RIVER ISLANDS

WOODLANDS EAST DISTRICT

MAY 10, 2024

City of Lathrop Planning Commission
Approved - PC Reso. 24-12 - June 19, 2024

ARCHITECTURAL DESIGN GUIDELINES

&

DEVELOPMENT STANDARDS

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TABLE OF CONTENTS

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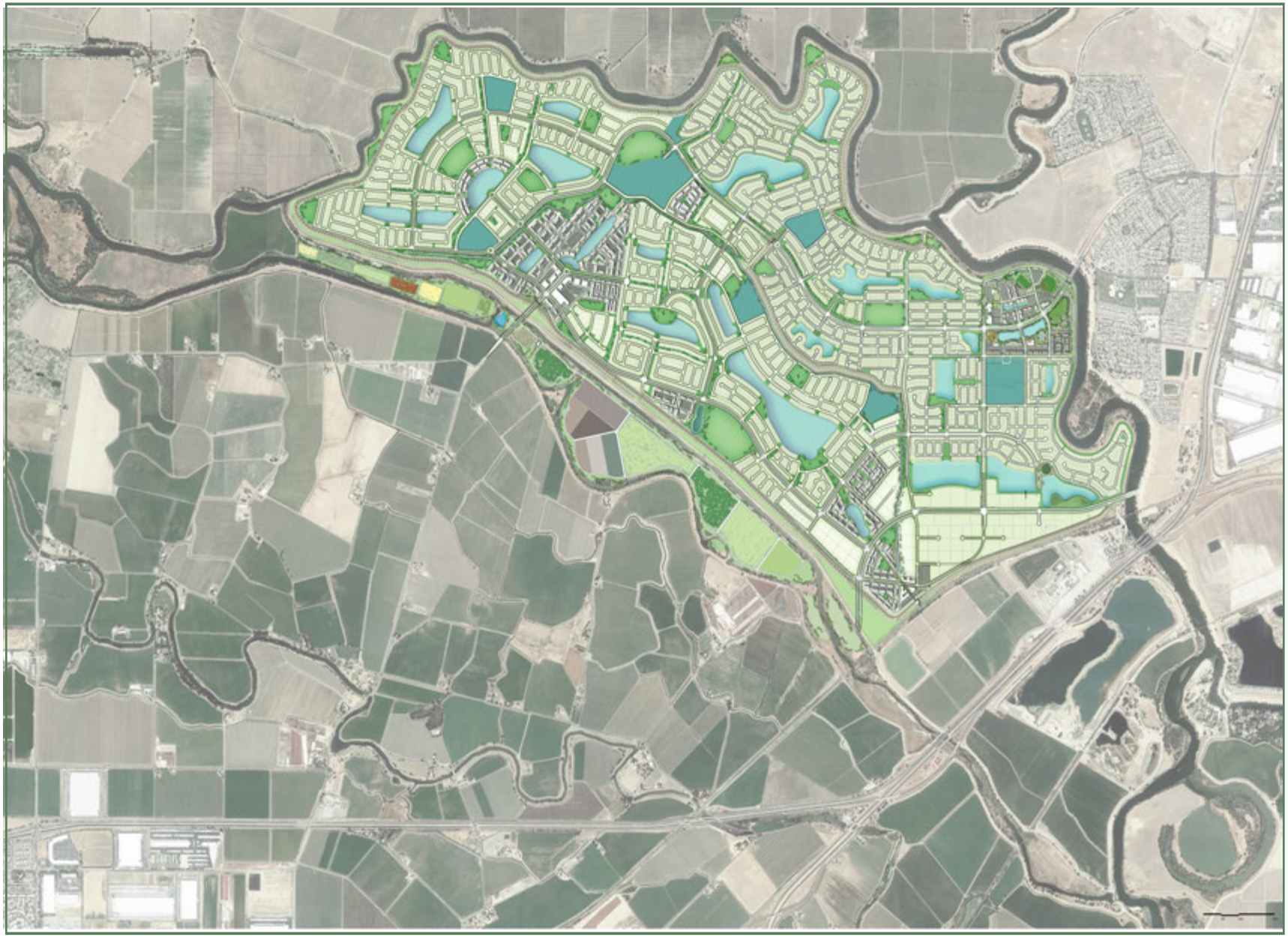

Figure 1.0 River Islands Overall Illustrative Map

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1.1 Introduction

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

The Woodlands East District will contain 1,539 total units, that are are located in low, medium and high density residential areas.

Figure 1.1 shows the location of River Islands, and its relationship to the major highways and surrounding cities.

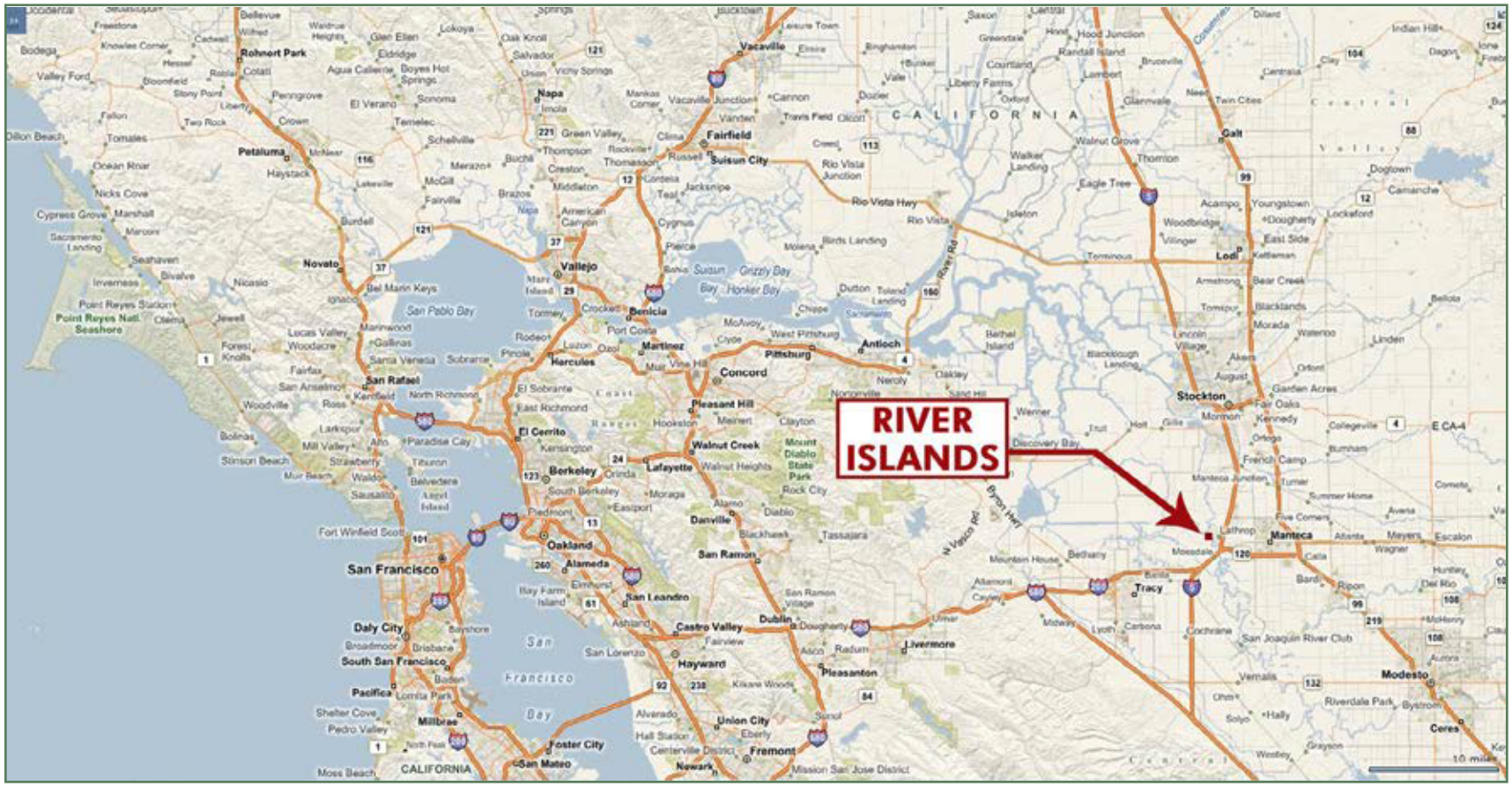

Figure 1.1 Location Map

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1.1.1 Purpose & Intent

The Design Guidelines and Development Standards of River Islands (AG/DS) complement the River Islands Urban Design Concept (UDC) adopted by the Lathrop City Council. The Phase 2 UDC contains the conceptual framework for the design of the River Islands project consistent with the performance standards of the West Lathrop Specific Plan (WLSP). These AG/DS are specific to the Woodlands East District as allowed under the WLSP. The intent of the AG/DS is to provide the specific standards and guidelines necessary for the Stewart Tract Design Review Committee Committee (STDRC) and the City of Lathrop Community Development Department to review and evaluate proposed new homes for residential villages in the Woodlands East District of Phase 2 of River Islands. Along with the UDC, this handbook is intended to provide home builders and their architects and planners the documents to fully analyze and guide any given development project.

1.1.2 Relationship to West Lathrop Specific Plan

The West Lathrop Specific Plan (WLSP) provides the authority under which the River Islands DG/DS has been prepared. As described in the WLSP, each Specific Plan sub area is required to have a written document that provides guidelines for development. This set of AG/DS applies only to the River Islands portion of the Specific Plan area known as Woodlands East District. Other areas of Lake Harbor will be covered by subsequent document(s).

