



RIVER ISLANDS WEST VILLAGE NEIGHBORHOOD DEVELOPMENT PLAN

Lathrop, California



City of Lathrop Planning Commission
Approved - PC Reso. 22-11 - October 19, 2022
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WEST VILLAGE DISTRICT NEIGHBORHOOD DEVELOPMENT PLAN

The following amendments have been made to the West Village District Neighborhood Development Plan (NDP).

West Village District Neighborhood Development Plan			
<u>Date</u>	<u>Adopting Resolution</u>	<u>Page Reference</u>	<u>Comment</u>
December 20, 2023	Resolution No. 23-15	Various	Amendment to revise all applicable figures and diagrams to be consistent with the revisions that were made to the Age & Non-Age Restricted Neighborhoods Design Guidelines and Development Standards (DG/DS) for the West Village District. These revisions include a decrease in lot count from 905 lots to 578 lots for the Del Webb Community. Additionally, the name was revised from “Active Adult Neighborhoods” to “Age Restricted Neighborhoods.” There was also an increase in lot count from 1,275 lots to 1,614 lots. As well as 4 new lot sizes (60’ X 100’, 50’ X 110’, 42’ X 105’, & 47’ X 105’) and their respective development standards. The name was also revised from “Non-Active Adult Neighborhoods” to “Non-Age Restricted Neighborhoods.”

RIVER ISLANDS Phase 2 West Village Neighborhood Development Plan FINAL

12.20.2023

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CHAPTER 1

INTRODUCTION



INTRODUCTION

This West Village Neighborhood Development Plan (NDP) lays out a network of parks, open spaces, trails, and paseos for the West Village Neighborhood within the River Islands Phase 2 development. This NDP is unique from other River Islands NDP's due to the development of an age restricted community within the West Village Neighborhood. In addition, this NDP aims to meet the lifestyle needs of all ages with an emphasis on designing for active adults, by providing a variety of recreational amenities and opportunities for the community to experience and interact with the surrounding river system. Locations of parks and open spaces ensure that recreational amenities are accessible to all community members. Pedestrian and bicycle connections are laid out to facilitate safe non-vehicular circulation between the community and park sites.

1.1 PURPOSE OF DOCUMENT

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





This NDP serves to direct the course of the design and the intended character for the West Village Neighborhood development. The neighborhood is broken down into several separate and distinct design aspects: Neighborhood Concept, Circulation, Streetscapes and Entries; Parks and Open Space; Landscape and Planting; Fencing and Walls; and Site Furnishings. Design aspects within the age restricted community may differ from common neighborhood standards in order to establish a distinguished community identity within the larger development.

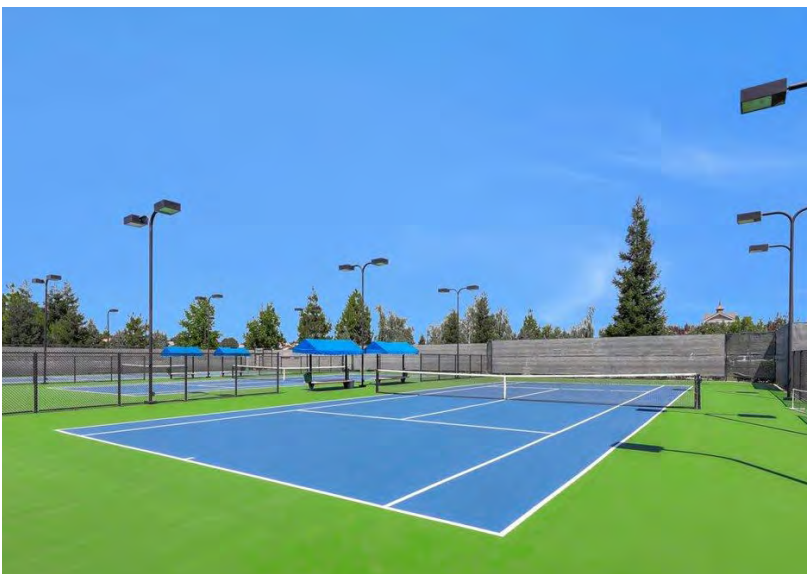
The NDP addresses the City of Lathrop's requirements for implementation of projects at the River Islands at Lathrop Master Planned Community as required by the West Lathrop Specific (Specific Plans or WLSP) and as specified in the Lathrop Municipal Code, Section 17.61.120. The NDP provides specific direction 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 II Figure 2.1: Land Use Map.

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

1.2 CONSISTENCY

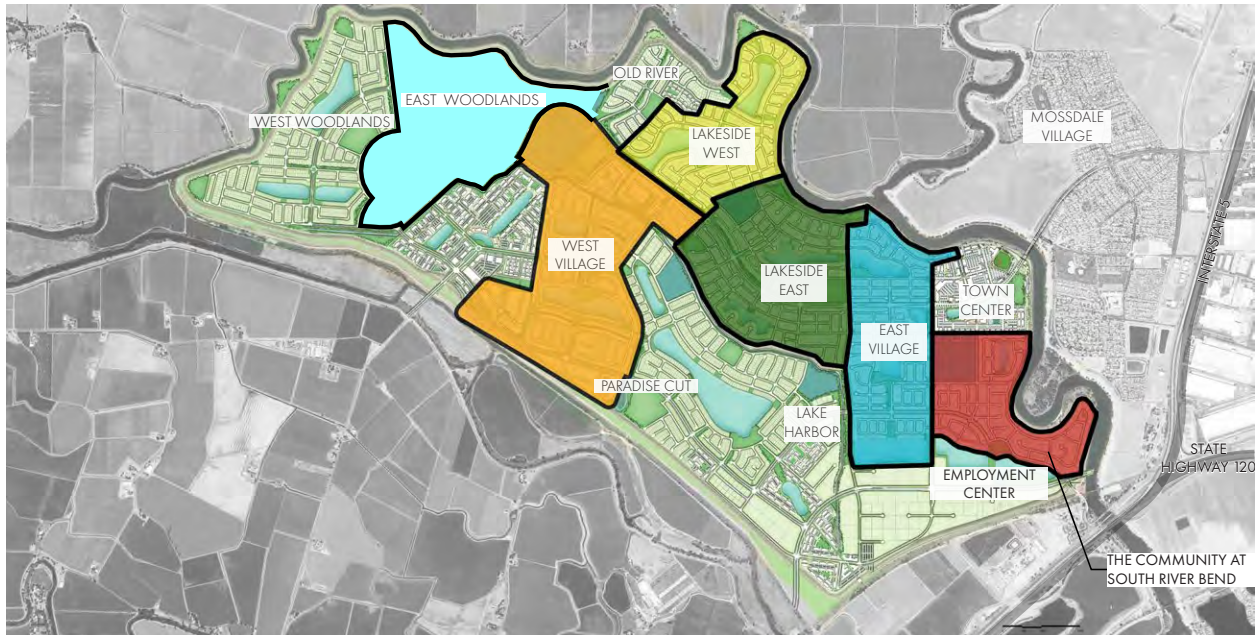
This NDP is intended to be consistent with the themes and concepts of the River Islands Development as previously defined and shall conform with the City of Lathrop's General Plan, Subdivision Code and Zoning Code. Images may differ, however, concept shall be consistent with themes and intent. For purposes 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.





1.3 MASTER PLAN EVOLUTION

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



1.4 CHARACTER & CONTEXT

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



1.5 VISION OF THE NDP/GUIDING PRINCIPLES

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

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

Guiding principles include:

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



1.6 WEST VILLAGE NEIGHBORHOOD DEVELOPMENT PLAN OVERVIEW

Chapter 1: Introduction

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

Chapter 2: Neighborhood Concept

This chapter provides proposed land use and includes concepts of neighborhood elements and entries for the West Village Neighborhood.

Chapter 3: Circulation

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

Chapter 4: Streetscapes

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

Chapter 5: Parks and Open Space

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

Chapter 6: Landscape and Planting

This chapter provides proposed planting palette and irrigation concepts.

Chapter 7: Fencing and Walls

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

Chapter 8: Site Furnishings

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

Appendices



Chapter 2

NEIGHBORHOOD CONCEPT

NEIGHBORHOOD CONCEPT

2.1 LAND USE

The River Islands Phase 2 West Village neighborhoods will be developed with 12 villages, age restricted community of 578 homes, related street improvements, a high school, parks, trails and open spaces. These land uses comply with the West Lathrop Specific Plan, which designate the areas as Low Density Residential (RL-RI), Medium Density Residential (RM-RI), and High Density Residential (RH-RI), along with corresponding zoning classifications. Per the Specific Plan, permitted uses are as follows:

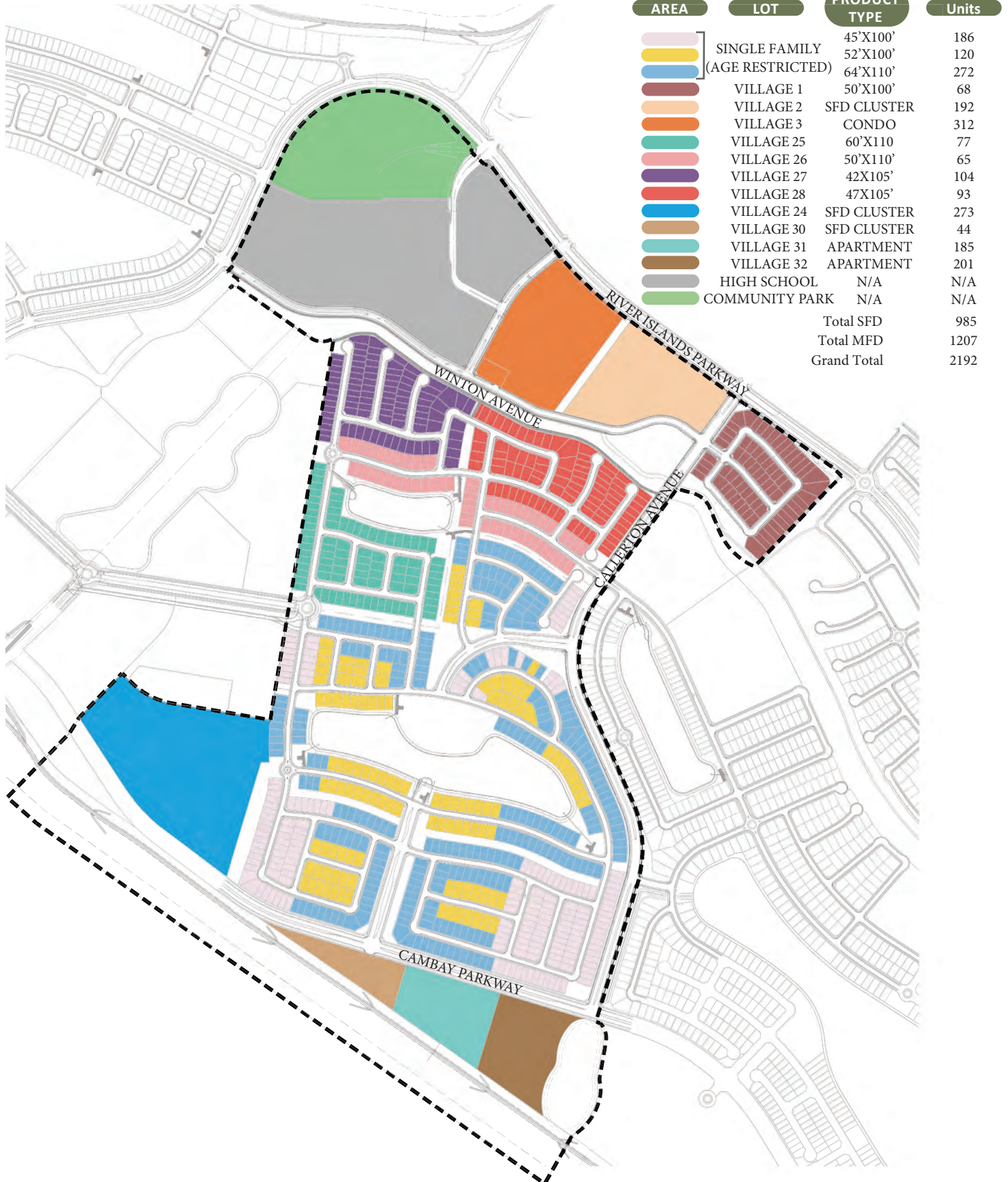
- Single Family Residential
- Medium Density Residential
- High Density Residential
- Public Parks and Open Space
- Private Recreation
- Home Business (subject to City approval)

Density:

- Various densities from low to high for residential uses (See Architectural Guidelines for coverage standards.)
- Setbacks, lot depth and width, per UDC. (See Architectural Guidelines for lot standards.)



FIGURE 2.1 LAND USE MAP





2.2 NEIGHBORHOOD ELEMENTS

The West Village allows residents to enjoy a relaxed, low-maintenance lifestyle, where the region’s history, the proximity to the San Joaquin River, and the natural environment have been woven into the design of both this neighborhood and River Islands. A strong sense of neighborhood character continues throughout the West Village Neighborhood that blends River Island’s consistent theme of colors, plantings, site furnishings, and signage with the community’s own unique identity. The West Village Neighborhood establishes its unique character through urban elements that create community space at pedestrian scales and programs that specifically meet the needs of the adult demographic. The combination of parks, trails, and recreational amenities will contribute to the distinctive quality of the West Village Neighborhood.

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



FIGURE 2.2 NEIGHBORHOOD ELEMENTS MAP



Note: The community wood fence along Callerton Avenue meets the minimum standard for noise attenuation. The developer and / or builder may opt to construct a masonry wall in-lieu of the fence at their discretion.

2.3 OPEN SPACE AND LAND USE

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



- **Open spaces** help define places and provide meeting locations, recreational opportunities and visually stimulating points of interest. Open spaces can be defined as large neighborhood parks, pocket parks, lake frontage, streetscapes and trails. Each open space creates an environment specific to its location and context.
- **In tract streetscapes** are designed as landscape areas between curbs and sidewalks and create consistent themes for streets within each community.
- **Off-site streetscapes** are areas outside the subdivision along major streets and include parkway strips, areas between the sidewalk and masonry walls or fences and neighborhood gateways. These spaces create a consistent theme throughout the West Village Neighborhood and encourage passive recreation and pedestrian interaction.
- **Open spaces adjacent to lakes** should also encourage light recreation and provide small scale open pedestrian interaction. These spaces should provide opportunities for relaxation and contemplation within a visually stimulating environment.
- **Neighborhood 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.
- **Private Amenity Center** provided with the age restricted community will provide exclusive access to various recreation and social related activities for residents of the age restricted community only.

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



FIGURE 2.3 OPEN SPACE LAND USE MAP



Phase 2 Parks Master Plan

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

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

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

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

The parks and open spaces in West Village will feature a mixture of passive and active recreational opportunities that meets the needs of both the adult community and visitors. Park design attempts to provide the highest level of accessibility and safety possible for the benefit of the community and for the parks' continued success. Typical amenities include open lawn areas, shaded benches / tables, community gardens, and fitness equipment. The design may even feature unique site elements such as a zen garden or a labyrinth to promote relaxation and good health. The parks and open spaces located within the West Village has facilities and programs that not only provide health benefits, but also educational, cultural, and historical benefits for the community to engage with.

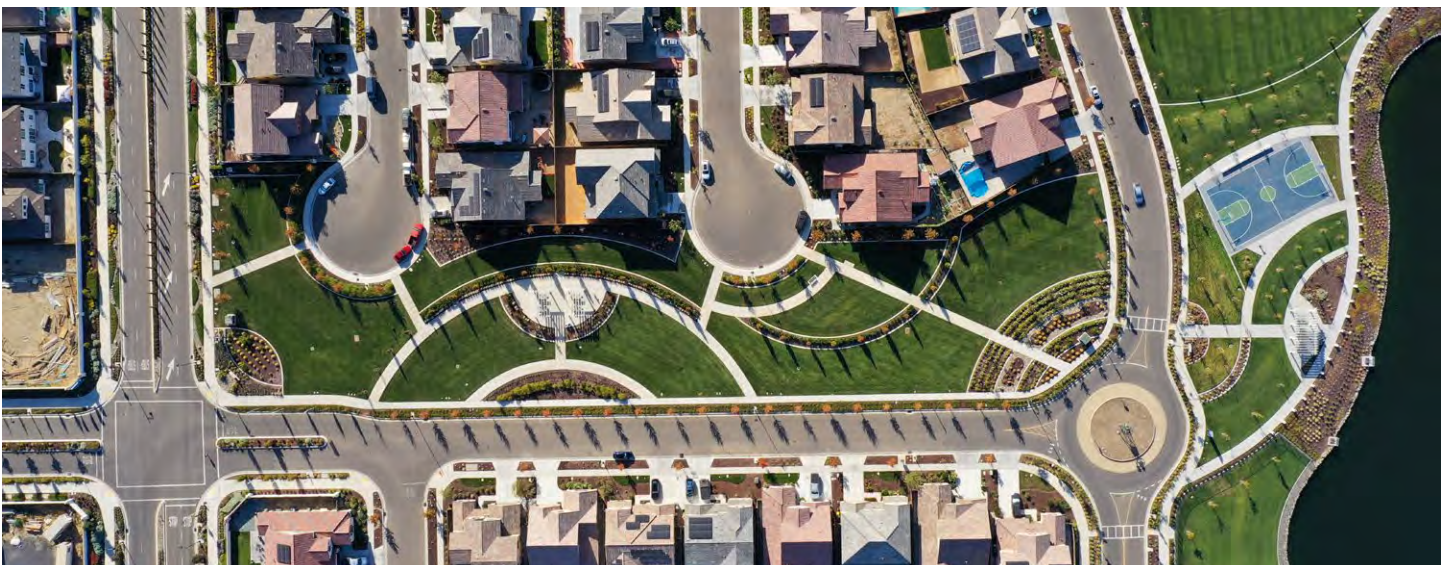


FIGURE 2.4 PHASE 2 PARK DESIGNATION MAP

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

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

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

PARK #	PARK NAME	ACREAGE	MILE	QUIMBY ACT	OWNERSHIP
LINEAR PARK		43.99			
LP1	Linear Park 1	14.01	1.5		RD 2062
LP2	Linear Park 2	2.57	0.28		RD 2062
LP3	Linear Park 3	1.40	0.18		RD 2062
LP4	Linear Park 4	0.70	0.04		RD 2062
LP5	Linear Park 5	5.61	0.46		RD 2062
LP6	Linear Park 6	0.95	0.14		RD 2062
LP7	Linear Park 7	0.73	0.09		RD 2062
LP9	Linear Park 9	15.77	1.24		RD 2062
LP10	Linear Park 10	2.26	0.18		RD 2062
OPEN SPACE		480.36			

----- PHASE 2 BOUNDARY



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

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Chapter 3

CIRCULATION



CIRCULATION

3.1 CIRCULATION CONCEPT

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

3.2 CIRCULATION BIKE AND PEDESTRIAN CONCEPT

In order to support a healthy, active community, the River Islands Master Plan has developed recreational infrastructure intent on encouraging bicycle and pedestrian pathways. Safe pedestrian and bicyclist connections linking parks and open spaces throughout the West Village is a priority. An intricate, non-motorized circulation system has been developed for the West Village, as part of larger circulation framework for Phase 2 River Islands. The circulation typology (as reflected in Figure 3.2 - Circulation Bike and Pedestrian Map) consists of classes 1, 2 & 3 bicycle lanes, pedestrian trails, and pedestrian connections that pair well with the different street types within the community (Figure 3.1). West Village residents will have access to the greater levee trail system through access ramps located on the south side of the neighborhood. The levee trail amenities and design shall be consistent with what is defined in the Phase 2 Parks Master Plan. Refer to the Phase 2 Parks Master Plan for more details.



