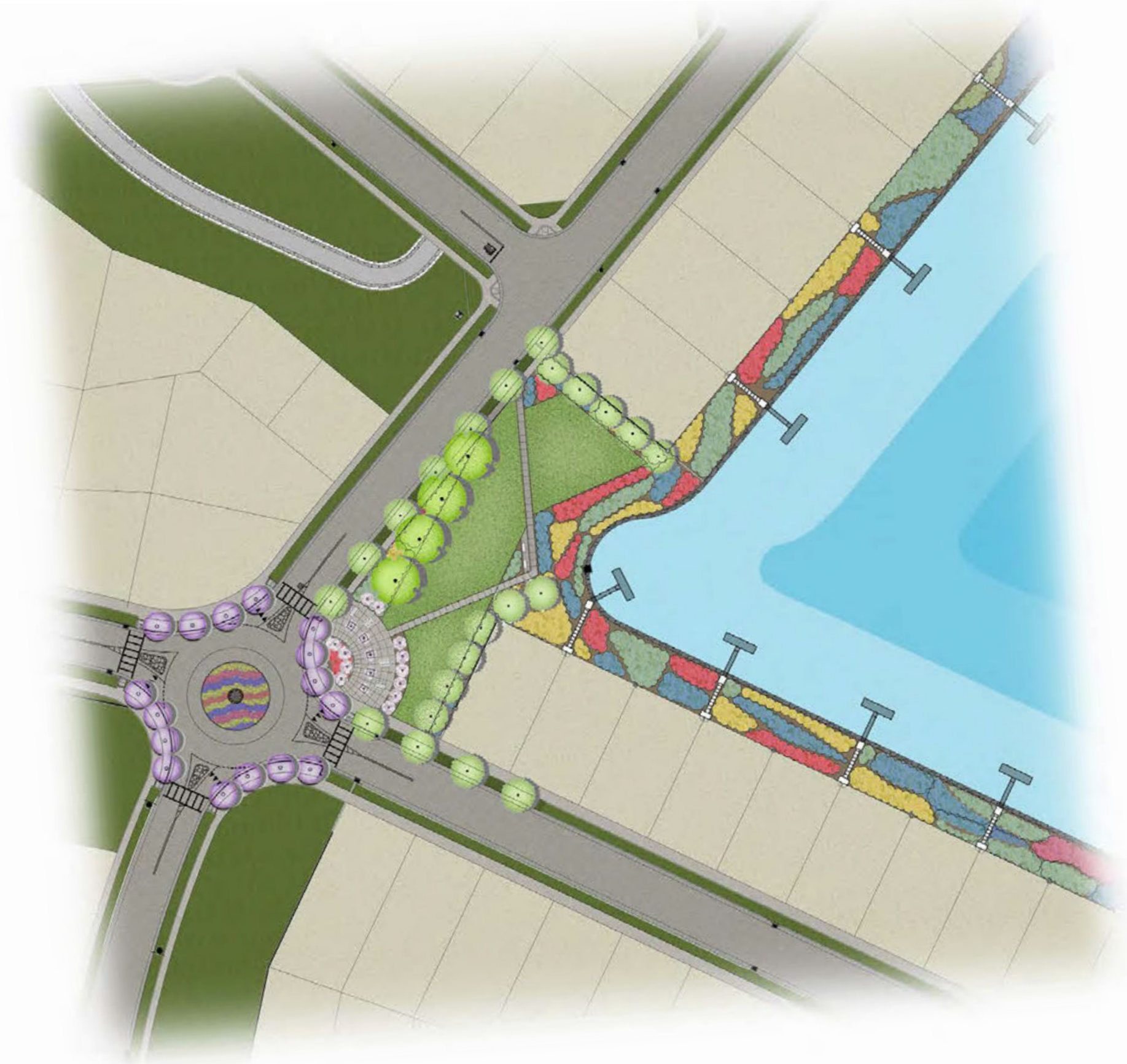


WATER RELATED PARK P45



Key map

Illustrative Only



WATER RELATED PARK P46



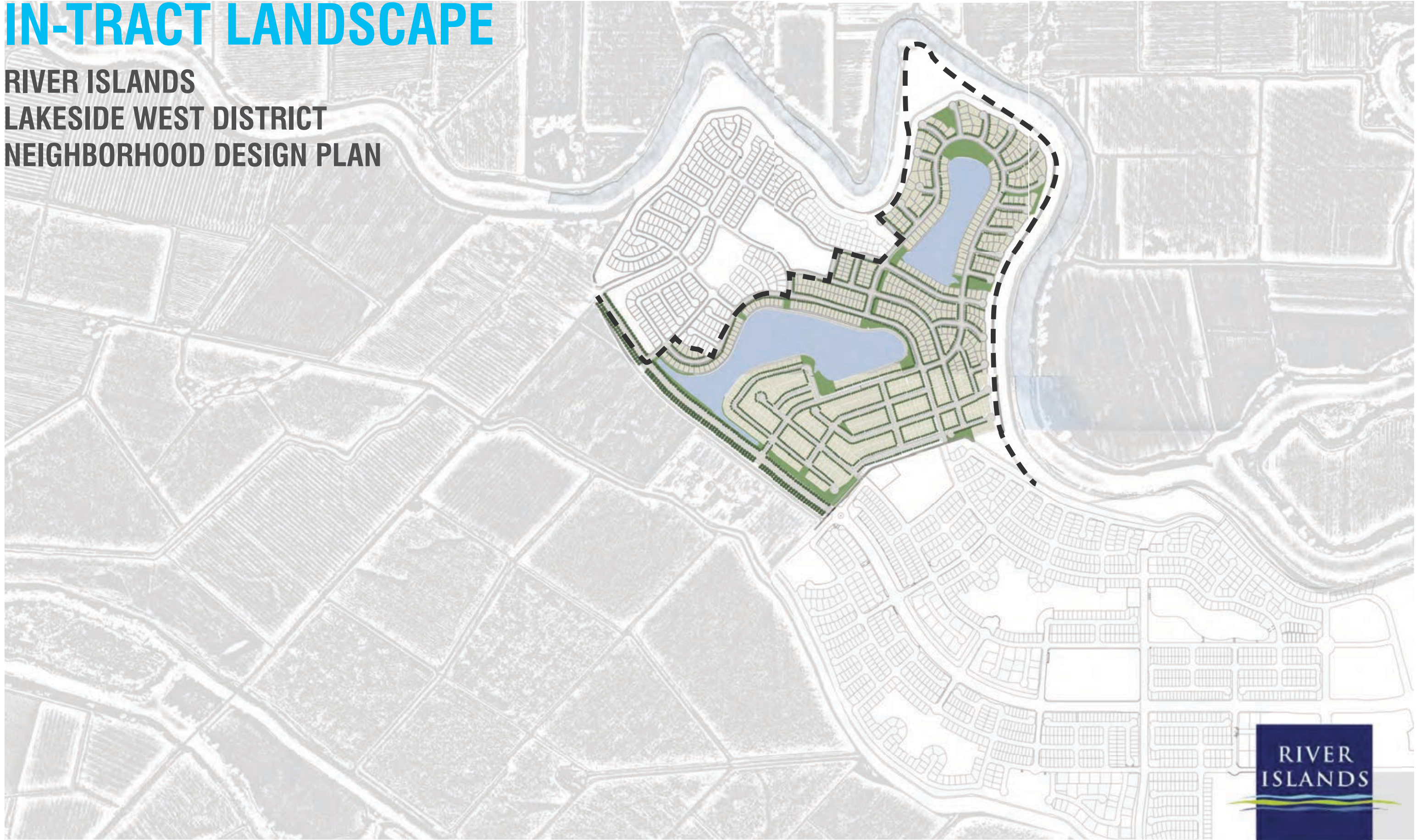
Key map

Illustrative Only



IN-TRACT LANDSCAPE

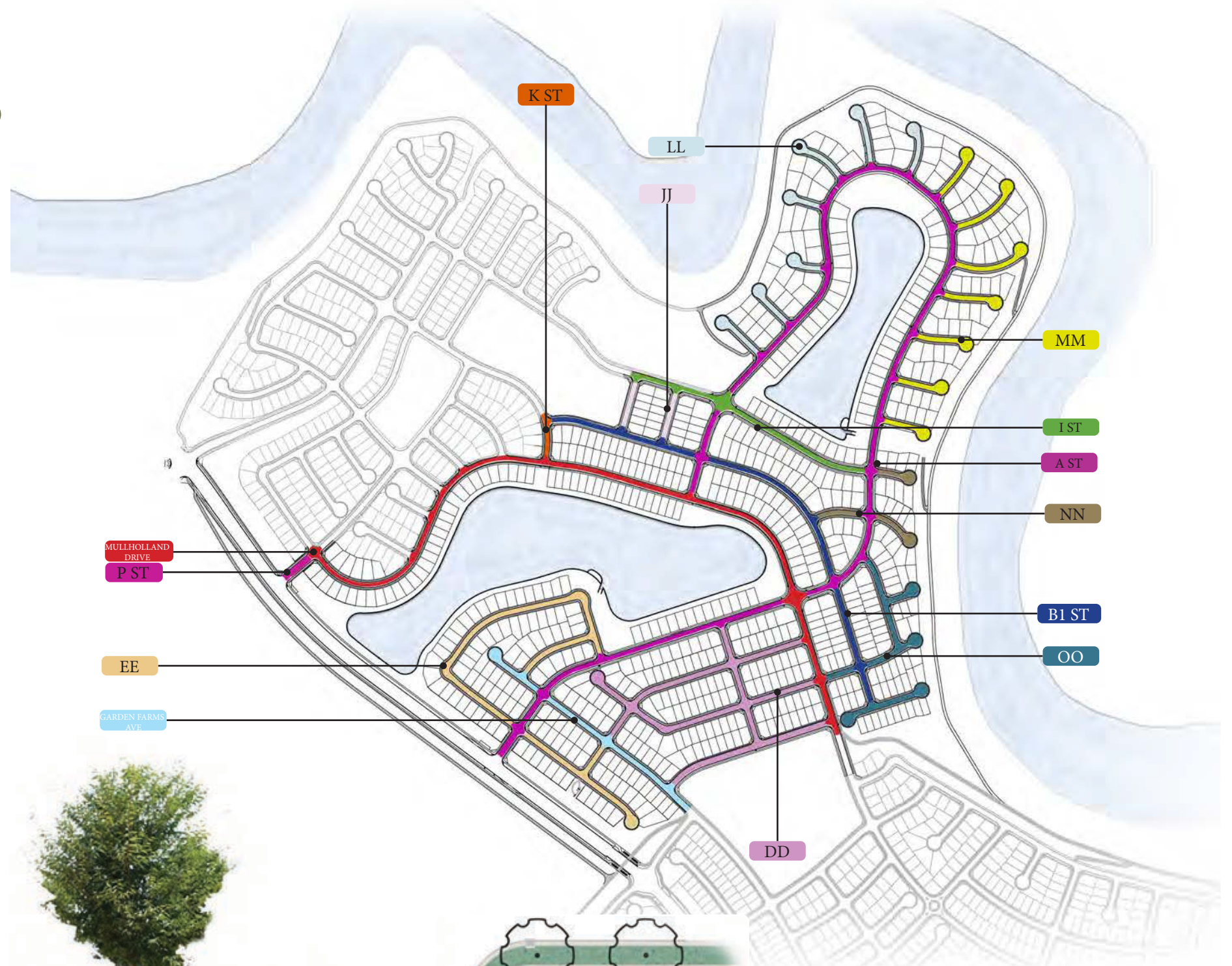
RIVER ISLANDS
LAKESIDE WEST DISTRICT
NEIGHBORHOOD DESIGN PLAN



PARKWAY STRIPS

PARKWAY STRIP MASTER PLANT LIST

VILLAGE	STREET DIRECTION	BOTANICAL NAME	PLANT SPACING
DD	East/West North/South	Arctostaphylos 'Pacific Mist' Juniper	36" O.C. 36" O.C.
EE	East/West North/South	Arctostaphylos 'Pacific Mist' Myoporum pavifolium	36" O.C. 36" O.C.
JJ	East/West North/South	Juniper Coprosma p. 'Verde Vista'	36" O.C. 36" O.C.
LL	East/West North/South	Rosmarinus offic. 'Huntington Carpet' Arctostaphylos 'Pacific Mist'	36" O.C. 36" O.C.
MM	East/West North/South	Myoporum pavifolium Coprosma p. 'Verde Vista'	36" O.C. 36" O.C.
NN	East/West North/South	Rosa x 'Noaschnee' Teurium c. 'Prostratus'	36" O.C. 36" O.C.
OO	East/West North/South	Arctostaphylos 'Pacific Mist' Cistus Salvifolius	36" O.C. 36" O.C.
MULLHOLLAND DRIVE	East/West	Coprosma p. 'Verde Vista'	36" O.C.
I ST	East/West	Arctostaphylos 'Pacific Mist'	36" O.C.
A ST	East/West	Myoporum pavifolium	36" O.C.
B1 ST	East/West	Rosmarinus offic. 'Huntington Carpet'	36" O.C.
GARDEN FARMS AVE	East/West	Rosa x 'Noaschnee'	36" O.C.
K ST	East/West	Rosa x 'Noaschnee'	36" O.C.
P ST	East/West	Rosmarinus offic. 'Huntington Carpet'	36" O.C.