1.1.3 Language and Organization of Document

These AG/DS are divided into three major sections: Architecture; Landscape and Project Implementation. Architecture and Landscape are each further divided into Design Guidelines and Development Standards. Together, these will assure that neighborhood home builders and individual homeowners have the guidance to carry out the vision for River Islands.

The Design Guidelines describe the overall design quality that River Islands envisions. Complementary sketches, imagery, diagrams, and other graphic materials further illustrate the AG/DS design intent. The words “should”; “may” and “can” indicates that the guideline is highly recommended and suggests possible design solutions that are acceptable and encouraged, but not required.

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

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

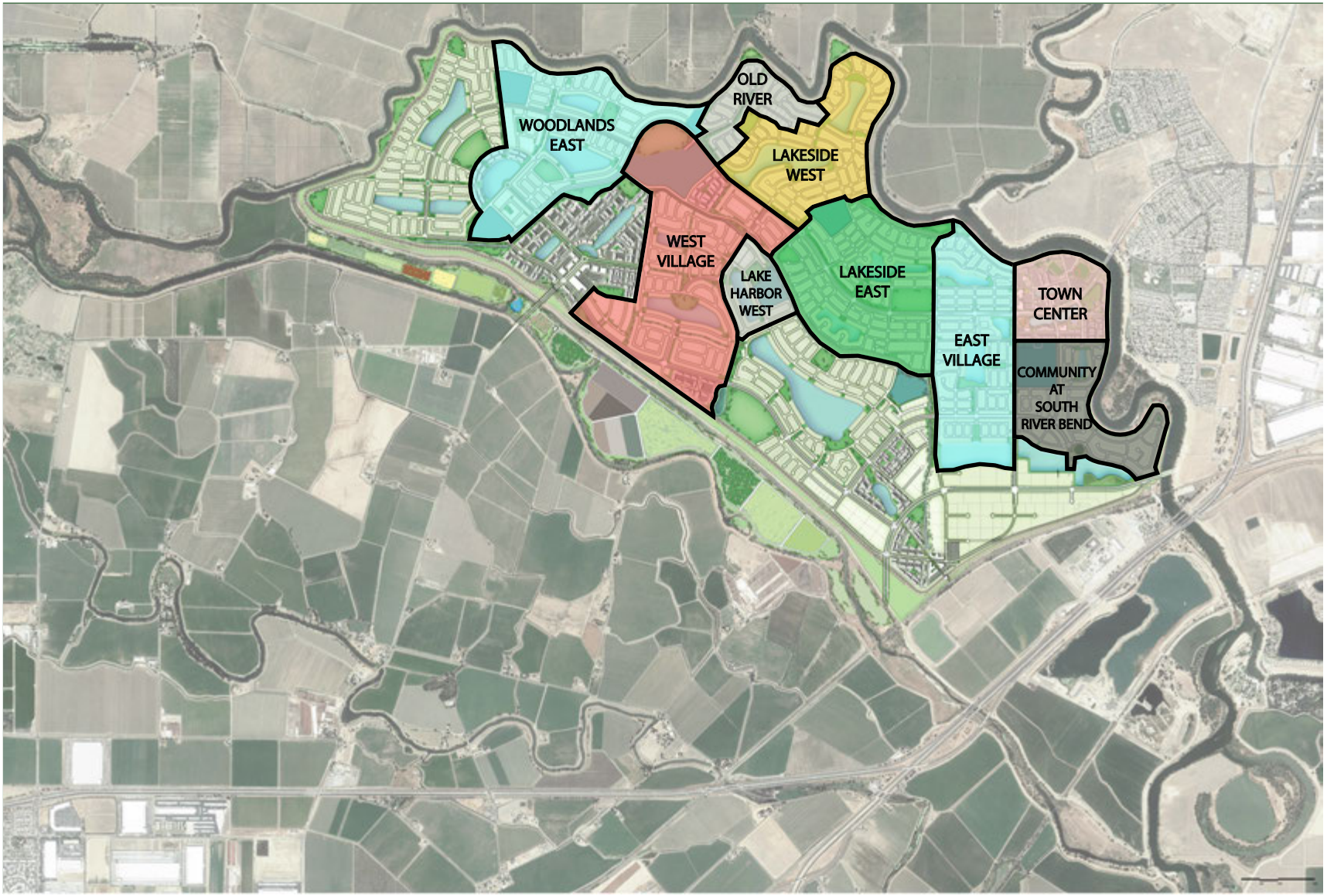

Figure 1.2 Current River Islands Districts

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1.2 Architecture Design Principles

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

1.2.1 Regional Precedents

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

River Edge

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

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

River Delta

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

Mediterranean Climate

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

Delta History & Climate

Originally part of the Rancho Pescadero, River Islands has a direct historical connection to the Spanish and Mexican Land Grant system that characterized California in the eighteenth and early nineteenth century. The discovery of gold north and east of River Islands, and the subsequent boom are also part of the region's architectural influences. The simple, slapdash architecture of boom towns, and the subsequent opulence of the Victorian Era are a part of the architectural history of the region. The traditions of agriculture and river-based industry are the most prevalent historical influences, however, and provide perhaps the most fitting stimulus for architectural design at River Islands.

1.2.2 Three Architectural Districts

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

Residential District

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

Employment Center District

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

Town Center District

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

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

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

1.2.3 Energy Efficiency

All buildings within River Islands should be designed to conserve energy. Among the methods that should be considered are:

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

RIVER ISLANDS

CHAPTER 2

ARCHITECTURE

2

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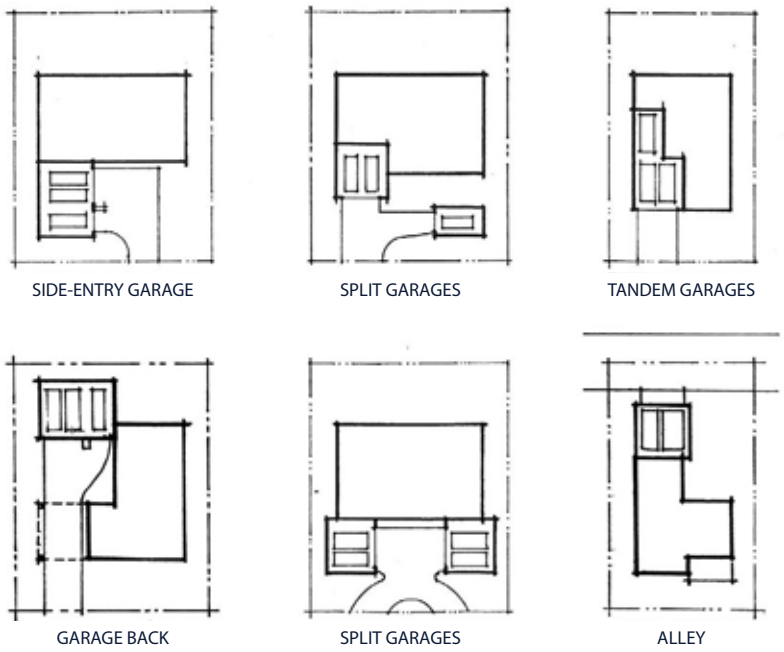
2.1 Design Guidelines

2.1.1 Architectural Character

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

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



Encouraged garage layouts

2.1.2 Streetscape

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

Garages that are not tandem or split, shall be a minimum size of 20'x20' (at least 20' deep) and are encouraged to be deeper to accommodate longer vehicles. All garages shall allow for the parking of at least two cars.

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

2

2.1.3 Building Elements

Building Form

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

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

Massing:

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

Roof Form and Slope

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

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

Roof Materials

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

2

2.1.4 Building Materials and Colors

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

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

2.1.5 Architectural Styles

For concept and inspiration, architectural tradition across many notable and well established residential neighborhoods in proximity to the City of Lathrop were surveyed and compiled to generate 9 representative heritage architectural styles recommended for the River Islands neighborhoods. These heritage architectural styles have proven to possess market appeal, and community acceptance when they are successfully executed and delivered by contemporary merchant home builders. Additionally, modern influenced styles have been added based on current buyers tastes. The architectural styles are categorized into three architectural groups. Each group represents a major residential stylistic development trend introduced in the Central Valley over the past decades. Builders may propose additional styles which can be added by administrative action.

Continental Influence

- American Traditional
- European Cottage
- Savannah

Western Regional Influence

- California Ranch
- Craftsman

Modern Influence

- California Modern
- Modern Farmhouse
- Spanish Eclectic
- Modern Prairie

More detailed descriptions of the nine representative building styles are presented on the following pages and are intended to guide the builders and developers in creating a quality and finesse to the homes in the Woodlands East District.