FIGURE 3.1 CIRCULATION CONCEPT

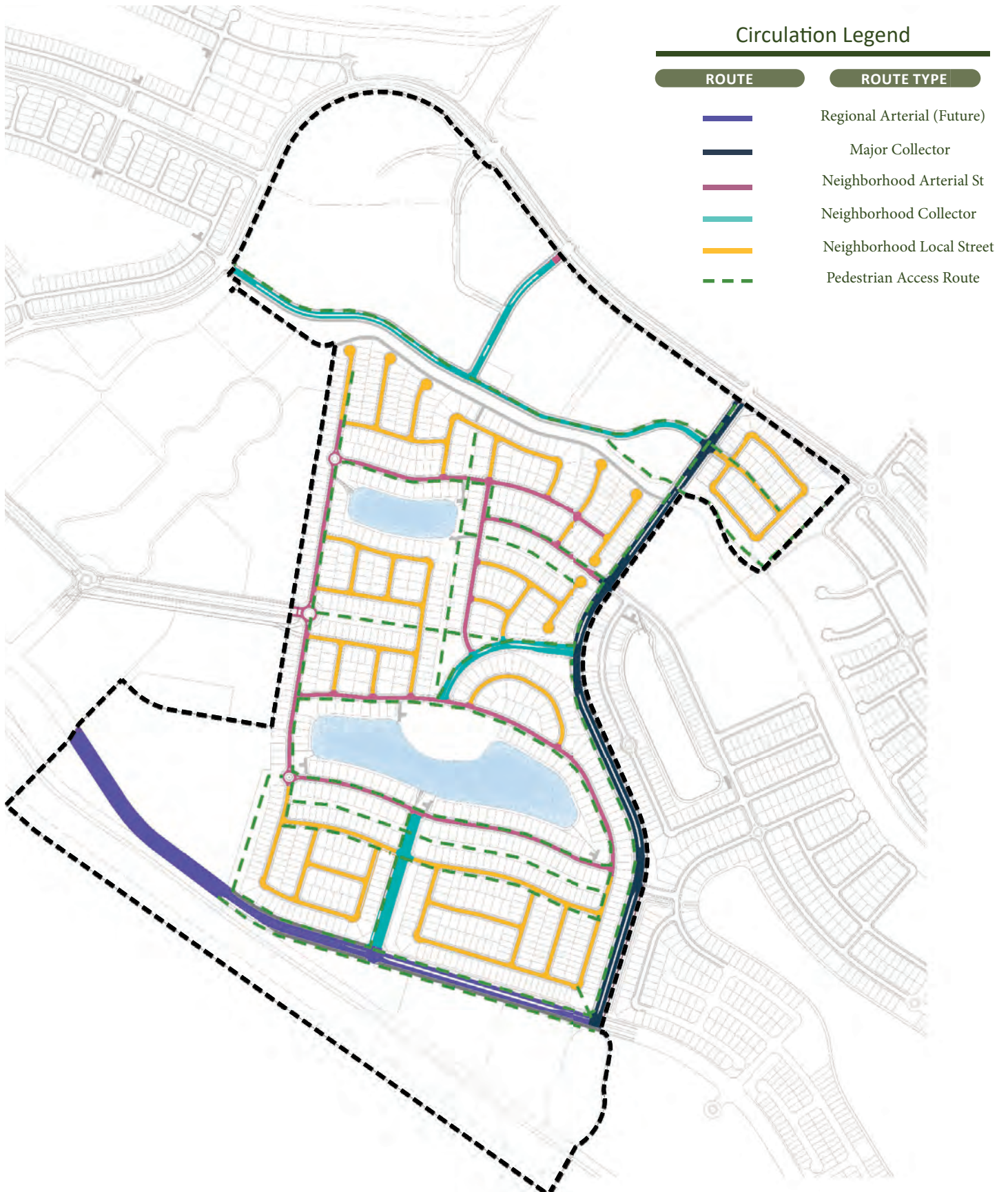
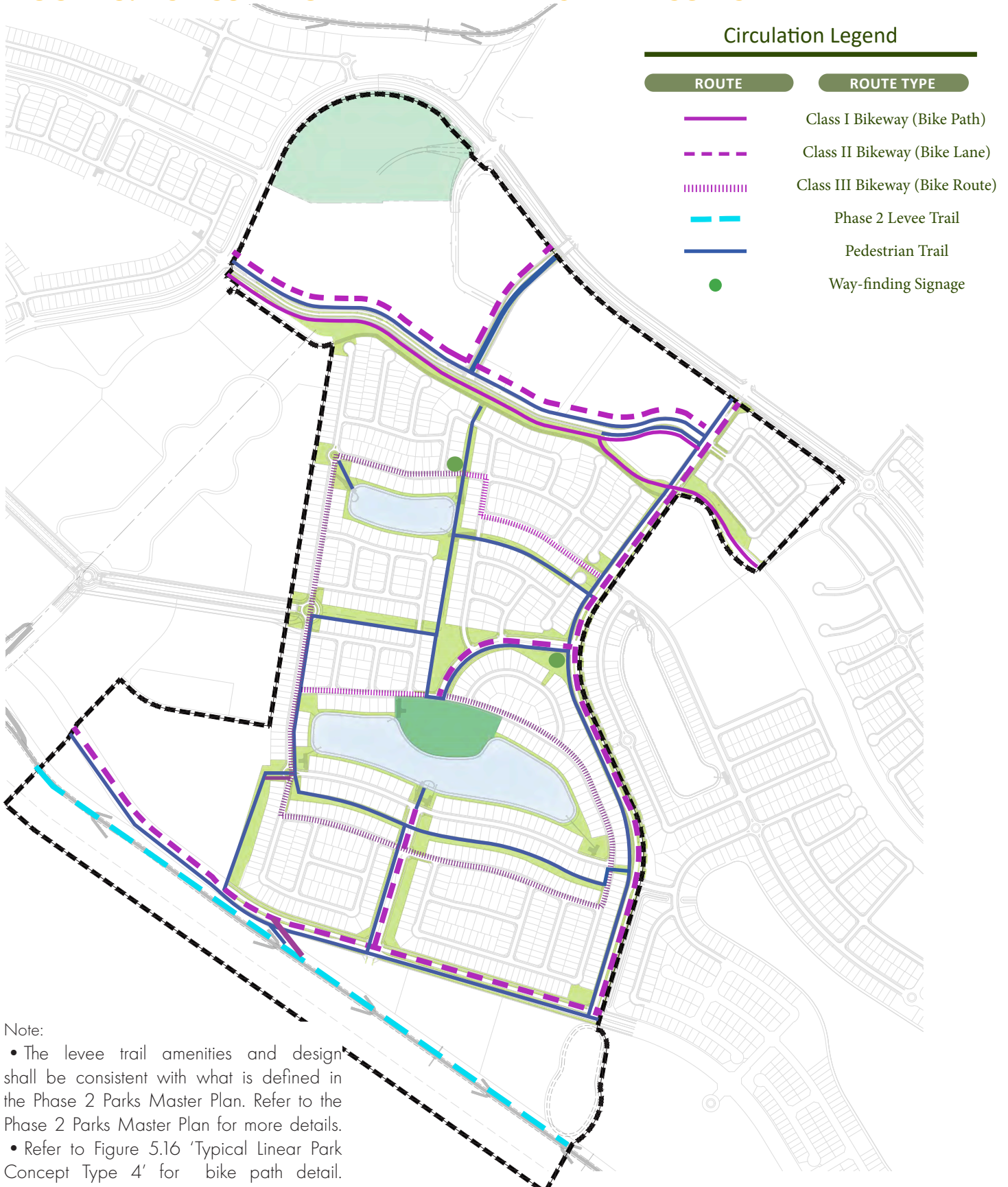




FIGURE 3.2 CIRCULATION BIKE AND PEDESTRIAN CONCEPT**Note:**

- The levee trail amenities and design shall be consistent with what is defined in the Phase 2 Parks Master Plan. Refer to the Phase 2 Parks Master Plan for more details.
- Refer to Figure 5.16 'Typical Linear Park Concept Type 4' for bike path detail.





Chapter 4

STREETSCAPES

STREETSCAPES

4.1 STREET CHARACTER

Streets are classically defined by the trees that line them. These streets create a sense of identity and pedestrian friendly environments. Street trees help create memorable, livable spaces. However, trees do much more than just define spaces. Trees create much needed shade for pedestrians, help reduce energy consumption, moderate temperatures and increase property values. Proper selection of tree species help identify and differentiate communities, spaces and uses. Trees also provide habitat value for wildlife. To this purpose, this West Village NDP proposes street tree varieties for the roadways as identified on page 27.

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.

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





FIGURE 4.1 STREET TREE MASTER PLAN

STREET TREE MASTER LIST

LOTS	STREET DIRECTION	BOTANICAL NAME	COMMON NAME
Village 1	North/South East/West	Pistacia c. 'Keith Davey' Tilia c. 'Greenspire'	Keith Davey Chinese Pistache Greenspire Little-Leaf Linden
Internal Streets	North/South East/West	Ulmus p. 'Drake' Platanus a. 'Columiba'	Chinese Evergreen Tree Columbia Plane Tree
Age Restricted South	North/South East/West	Acer rubrum 'October Glory' Chitalpa t. 'Pink Dawn'	October Glory Red Maple Pink Dawn Chitalpa

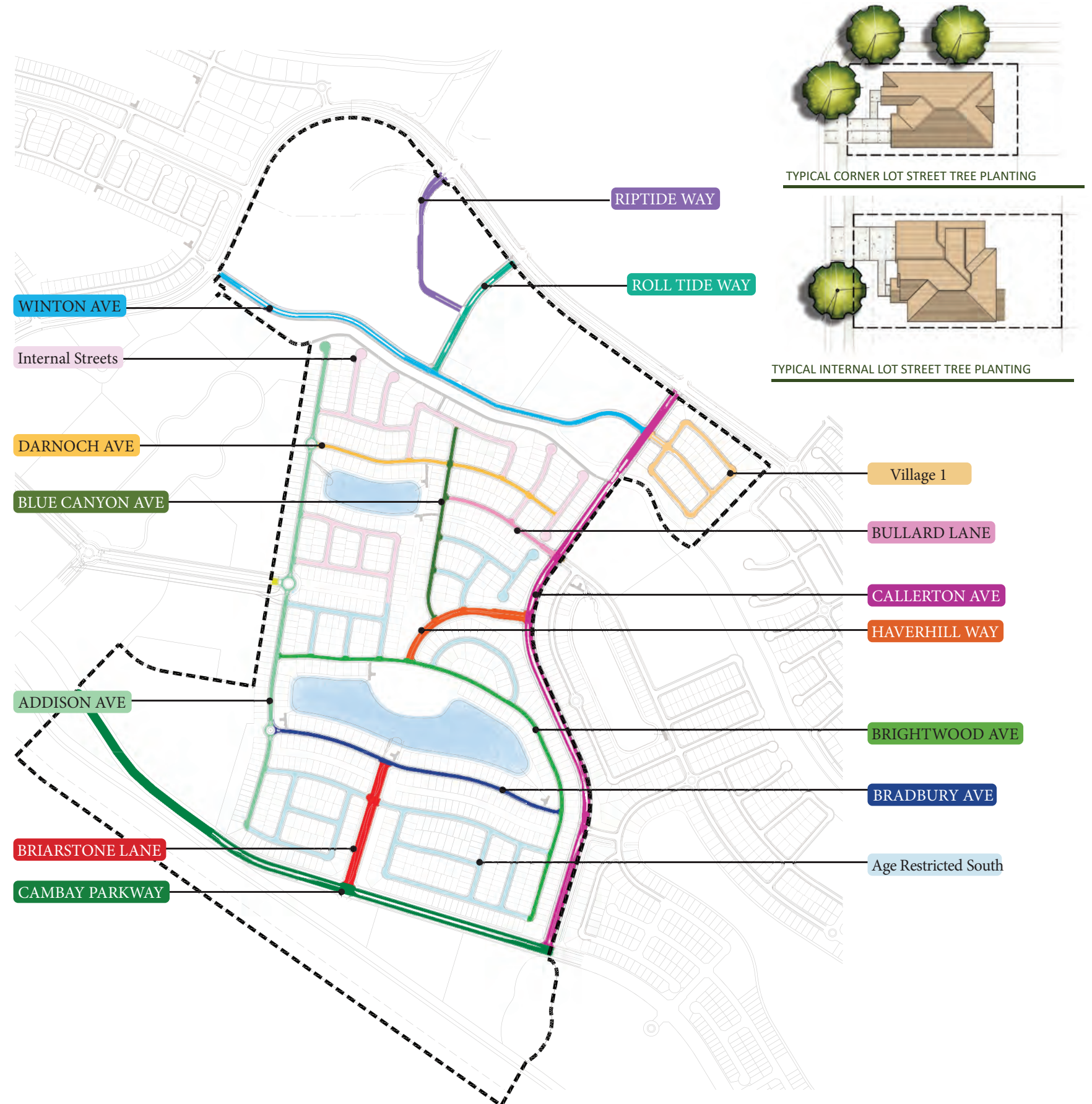
STREET TREE LIST BY CONNECTOR STREET

STREET	BOTANICAL NAME	COMMON NAME
BRIARSTONE LANE	Ginkgo biloba	Ginkgo
CAMBAY PARKWAY	Carpinus b. 'Franz Fontaine'	Franz Fontaine Hornbeam
BRIGHTWOOD AVE	Pistacia chinensis 'Keith Davey'	Keith Davey Chinese Pistache
CALLERTON AVE	Zelkova s. 'Green Vase'	Green Vase Zelkova
BRADBURY AVE	Tilia c. 'Greenspire'	Greenspire Little-Leaf Linden
ADDISON AVE	Ulmus p. 'Drake'	Chinese Evergreen Elm
HAVERHILL WAY	Chitalpa t. 'Pink Dawn'	Pink Dawn Chitalpa
DARNOCH AVE	Ginkgo biloba	Ginkgo
BLUE CANYON AVE	Tilia c. 'Greenspire'	Pink Dawn Chitalpa
BULLARD LANE	Acer rubrum 'October Glory'	October Glory Red Maple
WINTON AVE	Quercus coccinea	Scarlet Oak
RIPTIDE WAY	Phoenix canariensis	Canary Island Date Palm
ROLL TIDE WAY	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

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





4.2 COMMUNITY COLLECTOR STREETS

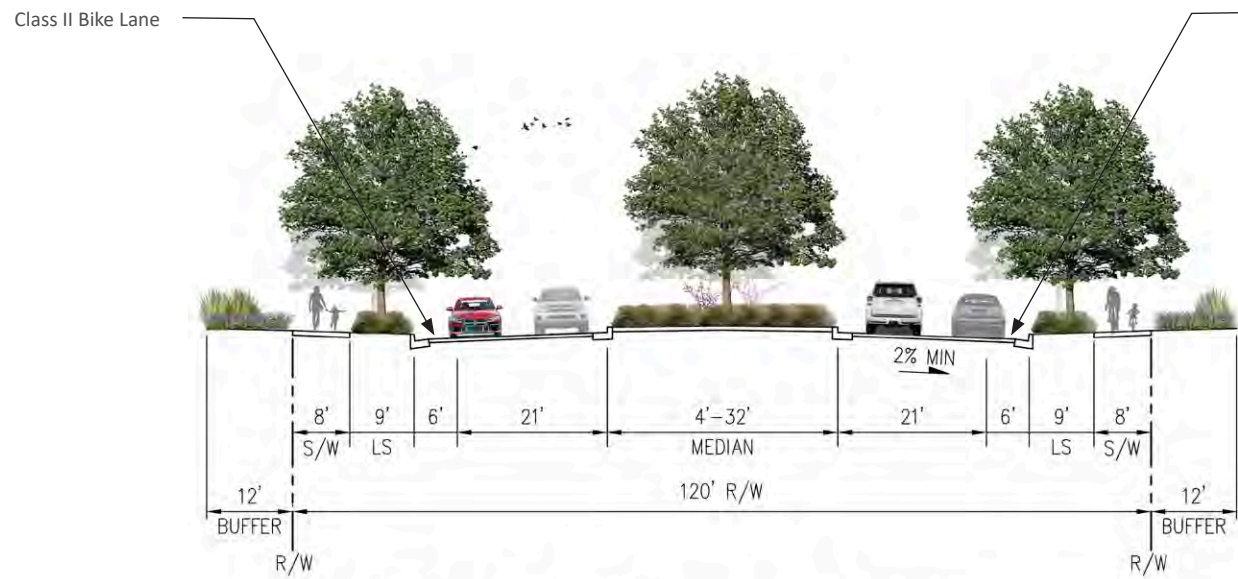
Community collector streets connect a series of neighborhoods marked by gateways and entires. It is important to establish a project theme as these entries are entrances into and through major project amenities, such as lakes, parks, trails, and open space.