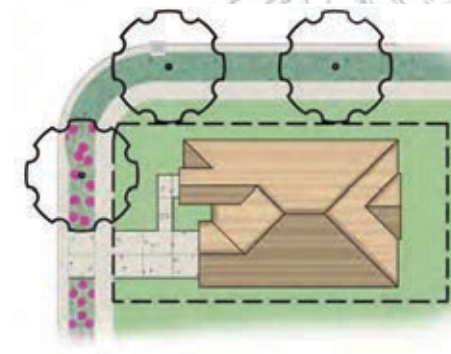
PARKWAY STRIP PLANT LIST

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



PARKSTRIP SECTION

NOT TO SCALE



TYPICAL PARKSTRIP PLANTING SCHEME

NOT TO SCALE

STREET TREES

STREET TREE MASTER LIST

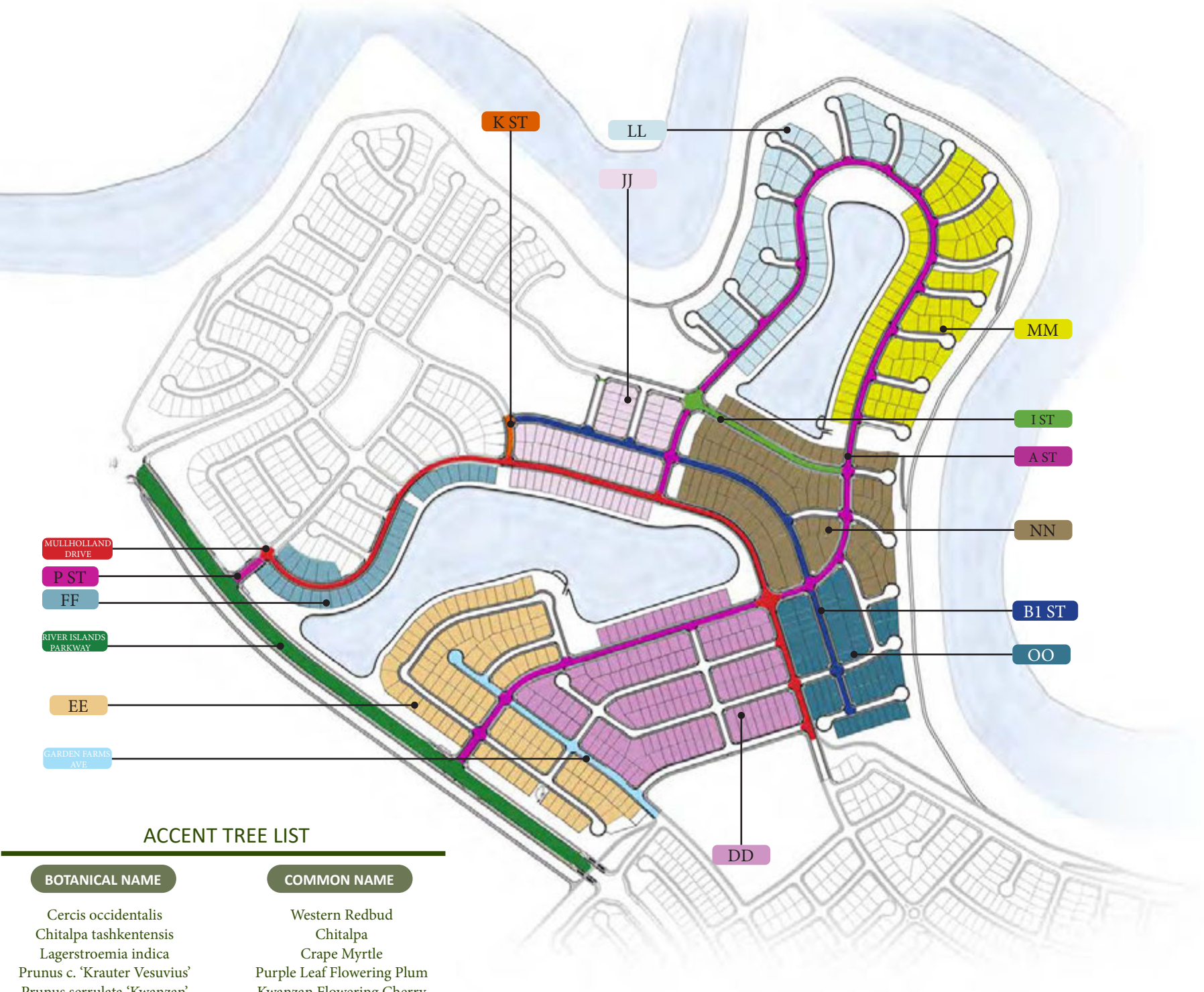
VILLAGE	STREET DIRECTION	BOTANICAL NAME	COMMON NAME
DD	North/South East/West	Pistacia c. 'Keith Davey' Tilia c. 'Greenspire'	Keith Davey Chinese Pistache Greenspire Little-Leaf Linden
EE	North/South East/West	Acer rubrum 'October Glory' Chitalpa t. 'Pink Dawn'	October Glory Red Maple Pink Dawn Chitalpa
FF	North/South East/West	Platanus a. 'Columbia' Ulmus p. 'Drake'	Columbia Plane Tree Chinese Evergreen Elm
JJ	North/South East/West	Zelkova serrata 'Green Vase' Acer rubrum 'October Glory'	Green Vase Zelkova October Glory Red Maple
LL	North/South East/West	Zelkova serrata 'Green Vase' Ginkgo biloba	Green Vase Zelkova Ginkgo
MM	North/South East/West	Tilia c. 'Greenspire' Acer rubrum 'October Glory'	Greenspire Little-Leaf Linden October Glory Red Maple
NN	North/South East/West	Platanus a. 'Columbia' Pistacia c. 'Keith Davey'	Columbia Plane Tree Keith Davey Chinese Pistache
OO	North/South East/West	Platanus a. 'Columbia' Pistacia c. 'Keith Davey'	Columbia Plane Tree Keith Davey Chinese Pistache

STREET TREE LIST BY CONNECTOR STREET

STREET	BOTANICAL NAME	COMMON NAME
MULLHOLLAND DRIVE	Ginkgo biloba	Ginkgo
RIVER ISLANDS PARKWAY	Quercus coccina	Scarlet Oak
I ST	Ulmus p. 'Drake'	Chinese Evergreen Elm
A ST	Zelkova s. 'Green Vase'	Green Vase Zelkova
B1 ST	Tilia c. 'Greenspire'	Greenspire Little-Leaf Linden
GARDEN FARMS AVE	Ulmus p. 'Drake'	Chinese Evergreen Elm
K	Chitalpa t. 'Pink Dawn'	Pink Dawn Chitalpa
P ST	Acer rubrum 'October Glory'	'October Glory' Red Maple