2

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

American Traditional

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

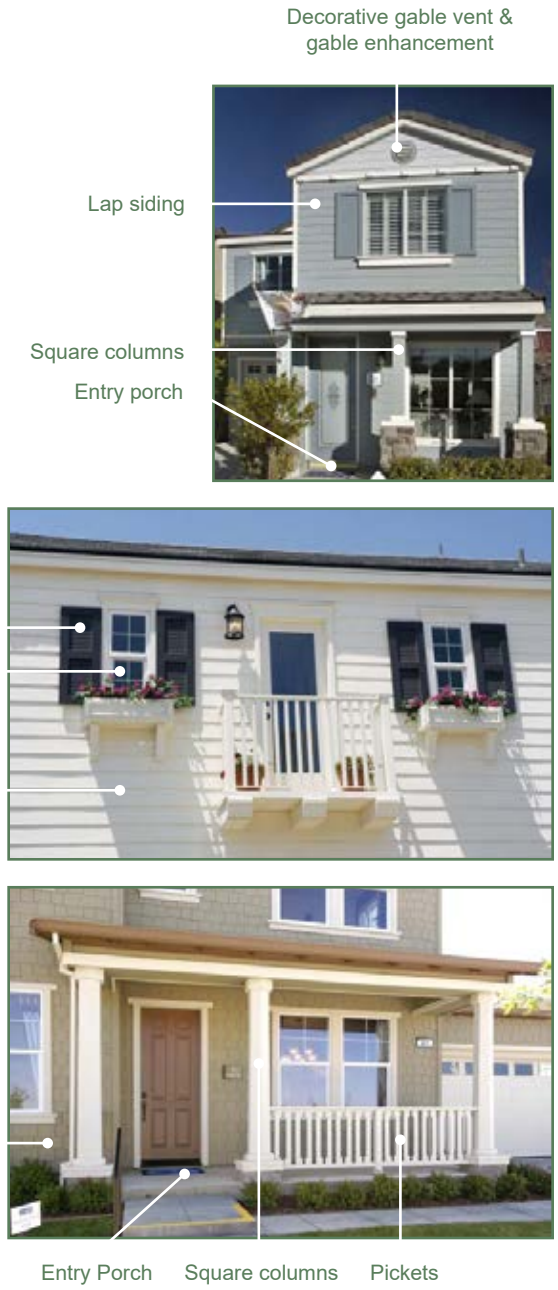
Exterior Features

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

American Traditional - (Detached Homes)

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

American Traditional design details



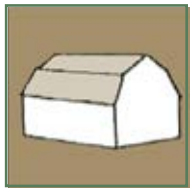
2

American Traditional/Design Element Kit of Parts

Roof types


Side


Cross


Gambrel

Door shapes


Rectilinear


Flat arch

Posts, columns, and piers


Wood post with bracket


Wood post with corbel


Double wood posts


Round columns


Square column

Door styles


Panel door


Panel door with glass


Single with divided lite

Window shapes


Rectangular


Round


Square

Chimneys


Stucco


Stucco


Brick


Lap siding

Window style


Single hung with mullions


Slider with mullions


Picture


Bay window

American Traditional/Design Element Kit of Parts

Window sills


Trim surround


Header and sill


Sill with corbels

Shutter designs


Louver


Panel


Plank

Eaves and fascia


Square rafter tails


Chamfered rafter tails


Corbel to fascia


Bracket to fascia


Cornice


Return at rake

Garage door styles


Framed panel


Framed panel w/ door lights


Carriage Door

Railing


Decorative


Straight picket


Turned picket

Detail elements


Ornamental light fixture

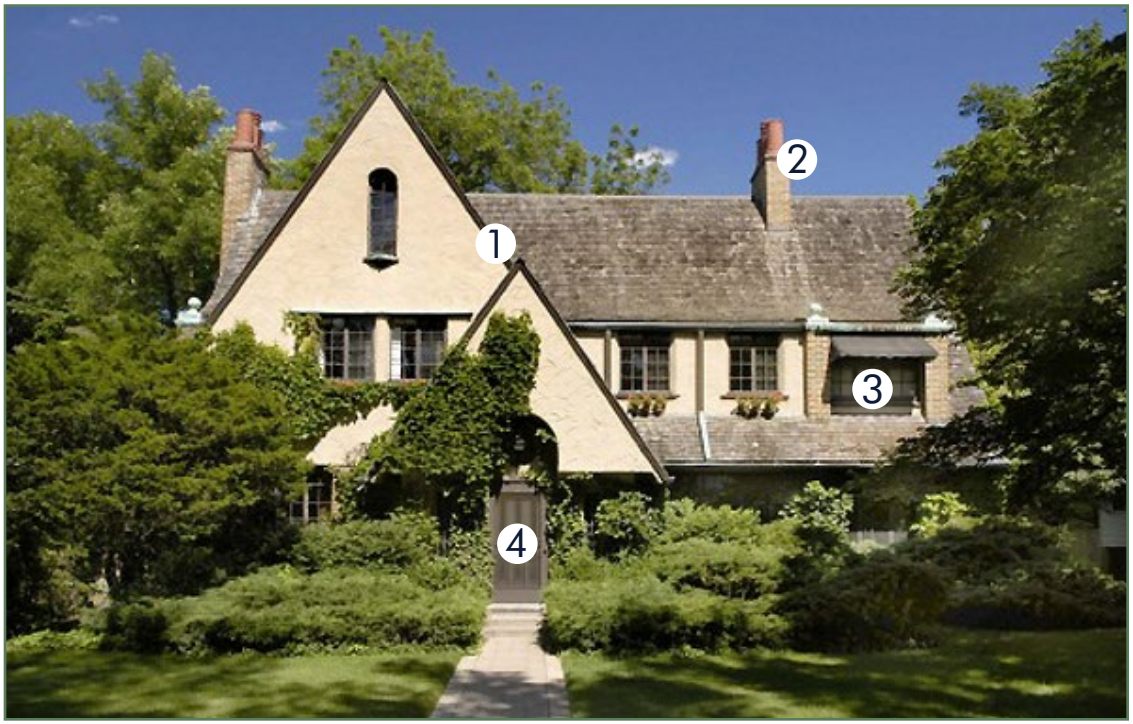

Louvered vent


Decorative gable detailing


Gamble dormer


Classical entry features

2



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

European Cottage

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

Exterior Features

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

European Cottage - (Detached Homes)

Elements	Minimum	Enhanced
Form	-Asymmetrical one- and two-stories -Rectangular plan form mass	-Varied plan shapes -Tower at entry
Roof	-Side-gabled, rarely hipped or front-gabled -Façade dominated by one or more cross gables -Steeply pitched roof -Gable roof overhang, 9"-24" eave -Architectural quality wood/ asphalt shingles, or smooth flat concrete tiles	-Sculptured swooping roofs -Steeply pitched roof: 8:12 to 12:12 and steeper
Walls	-Primary Walls: Stucco – sand, light lace, or medium dash finish	-Stucco – smooth finish -Use of stone & brick -Horizontal siding accents -Wood cladings on principal gables or upper stories
Windows	-Tall, narrow windows, usually in multiple groups and with multi-pane glazing -Typically casements of wood or metal or double hung sash windows	-Bay window as principal window on front elevation -Stone mullions to divide casements and transoms -Grouped in strings of three or more -Stone mullions to divide casements and transoms
Details	-Louver and panel shutters -Simple round-arched doorways with board-and batten doors -Small boxed eaves -Accent details at gable ends	-Elaborate chimney feature -Entry accents with real or faux stone -Decorative details -Partial porches with wood columns and railings
Colors	-Off-white and light tones with contrasting color accents/trim	
Outdoor Space	-Porches or enclosed front yards -5' minimum depth	

European Cottage design details

Louvered vent

Entry accents with real or faux stone

Panel shutter design

Off-white and light tones with contrasting color accents/trim

Decorative gable-end detailing

Decorative wooden balcony

2

European Cottage/Design Element Kit of Parts

Roof types


Front


Side


Cross

Posts, columns, and piers


Wood post with bracket

Chimneys


Stucco


Brick


Stone

Door shapes


Rectilinear


Full arch


Flattened Arch

Door styles


Panel door


Panel door with glass


Single with divided light


Plank door


Plank door with glass

Window shapes


Rectangular


Square


Rectangular horizontally proportioned

Window styles


Single hung with mullions


Slider with mullions


Picture


Bay window


Multi-sash

European Cottage/Design Element Kit of Parts

Window sills


Trim surround


Sculptured stucco


Potshelf with corbels

Shutter designs


Louver


Panel


Plank

Eaves and fascia


Square eaves


Cornice

Garage door styles


Framed panel


Framed panel w/ door lights


Plank w/ door lights

Railing


Decorative


Straight picket


Turned picket

Detail elements


Ornamental light fixture


Brick surrounds


Louvered vent


Wood pot shelf


Decorative gable-end detailing


Entry tower


Decorative wooden balcony

2

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

Savannah

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

Exterior Features

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

Savannah - (Detached Homes)

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

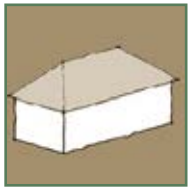
Savannah design details

2

Savannah/Design Element Kit of Parts

Roof types


Side


Hip

Posts, columns, and piers


Double wide wood posts


Double wood posts


Square Column

Chimneys


Stucco


Brick


Lap siding

Door shapes


Rectilinear

Door styles


Panel door


Panel door with glass


Single with divided light

Window shapes


Rectangular


Round


Square

Window styles


Single hung with mullions


Slider with mullions


Picture


Multi-sash

Savannah/Design Element Kit of Parts

Window sills


Trim surround


Header and sill

Shutter designs


Louver


Panel

Eaves and fascia


Square rafter tails


Chamfered rafter tails


Cornice


Cornice

Garage door styles


Framed panel


Framed panel w/ door lights


Carriage Door

Railing


Cut out panels


Straight picket


Turned picket

Detail elements


Ornamental light fixture


Louvered vent

2

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

California Ranch

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

Exterior Features

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

California Ranch - (Detached Homes)