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

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

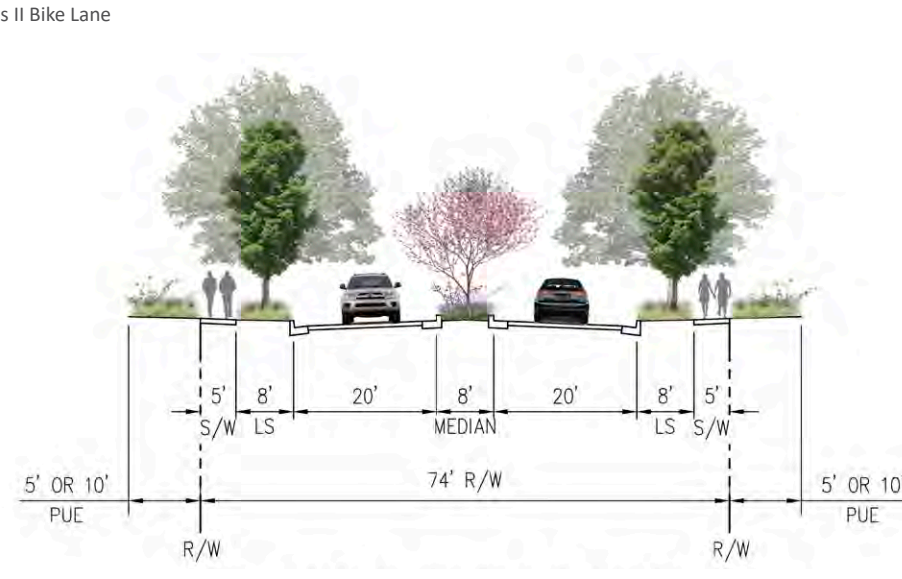


FIGURE 4.2 STREET SECTIONS



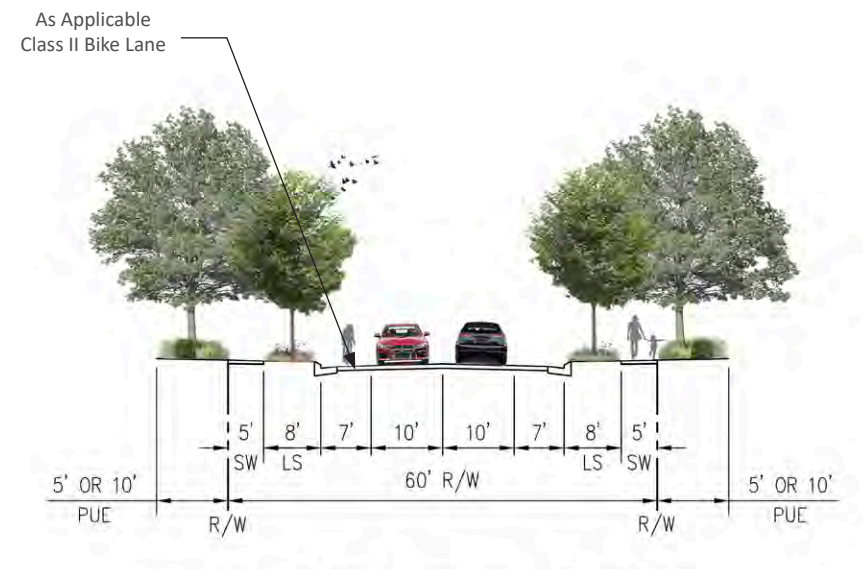
TYPICAL AGE RESTRICTED WIDE STREET ENTRY SECTION

NOT TO SCALE



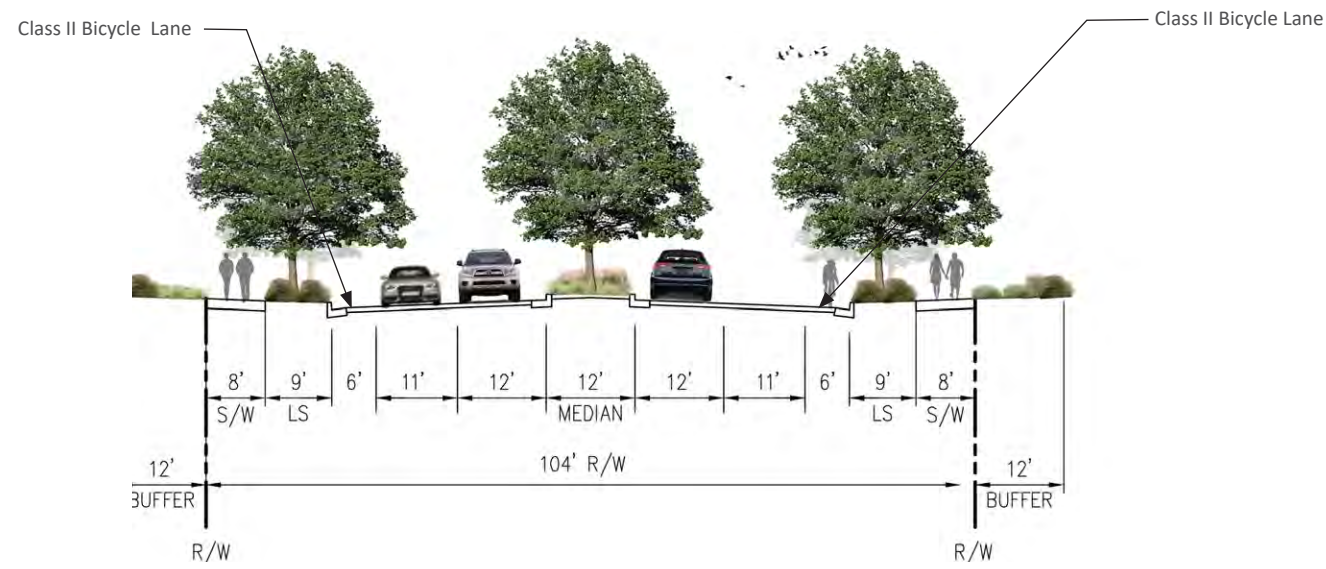
TYPICAL NEIGHBORHOOD STREET ENTRY SECTION

NOT TO SCALE



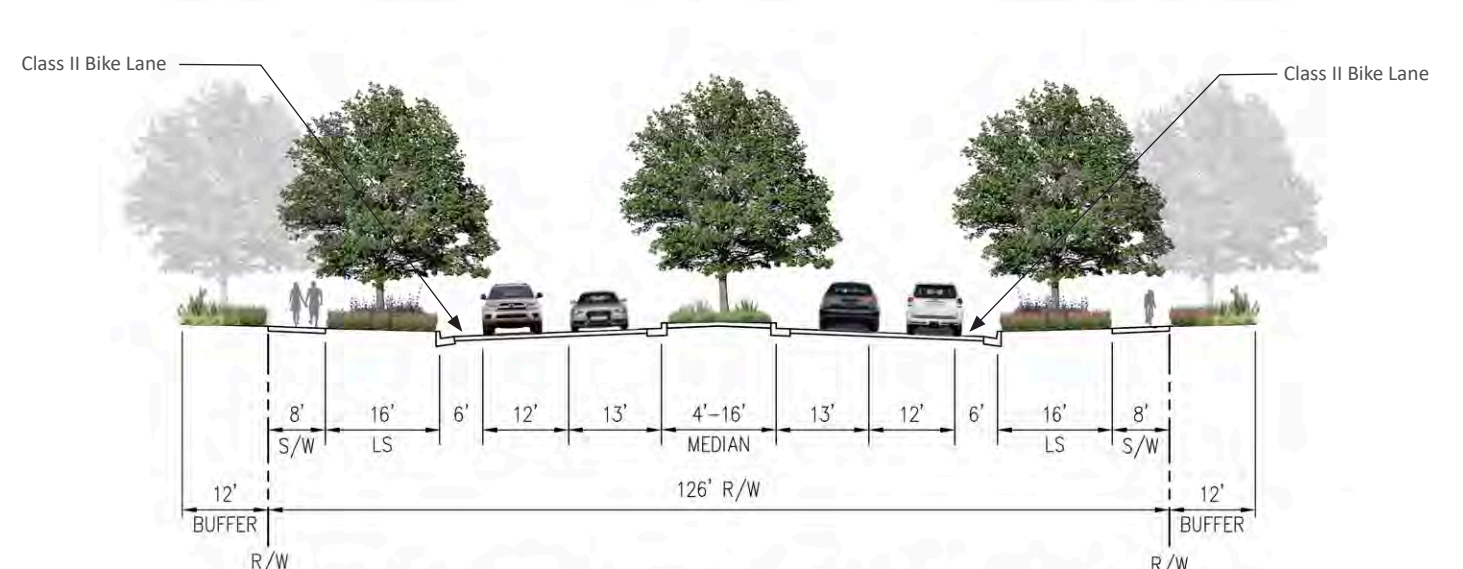
TYPICAL LOCAL STREET LANE SECTION

NOT TO SCALE



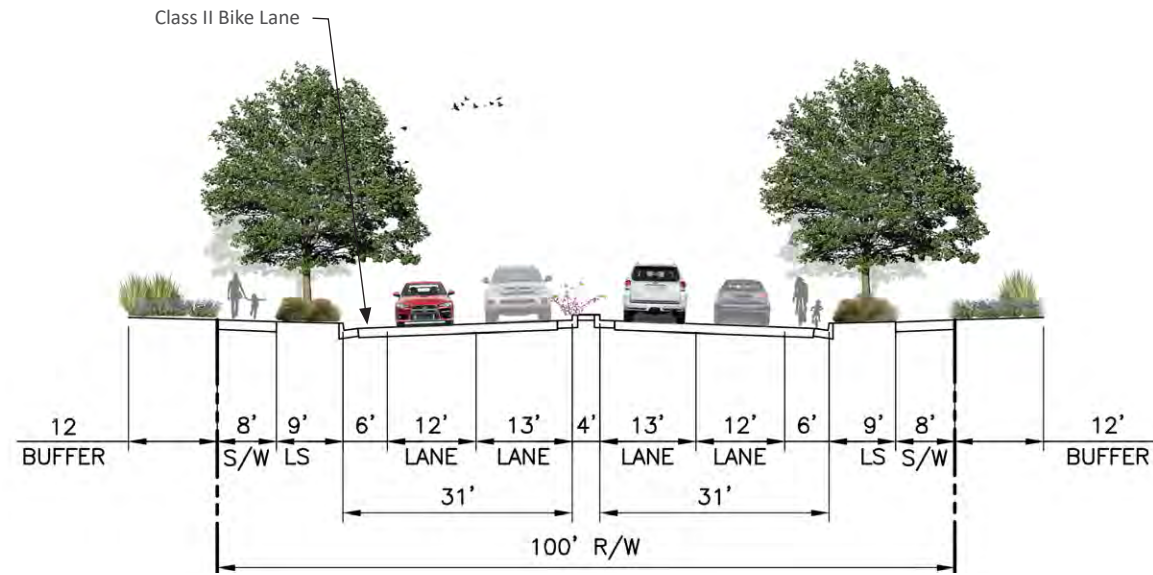
TYPICAL CALLERTON AVENUE COLLECTOR SECTION

NOT TO SCALE



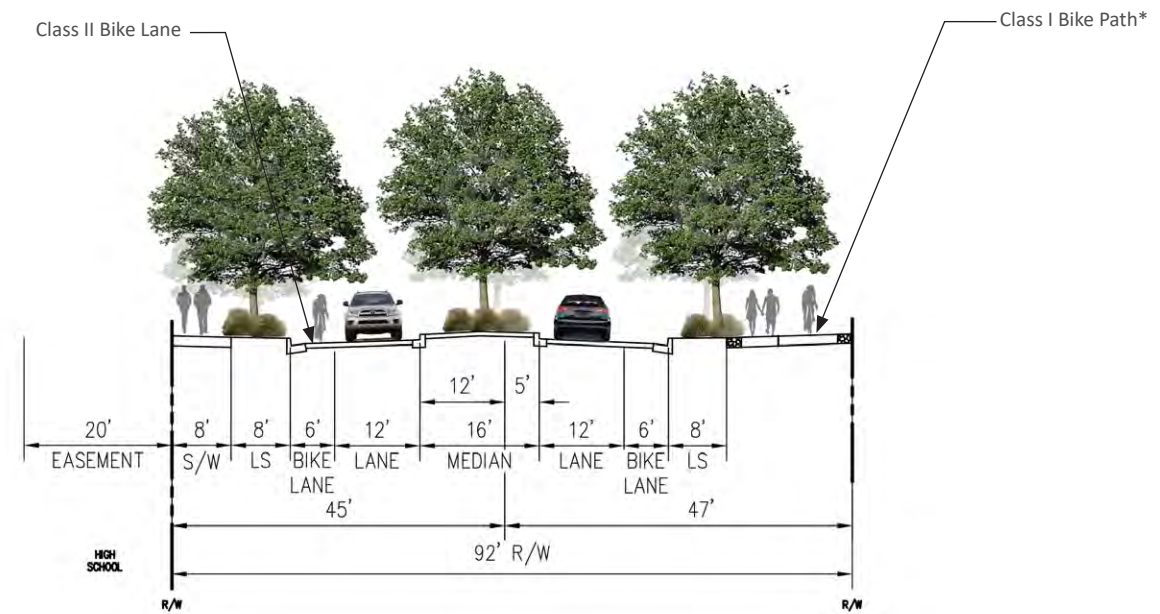
TYPICAL CAMBAY PARKWAY SECTION

NOT TO SCALE



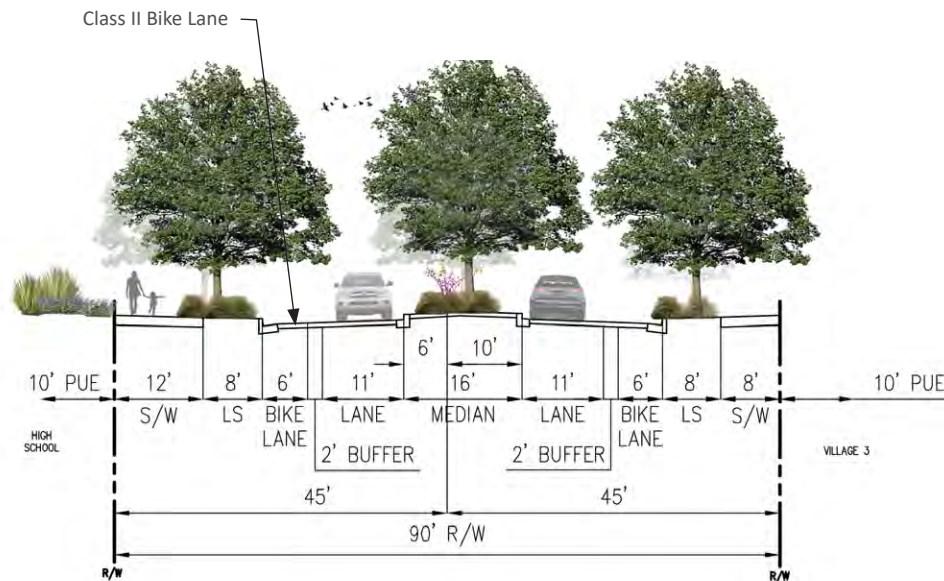
TYPICAL AGE RESTRICTED STREET ENTRY SECTION

NOT TO SCALE



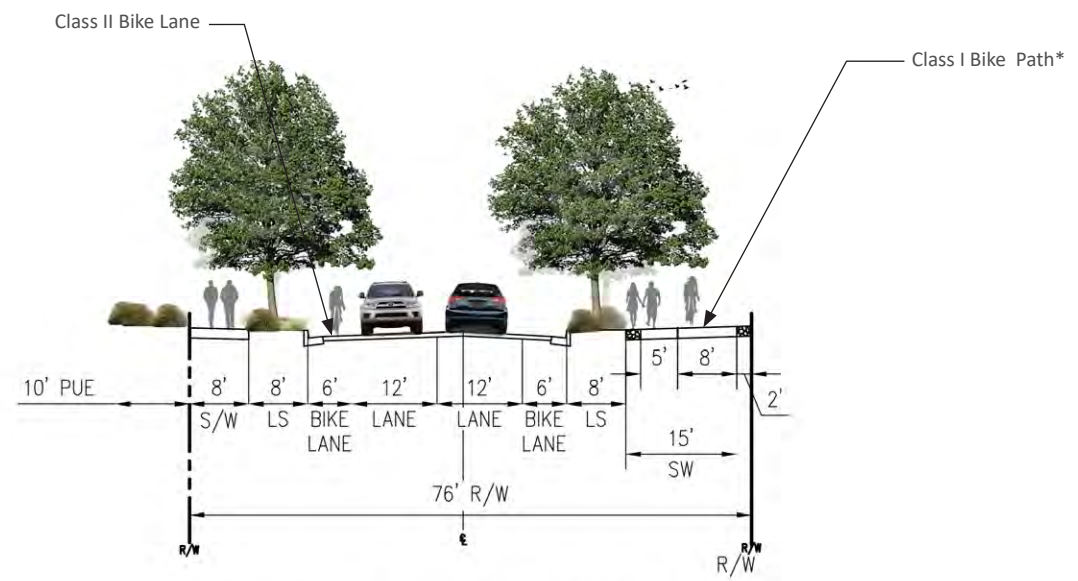
TYPICAL WINTON AVENUE AT 92' SECTION

NOT TO SCALE
*NOTE: MAINTAIN 8' HIGH MINIMUM VERTICAL CLEARANCE ALONG CLASS I BIKE PATHS.



TYPICAL P STREET SECTION

NOT TO SCALE



TYPICAL WINTON AVENUE AT 76' SECTION

NOT TO SCALE
*NOTE: MAINTAIN 8' HIGH MINIMUM VERTICAL CLEARANCE ALONG CLASS I BIKE PATHS.



Neighborhood Gateways

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

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



Neighborhood Entries

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

Neighborhood entryways mark pedestrian entrances to each neighborhood within West Village. 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.