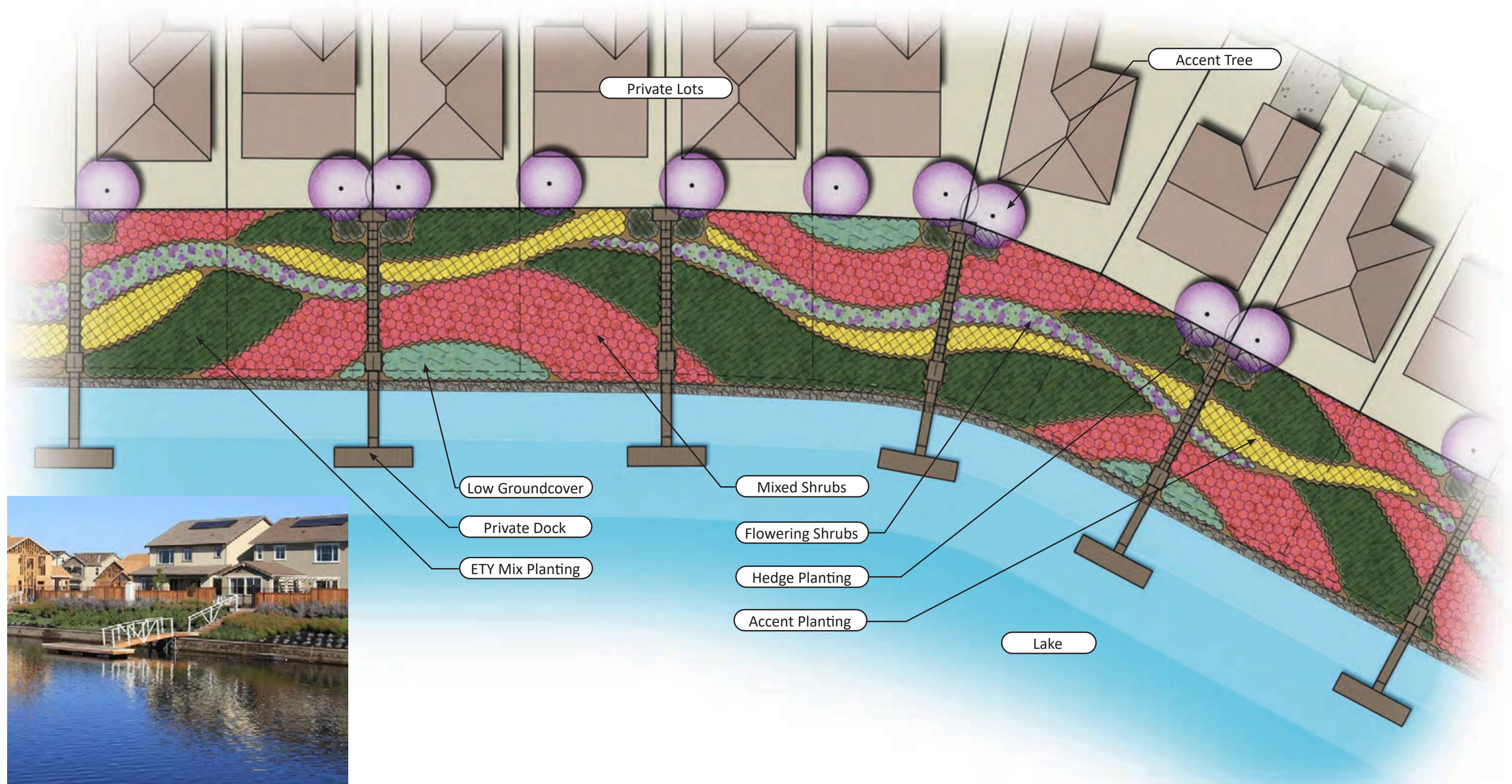
ACCENT TREE LIST

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



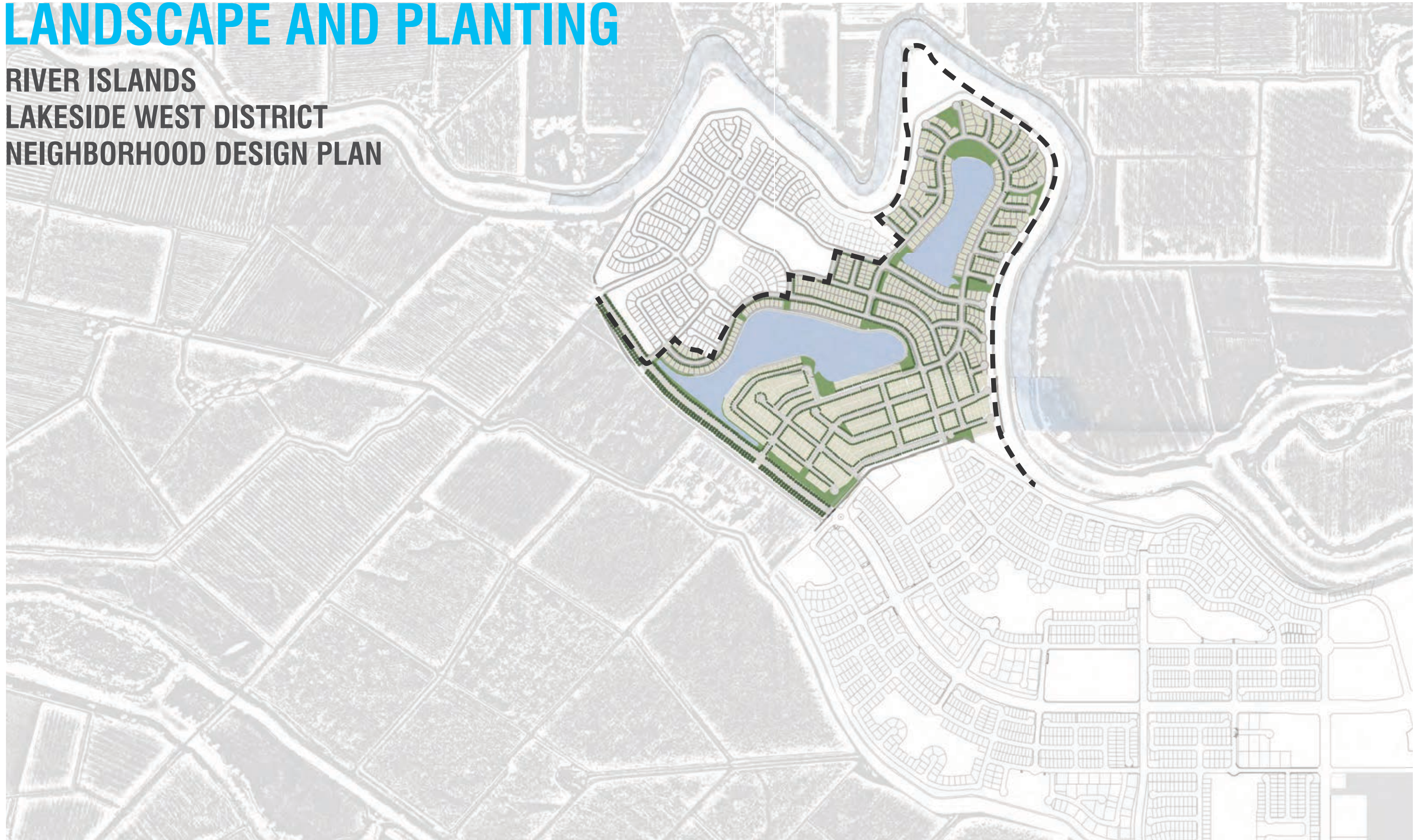
REAR YARD LAKE FRONTAGE

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 WEST DISTRICT
NEIGHBORHOOD DESIGN PLAN



LANDSCAPE PLAN

River Islands will be responsible for the design, construction and maintenance of all public use areas within the Lakeside West District (Stage 2B). 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 maintain 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 rear yard slope area that is not owned by a public agency in which this area will be granted as an easement to the property owner and said property owner may landscape, irrigate and maintain the slope area in conformance to the public agencies requirements. The property owner must grant the public agency access for inspection of slope areas on an as needed basis.
- Landscape areas may also include medians and landscape areas from the back of the sidewalks to the sideyard fences from the collector street to the first cross-street in-tract.

Plant materials will be selected from the Appendix starting on page 66: 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 and LMC Chapter 17.92 .

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 West District (Phase 1 Stage 2B) 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.

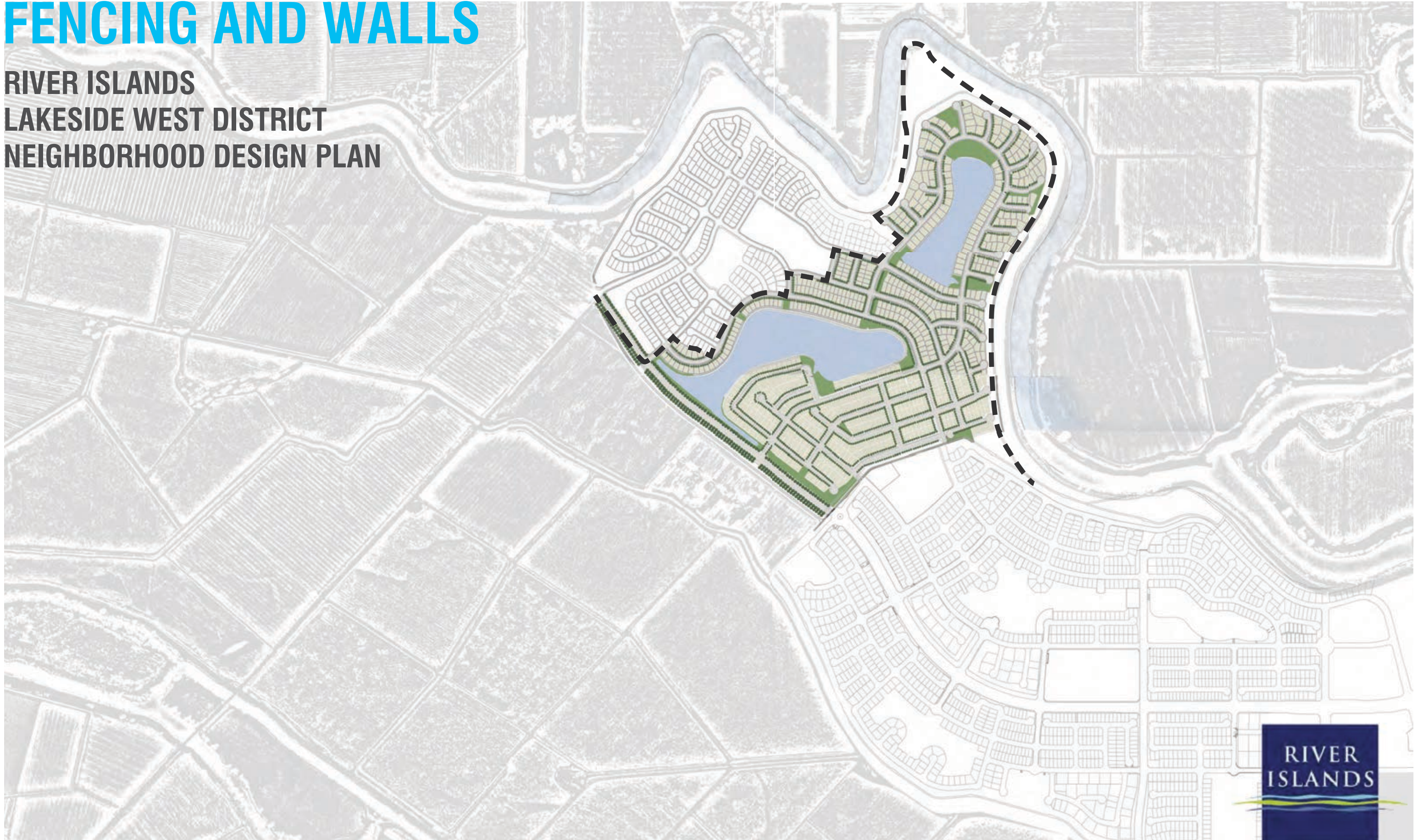
As the slope reaches the bottom of the biofiltration swale, it should be anticipated that there may be water present for most of the year. Plant material should be selected which can handle long term or frequent saturation and should be of a variety which slows water down to allow sedimentation and contaminants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



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 5' 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' 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