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

California Ranch design details

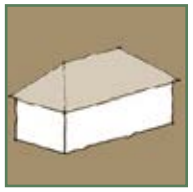
2

California Ranch/Design Element Kit of Parts

Roof types


Front


Side


Hip


Cross

Door shapes


Rectilinear

Door styles


Panel door


Panel door with glass


Single with divided light

Posts, columns, and piers


Wood post with bracket


Double wood posts


Wood post with corbel

Window shapes


Rectangular


Square


Rectangular horizontally proportioned

Chimneys


Stucco


Stucco


Brick


Lap siding

California Ranch/Design Element Kit of Parts

Window styles


Single hung with mullions


Slider with mullions


Picture


Bay window


Multi-sash

Window sills


Trim surround


Header and sill


Sill with corbels

Shutter designs


Louver


Panel


Plank

Eaves and fascia


Square rafter tails


Chamfered rafter tails


Quarter round rafter tails


Shaped rafter tails


Bracket to fascia

Garage door styles


Framed panel


Framed panel w/ door lights


Carriage Door

Railing


Cut out panels


Straight picket


Turned picket

Detail elements


Ornamental light fixture


Louvered vent

2

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

Craftsman

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

Exterior Features

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

Craftsman - (Detached Homes)

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

Craftsman design details

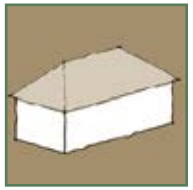
2

Craftsman/Design Element Kit of Parts

Roof types


Front


Side


Hip


Cross


Brick


Lap siding

Door shapes


Rectilinear

Posts, columns, and piers


Wood post with bracket


Double wood posts


Battered columns


Corbel


Knee brace

Door styles


Panel door


Panel door with glass


Single with divided light


Plank door


Plank door with glass

Chimneys


Stucco


Stucco


Stone

Window shapes


Square

Craftsman/Design Element Kit of Parts

Window styles


Single hung with mullions


Slider with mullions


Picture


Multi-sash


Awning

Window sills


Trim surround


Header and sill


Sill with corbels

Shutter designs


Louver

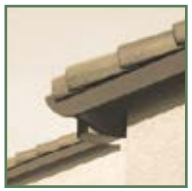

Panel


Plank

Eaves and fascia


Square rafter tails


Chamfered rafter tails


Quarter round rafter tails


Shaped Tails

Garage door styles


Framed panel


Framed panel w/ door lights


Carriage Door

Railing


Decorative


Straight picket

Detail elements


Ornamental light fixture


Decorative gable-end detailing


Decorative gable-end portal

2

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

California Modern

As the economy continues to bounce back, Contemporary styled homes continue to grow in popularity. California Modern homes take traditional styles and contemporize the shapes, massing and details, which often appeals to a younger demographic of homeowner. Simple detailing and careful selection of low maintenance materials characterize this style.

Exterior Features

Sculptural forms can include smooth surfaces, shifted volumes, and projecting cantilevers. Floor-to-ceiling windows and an array of square openings placed throughout the façade present straightforward geometry. Retractable shutter panels provide ways to both shade interiors from daylight while maintaining a cutting-edge look. A mix of roof styles can include hip, gable, and sloping shed. A mix of stucco and wood, horizontal lines with contrasting vertical towers or elements and distinct design elements such as sunshades add to the new geometry of the California Modern home.

California Modern - (Detached Homes)

Elements	Minimum	Enhanced
Form	-Asymmetrical one- and two-story boxy forms -Low lines with simple wide projecting roofs	-Horizontal character through the use of boxed massing with vertical and horizontal offsets
Roof	-Low-pitched hipped roofs, low & steep pitched gables, shed form -A mix of low and steep-pitched roof slopes (3:12 - 5:12) & (8:12 - 10:12) -Wide eaves with enclosed rafter tails, decorative beams/braces under gables (12"-30") -Flat concrete tile -Composition shingles of high quality	-Varied porch roofs: shed or gabled -Minimum Overhang: 18" -Concrete shakes -Composition shingle with shadow relief
Walls	-Stucco and siding at exterior finish -Stucco sand, light lace, or medium dash finish -Horizontal siding and panel systems	-Stucco, clapboard, board/batten, wood shingles or siding -Horizontal stone
Windows	-Double-hung casement windows -Large front windows, often divided -Square windows, minimal breakups	-Vertically-proportioned windows tied together with continuous head or sill trim -Storefront windows -Stacking window walls
Details	-Prominent front porch with columns and gabled roof element -Wide projecting eaves, decorative beams, or added braces under gables -Strong header and sill with beams or braces under sill -Enclosed eaves and rafter tails -Use of Horizontal stone columns - sometimes spanning 1 - 1/2 stories.	-Heavy square or tapered columns resting on horizontal stone -Contemporary lighting fixtures
Colors	-Light to medium earth tone colors with contrasting trim and accent colors, bold base colors, multi colored	
Outdoor Space	-Wide porch, 5' minimum depth	

California Modern design details

2

California Modern / Design Element Kit of Parts

Roof types


Shed


Shed


Side


Hip


Cross

Posts, columns, and piers


Round columns


Square Columns

Door styles


Panel door


Single with glass


Panel door with side lights


Panel door with glass and side lights

Eaves and fascia


Enclosed Eaves


Enclosed Eaves

California Modern / Design Element Kit of Parts

Window styles


Multi sash (Fixed or arching)


Multi paned


Picture


Plate glass


Square


Window wall with stacking doors

Garage door styles


Framed panel with door lights


Framed panel w/ door lights


Framed panel w/ door lights

Exterior Lighting


Ornamental light fixture


Ornamental light fixture


Ornamental light fixture

Railing


Tube Steel


Straight picket


Cable railing


Vertical Picket

2

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

Modern Farmhouse

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

Exterior Features

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

Modern Farmhouse - (Detached Homes)

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

Modern Farmhouse design details

2

Modern Farmhouse / Design Element Kit of Parts

Roof types


Front


Shed


Side


Cross

Posts, columns, and piers


Round columns


Square Columns

Door styles


Panel door


Barn door


Single with glass


Panel door with side lights


Panel door with glass and side lights

Eaves and fascia


Enclosed Eaves


Enclosed Eaves

Modern Farmhouse / Design Element Kit of Parts

Window styles


Multi sash (Fixed or arching)


Multi paned


Picture


Plate glass


Square


Window wall with stack ng doors

Garage door styles


Framed panel with door lights


Framed panel w/ door lights


Framed panel w/ door lights


Carriage Door

Exterior Lighting


Ornamental light fixture


Ornamental light fixture


Ornamental light fixture

Railing


Tube Steel


Straight pick t


Cable railing


Vertical Picket

2

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

Spanish Eclectic

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

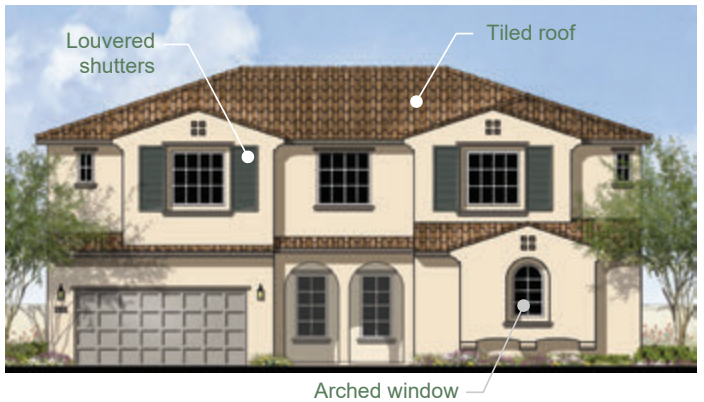
Exterior Features

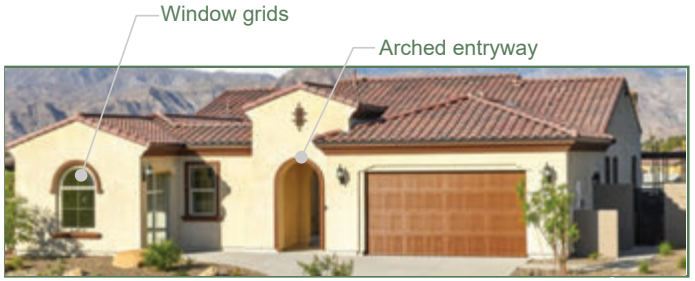
Most Spanish Eclectic-styled homes are two-story buildings with asymmetrical arrangement of parts, often with the entrance to one side of the front elevation or with the front door angled away from the from the rest of the front elevation wall. A mix of exterior materials can be used, including stucco,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

Spanish Eclectic - Detached homes

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

Spanish Eclectic Design Images





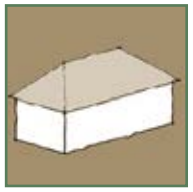
2

Spanish Eclectic - Design Element/Kit of parts

Roof types


Front


Side


Hip


Cross

Door shapes and styles


Rectilinear


Panel door


Glazed panel door

Window shapes


Rectangular


Square


Arched

Posts, columns, and piers


Wood post with bracket


Double wood posts


Wood post with corbel


Stucco columns


Brick


Lap siding

Chimneys

Garage door styles


Louvered shutter


Light fixture


Flared eave


Tile Vents

1) Low pitched hip roof structure
2) Strong stone accent material
3) Deep overhang at entry
4) Strong contrasting accent color to house body

Modern Prairie

Modern Prairie is a mid-American architectural style that features low-pitched hipped roofs with deep overhangs, low but strong horizontal lines, and bands of windows. Natural materials are emphasized in the exterior elevation.

Exterior Elements

The Modern Prairie style features nearly symmetrical massing with low-pitched hipped roofs. While stucco is the primary exterior material, strong accents with stone, masonry and wood styled siding are utilized and sometimes mixed. Glazing is typically single hung windows, but picture/fixed and sliding windows can also be utilized. Neutral tones are preferred for exterior color with use of bolder accent color for contrast.