FIGURE 4.3 NEIGHBORHOOD GATEWAYS



FIGURE 4.4 CALLERTON AVE AND BULLARD LANE GATEWAY CONCEPT PLAN



FIGURE 4.5 CALLERTON AVE AND HAVERHILL WAY GATEWAY CONCEPT PLAN

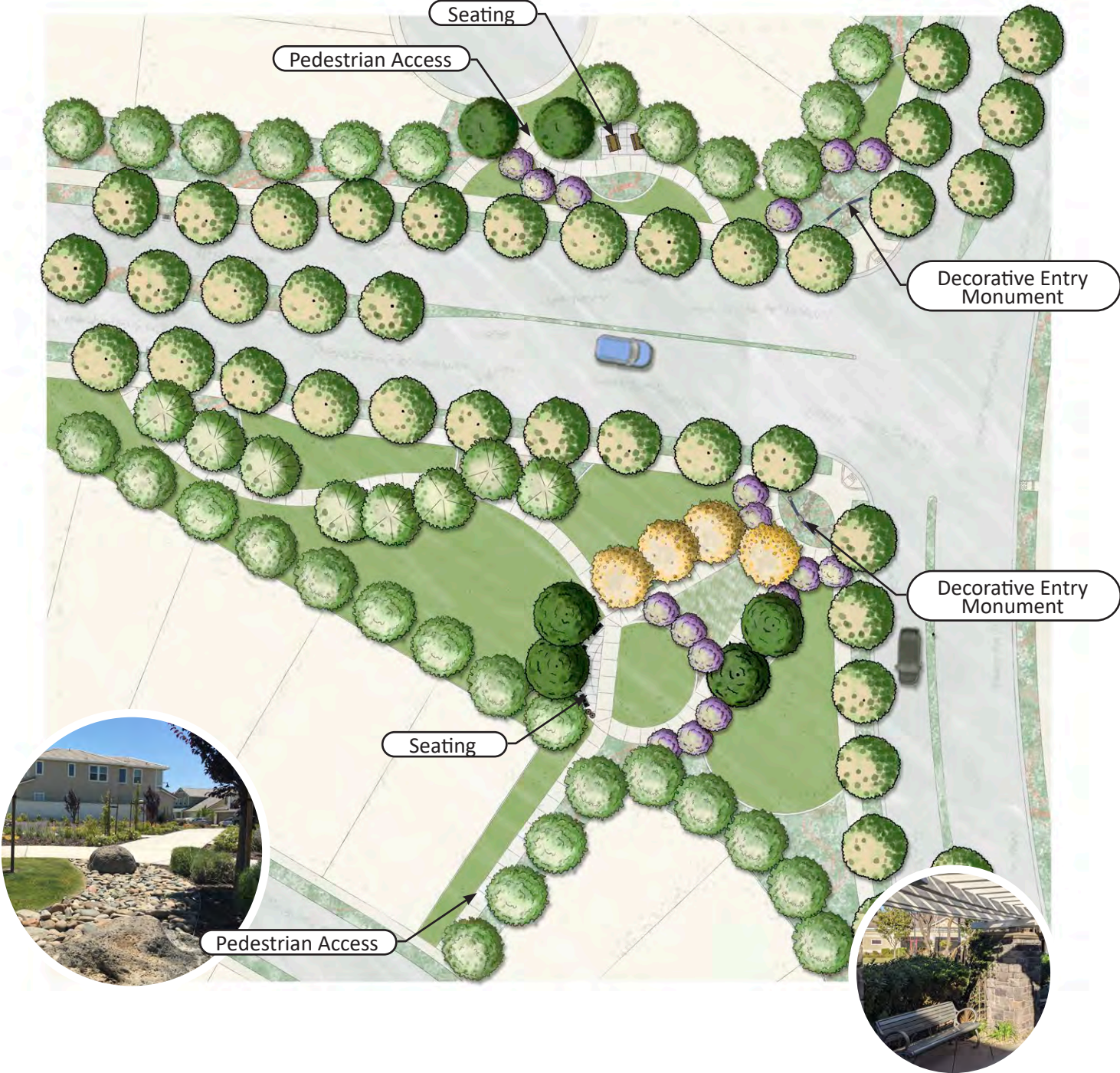


FIGURE 4.6 CAMBAY AND BRIARSTONE LANE GATEWAY CONCEPT PLAN

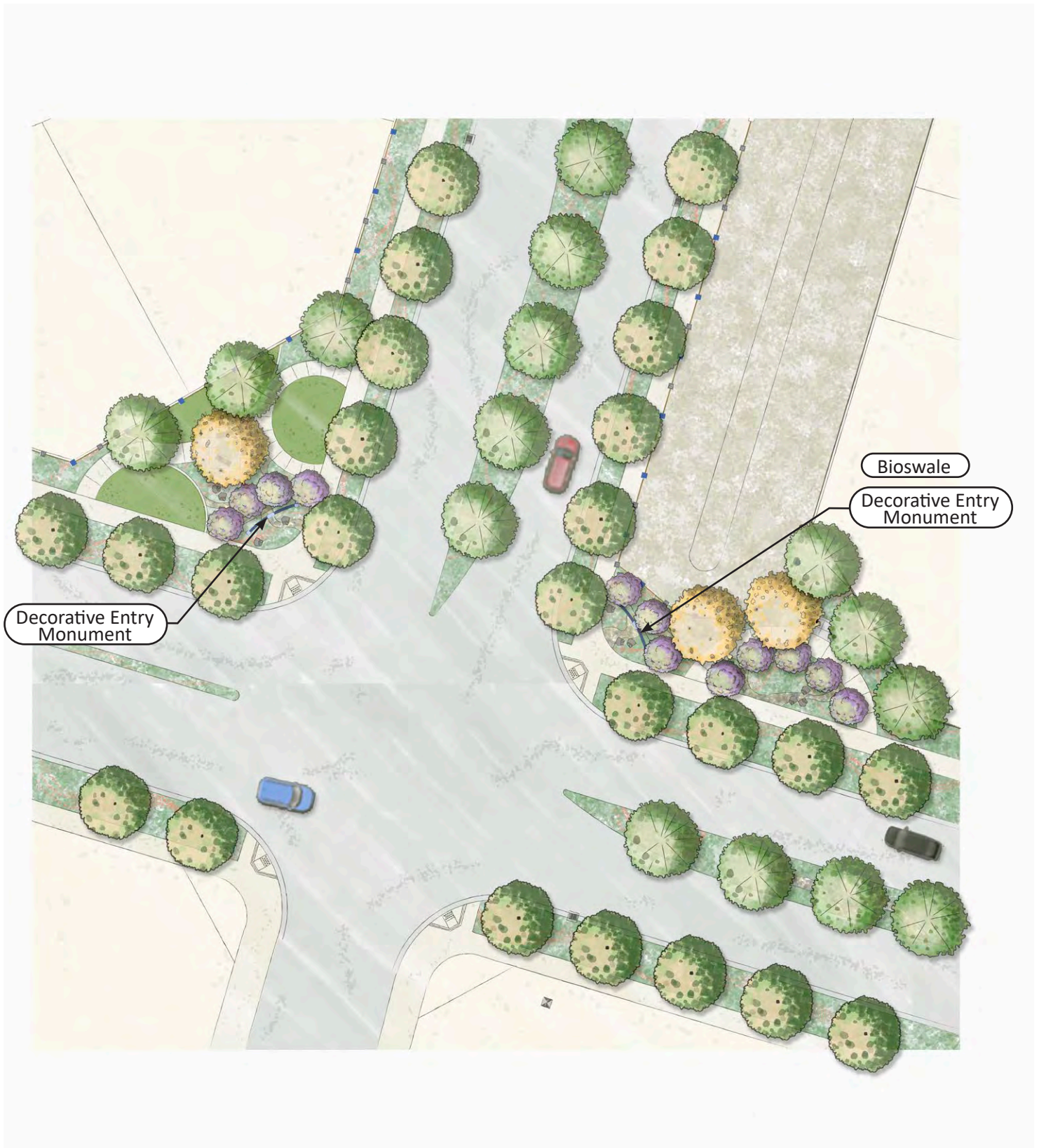


FIGURE 4.7 STORNOWAY AVE AND ADDISON AVE GATEWAY CONCEPT PLAN



FIGURE 4.8 STORNOWAY AVE AND ADDISON AVE MONUMENT CONCEPT

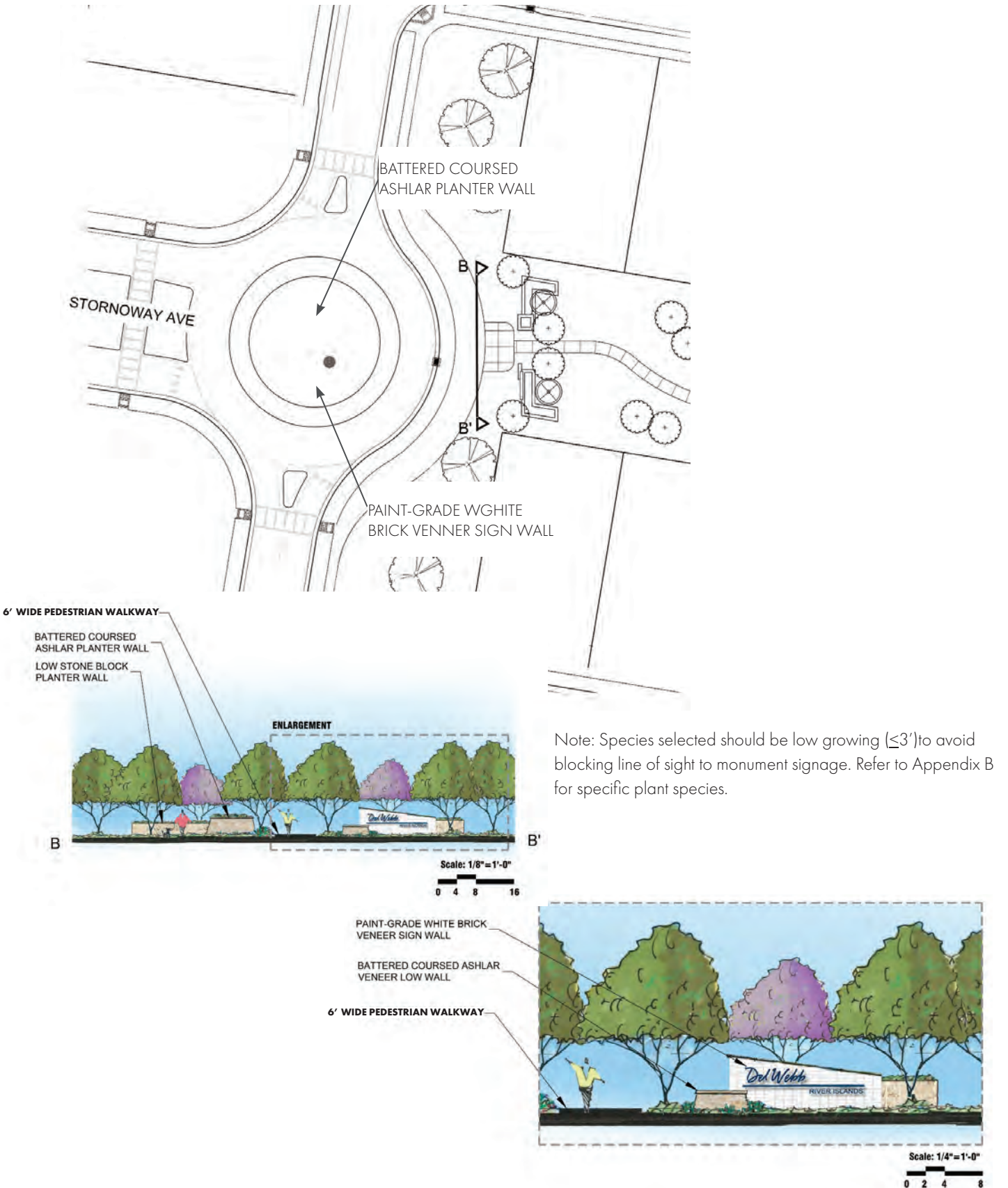


FIGURE 4.9 EXAMPLE TYPICAL ROUNDABOUT

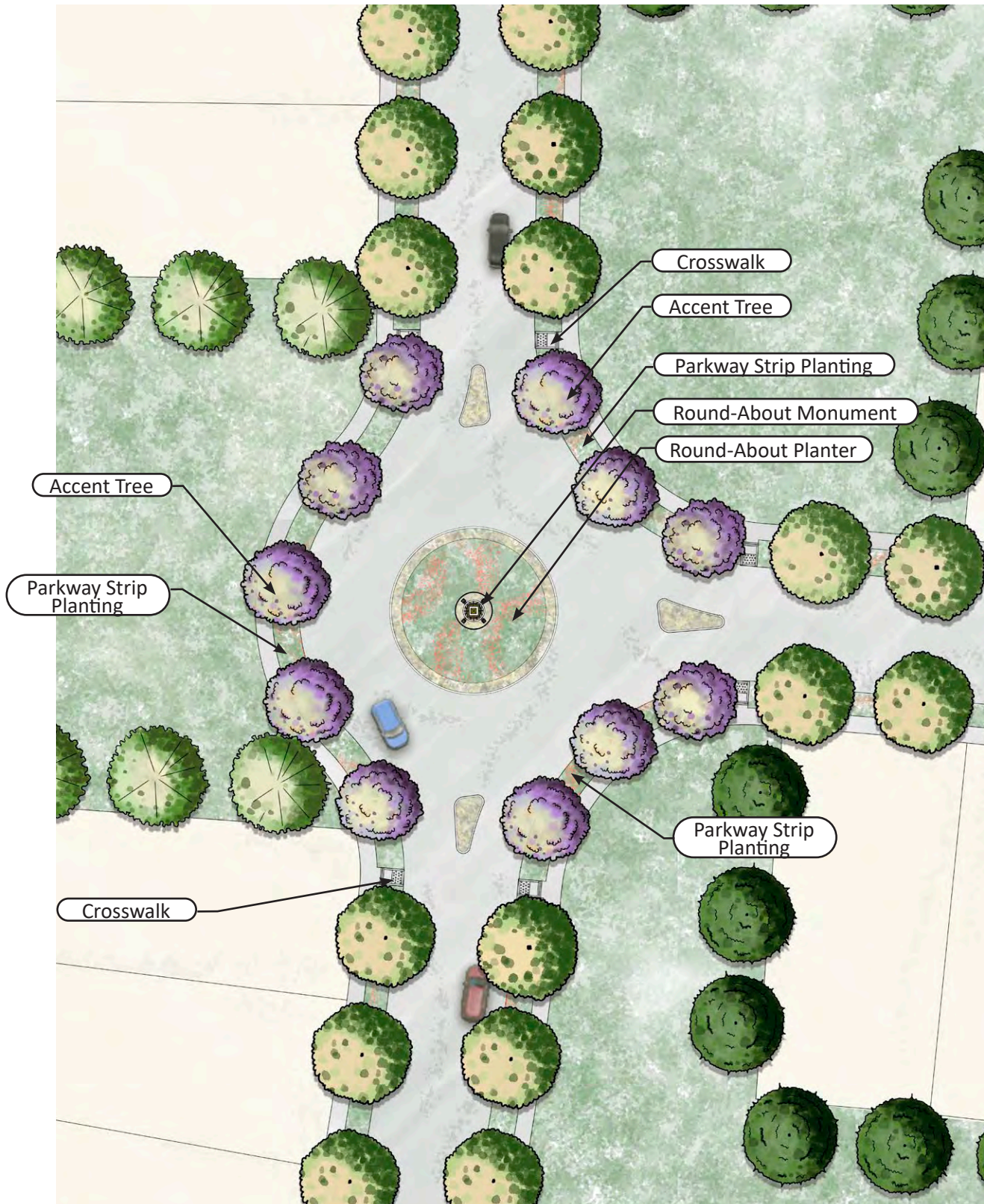


FIGURE 4.10 NEIGHBORHOOD ENTRIES



FIGURE 4.11 CALLERTON AT VILLAGE 1 GATEWAY CONCEPT PLAN

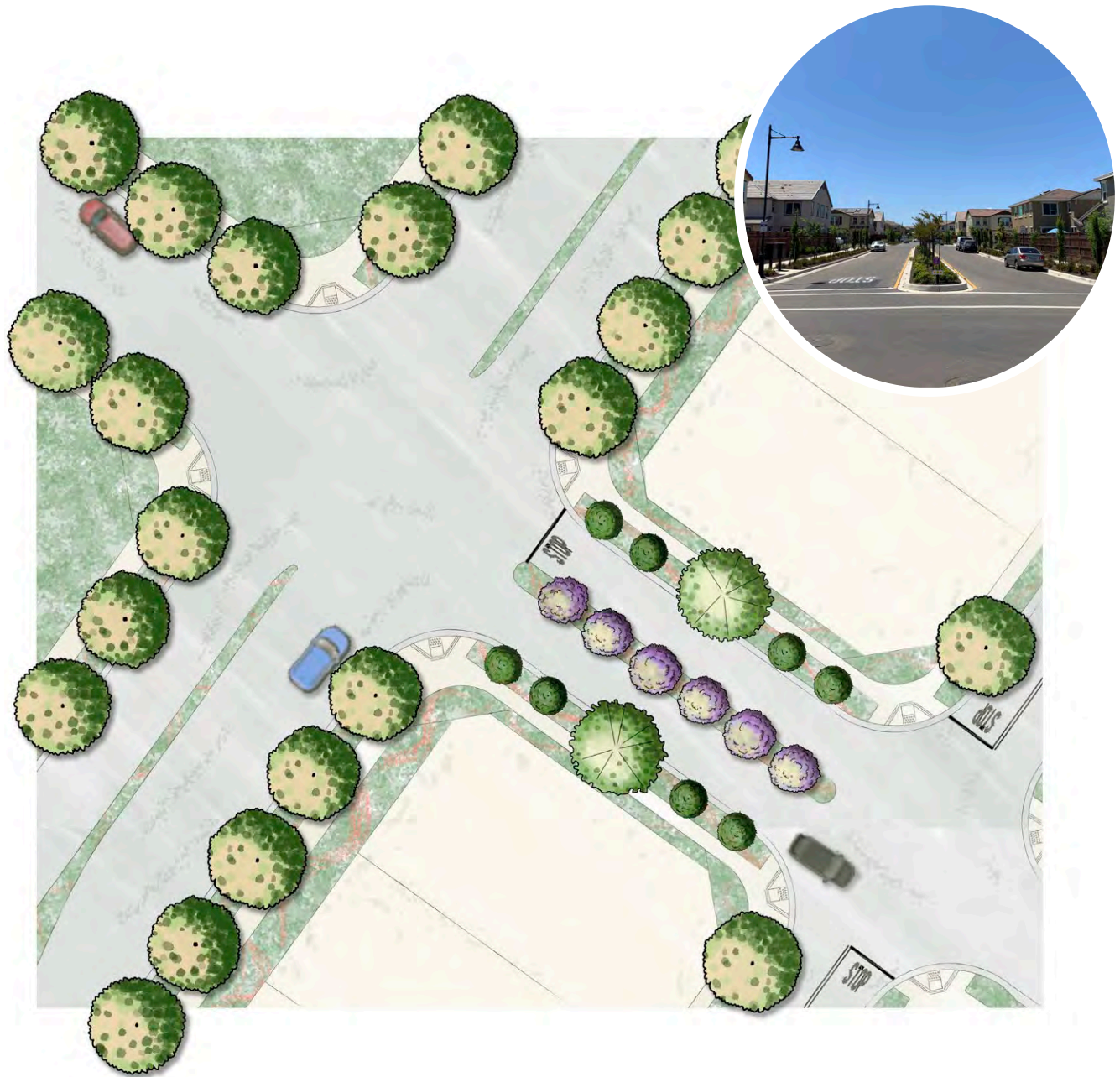


FIGURE 4.12 EXAMPLE MONUMENT SIGNAGE

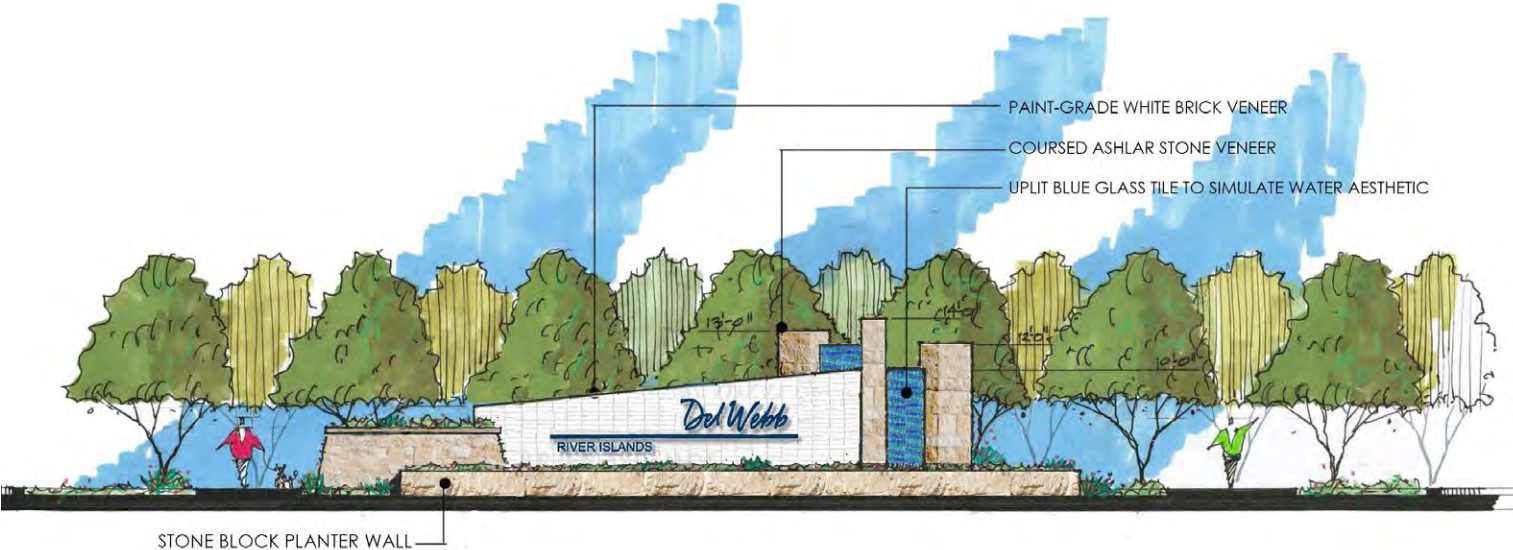


FIGURE 4.13 EXAMPLE ROUND-ABOUT MONUMENT SIGNAGE





Chapter 5

PARKS AND OPEN SPACE

PARKS AND OPEN SPACE

5.1 MASTER PLAN INTENT

The River Islands Phase 2 Parks Master Plan lays out the network of pocket, neighborhood and community parks, trails, and paseos within the River Islands master planned community. In addition to parks and open spaces that offer varying scales and levels of passive and active recreation, the Master Plan highlights the relationship between the community and the San Joaquin River by providing opportunities for water-oriented, outdoor living and recreation. Locations of parks and open spaces ensure that recreational amenities are accessible to all community members, including pedestrian and bicycle connections that facilitate non-vehicular circulation throughout the community and between park sites. Varying classes (Class I, II, and III) of bicycle paths are integrated to promote easy access to open space and extend cycling or running opportunities to River Islands and Lathrop residents. Parks are designed to support community members of all age and abilities.

A private amenity center is also provided exclusively for the age restricted neighborhoods. While not included in the Master Plan, it provides recreational and social facilities, amenities and programs for the residents of the age restricted community only.

5.2 COMMUNITY PARKS

Community parks often incorporate a variety of recreational programming that provide active and passive recreational opportunities for all. Most residents should be able to access a community park within 1/2 to 1 mile from their home. An ideal Community Park connects residents to outdoor recreation options, foster public growth and establishes collective identity.

Community Parks typically include a mixture of active and passive recreational opportunities and more variety of amenities than neighborhood parks. These may include sports fields (lighted and unlighted depending on programming), sport courts, concession stands, restrooms, amphitheaters or performing arts facilities, nature education opportunities, splash pads or other water-play features, dog parks, and fitness courses. The design may also include areas for specialty athletics and recreation.



The proposed community park in West Village is intended to be utilized by both the adjacent high school and the community under a joint use agreement with the school district.

5.3 POCKET PARKS

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







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

5.4 LINEAR PARKS

Linear parks typically include a mixture of active and passive recreational opportunities, but with less amenities than neighborhood parks. Typical features include fitness equipment, benches, and tables. Linear parks do not qualify for Quimby Act credit. Linear parks can be designed for multiple functions and purposes and may function to connect park spaces with safe non-motorized paths that can be used by individuals and families to navigate the network of trails and parks while avoiding automobile traffic. They may be a combined vehicle and pedestrian parkway, act as a buffer between residential and commercial areas, or combine storm water conveyance infrastructure with non-motorized trails. In general, these trails also encourage pedestrian movement throughout the community while improving visibility and increasing observant “eyes” on the community. The West Village community is designed with a unique network of linear parks that offer West Village residents a tailored and diverse set of recreational activity. These linear parks are divided into different linear park types that have been programmed for different levels of activity and purpose based on location and size of the park. Illustrations shown in this NDP are conceptual. Linear park improvement plans should include the submittal of a security plan that will outline any proposed security measures, e.g. lighting and security cameras. Any lighting proposed shall not cause a nuisance to adjacent property owners and any security shall be the City’s policies regarding placement for privacy concerns.





FIGURE 5.1 WEST VILLAGE PARK DESIGNATION MAP

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

Community Parks - - - - - 22.50

C2	Community Park 2	22.50			CITY
----	------------------	-------	--	--	------

Pocket Parks - - - - - 3.62

P-WV1	Pocket Park WV-1	0.19			RD 2062
P-WV2	Pocket Park WV-2	1.13			RD 2062
P-WV3	Pocket Park WV-3	0.48			RD 2062
P-WV4	Pocket Park WV-4	0.54			RD 2062
P-WV5	Pocket Park WV-5	0.46			RD 2062
P-WV6	Pocket Park WV-6	0.49			RD 2062
P-WV7	Pocket Park WV-7	0.33			RD 2062

Linear Parks - - - - - 12.92

LP2	Linear Park 2	2.59	0.28		RD 2062
LP3	Linear Park 3	1.36	0.19		RD 2062
LP4	Linear Park 4	0.35	0.04		RD 2062
LP5	Linear Park 5	5.68	0.48		RD 2062
LP6	Linear Park 6	0.90	0.14		RD 2062
LP7	Linear Park 7	0.55	0.06		RD 2062
LP9	Linear Park 9	1.48	0.72		RD 2062

Private Park - - - - - 6.0 acres

Open Space - - - - - 19.35 acres

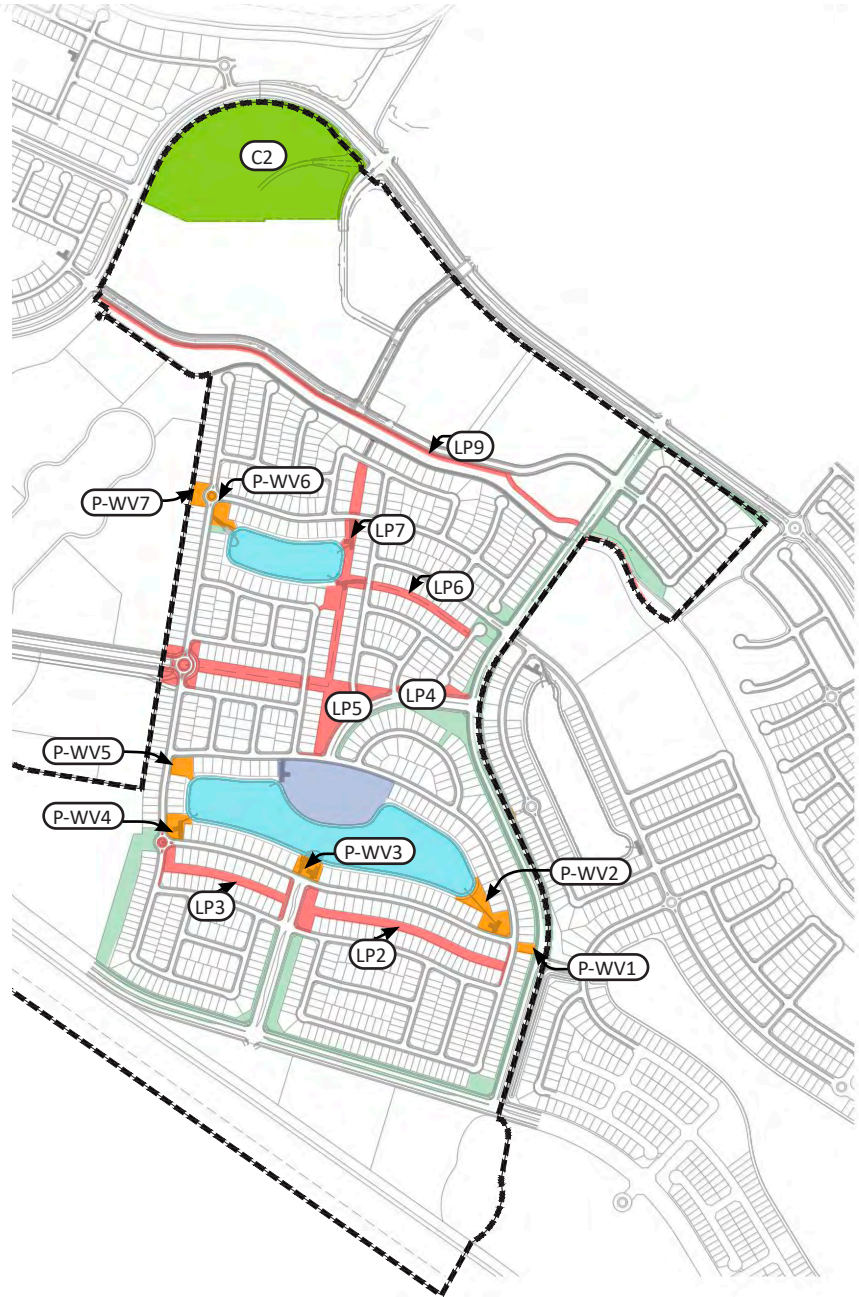
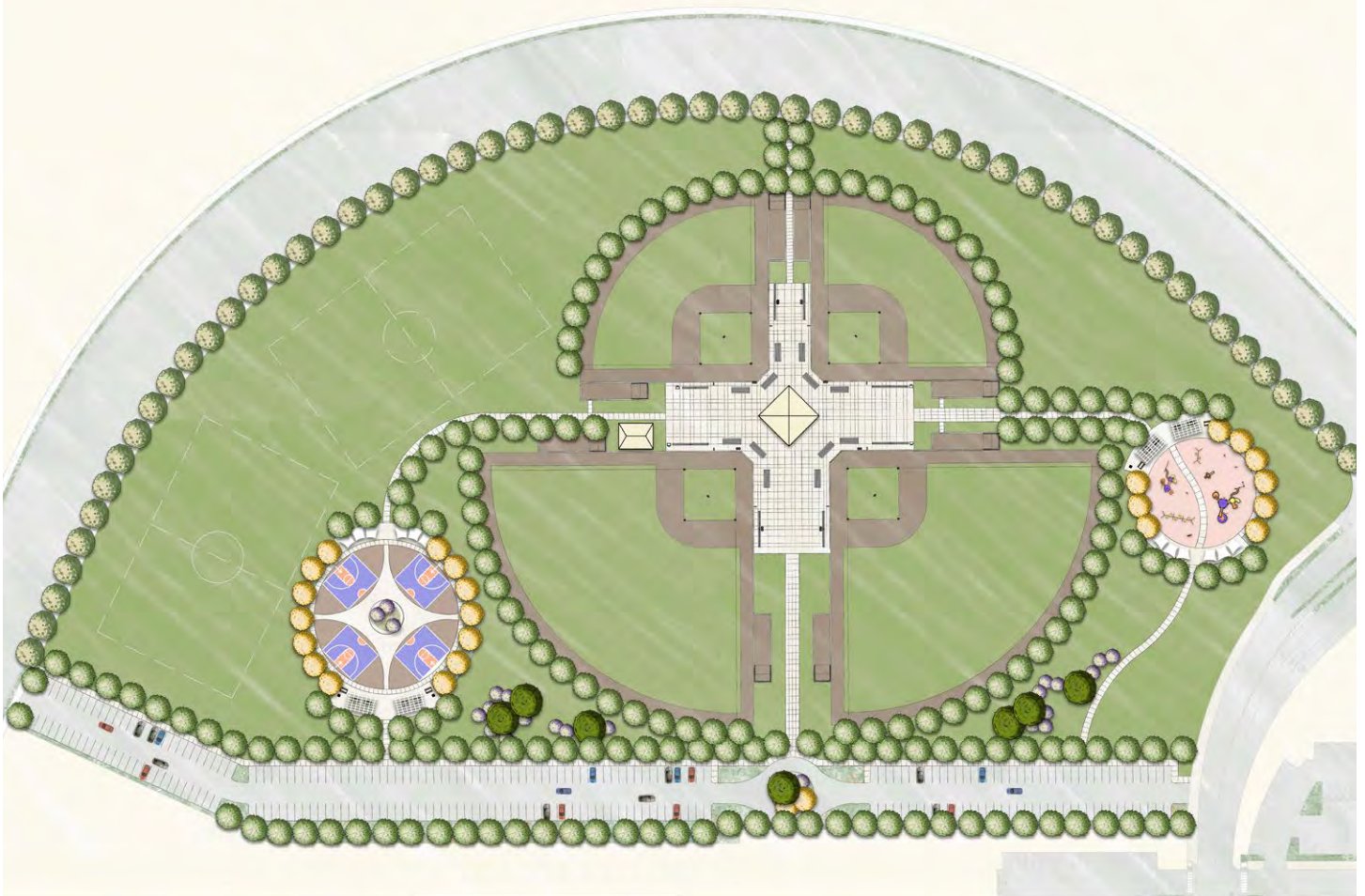