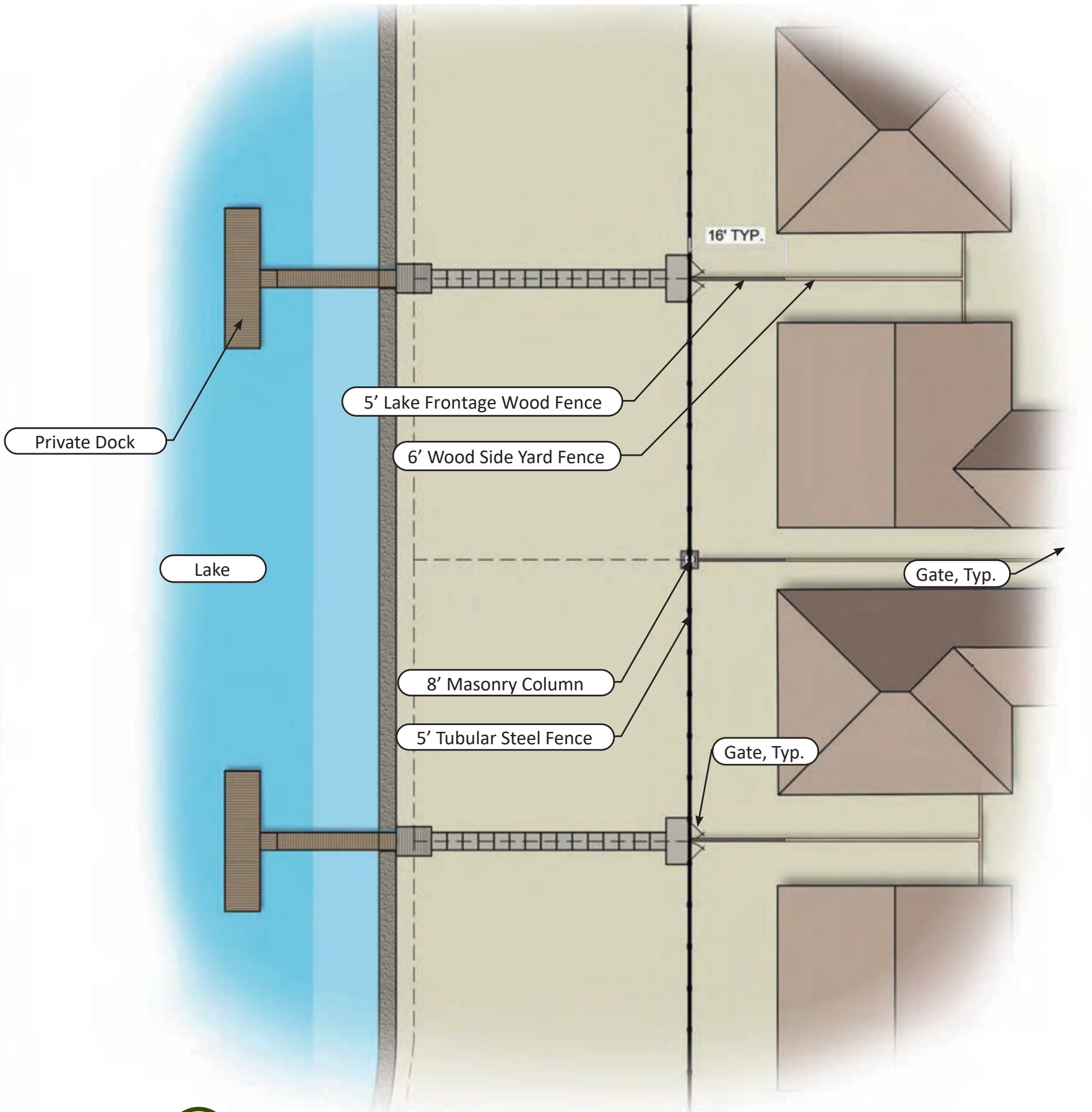
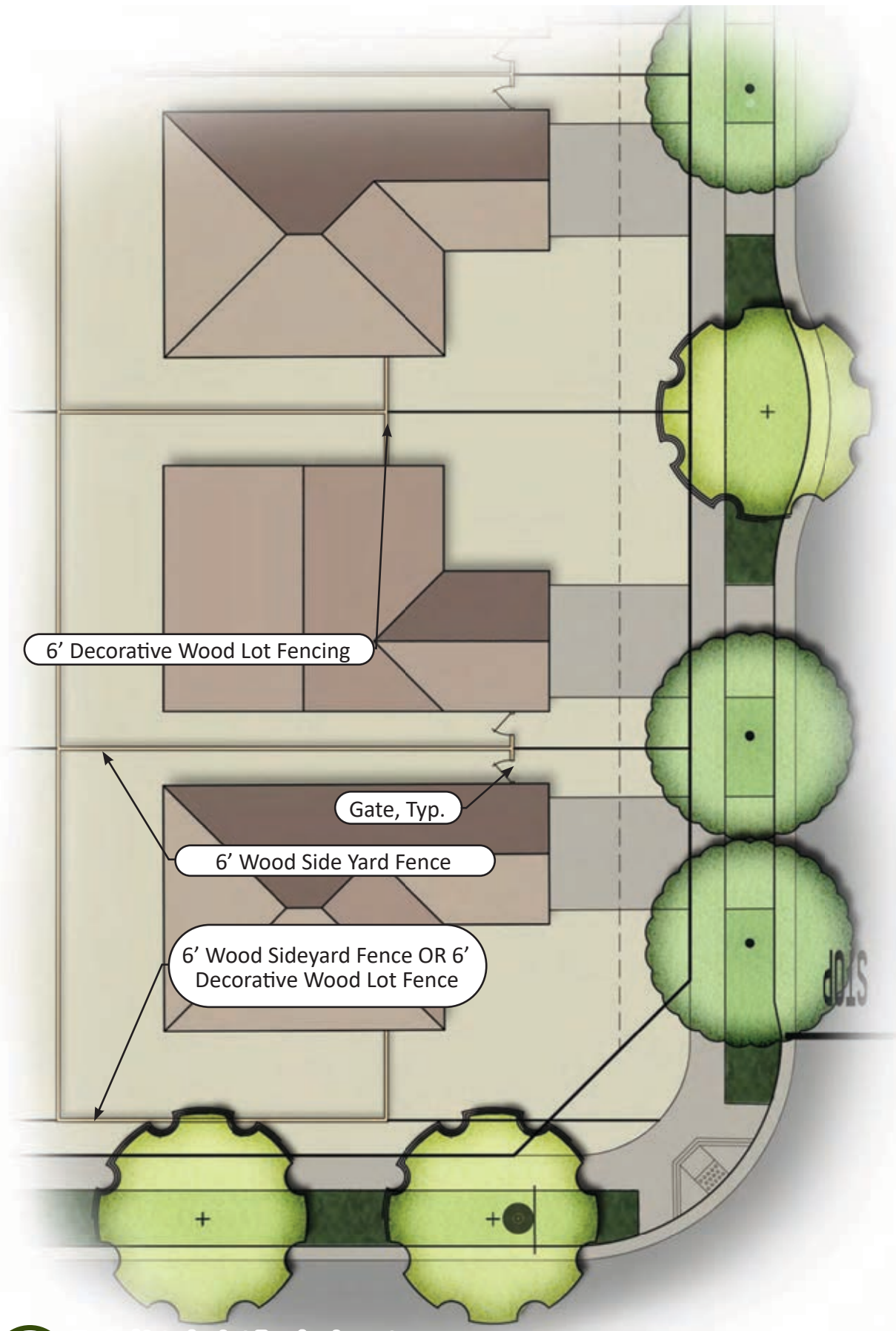
Open Space Rail Fence