2

Modern Prairie - (Detached Homes)

Elements	Minimum	Enhanced
Form	- Single story form with emphasis on horizontal linear massing and slender vertical columns in accent stone or brick	
Roof	- Low slope hip roof ranging from 3:12 to 4:12 with deep overhangs	- 12"-16" overhangs
Walls	- Stucco with stone wainscoting and accent material on columns	- Use of stone and siding as accent materials
Windows	-Slider, fixed or single hung windows	- Grids in selected locations
Details	- Prominent use of stone or brick columns and horizontal trim lines - Modern paneled entry doors	
Colors	- Neutral tones with bold contrasting colors	
Outdoor Space	- Porch, minimum 5' in depth	

Modern Prairie Design Element Kit of Parts

Roof types

Hip

Shed

Side

Door styles

Panel door

Posts, columns, and piers

Masonry columns

Detail elements

Ornamental light fixture

Garage door style

Modern panels with side lights

Window styles

Trim surround

2

2.2 Development Standards

The Woodlands East District architectural standards contain specific development standards for the neighborhoods within this District, which are similar to those approved for other districts within River Islands. Future residential neighborhoods may be modified or updated or time as the project evolves.

The numerical and dimensional development standards necessary to regulate housing development of the Residential Neighborhoods within River Islands are summarized in Table 2.1 Summary of River Islands - Architectural Development Standards.

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

The Woodlands East District Development Standards augment and further define the standards and guidelines initially described in the River Islands UDC.

The City, based on recommendation of the STDRC shall have the authority to accept, review and grant any minor architectural variance on a case document so long as such variances are not in direct conflict with this document or the UDC.

Final layout may vary with recorded final maps.

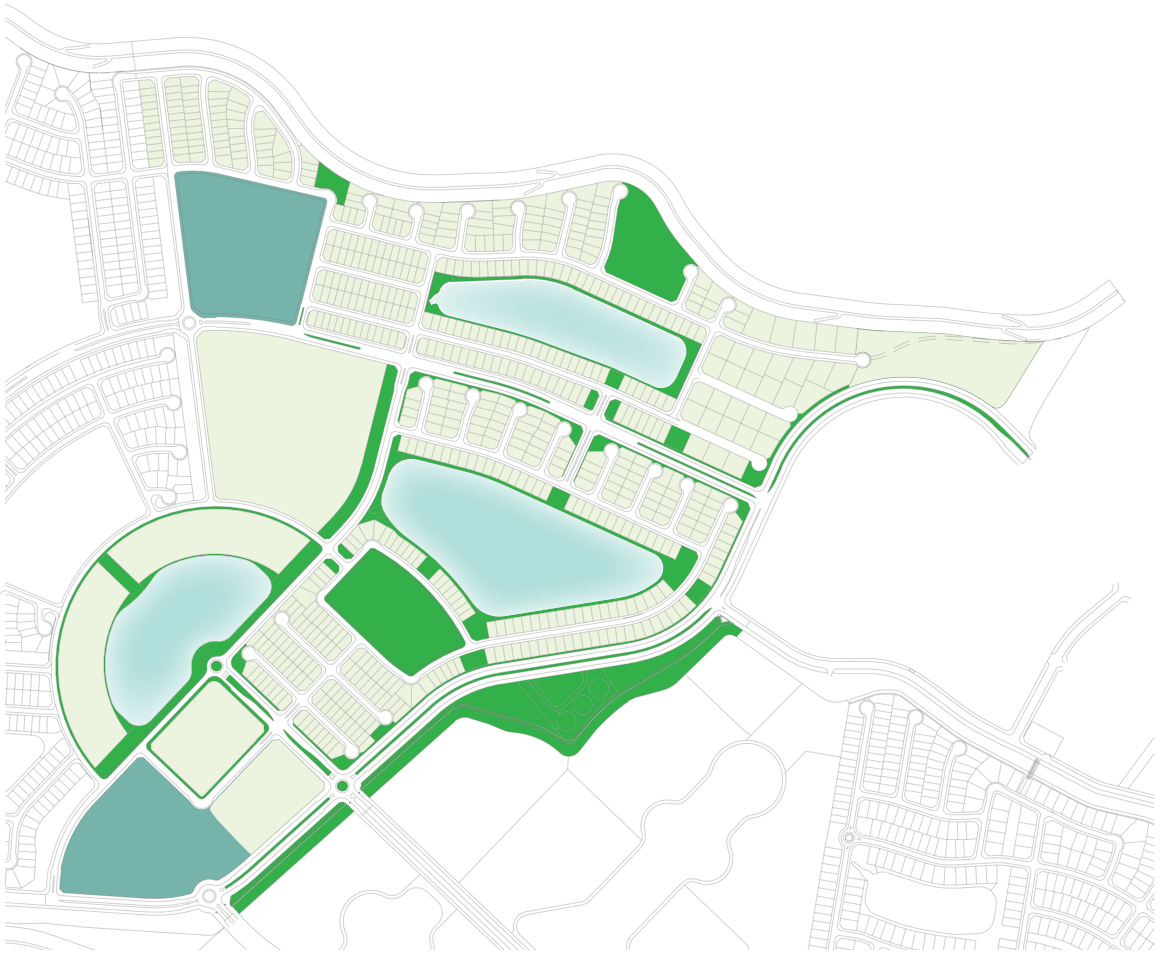


Figure 2.1 The Woodlands East District Illustrative Plan

LEGEND

ENHANCED ARCHITECTURAL ELEVATION LOCATIONS

Enhanced architectural elevations are side and/or rear elevations that are in more visible locations to the general area, including lakes, major streets, and near levees. Additional architectural elements, such as enhanced trim, window treatments, wainscotting, and similar items will likely be required by designers.

Figure 2.2 The Woodlands East District Enhanced Architectural Elevation Location Map

2

Lotting Summary

AREA	LOT	PRODUCT TYPE	Units
	VILLAGE 4	SFD CLUSTER	268
	VILLAGE 5	50'X100'	152
	VILLAGE 6	42'X100'	162
	VILLAGE 17	CONDO	139
	VILLAGE 18	CONDO	137
	VILLAGE 19	SFD CLUSTER	249
	VILLAGE 20	SFD CLUSTER	132
	VILLAGE 21	42'X100'	133
	VILLAGE 22	55'X100'	62
	VILLAGE 23	55'X100'	105
	SCHOOLS	N/A	N/A
	PARKS	N/A	N/A
	PUBLIC UTILTIES/ OPEN SPACE	N/A	N/A
		Total Units	1,539
	Low Density Units		614
	Medium Density Units		925
		Total Units	1,539

Figure 2.3 The Woodlands East District Land Use Map

2.2.1 Low Density Architectural (LDR) Development Standards - Woodlands East District

The LDR land use designation is intended to provide a wide range of single family detached housing products, from 42'x100' lots to 55'x100' lots. The permitted density range for this category is between 3~9 dwellings per acre (du/ac). Lot sizes for this District shall range from 4,200 s.f. to 5,500 s.f.

Land Use Designation:	**Low Density Residential Front Loaded Lots**		
Lot Size:	42 x 100 Lots	50 x 100 Lots	55 x 100 Lots
Setbacks (Minimum)			
Front Yard @ street			
Living Space (First/Second Story)	(14'/16')	(15'/20')	(15'/20')
Porch (5' min. clear depth)	10'	12'	12'
Garage Front Facing (Door)	18'	20'	20'
Side-Entry Garage Wall [3]	Not Allowed	Not Allowed	Not Allowed
Side-Entry Garage Conversion	Not Allowed	Not Allowed	10'
Front Courtyard walls	10'	10'	10'
Side Yard			
Living Space (Interior Property Line)[4]	4'/3'	5'	5'
Living Space (Corner Property Line)	9'	10'	10'
Wrap Around Porch (Corner)	7'	7'	7'
Detached Garages/Accessory Unit	N/A	5'	5'
Rear Yard			
Living Space (Min./Ave) [1]	(8'/12')	(15'/20')	(15'/20')
Front Entry Attached/Detached Garages	5'	N/A	5'
Garages with Rear Access [2]	N/A	N/A	N/A
Garages (Rear-Front Facing)	N/A	N/A	N/A
Patio Covers/CA Rooms (1 Story Height)[6]	10' min.	10' min.	10' min.
Height (Maximum to Ridge Line)			
Primary Dwelling	35' (2 Stories)	35' (2 Stories)	35' (2 Stories)
Detached Garage	N/A	N/A	N/A
Detached Garage/Accessory Unit	N/A	N/A	N/A
Parking			
Resident (Garage)	2 Cars min.	2 Cars min.	2 Cars min.
Guest (Apron)	2 Min.	2 Min.	2 Min.
Building Coverage	60%	55%	55%

Notes:

1. Minimum rear setback may be for only 1/2 width of the allowed house width.
2. Front entry garages located in rear of lot limited to 22' in width.
3. Single story only; facades shall have enchanced architectural elements.
4. Front, side, rear and street side yeard setbacks may be reduced and lot coverage increased for single story units at STDRC recommendation to encourage single story units. Tobe considered for these exceptions, the product must demonstrate reduced massing from other units in the subdivision, create a divers front yard streetscape by varying setbacks and encourage living space of the unit to be foward of the garage. Under no circumstance shall an exception be granted that allows encroachment into a public utility easement.
5. See appendix for accessory structure standards.
6. Two story patio covers/California rooms (a.k.a. "sleeper porches") may be placed within a 10' rear yard setback when the rear yard is adjacent to open space, a lake or is otherwise not adjacent to another residential lot.