FIGURE 5.2 COMMUNITY PARK 2



For illustrative purposes only

PARK AMENITIES

- (2) Adult Softball
- (2) Youth Softball
- (4) Half Basketball Court
- (2) Soccer Fields
- Storage Space for Sports Equipment
- On-Site Parking Lot
- Playground
- Shade Structures and Picnic Tables
- BBQ
- Open Space
- Benches

Note: All amenities and programming will comply with the approved River Islands Phase 2 Parks Master Plan.



FIGURE 5.3 POCKET PARK WV-1



PARK AMENITIES

- Benches
- Open Lawn Space

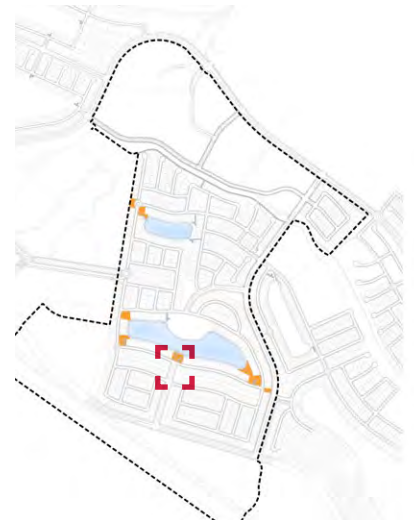


FIGURE 5.4 POCKET PARK WV-2



PARK AMENITIES

- Benches
- Open Lawn Space
- Workout Station/Equipment
- Lake Overlook



FIGURE 5.5 POCKET PARK WV-3



PARK AMENITIES

- Benches
- Open Lawn Space
- Workout Station/Equipment
- Lake Overlook
- Emergency/Maintenance Lake Boat Access

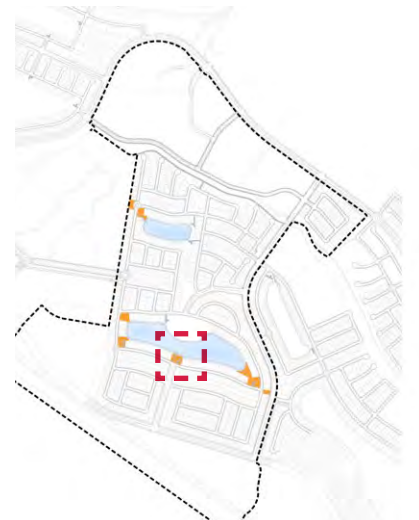


FIGURE 5.6 POCKET PARK WV-4

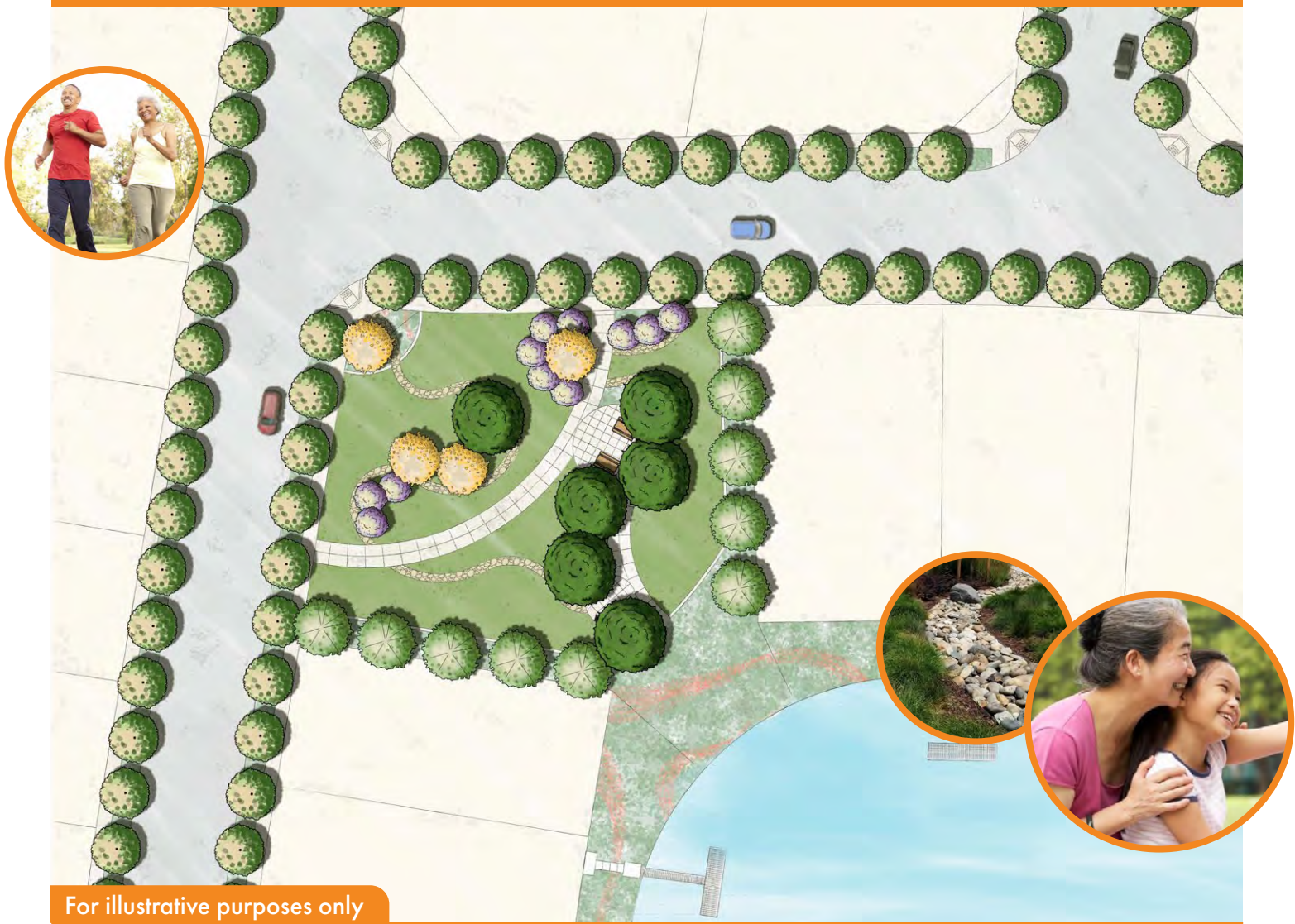


PARK AMENITIES

- Benches
- Open Lawn Space
- Workout Station/Equipment
- Lake Overlook



FIGURE 5.7 POCKET PARK WV-5



For illustrative purposes only

PARK AMENITIES

- Benches
- Open Lawn Space
- Workout Station/Equipment
- Lake Overlook

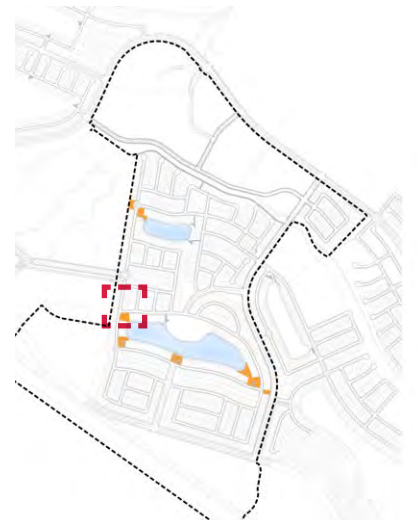
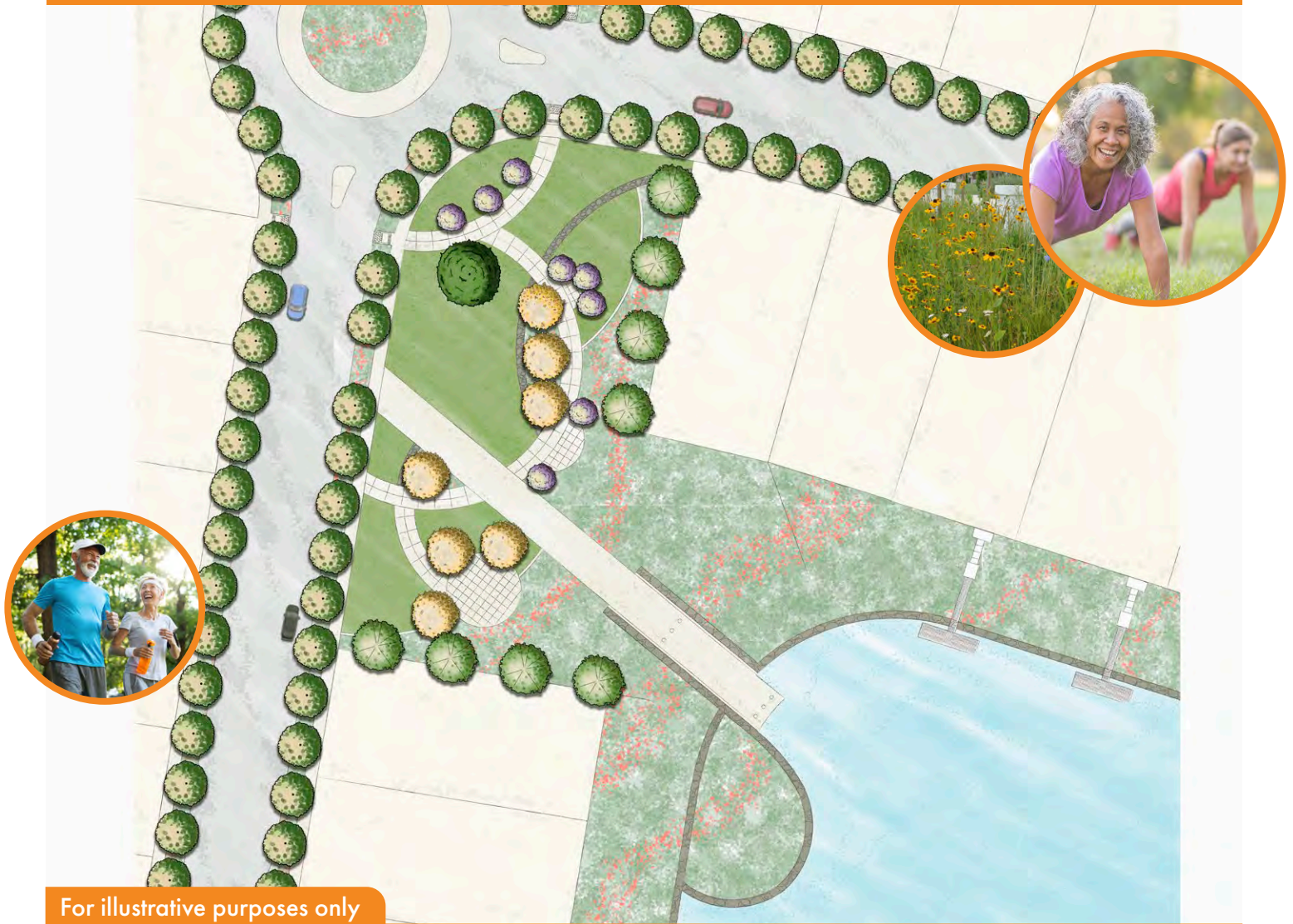


FIGURE 5.8 POCKET PARK WV-6



PARK AMENITIES

- Benches
- Open Lawn Space
- Workout Station/Equipment
- Emergency/Maintenance Lake Boat Access



FIGURE 5.9 POCKET PARK WV-7



PARK AMENITIES

- Benches
- Open Lawn Space
- Workout Station/Equipment

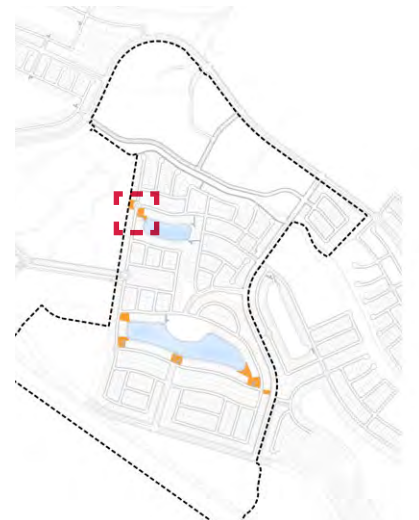
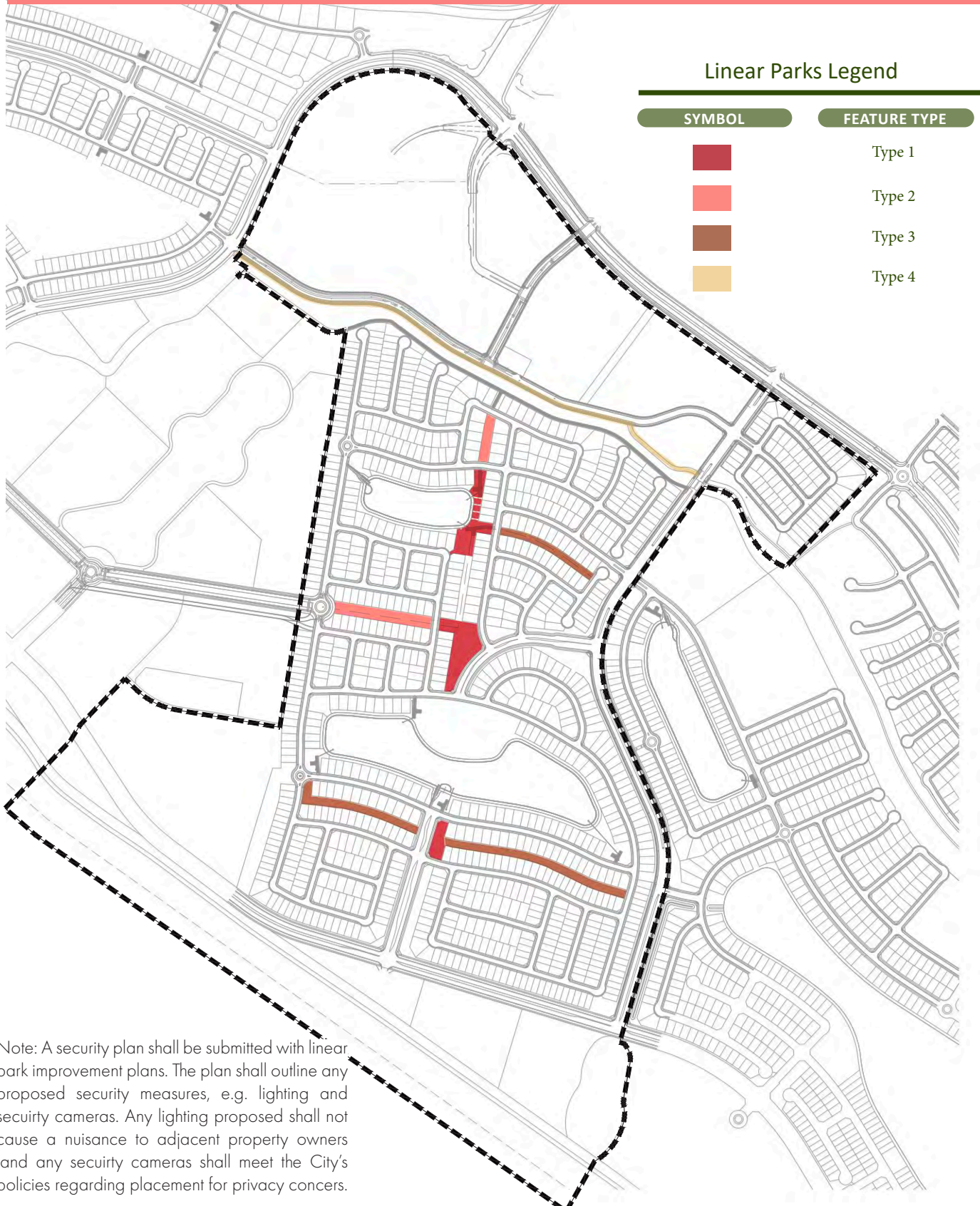


FIGURE 5.10 LINEAR PARK GENERAL MAP



Note: A security plan shall be submitted with linear park improvement plans. The plan shall outline any proposed security measures, e.g. lighting and security cameras. Any lighting proposed shall not cause a nuisance to adjacent property owners ,and any security cameras shall meet the City's policies regarding placement for privacy concerns.