Community Rail Fence



6' Decorative Wood Lot Fencing



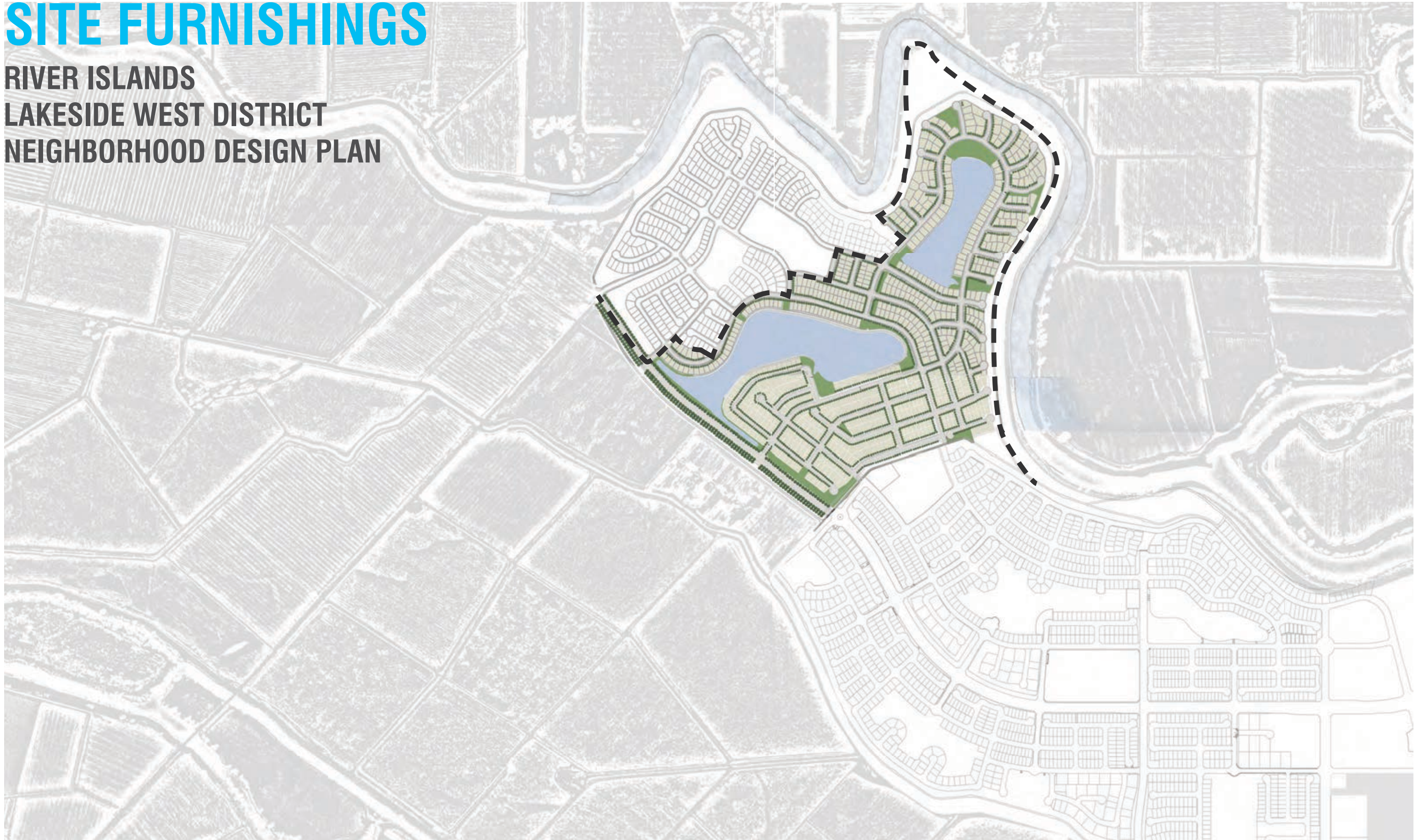
○ Typical Interior Lot Fencing Layout

○ Typical Lake Frontage Fencing Layout

RIVER ISLANDS - LAKESIDE WEST DISTRICT NEIGHBORHOOD DESIGN PLAN

SITE FURNISHINGS

RIVER ISLANDS
LAKESIDE WEST DISTRICT
NEIGHBORHOOD DESIGN PLAN



COLORS

The color palette for the Lakeside West District (Stage 2B) 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.

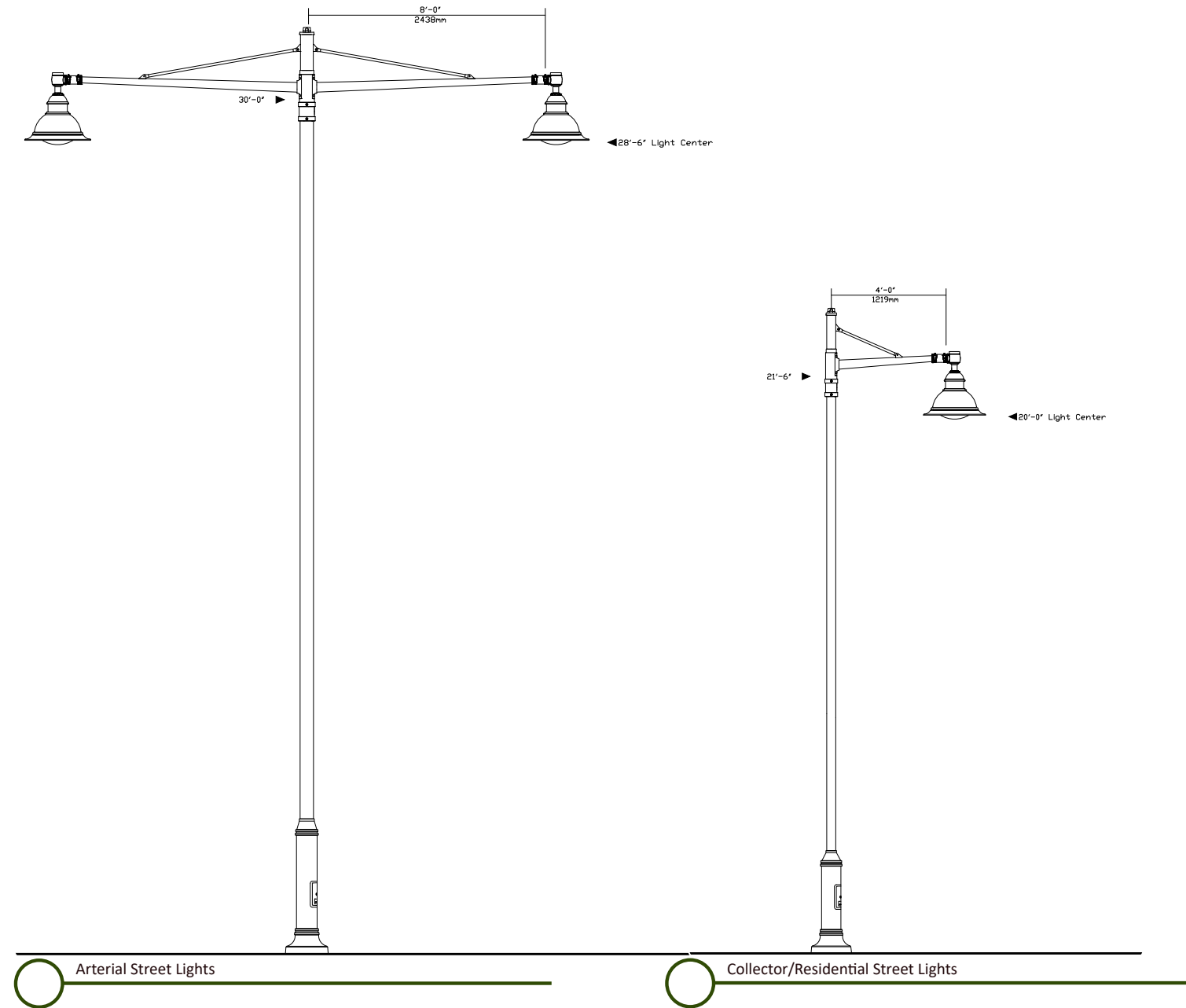
Scoring and expansion joints should be of a size and spacing to create visible patterns and to control and isolate cracking. Scoring should be limited to no more than ten feet (10') on center in any direction.



STREET LIGHTS AND BOLLARDS

The lighting concept for the Lakeside West District (Stage 2B) 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 should be available to all and provide a benefit to the community by enhancing use of all spaces. Benches should be welcoming and comfortable, located to create destinations and promote both recreational use as well as visual engagement with the community.

- 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.