Table 2.1 Summary of Woodlands East District Development Standards

2

2.2.2 Medium Density Architectural (MDR) Development Standards

The MDR land use designation is intended to provide a denser attached single family or multi-family housing products. The permitted density range for this category is 6 to 20 units per acre.

Lot Sizes:	Courtyards (Four Packs)	Four Packs + ADUs	Six and Eight Packs - Alt. 1	Six and Eight Packs - Alt. 2	Bungalows
Setbacks (Minimum)					
Front Yard @ Street					
Living Space (First/Second Story)	(5′/10′)	(10′/10′)	(10′/10′)	(10′/10′)	(10′/10′)
Porch (5′ min. clear depth)	5'	5′	5′	5′	6′
Garage Front Facing (Door)	18′	18′	18′	18′	N/A
Front walls (Private Street)	N/A	N/A	N/A	N/A	2'
Front Yard @ Private Street					
Living Space (First/Second Story)	5′/5′	7′/10′	7′/10′	5′/5′	5′/5′
Porch (5′ min. clear depth)	4′	3′	3′	5′	6′
Garage Front Facing (Door)	18′	18′	18′	5′	N/A
Side-Entry Garage Wall	N/A	N/A	N/A	N/A	5'
Front walls (Non-Street Frontage)	N/A	N/A	N/A	N/A	2'
Side Yard					
Living Space (Interior Property Line)	4'	4'	4'	4'	4'
Living Space (Corner Property Line)	N/A	N/A	N/A	N/A	N/A
Detached Garages	N/A	N/A	N/A	N/A	N/A
Street Side Yard	5′	10′	10′	10′	N/A
Rear Yard					
Living Space (Min./Ave)	8'/8'	10'/10'	10'/10'	10'/10'	10'/10'
Front Entry Attached/Detached Garages	N/A	N/A	N/A	N/A	3'
Garages with Rear Access (Apron)	N/A	N/A	N/A	N/A	N/A
Patio Covers (1 Story Height)	4′	N/A	N/A	N/A	N/A
Alley / Private Drive					
Garage (door)	18'	18'	18'	2' Apron	2' Apron
Garage (to center of Private Drive	N/A	N/A	N/A	N/A	14'
Porch	4'	4'	4'	5"	5'
Height (Maximum to Ridge Line)					
Primary Dwelling	35′ (2 Stories)	35′ (2 Stories)	35′ (2 Stories)	35′ (2 Stories)	35′ (2 Stories)
Parking					
Resident (Garage)	2 Cars min.	2 Cars min.	2 Cars min.	2 Cars min.	2 Cars min.
Guest (Apron or Off-Site)	2 Cars min.	0.25 cars per unit	0.25 cars per unit	0.25 cars per unit	0.25 cars per unit
Building Coverage	N/A	N/A	N/A	N/A	N/A

Table 2.1 Summary of Woodlands East District Development Standards

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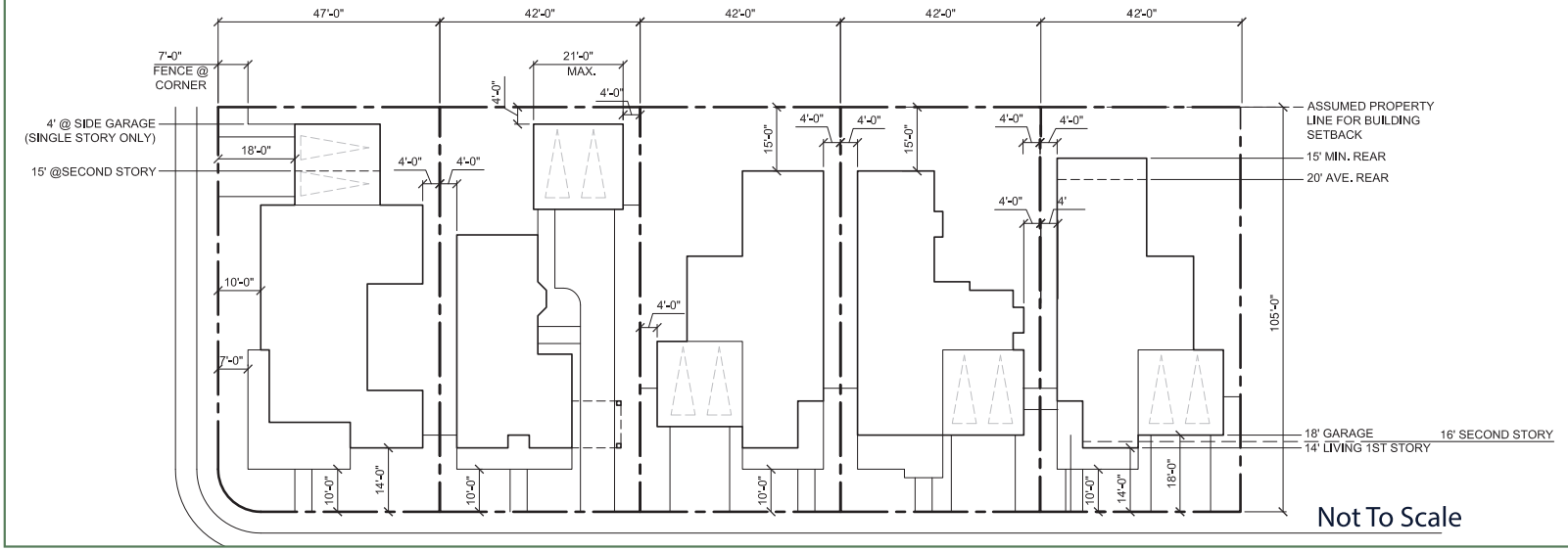
2

Table 2.3 Low Density Architectural (LDR) - 42' x 100' Lots

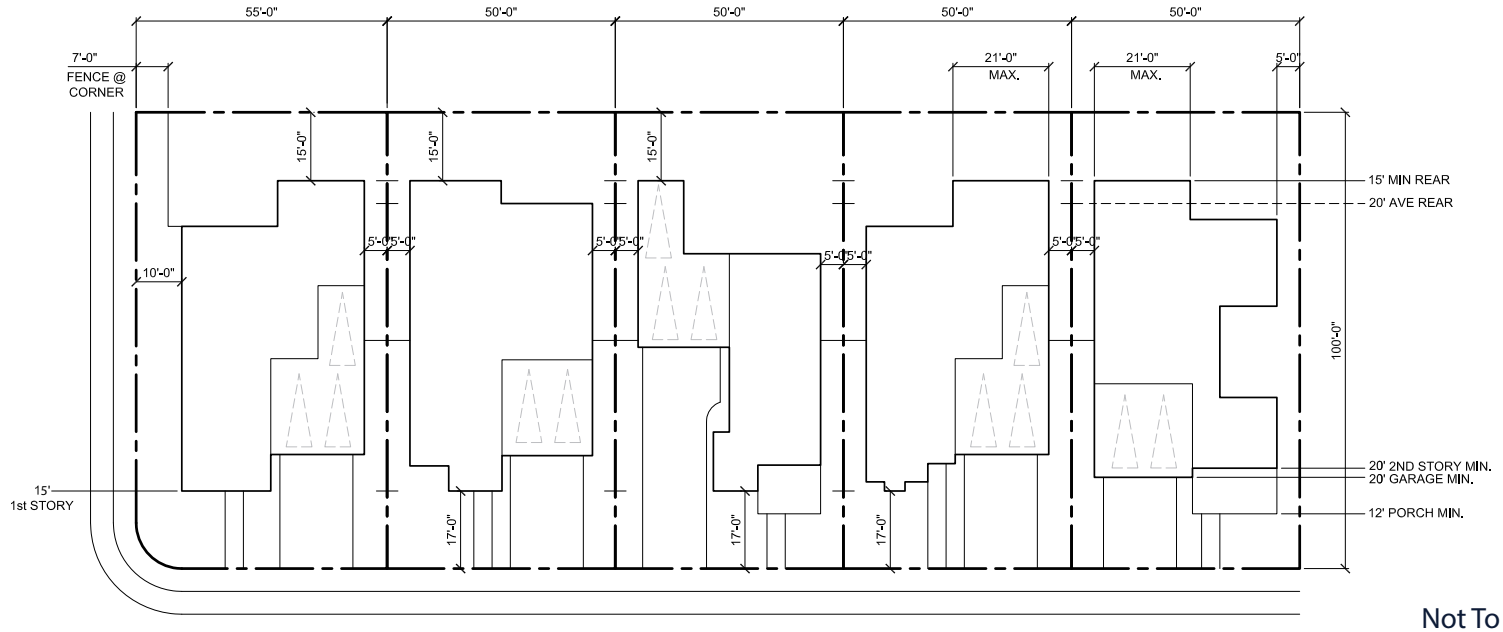
Setbacks (minimum)	
Front Yard	
Living Space (First/Second Story)	(14′/16′)
Porch (5′ min. Clear Depth)	10′
Garage Front Facing (Door)	18′
Side-Entry Garage Wall [1]	N/A
Side-Entry Garage Conversion [1]	N/A
Front Courtyard walls	10′
Side Yard	
Living Space (Interior Property Line)	4'/3'
Living Space (Corner Property Line)	9′
Wrap Around Porch (Corner)	7′
Detached Garages/Accessory Unit	N/A
Rear Yard	
Living Space (Min./Ave.) [4]	(8′/12′)
Front Entry Attached/Detached Garages	5'
Garages with Rear Access	N/A
Patio Covers (1 Story Height)	10′ min
Building Coverage	60% [6]