FIGURE 5.11 TYPICAL LINEAR PARK CONCEPT TYPE 1



For illustrative purposes only

PARK AMENITIES

- Dog Park
- Open Lawn Space
- Community Gardens
- Walking Trails
- Gathering Spaces
- Picnic Tables

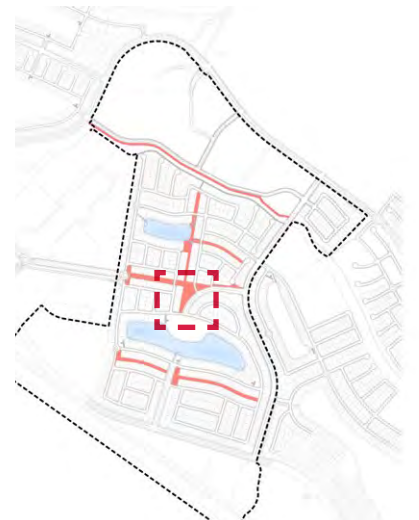


FIGURE 5.12 TYPICAL LINEAR PARK CONCEPT TYPE 1



For illustrative purposes only

PARK AMENITIES

- Picnic Tables
- Open Lawn Space
- Lake Overlook
- Walking Trails

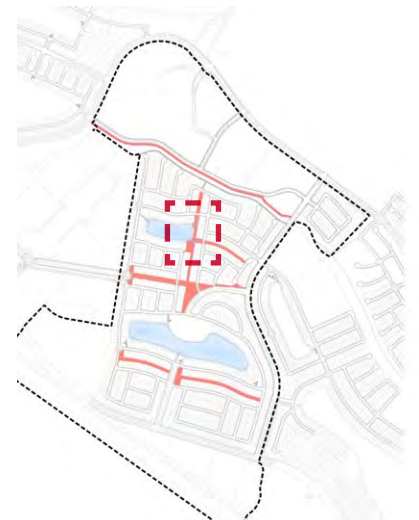


FIGURE 5.13 TYPICAL LINEAR PARK CONCEPT TYPE 1



For illustrative purposes only

PARK AMENITIES

- Open Lawn Space
- Walking Trails
- Community Garden
- Pickleball Court (1)



FIGURE 5.14 TYPICAL LINEAR PARK CONCEPT TYPE 2



For illustrative purposes only

PARK AMENITIES

- Small Gathering Spaces
- Picnic Tables
- Open Lawn Space
- Walking Trail



FIGURE 5.15 TYPICAL LINEAR PARK CONCEPT TYPE 3



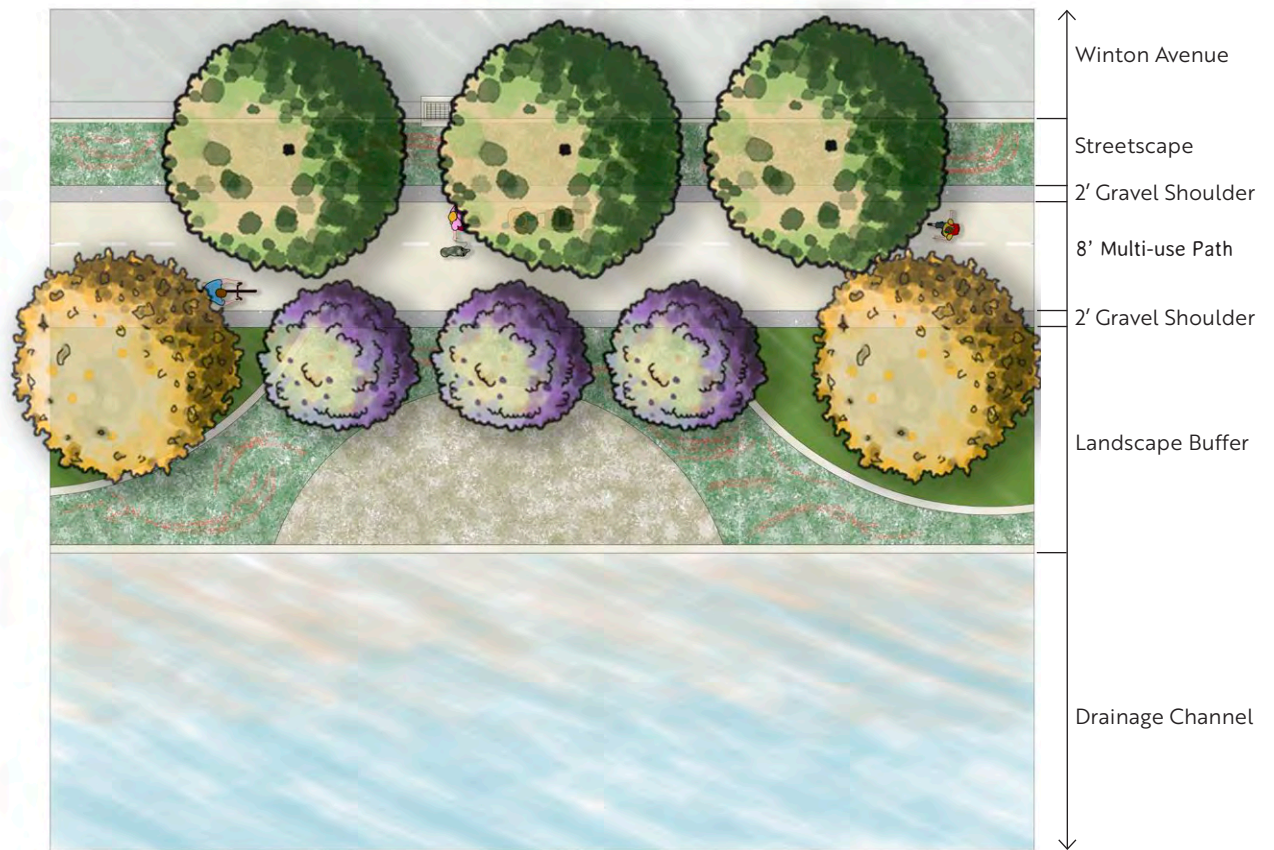
For illustrative purposes only

PARK AMENITIES

- Small Gathering Space
- Open Lawn Space
- Walking Trail



FIGURE 5.16 TYPICAL LINEAR PARK CONCEPT TYPE 4



For illustrative purposes only

PARK AMENITIES

- Class I Bike Trail
- Walking Path





Chapter 6

LANDSCAPE AND PLANTING



LANDSCAPE AND PLANTING

6.1 LANDSCAPE PLAN

River Islands will be responsible for the design, construction and maintenance of all public use areas within the Phase 2 West Village (see Figure 2.2). 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 (front yards and backyards) enclosed within fenced areas and parkway strips along their street frontages. Homes with rear yard lake frontage will be irrigated and installed by the individual builder through a common design. Following construction, the rear yard lake frontage will be irrigated by a common area irrigation service.

Construction Intent of Landscape Areas

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

- Developer/Builder will install individual tract improvements (including underground utilities (wet & dry), curbs and



- sidewalks, finished road surfaces and perimeter walls/fences.
- Developer/Builder will then install all pertinent landscape improvements to off-site areas including streetscapes, parks, and open space lake frontages.
- Builder will then build individual homes and in-tract (property line) fencing.
- Builder will then install front yard landscape and parkway landscape strips. For the lots that abut the lakes, the builder will install landscape areas adjacent to lake areas with homeowners responsible for lake slope maintenance.
- Homeowners will maintain their own parkway strip landscape areas including the irrigation which is part of their isolated irrigation system.
- Parkway strip landscape areas at the neighborhood entries will be installed by the developer and will be maintained by the appropriate jurisdiction. Neighborhood entries may include the parkway strip areas between the curb and sidewalk from the primary collector street down to the first cross-street in-tract.
- In some cases individual lots may include a side-yard or rear-yard slope area that is not owned by a public agency in which this area will be granted as an easement to the property owner and said property owner may landscape, irrigate and maintain the slope area in conformance to the public agencies requirements. The property owner must grant the public agency access for inspection of slope areas on an as needed basis.
- Landscape areas may also include medians and landscape areas from the back of the sidewalks to the side-yard fences from the collector street to the first cross-street in-tract.

Proposed Plant Materials



Plant materials will be selected from the Appendix starting on page 84. Appropriate Plant Species List for Parks & Open Spaces within River Islands Phase 2 West Village. Alternative species may be substituted or added and will be considered by the River Islands Architectural Review Board (RIARB) based on the suitability of the species in terms of similarity of theme, characteristics, size, form, tolerance of climatic conditions, soil requirements and water usage.



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

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

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

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



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

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

Private Landscape Areas

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

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



FIGURE 6.1 PARKWAY STRIPS

PARKWAY STRIP MASTER PLANT LIST

VILLAGE / STREET	STREET / DIRECTION	BOTANICAL NAME	PLANT SPACING
VILLAGE 1	East/West North/South	Arctostaphylos 'Pacific Mist' Juniper	36" O.C. 36" O.C.
INTERNAL STREETS	East/West North/South	Arctostaphylos 'Pacific Mist' Myoporum pavifolium	36" O.C. 36" O.C.
AGE RESTRICTED SOUTH	East/West North/South	Juniper Coprosa p. 'Verde Vista'	36" O.C. 36" O.C.
ADDISON AVE	North/South	Rosmarinus offic. 'Huntington Carpet'	36" O.C.
BRIARSTONE LANE	North/South	Coprosa p. 'Verde Vista'	36" O.C.
BRADBURY AVE	East/West	Rosa x 'Noaschnee'	36" O.C.
BRIGHTWOOD AVENUE	East/West	Arctostaphylos 'Pacific Mist'	36" O.C.
CALLERTON AVE	East/West	Varies	36" O.C.
CAMBAY PARKWAY	East/West	Varies	36" O.C.
HAVERHILL WAY	North/South	Rosa x 'Noaschnee'	36" O.C.
WINTON AVE	East/West	Rosa x 'Noaschnee'	36" O.C.
ROLL TIDE WAY	North/South	Rosmarinus offic. 'Huntington Carpet'	36" O.C.
BLUE CANYON AVE	North/South	Rosmarinus offic. 'Huntington Carpet'	36" O.C.
BULLARD LANE	East/West	Rosa x 'Noaschnee'	36" O.C.
RIPTIDE WAY	East/West	Rosa x 'Noaschnee'	36" O.C.

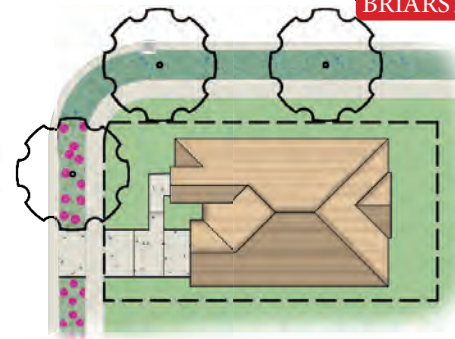
PARKWAY STRIP PLANT LIST

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



PARKSTRIP SECTION

NOT TO SCALE



TYPICAL PARKSTRIP PLANTING SCHEME

NOT TO SCALE

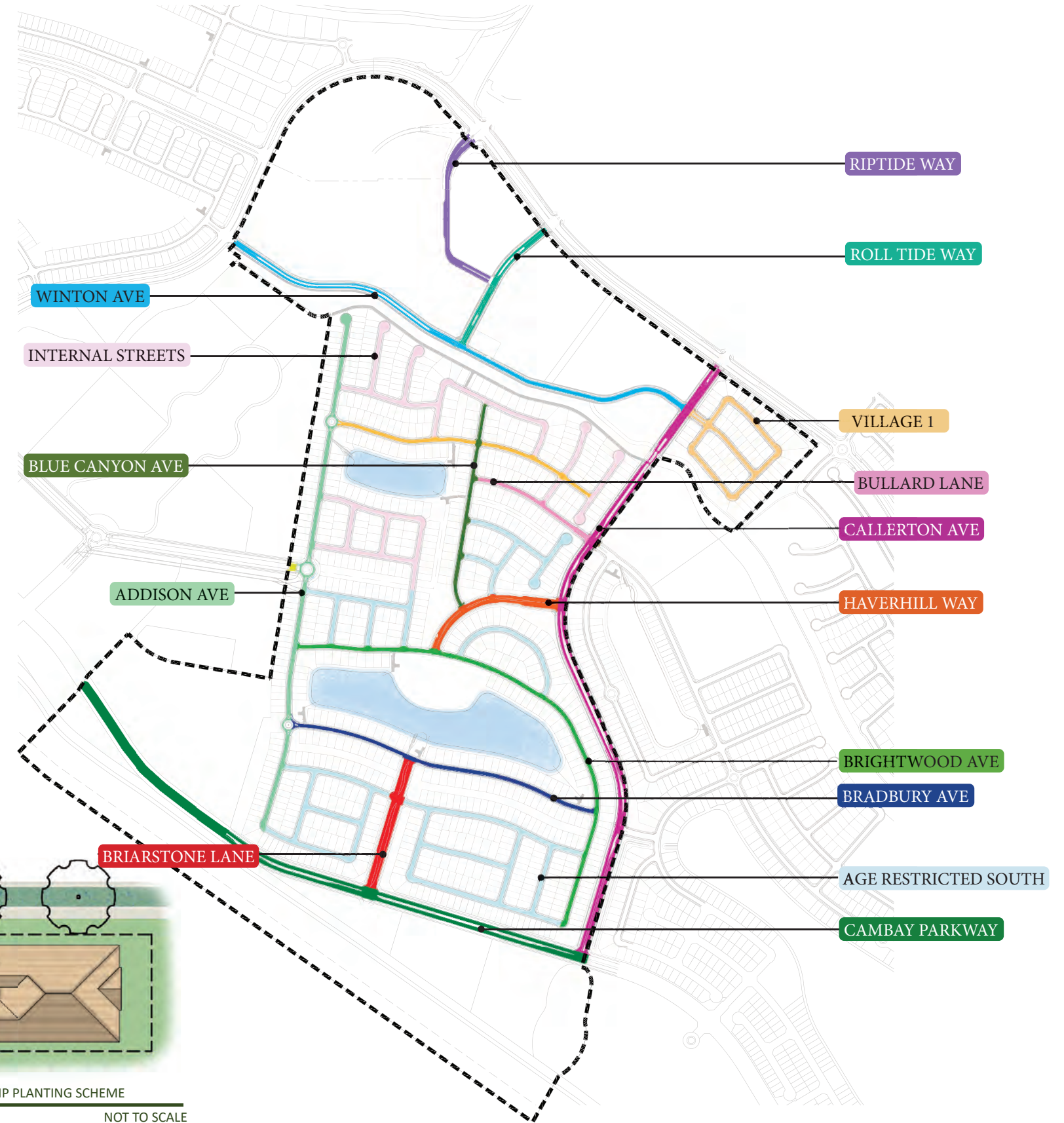
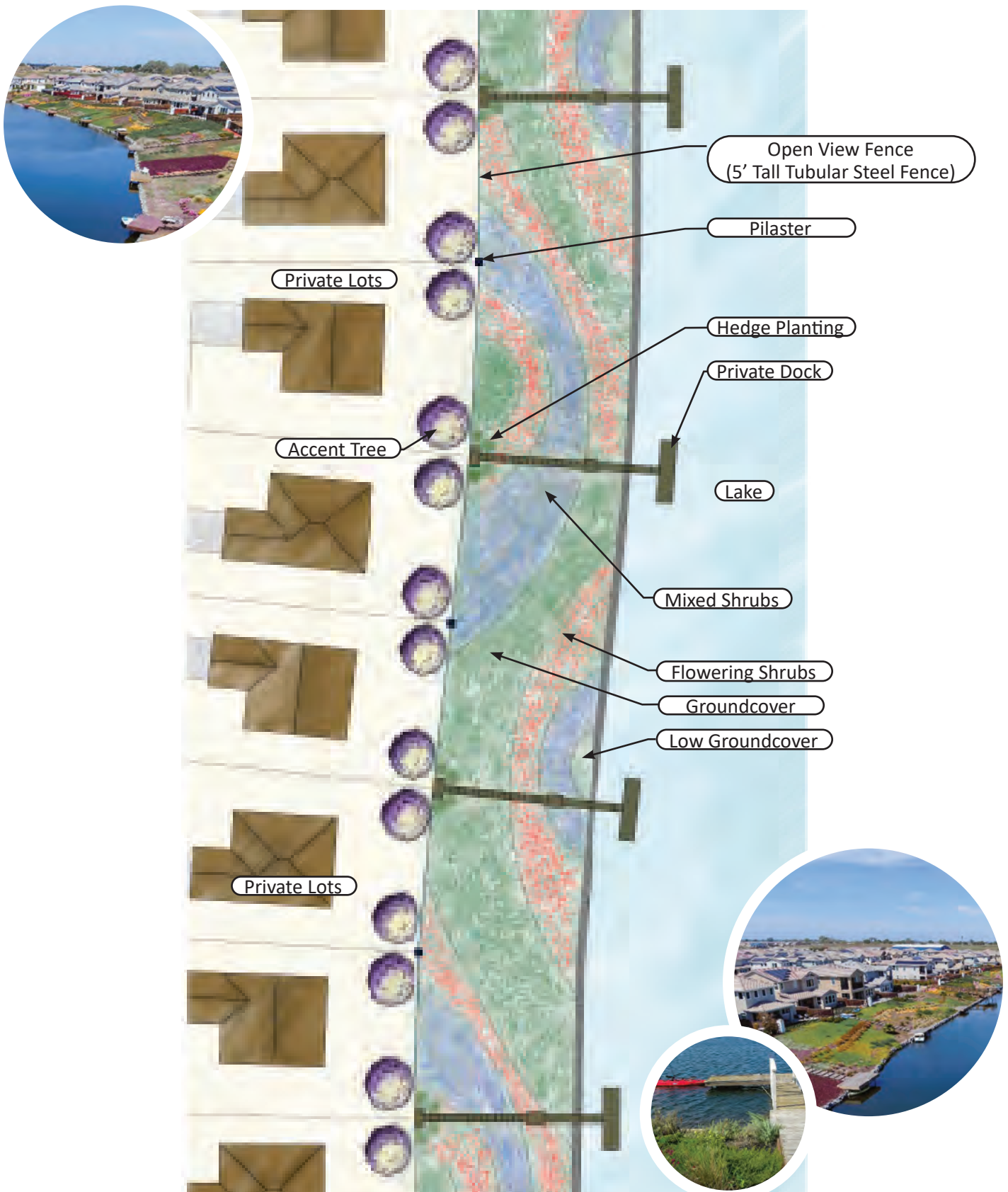


FIGURE 6.2 REAR YARD LAKE FRONTAGE



6.2 IRRIGATION

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



Irrigation Design

The following applies to all landscape areas to be constructed within Age Restricted Community.

- Non-potable water shall be the preferred source for irrigation applications. In areas that are to receive non-potable water, designated installation methodologies shall comply with RD2062, City of Lathrop, and State guidelines for the application of non-potable water. In locations where non-potable water will be utilized, connections will be coordinated to the best of the ability of the design team to foresee irrigation “stub-outs”. There are areas, however, that may not be deemed appropriate for “non-potable” water applications, and will instead utilize potable water service.
- Irrigation shall be provided to all planted areas and shall be designed and laid out to efficiently and uniformly distribute water to all plant material.
- Plant material will be laid out and organized into similar water use hydrozones by separating high, medium and low water-use plant materials as best as possible. Irrigation zones should also take into account all sun exposures (north/east versus south/west). Trees should be designed and placed on separate irrigation zones to aid in the proper applications of water to promote long term health of trees. Irrigation shall be designed and installed to accommodate water demands by plant type.
- The use of low volume overhead broadcast heads, drip and bubbler types is strongly encouraged; however, all innovative irrigation techniques should be considered only if they adhere to State and local guidelines and requirements.
- Irrigation components will have the following requirements:
 - » **Overhead broadcast heads** will incorporate “in-head” pressure regulation and check valves.



- » **Drip tubing** will be of a “brown” color and will incorporate individual pressure compensating emitters; and will utilize a root inhibitor. When utilizing reclaimed water, conform to national guidelines regarding product color and identification.
 - » **Bubblers** will incorporate a built in pressure compensator and filter.
 - » **Tree bubbler** will utilize a “deep root” water device that incorporates a bubbler, check valve and swing joint with filter “sock” around tube to reduce impaction of soil into air tube device.
 - » **Valves** will be capable of adding pressure regulating devices to them at any time and valves that utilize filter for drip distribution will incorporate filters with mechanical image notification of the filter clogs and built-in pressure compensation to reduce overall size of the irrigation valve box.
 - » **Main lines** will have 18” of cover and have a conduit for the irrigation control wire to reduce the potential of damage to wire and aid in future repairs or renovations.
- With advancements in standard irrigation control, system design should include master valves and flow sensors that have the ability to maximize system flows to reduce overall run-times by operating multiple valves per program and/or multiple programs simultaneously. Irrigation controllers will be selected that can be programmed simply and easily from the controller itself with no outside components and have the ability to be remotely controlled and programmed via internet connection. Controllers will have the ability to produce flow, run time and system failure reports. Controllers will also be able to automatically adjust irrigation schedules based upon real-time weather reports from industry recognized and approved devices and/or services.
 - In an effort to further properly manage irrigation systems, only allow certified and trained personnel to operate the system. Controllers shall have the ability to be remotely locked and only be adjusted by utilizing individual “PIN” codes to identify personnel making adjustments to irrigation programming. Individual irrigation zones will be programmed with other similar type irrigation zones of the same distribution type and water consumption demands.
 - With the nature of construction and the methodology of phased construction, the use of “2-Wire” irrigation technology is strongly encouraged.
 - The irrigation system designed moving forward for River Islands may include Toro Sentinel / Toro Evolution or Rain Bird ESP-LXIVM utilizing the Rain Bird IQ central control software. This system will allow control of up to (8) Points of Connection (POC) with flow management of each POC and control 200 valves per controller. The system allows for traditional programming and adjustment at the controller with all facets of the programming capability and may be monitored with the 2-way communication, reports and email notifications, as well as be automatically adjusted with ET (evapo-transpiration) data.
 - No system is capable of running itself and therefore, proper training and management of the irrigation system is mandatory. Frequent and regimented inspections should be factored into all maintenance operations to ensure long term efficient application. Installing contractors will perform irrigation audits on the constructed system prior to the installation of plant material, and make necessary adjustments to aid in the success of the system. Annual irrigation audits and quarterly system reviews will be performed to ensure proper maintenance practices and care are being implemented.