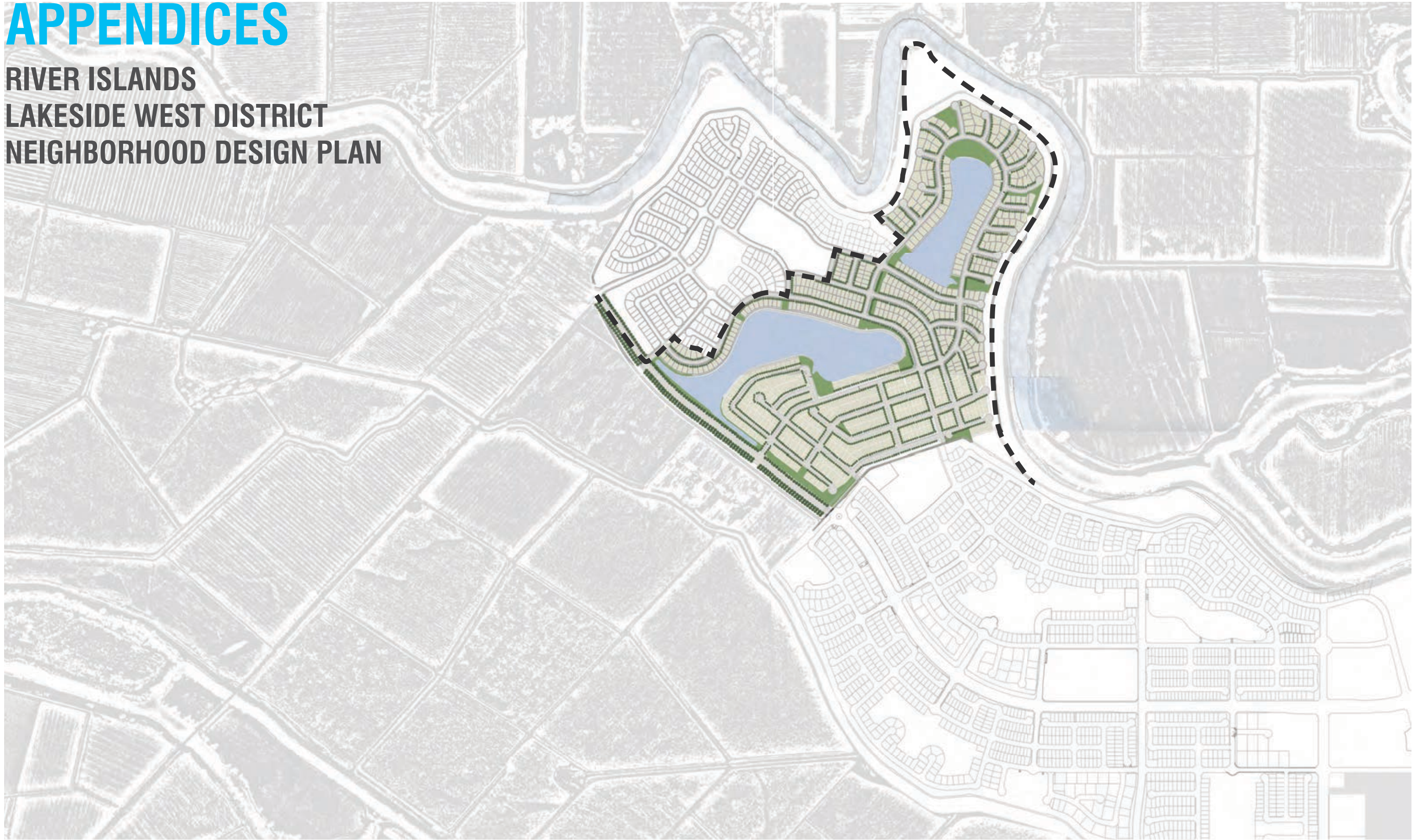
Signage includes:

- Street signs
- Neighborhood/Amenity signs



APPENDICES

RIVER ISLANDS LAKESIDE WEST DISTRICT NEIGHBORHOOD DESIGN PLAN



EXAMPLE OF CONSTRUCTION & PLANT MATERIALS

INERT MATERIALS



4" - 8" Inch Cobbles



1 1/2 Inch Crushed stone



2 Inch Minus Cobble



Decomposed Granite



Colored Concrete w/ Pattern



Colored Asphalt w/ Pattern



Granite Blocks



Large Boulders

RIVER ISLANDS PHASE 2B - 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					
									<i>Acer buergerlanum</i>	Trident Maple	20'-25'	20'-25'	M	
									<i>Acer x freemanii</i> 'Autumn Blaze'	Maple, 'Autumn Blaze'	40'-50'	40'	M	
									<i>Acer macrophyllum</i>	Big Leaf Maple	30'-75'	30'-50'	H	
									<i>Acer negundo</i> var. <i>californica</i>	California Box Elder	30'-50'		M	
									<i>Acer rubrum</i> 'Armstrong', 'October Glory', Redpointe'	Armstrong Red Maple	40'-50'	15'	H	
									<i>Aesculus californica</i>	Buckeye	20'-30'	20'-30'	VL	
									<i>Aesculus carnea</i>	Red Horsechestnut	40'	30'	M	
									<i>Alnus rhombifolia</i>	White Alder				
									<i>Arbutus unedo</i>	Strawberry Tree	8'-25'	8'-25'	L	
									<i>Arbutus</i> 'Marina'	Marina' Strawberry Tree	20'-30'	20'-30'	L	
									<i>Arbutus marina</i> - 'Multi-trunked'	Strawberry Tree	15'-30'	15'-20'	L	Dark green oblong foliage with rosy pink fall flowers
									<i>Betula jacquemontii</i> (<i>Betula utilis jacquemontii</i>)	White Barked Himalyan Birch	40'-60'	25'-30'	H	
									<i>Carpinus betulus</i> 'Fastigiata'	European Hornbeam	40'	30'	M	
									<i>Catalpa speciosa</i>	Western Catalpa	40'-60'	20'-40'	M	
									<i>Cercidium x</i> 'Desert Museum'	Desert Museum Palo Verde	20'	20'	?	
									<i>Cercis canadensis</i> 'Oklahoma'	Eastern Redbud	25'-35'	25'-35'	M	
									<i>Cercis occidentalis</i>	Western Redbud	10'-20'	10'-20'	VL	
									<i>Cercis occidentalis</i> - 'Multi-trunked'	Western Red Bud	12'-18'	10'-18'	L	Blue-green foliage with magenta flowers
									<i>Cercocarpus betuloides</i>	Island Mountain Mahogany	5'-20'	5'-20'	VL	
									<i>Chilopsis linearis</i> 'Monhews'	Timeless Beauty Desert Willow	15'-20'	15'-20'	VL	Fragrant showy purple flowers
									<i>Chionanthus retusus</i>	Chinese Fringe Tree	20'	15'	M	
									<i>X Chitalpa tashkentensis</i>	Chitalpa	30'	30'	L	White to pale or dark pink flowers
									<i>Crataegus phaenopyrum</i>	Washington Hawthorn	25'	20'	M	
									<i>Cupressus sempervirens</i>	Italian Cypress	40'-70'	10'-20'	M	
									<i>Cupressus arizonica</i>	Arizona Cypress	40'	20'	VL	
									<i>Ginkgo biloba</i> 'Autumn Gold' (Male only)	Ginkgo, 'Autumn Gold'	35'-40'	25'-35'	M	Use male only varieties
									<i>Gleditsia tricanthos inermis</i>	Thornless Honey Locust	25'-50'	25'-50'	L	
									<i>Koelreuteria paniculata</i>	Goldenrain Tree	20'-35'	25'-40'	M	
									<i>Lagerstroemia indica</i> 'Dynamite'	Crape Myrtle	15'-25'	15'-20'	L	Red Flowers
									<i>Lagerstroemia x fauriei</i> 'Natchez'	Crape Myrtle	20'-30'	15'-20'	L	
									<i>Lagerstroemia x faurei</i> 'Natchez' - 'Multi-Trunked'	Natchez Crape Myrtle	15'-20'	12' Wide	L	White flowers
									<i>Lagerstroemia x fauriei</i> 'Muskogee'	Crape Myrtle	20'-30'	15'-20'	L	
									<i>Magnolia soulangiana</i> 'D.D. Blanchard'	Tulip Magnolia	50'	25'-35'	M	

RIVER ISLANDS PHASE 2B - 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	Cork Oak	30'-60'	30'-60'	L
									Quercus virginiana	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
									Ulmus wilsoniana 'Emerald Sunshine'				L
									Ulmus wilsoniana 'Prospector'				L

RIVER ISLANDS PHASE 2B - 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
									Anisodonte x hypomandarum	Cape Mallow	4'	4'	M	Purple/pink flowers
									Arbutus u. 'Oktoberfest'	Strawberry Tree	6'-8'	6'-8'	L	Dark green foliage
									Arctostaphylos densiflora 'Howard McMinn'	Howard McMinn	5'- 6'	7'	L	
									Berberis thunbergii	Japanese Barberry	4'-6'		L	
									Buddleja davidii	Butterfly Bush	6'-10'	6'-10'	M	
									Carpenteria californica	Bush Anemone	3'-6'		L	
									Cephalanthus occidentalis	Button Willow	3'-15'	3'-15'	M	
									Cistus hybridus (Cistus corbariensis)	White Rockrose	2'-5'	2'-4'	L	
									Cistus ladanifer (Cistus ladaniferus maculatus)	Crimson-Spot Rockrose	3'-5'	3'-5'	L	
									Cistus x purpureus	Orchid Roserock	4'	4'	M	Dark pink flowers
									Coprosma repens	Mirror Plant	10'	6'	M	
									Cornus stolonifera (sericea) 'Baileyi'	Red-Twigged Dogwood	6'-8'	6'-8'	H	
									Cotinus 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	