Dimensions shown are for example purpose only
See table above for setbacks

Table 2.4 Low Density Architectural (LDR) - 50 x 100 Lots

Setbacks (minimum)	
Front Yard	
Living Space (First/Second Story)	(15′/20)
Porch (5′ min. Clear Depth)	12′
Garage Front Facing (Door)	20′
Side-Entry Garage Wall [3]	N/A
Side-Entry Garage Conversion[3]	NA
Front Courtyard walls	10′
Side Yard	
Living Space (Interior Property Line)	5′
Living Space (Corner Property Line)	10′
Wrap Around Porch (Corner)	7′
Detached Garages/Accessory Unit	5′
Rear Yard	
Living Space (Min./Ave.) [1]	(15′/20′)
Front Entry Attached/Detached Garages [2]	N/A
Garages with Rear Access	N/A
Patio Covers (1 Story Height)	10′ min
Building Coverage	55%

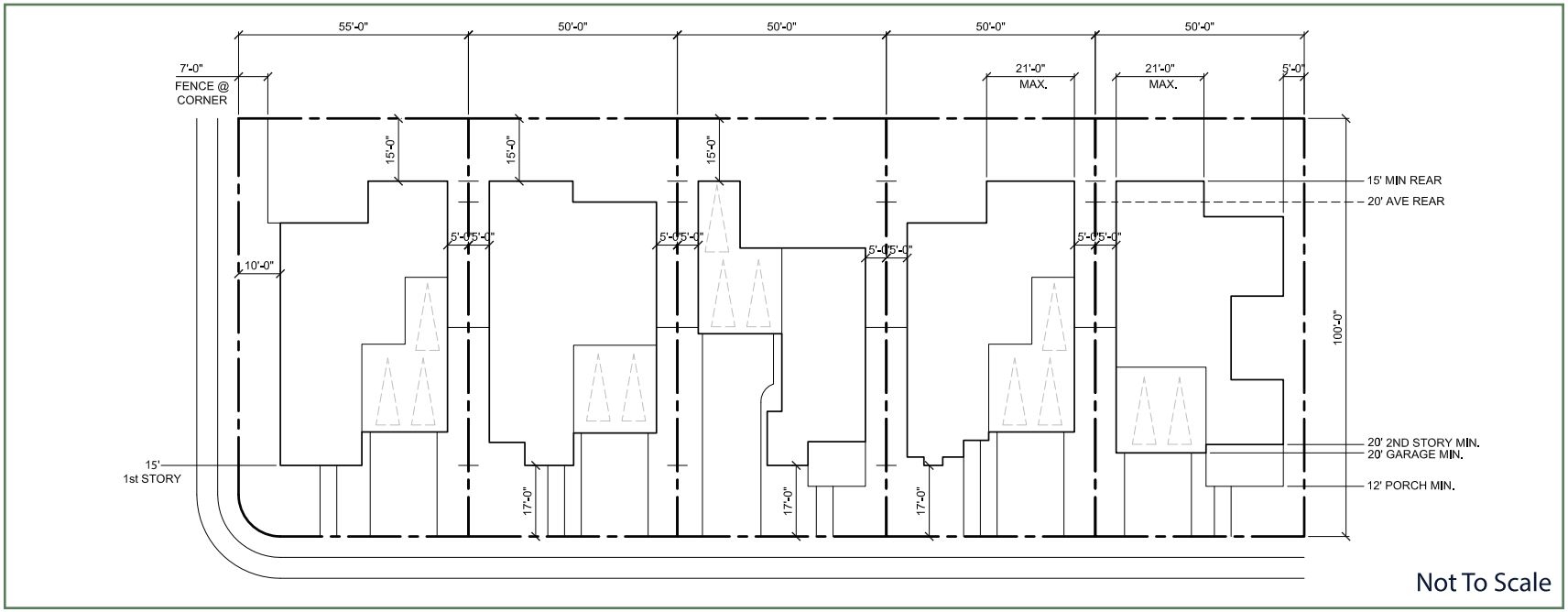


Dimensions shown are for example purpose only
See table above for setbacks

2

Table 2.5 Low Density Architectural (LDR) - 55 x 100 Lots

Setbacks (minimum)	
Front Yard	
Living Space (First/Second Story)	(15′/20)
Porch (5′ min. Clear Depth)	12′
Garage Front Facing (Door)	20′
Side-Entry Garage Wall [3]	N/A
Side-Entry Garage Conversion[3]	10′
Front Courtyard walls	10′
Side Yard	
Living Space (Interior Property Line)	5′
Living Space (Corner Property Line)	10′
Wrap Around Porch (Corner)	7′
Detached Garages/Accessory Unit	5′
Rear Yard	
Living Space (Min./Ave.) [1]	(15′/20′)
Front Entry Attached/Detached Garages [2]	5′
Garages with Rear Access	N/A
California Rooms/Patio Covers (1 Story Height)	10′ min
Building Coverage	55%



Not To Scale

Dimensions shown are for example purpose only
See table above for setbacks

Table 2.6 Medium Density Architectural (MDR) - Courtyard - "Four Packs"

Setbacks (Minimum)	
Front Yard @ Street	
Living Space (First/Second Story)	(5'/10')
Porch (3' min. clear depth)	5'
Garage Front Facing (Door)	18'
Side-Entry Garage Wall	N/A
Front Courtyard walls	N/A
Front Yard @ Private Street	
Living Space (First/Second Story)	(5'/5')
Porch (3' min. clear depth)	4'
Garage Front Facing (Door)	18'
Side-Entry Garage Wall	N/A

Setbacks (Minimum)	
Side Yard	
Living Space (Interior Property Line)	4'
Living Space (Corner Property Line)	N/A
Detached Garages	N/A
Street Side Yard	5'
Rear Yard	
Living Space (Min./Ave)	8'/8'
Front Entry Attached/Detached Garages	N/A
Garages with Rear Access	N/A
Patio Cover/California Room (1 Story Height)	4'

Setbacks (Minimum)	
Alley / Private Drive	
Garage (door)	18'
Garage (to center of Private Drive)	N/A
Porch	4'
Height (Maximum to Ridge Line)	
Primary Dwelling	35' (2 Stories)
Detached Garage	N/A
Parking	
Residence (Garage)	2 cars min.
Guest (Apron)	2 cars min.
Building Coverage	N/A