6.3 SOIL PREPARATION

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

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

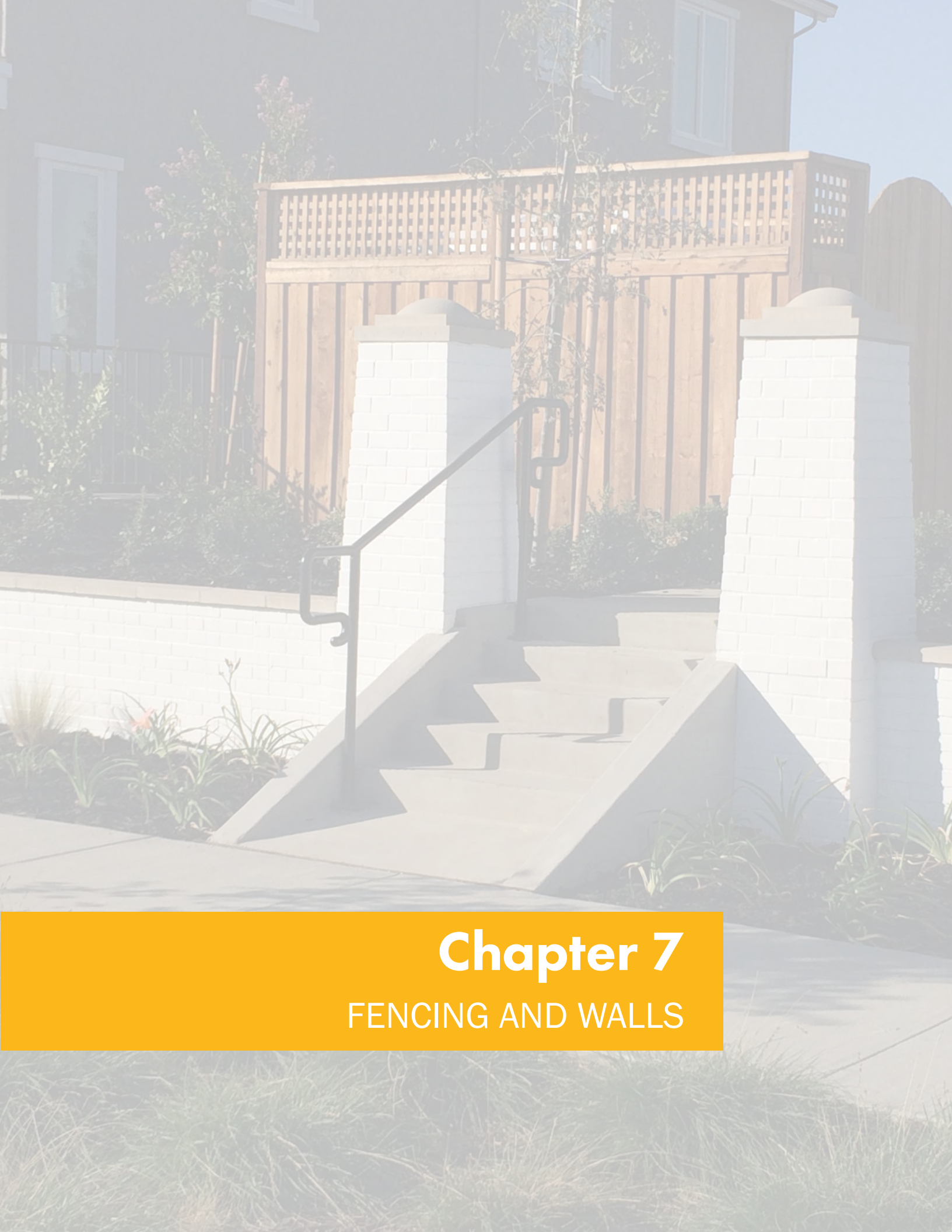
Tests will identify current agricultural suitability, parasitic nematodes, leftover herbicides or other contaminants. Soils test will be performed from several different locations to ensure proper and thorough soil amendment requirements.

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

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

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

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



Chapter 7

FENCING AND WALLS



FENCING AND WALLS

7.1 FENCES AND WALLS

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

The West Village community may vary from the standard that has been established. Decorative community wood fencing and masonry columns will frame the major collector streets and establish a solid, formal pedestrian space. Community wood fencing along Callerton Avenue meets minimum standard for noise attenuation. The developer and/or builder may opt to construct a masonry wall in-lieu of the wood fence at their discretion. Upgrades to decorative community wood fencing may occur upon approval from the DRC and City Planning Commission. Minor neighborhood collectors are established with decorative wood fences. Any fences along top slopes should be installed at top of slope.

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

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

FIGURE 7.1 FENCING AND WALLS



Note:

- The community wood fence along Callerton Avenue meets the minimum standard for noise attenuation. The developer and / or builder may opt to construct a masonry wall in-lieu of the fence at their discretion.

FIGURE 7.2 FENCING AND WALLS IMAGERY



8' Tall Masonry Column with 6' Community Masonry Wall



6' Tall Masonry Wall



8' Tall Masonry Column with Decorative Wood Community Fence



6' Tall Decorative Wood Lot Fencing



7' Tall Decorative Wood Community Fence



6' Tall Wood Side Yard (Lot to Lot) Fence



5' to 6' Tall Lake Front Transition Fence



8' Tall Masonry Column with Open View Fence (5' Tall Tubular Steel Fence @ Linear Park & Lake Frontage)



8' Tall Masonry Column with 5' Tall Lake Front Transition Fence



Open Space Rail Fence



Partial View Fence

FIGURE 7.3 TYPICAL INTERIOR LOT FENCING LAYOUT

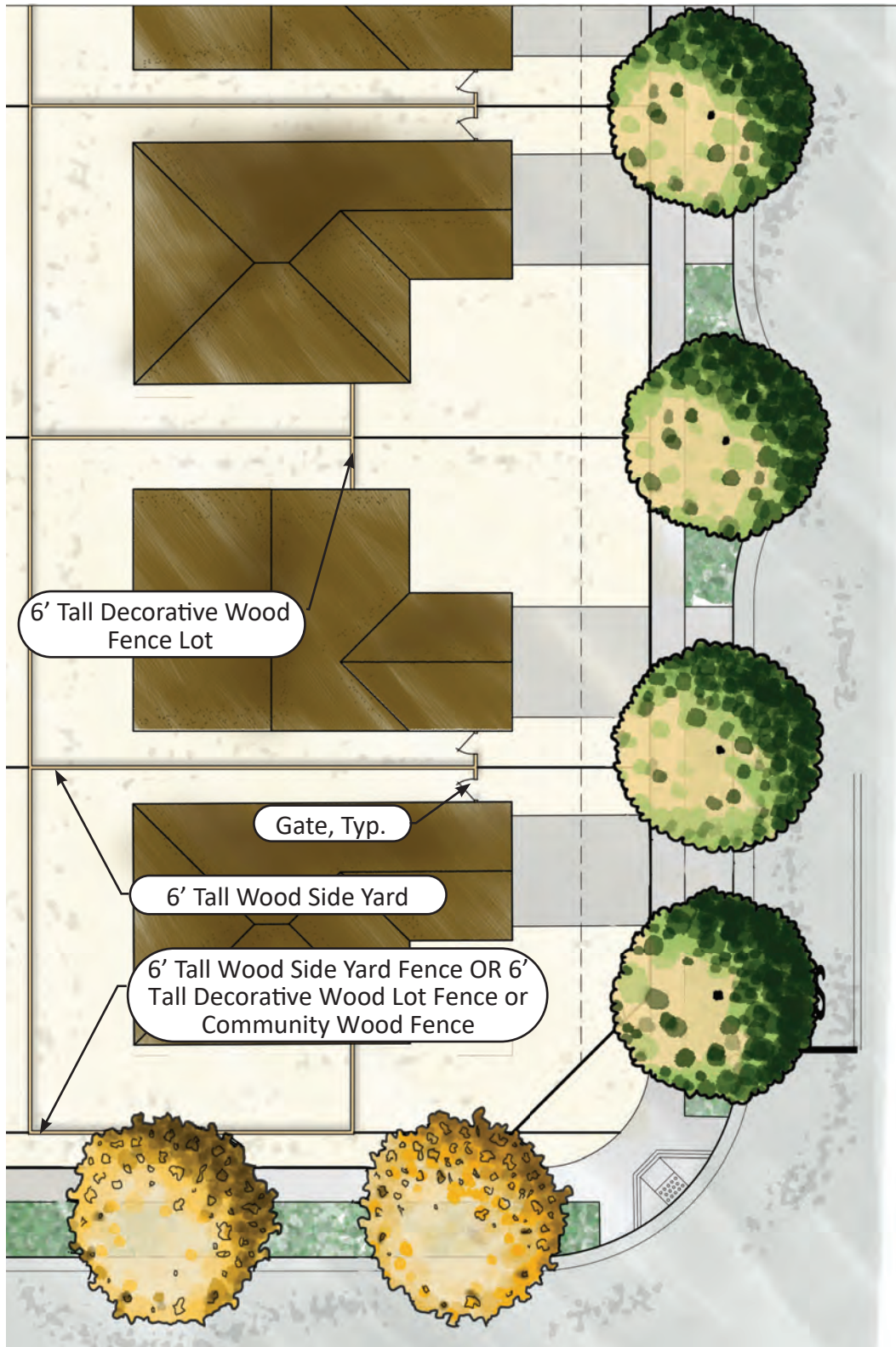


FIGURE 7.4 TYPICAL LAKE FRONTAGE FENCING LAYOUT

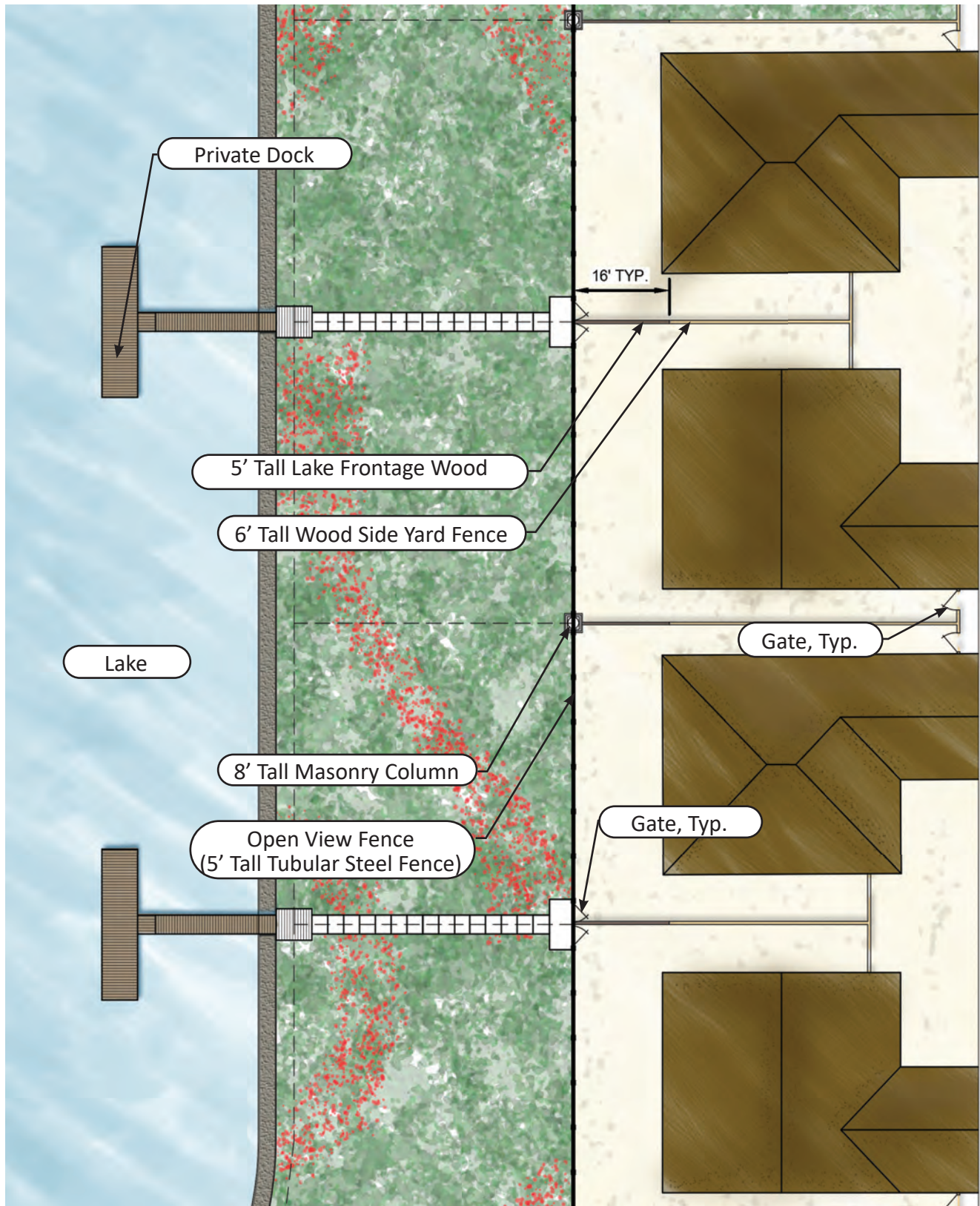
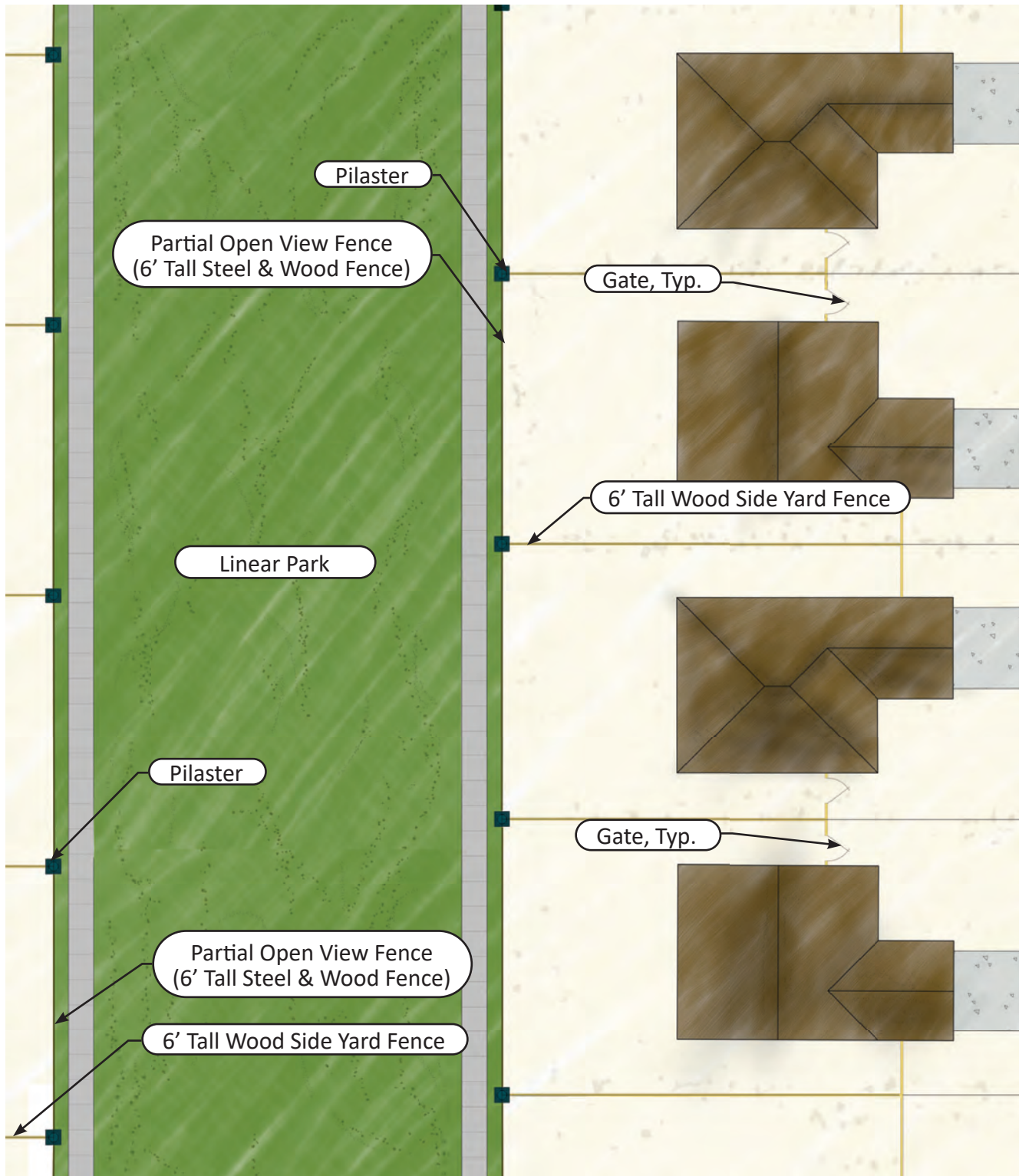


FIGURE 7.5 TYPICAL LINEAR PARK FRONTAGE FENCING LAYOUT





Chapter 8

SITE FURNISHINGS

SITE FURNISHINGS

8.1 SITE FURNITURE

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

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



8.2 COLORS AND PAVING

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

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

River Islands Colors and Paving



8.3 STREET LIGHTS AND BOLLARDS

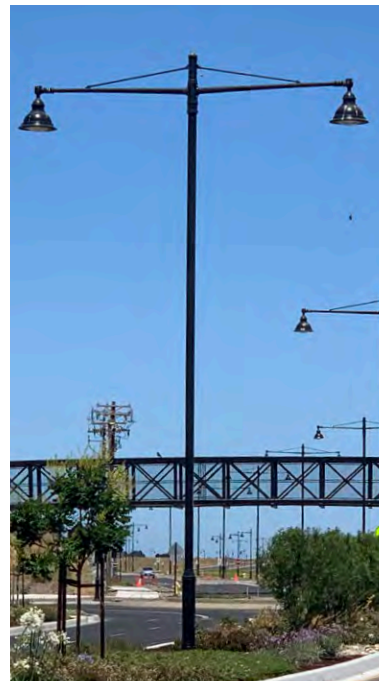
The lighting concept for the West Village Neighborhoods will continue the feel and physical characteristics of street lights established in initial phases of River Islands development.

Landscape lighting includes:

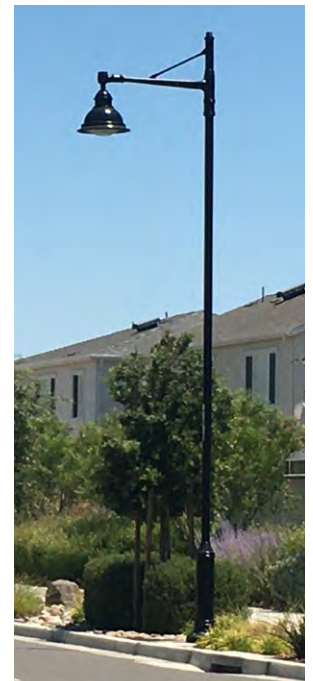
- Street Lights
- Bollard Lighting
- Special feature lighting at neighborhood gateways



Bollard Light



Arterial Street Lights



Collector/Residential Street Lights

8.4 STREET FURNITURE

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

Street furniture includes:

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

River Islands Street Furnishings



RI Park Sign: Outdoor Creations



BBQ: Outdoor Creations 300A-3001A



Table: Outdoor Creations #100S



Bench: DuMor 169-60-SER



Outdoor Creations #500



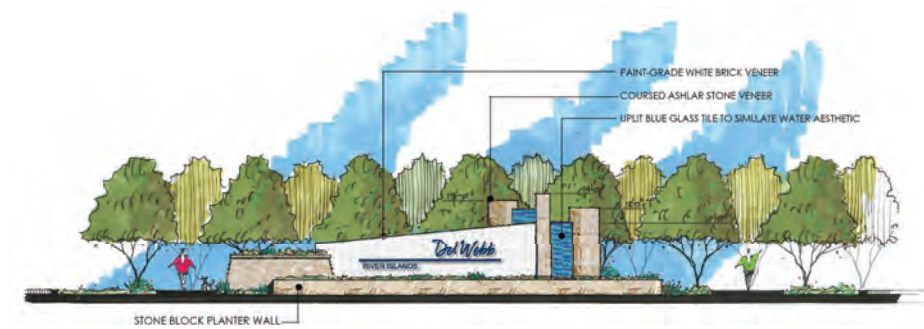
Bike Rack: DuMor 292-S-2

8.5 SIGNAGE

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

Signage includes:

- Street signs
- Neighborhood/Amenity signs
- Age Restricted community monumentation and wayfinding



Example Age Restricted Monumentation





Appendix

APPENDIX A EXAMPLE OF CONSTRUCTION AND PLANT MATERIALS

EXAMPLE OF CONSTRUCTION AND PLANT MATERIALS

Inert Materials



4"- 8" Inch Cobbles



Decomposed Granite



1 1/2 Inch Crushed stone



Colored Asphalt w/ Pattern



2 Inch Minus Cobble



Large Boulders



Colored Concrete w/ Pattern

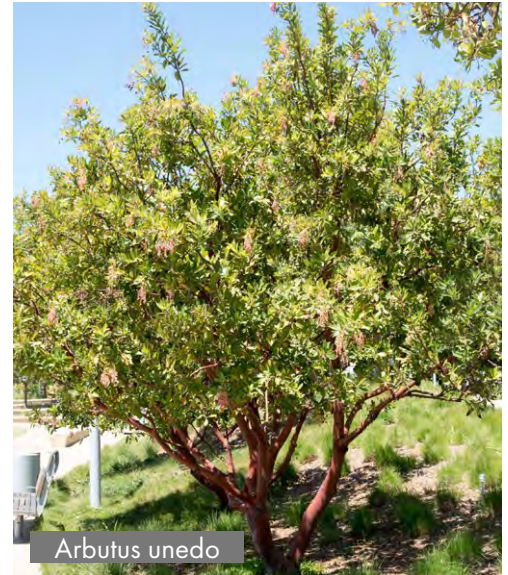


Granite Blocks

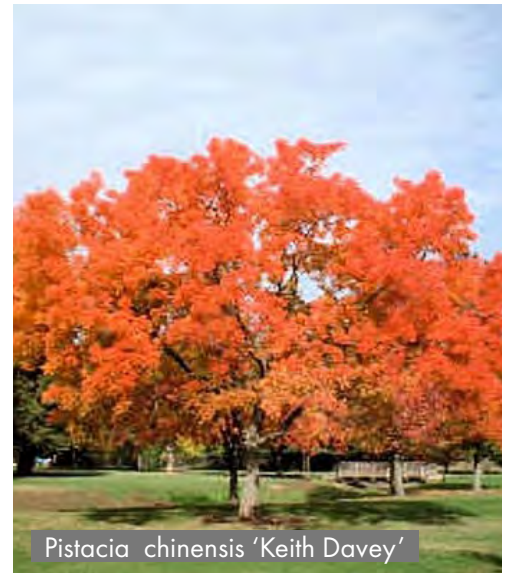
APPENDIX B PLANT SPECIES LIST

The following pages list approved and appropriate plant species per landscaping type. All plant materials shall be selected from the following plant list as approved by the City of Lathrop as part of this Architectural Design Guidelines & Development Standards document. Any exceptions must be recommended for approval by the STDRC prior to installation. Basis for exceptions shall be limited to plant availability, where a similar available plant species may be substituted.