RIVER ISLANDS PHASE 2B - 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	Plant Name	Height	Spread	Light	Notes
									Osmanthus x fortunei	6'-20'	10'-12'	M	
									Philadelphus lewisii	4'-10'	6'-10'	M	
									Philadelphus 'Belle Etoile'	5'-7'	5'-7'	M	
									Phormium tenax 'Atropurpureum'	4'-5'	4'-5'	L	Burgundy-bronze bladed foliage
									Phormium 'Yellow Wave'	4'-5'	4'-5'	M	Yellow and lime green bladed foliage
									Raphiolepis indica	4'-5'		L	
									Raphiolepis indica 'Clara'	3'-5'	3'-5'	L	
									Raphiolepis indica 'Springtime'	4'-6'		L	
									Raphiolepis umbellata	4'-6'	4'-6'	L	
									Rhamnus californica 'Mound San Bruno'	3'-15'	8'	L	
									Rhamnus californica 'Eve Case'	4'-8'	4'-6'	L	
									Rhamnus crocea				
									Rhamnus tomentella			L	
									Ribes aureum (var. gracillimum)	3'-6'		L	
									Ribes sanguineum	4'-12'		M	
									Rosa californica 'Plena'			L	
									Teucrium fruticans	5'-6'	5'-6'	L	Gray leaves, lavender flowers
									Teucrium fruticans	4'-8'	4'-10'	L	
									Viburnum t. 'Spring Bouquet'	4'-6'	4'-6'	M	Deep green leathery foliage with tight clusters of pink bu
									Xylosma congestum	8-10'	8-10'	L	
Shrubs (Medium Foreground)													
									Abelia x grandiflora 'Kaleidoscope'	2'-2.5'	3'-4'	M	White flower
									Berberis thunbergii 'Crimzum'	2'	2'	M	Deep red/burgundy foliage
									Callistemon citrinus 'Compacta'			L	
									Callistemon citrinus 'Little John' or 'Captain Cook'	3'	3'	L	
									Coleonema pulchrum 'Varieties'	3'-4'	4'	M	Light green foliage with tiny pink flowers
									Mahonia aquifolium 'Compacta'			M	
									Myrsine africana	3'-8'	3'-6'	L	
									Pittosporum t. 'Wheeler's Dwarf'	3'-4'	4'-5'	M	White flower
									Punica granatum 'Nana'	3'	5'	L	Orange flowers
									Raphiolepis indica 'Ballerina'	2'	4'	L	Pink flowers
									Salvia greggii / Salvia x jamensis	3-4'	2'	L	
									Salvia greggii 'Alba'	1'-4'	1'-4'	L	
									Salvia microphylla	3-5'	4'-8'	M	
									Spiraea bumalda	2'-3'	3'-4'	M	
									Spiraea x bumalda 'Goldflame'	3'-4'	4'	M	Yellow-green foliage with pink/red flowers

RIVER ISLANDS PHASE 2B - 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						
									<i>Viburnum davidii</i>	David Viburnum	3'	3'	M	Large glossy green deep veined foliage, tight clusters of p
									<i>Zauschneria californica</i>	California Fuschia	3'	3'-4'	L	Gray leaves w/ red flowers
Shrubs (Accents)														
									<i>Achillea millefolium californica</i>	Yarrow	1-3'	1-3'	L	
									<i>Achillea millefolium rosea 'Island Pink'</i>	Pink Yarrow	1'-3'		L	
									<i>Achillea tomentosa</i>	Woolly Yarrow	6"		L	
									<i>Agapanthus africanus</i>	lily-of-the-Nile	1.5'-2'	1.5'-2'	M	Blue/white flower
									<i>Aloe species</i>		varies		L	
									<i>Amsonia tabernaemontana</i>	Blue Star Flower	2'-3'		?	
									<i>Aquilegia eximia</i>	Serpentine Columbine	2'	1-3'	L	
									<i>Artemisia 'Powis Castle'</i>	Powis Castle Sagebrush	3'	6'	L	
									<i>Asclepias fascicularis</i>	Narrow-leaved Milkweed	1'-3'	1'	?	
									<i>Ceratostigma plumbaginoides</i>	Plumbago	0.75'-1'	1'-1.5'	M	Deep blue flower
									<i>Carex divulsa</i>	Berkeley Sedge			L	Deep green clumping evergreen grass
									<i>Dietes bicolor</i>	Fortnight Lily, Bicolor Iris			L	
									<i>Dietes vegeta</i>	Fortnight Lily	3'-4'	2'-3'	M	White flower
									<i>Erigeron karvinskianus</i>	Santa Barbara Daisy	1'-2'	3'-5'	L	White with some pink flowers
									<i>Eschscholzia californica</i>	California Poppy	1'	1.5'	VL	
									<i>Festuca idahoensis 'siskiyou blue'</i>	Blue Bunch Grass	14"	10"	L	
									<i>Festuca mairei</i>	Atlas Fescue	2'-3'	2-3'	L	Evergreen clumping yellowish gray-green foliage
									<i>Festuca ovina 'Glauca'</i>	Elijah's Blue, Blue Festuca	4"-10"	6"	M	
									<i>Festuca rubra</i>	Red Fescue	3"-12"	6"	M	
									<i>Helleborus x hybridus</i>	Lenten Rose			M	
									<i>Hemerocallis x 'Stella de Oro'</i>	Stella De Oro Dwarf Daylily	2'	2'	M	Heavy clusters of large yellow flowers
									<i>Hemerocallis fulva</i>	Orange Daylily	2'-2.5'	2'-2.5'	M	Tawny orange
									<i>Hesperaloe parviflora</i>	Coral Yucca	2'	2'	/	
									<i>Heuchera 'Lillian's Pink'</i>	Lillian's Pink Coral Bells			/	
									<i>Heuchera 'Rosada'</i>	Rosada Coral Bells			?	
									<i>Heuchera sanguinea</i>	Coral Bells			M	
									<i>Iris 'Canyon Snow'</i>	Canyon Snow Pacific Iris			?	
									<i>Juncus patens</i>	CA Gray Rush	2'	2'	H	
									<i>Kniphofia uvaria</i>	Red Hot Poker			M	
									<i>Lavandula angustifolia</i>	English Lavender	8"-2'	8"-2'	L	
									<i>Lavandula a. 'Buena Vista'</i>	English Lavender	2'	2'	L	Gray-green foliage with deep violet blue flowers
									<i>Lavandula 'Goodwin Creek Grey'</i>	Goodwin Creek Lavender			L	
									<i>Lavandula stoechas 'Otto Quast'</i>	Otto Quast Spanish Lavender	18"-3'	2'	L	
									<i>Leymus condensatus 'Canyon Prince'</i>	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 wit green margined bladed foliage
									Phormium tenax 'Dusky Chief'	New Zealand Flax	5'-6'	4'-5'		L	Reddish brown bladed foliage
									Phormium tenax 'shirazz'	New Zealand Flax				L	
									Phormium tenax 'Tom Thumb'	New Zealand Flax	1'-2'	1'-2'		L	
									Salvia					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	
									Symphotrichum chilense	California aster	1-3'			L	
									Tulbaghia violacea	Society Garlic	18"	18"		L	Purple flowers
									Tulbaghia v. 'Silver lace'	Variiegated 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 shapec
									Ajuga species	Carpet Bugles	1'	3'		M	
									Arctostaphylos 'Pacific Mist'		2 1/2'	4'		L	
									Artemisia californica 'Montara'	California Sagebrush	18"-5'			L	
									Artemesia 'Powis Castle'	Powis Castle Artemesia	3'	5'		M	gray green foliage
									Baccharis pilularis	Coyote Bush				L	
									Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Brush	6'	6'		L	
									Ceanothus griseus horizontalis 'Yankee Point'	Shrub Ceanothus	2'-3'	8'		L	Blue flowers

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									Ceanothus maritimus 'Valley Violet'	Valley Violet Maritime Lilac			L
									Ceanothus thrysiflorus 'Skylark'	Blueblossom	3'-6'	5'	L
									Ceanothus 'Concha'				L
									Ceanothus 'Dark Star'	Dark Star California Lilac	5'-6'	8'-10'	L
									Ceanothus 'Joyce Coulter'	Wild California Lilac	3'-5'	8'-10'	L
									Ceanothus 'Ray Hartman'	Ray Hartman California	12'-20'	15'-20'	L
									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 moseranum	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 callistegioides	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