'Levees, Trails and Restoration Areas' indicate landscape near waterways, bioswales, or other stormwater related infrastructure. Current conditions and regulations do not allow irrigation, and thus horticultural plantings, to be installed on the levee and within 20' of the levee toe. It is possible that regulations may change, and that other design features such as "super levees" will be allowed to include irrigation and planting. If conditions and regulations are revised by the State, modifications to landscaping will be considered.



Arbutus unedo



Pistacia chinensis 'Keith Davey'



Ceanothus 'Dark Star'



Perovskia a. 'Little Spire'



Abelia grandiflora

APPROPRIATE PLANT SPECIES FOR RI PHASE 2 WEST VILLAGE DISTRICT

Streetscape Between Wall and Walk	Streetscape Parkway Strips	Streetscape Medians	Streetscape Bio-Swale (Interior Levee Rd.)	Parks & Open Spaces	In-Tract Street Trees	In-Tract Parkway Strips	In-Tract Rear-Yard Lake Frontage	Levees, Trails and Restoration Areas	Botanical Name	Common Name	Use Height	Use Width	Water Use	Attributes
Trees														
									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 arizonica	Arizona Cypress	40'	20'	VL	
									Cupressus sempervirens	Italian Cypress	40'-70'	10'-20'	M	
									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 fauriei '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	
									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	

APPROPRIATE PLANT SPECIES FOR RI PHASE 2 WEST VILLAGE DISTRICT

Streetscape Between Wall and Walk	Streetscape Parkway Strips	Streetscape Medians	Streetscape Bio-Swale (Interior Levee Rd.)	Parks & Open Spaces	In-Tract Street Trees	In-Tract Parkway Strips	In-Tract Rear-Yard Lake Frontage	Levees, Trails and Restoration Areas	Botanical Name	Common Name	Use Height	Use Width	Water Use	Attributes
									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	
									Prunus caroliniana 'Bright 'N Tight' (Compacta)	Bright N' Tight Cherry Laurel	8'-10'	6'-8'	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	
									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	
									Alyogone 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	

APPROPRIATE PLANT SPECIES FOR RI PHASE 2 WEST VILLAGE DISTRICT

Streetscape Between Wall and Walk	Streetscape Parkway Strips	Streetscape Medians	Streetscape Bio-Swale (Interior Levee Rd.)	Parks & Open Spaces	In-Tract Street Trees	In-Tract Parkway Strips	In-Tract Rear-Yard Lake Frontage	Levees, Trails and Restoration Areas	Botanical Name	Common Name	Use Height	Use Width	Water Use	Attributes
									<i>Carpenteria californica</i>	Bush Anemone	3'-6'		L	
									<i>Cephalanthus occidentalis</i>	Button Willow	3'-15'	3'-15'	M	
									<i>Cistus hybridus</i> (<i>Cistus corbariensis</i>)	White Rockrose	2'-5'	2'-4'	L	
									<i>Cistus ladanifer</i> (<i>Cistus ladaniferus maculatus</i>)	Crimson-Spot Rockrose	3'-5'	3'-5'	L	
									<i>Cistus x purpureus</i>	Orchid Roserock	4'	4'	M	Dark pink flowers
									<i>Coprosma repens</i>	Mirror Plant	10'	6'	M	
									<i>Cornus stolonifera</i> (<i>sericea</i>) 'Bailey'	Red-Twigged Dogwood	6'-8'	6'-8'	H	
									<i>Cotinus coggygria</i> (<i>Rhus cotinus</i>) 'Purpureus'	Smoke Bush	15'	15'	L	
									<i>Dodonaea viscosa</i> 'Purpurea'	Purple Hopseed Bush	10'	8'-10'	L	Red/burgundy foliage
									<i>Elaeagnus pungens</i>	Silverberry	6'-15'		L	
									<i>Eriogonum fasciculatum</i>	California Buckwheat	1'-3'	4'	L	
									<i>Fremontodendron californicum</i>	California Flannelbush			VL	
									<i>Grevillea x 'Noell'</i>	Noell Grevillea	5'	6'	L	Glossy lime green needle-like foliage with pink and white flowers
									<i>Heteromeles arbutifolia</i>	Toyon	6'-10'		VL	
									<i>Laurus nobilis</i>	Bay Laurel	12'-40'		L	
									<i>Lavatera maritima</i>	Tree Mallow	6'	6'	L	Gray-Green foliage with light pink/purple flowers
									<i>Lavatera thuringiaca</i> 'Mrs Barnsley'	Mallow			L	
									<i>Leucophyllum frutescens</i> 'Compactum'	Texas Ranger	4'-5'	4'-5'	L	
									<i>Lupinus arboreus</i>	Yellow Bush Lupine	5'-8'	5'-8'	L	
									<i>Mahonia aquifolium</i>	Oregon Grape	6'		M	
									<i>Myrtus communis</i>	True Myrtle	5'-6'	4'-5'	L	
									<i>Nandina domestica</i>	Heavenly Bamboo	3'-8'	2'-4'	L	
									<i>Nerium oleander</i> 'Little Red'	Dwarf Red Oleander	4'	4'	L	Red flowers
									<i>Nerium oleander</i> 'Petite Pink'	Dwarf Pink Oleander	4'	4'	L	Pink flowers
									<i>Osmanthus fragrans</i>	Sweet Olive	10'	10'-12'	M	
									<i>Osmanthus x fortunei</i>	Hybrid Tea Olive	6'-20'	10'-12'	M	
									<i>Philadelphus lewisii</i>	Wild Mock-orange	4'-10'	6'-10'	M	
									<i>Philadelphus 'Belle Etoile'</i>	Purple Spot Mock Orange	5'-7'	5'-7'	M	
									<i>Phormium tenax</i> 'Atropurpureum'	New Zealand Flax	4'-5'	4'-5'	L	Burgundy-bronze bladed foliage
									<i>Phormium 'Yellow Wave'</i>	Yellow Wave New Zealand Flax	4'-5'	4'-5'	M	Yellow and lime green bladed foliage
									<i>Prunus caroliniana</i> 'Bright 'N Tight' (Compacta)	Bright 'N' Tight Cherry Laurel	8'-10'	6'-8'	L	
									<i>Raphiolepis indica</i>	India Hawthorn	4'-5'		L	
									<i>Raphiolepis indica</i> 'Clara'	India Hawthorn	3'-5'	3'-5'	L	
									<i>Raphiolepis indica</i> 'Springtime'	India Hawthorn	4'-6'		L	
									<i>Raphiolepis umbellata</i>	Yeddo Hawthorn	4'-6'	4'-6'	L	
									<i>Rhamnus californica</i> 'Mound San Bruno'	San Bruno Coffeberry	3'-15'	8'	L	
									<i>Rhamnus californica</i> 'Eve Case'	Dwarf Coffeberry	4'-8'	4'-6'	L	
									<i>Rhamnus crocea</i>	Redberry				
									<i>Rhamnus tomentella</i>	Hoary Coffeberry			L	
									<i>Ribes aureum</i> (var. <i>gracillimum</i>)	Golden Currant	3'-6'		L	
									<i>Ribes sanguineum</i>	Pink Flowering Currant	4'-12'		M	
									<i>Rosa californica</i> 'Plena'	California Wild Rose			L	
									<i>Teucrium fruticans</i>	Bush Germander	5'-6'	5'-6'	L	Gray leaves, lavender flowers
									<i>Teucrium fruticans</i>	Bush Germander	4'-8'	4'-10'	L	

APPROPRIATE PLANT SPECIES FOR RI PHASE 2 WEST VILLAGE DISTRICT

Streetscape Between Wall and Walk	Streetscape Parkway Strips	Streetscape Medians	Streetscape Bio-Swale (Interior Levee Rd.)	Parks & Open Spaces	In-Trade Street Trees	In-Trade Parkway Strips	In-Trade Rear-Yard Lake Frontage	Levees, Trails and Restoration Areas	Botanical Name	Common Name	Use Height	Use Width	Water Use	Attributes
									Viburnum t. 'Spring Bouquet'	Spring Bouquet Viburnum	4'-6'	4'-6'	M	Deep green leathery foliage with tight clusters of pink buds and white flowers
									Xylosma congestum	Shiny Xylosma	8-10'	8-10'	L	
Shrubs (Medium Foreground)(species appropriate within sight-line view corridor)														
									Abelia x grandiflora 'Kaleidoscope'	Glossy Abelia	2'-2.5'	3'-4'	M	White flower
									Berberis thunbergii 'Crimuzam'	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
									Viburnum davidii	David Viburnum	3'	3'	M	Large glossy green deep veined foliage, tight clusters of pink buds and white flowers
									Zauschneria californica	California Fuschia	3'	3'-4'	L	Gray leaves w/ red flowers
Shrubs (Accents)(species appropriate within sight-line view corridor)														
									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

APPROPRIATE PLANT SPECIES FOR RI PHASE 2 WEST VILLAGE DISTRICT

Streetscape Between Wall and Walk	Streetscape Parkway Strips	Streetscape Medians	Streetscape Bio-Swale (Interior Levee Rd.)	Parks & Open Spaces	In-Tract Street Trees	In-Tract Parkway Strips	In-Tract Rear-Yard Lake Frontage	Levees, Trails and Restoration Areas	Botanical Name	Common Name	Use Height	Use Width	Water Use	Attributes
									Hemerocallis 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	
									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 Deergass	2'-3'	2'-3'	L	
									Pennisetum setaceum 'Cupreum'	Red Fountain Grass	3'-4'	3'-4'	L	
									Penstemon heterophylus '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 flowers
									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 (Grasses)[species appropriate within sight-line view corridor]														
									Bouteloua gracilis	Blue Grama Grass	6"-18"	6"-1'	L	
									Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster's Feather Reed Grass	2'	2'	L	Stunning vertical feathery plumes, turn golden in fall

APPROPRIATE PLANT SPECIES FOR RI PHASE 2 WEST VILLAGE DISTRICT

Streetscape Between Wall and Walk	Streetscape Parkway Strips	Streetscape Medians	Streetscape Bio-Swale (Interior Levee Rd.)	Parks & Open Spaces	In-Trail Street Trees	In-Trail Parkway Strips	In-Trail Rear-Yard Lake Frontage	Levees, Trails and Restoration Areas	Botanical Name	Common Name	Use Height	Use Width	Water Use	Attributes
									Carex barbarae	White Root Sedge	1'-3'	1'-3'	M	Deep green native meadow grass
									Carex divulsa	Berkeley Sedge			L	Deep green clumping evergreen grass
									Carex pansa	California Meadow Sedge	3'-4"		M	
									Carex praegracilis	Clustered-field Sedge	1'	6"	M	
									Carex testacea	Orange Sedge	18"-24"	18"-24"	M	Evergreen, green and orange spring / summer, vibrant orange in winter
									Deschampsia caespitosa	Tufted Hair Grass	1'-3'	1'-3'	L	
									Deschampsia elongata	Slender Hair Grass	3'		L	
									Eleocharis macrostachys	Spike Rush	3'	2'	L	
									Elymus glaucus 'Anderson'	Blue Wild Rye	2-3'	2'	L	
									Elymus triticoides	Creeping Wildrye			L	
									Eschscholzia californica	California Poppy	1'	1.5'	VL	
									Festuca californica	California Fescue	2'-3'	2'-3'	M	
									Festuca idahoensis'siskiyou blue'	Blue Bunch Grass	14"	10"	L	
									Festuca mairei	Atlas Fescue	2'-3'	2'-3'	L	Evergreen clumping yellowish gray-green foliage
									Festuca occidentalis				M	
									Festuca ovina 'Glauca'	Elijah's Blue, Blue Festuca	4"-10"	6"	M	
									Festuca rubra	Red Fescue	3"-12"	6"	M	
									Grindelia camporum	Gum Plant	1'-3'	1'-3'	L	
									Helictotrichon sempervirens	Blue Oat Grass	2'-3'		L	
									Hordeum brachyantherum 'Californicum'	Meadow Barley			VL	
									Imperata cylindrica 'Rubra'	Japanese Blood Grass	1'-2'		H	
									Juncus balticus(balticus?)	Baltic Rush	3'		H	
									Juncus effusus	Pacific Rush	3'-6'	3'	H	
									Juncus patens	CA Gray Rush	2'	2'	H	
									Leersia oryzoides	Rice Cutgrass			M	
									Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye	2'-4'	2'	VL	
									Leymus triticoides 'Grey Dawn'	Creeping Wild Rye	2'	18"	VL	
									Lomandra l. 'Breeze'	Dwarf Mat Rush	2'-3'	2'-4'	L	
									Melica imperfecta	Coast Melic Grass, Oniongrass	1'-2'	1'-2'	VL	
									Melica californica	Melica	4'		?	
									Miscanthus sinensis	Japanese Silver Grass	5'-6'	3'-4'	H	
									Miscanthus sinensis 'Morning Light'		5'-6'	3'-4'	H	
									Muhlenbergia capillaris	Hairy Awn Muhly	3'	6'	L	
									Muhlenbergia dubia	Mexican Deergrass	2'-3'	2'-3'	L	
									Muhlenbergia rigens	Deer Grass	3'	3'	L	
									Nasella pulchra 'Yolo'	Purple Needle Grass	2'	2'-3'	L	
									Pennisetum alopecuroides 'Little Bunny'	Dwarf Fountain Grass	18"	18"	L	Trim to ground in winter
									Pennisetum alopecuroides 'Moudry'	Black Fountain Grass	18"-2'	18"-2'	L	
									Pennisetum orientale	Oriental Fountain Grass	12"-18"	12-18"	L	
									Pennisetum setaceum 'Rubrum'	Red Fountain Grass	3'-4'	3'-4'	L	
									Scirpus americanus	Three-square Bulrush	5'	5'	H	
									Scirpus actus var. occidentalis	Hardstem Bulrush	5'-8'	5'-8'	H	
									Scirpus californica	California Bulrush	6"-10"	6"-10"	H	
									Scirpus microcarpus	Small-fruited Bulrush	6"-10"	6"-10"	H	

APPROPRIATE PLANT SPECIES FOR RI PHASE 2 WEST VILLAGE DISTRICT

Streetscape Between Wall and Walk	Streetscape Parkway Strips	Streetscape Medians	Streetscape Bio-Swale (Interior Levee Rd.)	Parks & Open Spaces	In-Tract Street Trees	In-Tract Parkway Strips	In-Tract Rear-Yard Lake Frontage	Levees, Trails and Restoration Areas	Botanical Name	Common Name	Use Height	Use Width	Water Use	Attributes
									<i>Sporobolus airoides</i>	Alkali Sacaton	1'-3'	3'	VL	
									<i>Stipa cernua</i>	Nodding Feather Grass	2'-3'	2'-3'	VL	
									<i>Stipa pulchra</i>	Purple Needle Grass	1'-2'	1'-2'	L	
									<i>Stipa gigantea</i>	Giant Feather Grass	2'-3'	2'-3'	VL	
									ETY Mix (<i>Carex Divulsa</i> , <i>Eschscholzia californica</i> , <i>Festuca Idahoensis</i> , <i>Layia platyglossa</i> , <i>Salvia l. "Bee's Bliss"</i> , <i>Sysrychium idahoensis</i>)	Entry Mix	1'-2'	1'-2'	L	
									Native Mow Free Mix (<i>Festuca idahoensis</i> , <i>Festuca rubra</i> , <i>Festuca occidentalis</i>)	No Mow Fescue	12"-18"		M	
Shrubs (Groundcovers)(species appropriate within sight-line view corridor)														
									<i>Acacia r. 'Desert Carpet'</i>	Desert Carpet Acacia	1'-2'	10'-12'	L	Leathery gray green foliage with puffy yellow ball shaped flowers
									<i>Ajuga species</i>	Carpet Bugles	1'	3'	M	
									<i>Arctostaphylos 'Pacific Mist'</i>		2 1/2'	4'	L	
									<i>Artemisia californica 'Montara'</i>	California Sagebrush	18"-5'		L	
									<i>Artemesia 'Powis Castle'</i>	Powis Castle Artemesia	3'	5'	M	gray green foliage
									<i>Baccharis pilularis</i>	Coyote Bush			L	
									<i>Baccharis pilularis 'Pigeon Point'</i>	Dwarf Coyote Brush	6'	6'	L	
									<i>Ceanothus griseus horizontalis 'Yankee Point'</i>	Shrub Ceanothus	2'-3'	8'	L	Blue flowers
									<i>Ceanothus maritimus 'Valley Violet'</i>	Valley Violet Maritime Lilac			L	
									<i>Ceanothus thyrsiflorus 'Skylark'</i>	Blueblossom	3'-6'	5'	L	
									<i>Ceanothus 'Concha'</i>				L	
									<i>Ceanothus 'Dark Star'</i>	Dark Star California Lilac	5'-6'	8'-10'	L	
									<i>Ceanothus 'Joyce Coulter'</i>	Wild California Lilac	3'-5'	8'-10'	L	
									<i>Ceanothus 'Ray Hartman'</i>	Ray Hartman California	12'-20'	15'-20'	L	
									<i>Cistus salvifolius</i>	Sageleaf Rockrose	2'	6'	L	
									<i>Coprosma kirkii</i>	Kirk's Coprosma	2'-3'		L	
									<i>Cotoneaster dammeri 'Eichholz'</i>	Bearberry Cotoneaster	8"	6'-8'	L	White flowers, red berries
									<i>Cotoneaster lacteus (Cotoneaster parneyi)</i>		8"	10'	L	
									<i>Cotoneaster microphyllus</i>	Rockspray Cotoneaster	2'-3'	6'	L	
									<i>Erigeron 'Wayne Roderick'</i>	Wayne Roderick Seaside Daisy	8"	1 1/2'	M	
									<i>Erigeron karvinskianus</i>	Santa Barbara Daisy	10"-20"	3'	L	
									<i>Eschscholzia californica</i>	California Poppy	1'	1.5'	VL	
									<i>Hypericum calycinum</i>	Aaron's Beard	1'		M	
									<i>Hypericum moseranum</i>	Gold Flower	1'		M	
									<i>Lessingria filaginifolia var. californica 'Silver Carpet'</i>	Silver Carpet California- Aster			M	
									<i>Lobularia maritima</i>	Sweet Alyssum	2"-12"	8"-12"	M	
									<i>Lupinus microcarpus</i>	Chick Lupine	2 1/2'		M	
									<i>Myoporum parvifolium</i>	Myoporum	6"	9'	L	
									<i>Oenothera hookeri</i>	Evening Primrose	1'-3'	1'-3'	L	

APPROPRIATE PLANT SPECIES FOR RI PHASE 2 WEST VILLAGE DISTRICT

Streetscape Between Wall and Walk	Streetscape Parkway Strips	Streetscape Medians	Streetscape Bio-Swale (Interior Levee Rd.)	Parks & Open Spaces	In-Tract Street Trees	In-Tract Parkway Strips	In-Tract Rear-Yard Lake Frontage	Levees, Trails and Restoration Areas	Botanical Name	Common Name	Use Height	Use Width	Water Use	Attributes
									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	White/pink flowers
									Rosa 'Noare'	Red Flower Carpet Rose	2'	3'	M	Red flowers
									Rosa 'Noaschnee'	White Flower Carpet Rose	2'	3'	M	White flowers
									Rosa 'Noatraum'	Pink Flower Carpet	2'	3'	M	Pink flowers
									Rosmarinus o. 'Irene'	Rosemary	1'-1 1/2'	2'-3"	L	Blue flowers
									Rosmarinus o. Prostratus	Dwarf Rosemary	2'	4'	L	Blue flowers
									Sedum	Stone Crop	2"-5"	1'	L	
									Sisyrinchium bellum	Blue-eyed Grass	4"-12"	6"-24"	L	
									Trachelospermum asiaticum	Asian Jasmine	2'	10'	M	
									Trachelospermum jasminoides	Star Jasmine	2'	10'	M	
									ETY Mix (Carex Divulsa, Eschscholzia californica, Festuca Idahoensis, Layia platyglossa, Salvia l. "Bee's Bliss", Sysyrinchium idahoensis)	Entry Mix	1'-2'	1-2'	L	
									Native Mow Free Mix (Festuca idahoensis, Festuca rubra, Festuca occidentalis)	No Mow Fescue	12"-18"		M	
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	