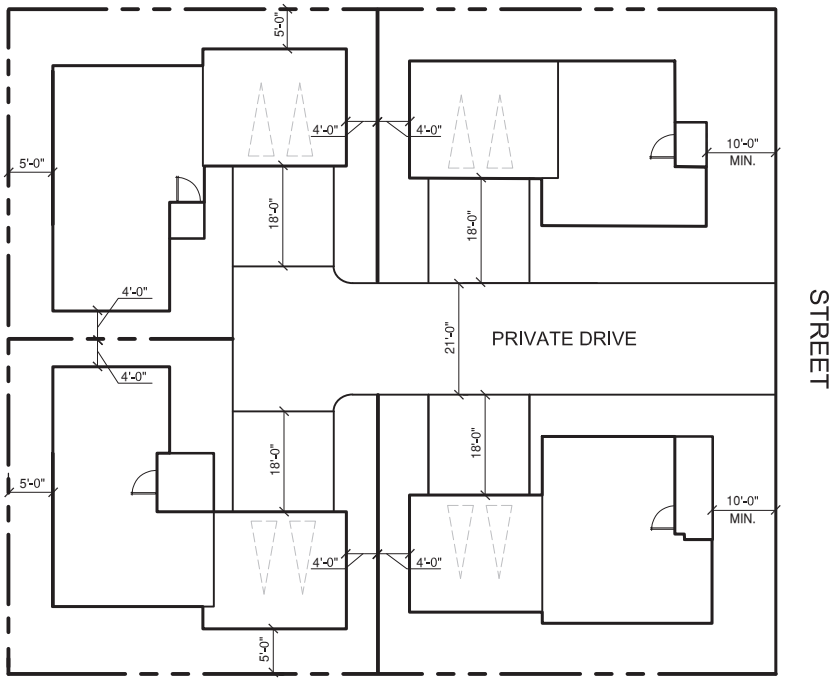


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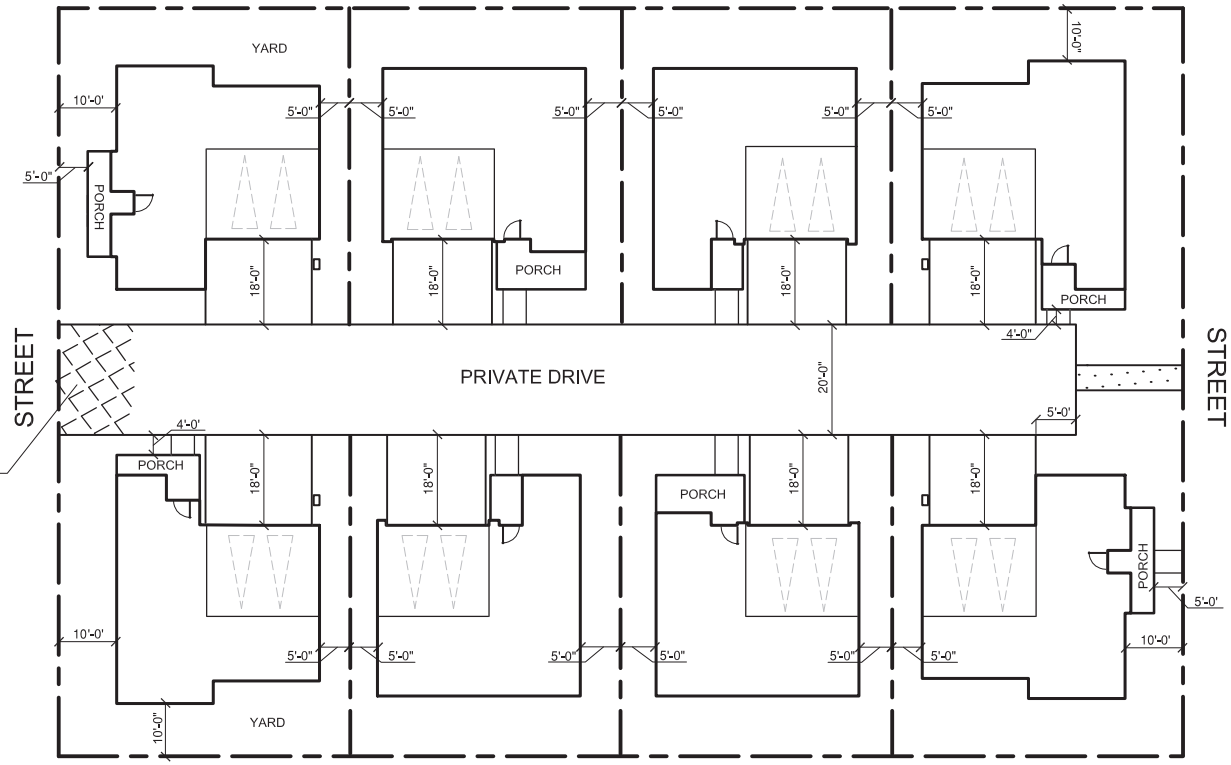
Table 2.7 Medium Density Architectural (MDR) - Courtyard - "Four Pack ADU"

Setbacks (Minimum)	
Front Yard @ Street	
Living Space (First/Second Story)	(10'/10')
Porch (5' min. clear depth)	5'
Garage Front Facing (Door)	18'
Side-Entry Garage Wall	N/A
Front Courtyard walls	N/A
Front Yard @ Private Street	
Living Space (First/Second Story)	(7'/10')
Porch (5' min. clear depth)	3'
Garage Front Facing (Door)	18'
Side-Entry Garage Wall	N/A

Setbacks (Minimum)	
Side Yard	
Living Space (Interior Property Line)	4'
Living Space (Corner Property Line)	N/A
Detached Garages	N/A
Street Side Yard	10'
Rear Yard	
Living Space (Min./Ave)	N/A
Front Entry Attached/Detached Garages	10'/10'
Garages with Rear Access	N/A
Patio Covers (1 Story Height)	N/A

Setbacks (Minimum)	
Alley / Private Drive	
Garage (door)	18'
Garage (to center of Private Drive)	N/A
Porch	4'
Height (Maximum to Ridge Line)	
Primary Dwelling	35' (2 Stories)
Detached Garage	N/A
Parking	
Residence (Garage)	2 cars min.
Guest	0.25 cars min.
Building Coverage	N/A



Not To Scale

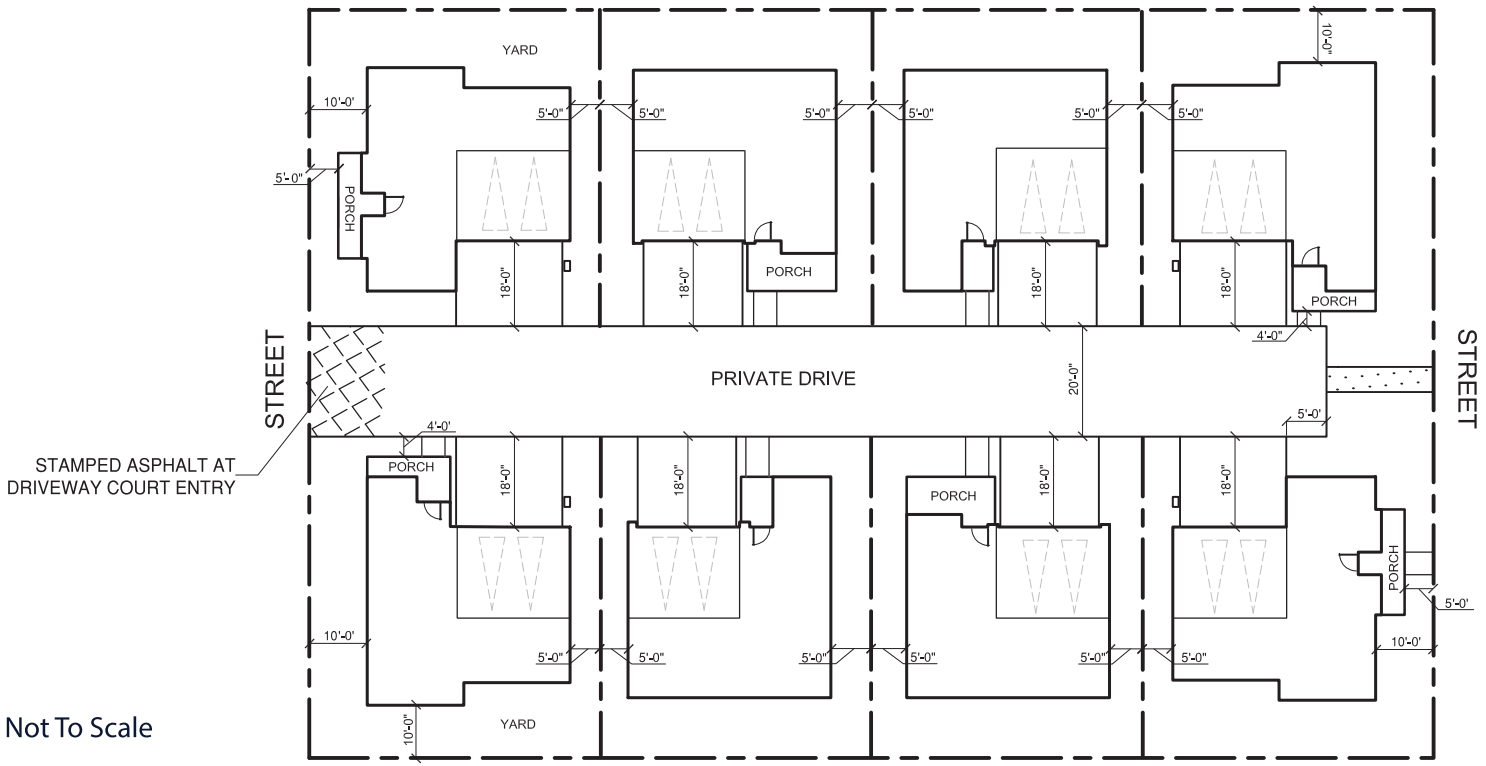
Dimensions shown are for example purpose only
See table above for setbacks

Table 2.8 Medium Density Architectural (MDR) - Courtyard - "Six and Eight Packs" - Alternative One

Setbacks (Minimum)	
Front Yard @ Street	
Living Space (First/Second Story)	(10'/10')
Porch (5' min. clear depth)	5'
Garage Front Facing (Door)	18'
Side-Entry Garage Wall	N/A
Front Courtyard walls	N/A
Front Yard @ Private Street	
Living Space (First/Second Story)	(7'/10')
Porch (5' min. clear depth)	3'
Garage Front Facing (Door)	18'
Side-Entry Garage Wall	N/A

Setbacks (Minimum)	
Side Yard	
Living Space (Interior Property Line)	4'
Living Space (Corner Property Line)	N/A
Detached Garages	N/A
Street Side Yard	10'
Rear Yard	
Living Space (Min./Ave)	10'/10'
Front Entry Attached/Detached Garages	N/A
Garages with Rear Access	N/A
Patio Covers (1 Story Height)	N/A

Setbacks (Minimum)	
Alley / Private Drive	
Garage (door)	18'
Garage (to center of Private Drive)	N/A
Porch	4'
Height (Maximum to Ridge Line)	
Primary Dwelling	35' (2 Stories)
Detached Garage	N/A
Parking	
Residence (Garage)	2 cars min.
Guest	0.25 cars min.
Building Coverage	N/A



Dimensions shown are for example purpose only
See table above for setbacks

Table 2.9 Medium Density Architectural (MDR) - Courtyard - "Six and Eight Packs" - Alternative Two

Setbacks (Minimum)	
Front Yard @ Public Street	
Living Space (First/Second Story)	(10′/10′)
Porch (5′ min. clear depth)	5′
Garage Front Facing (Door)	18'
Side-Entry Garage Wall	N/A
Front Courtyard walls	N/A
Front Yard @ Private Street	
Living Space (First/Second Story)	(5′/5′)
Porch (5′ min. clear depth)	5′
Garage Front Facing (Door)	5
Side-Entry Garage Wall	N/A

Setbacks (Minimum)	
Side Yard	
Living Space (Interior Property Line)	4'
Living Space (Corner Property Line)	N/A
Detached Garages	N/A
Street Side Yard	10′
Rear Yard	
Living Space (Min./Ave)	10′/10′
Front Entry Attached/Detached Garages	N/A
Garages with Rear Access	N/A
Patio Covers (1 Story Height)	N/A

Setbacks (Minimum)	
Alley / Private Drive	
Garage (door)	5′
Garage (to center of Private Drive)	N/A
Porch	5'
Height (Maximum to Ridge Line)	
Primary Dwelling	35′ (2 Stories)
Detached Garage	N/A
Parking	
Residence (Garage)	2 cars min.
Guest	0.25 cars min.
Building Coverage	N/A

Dimensions shown are for example purpose only See table above for setbacks

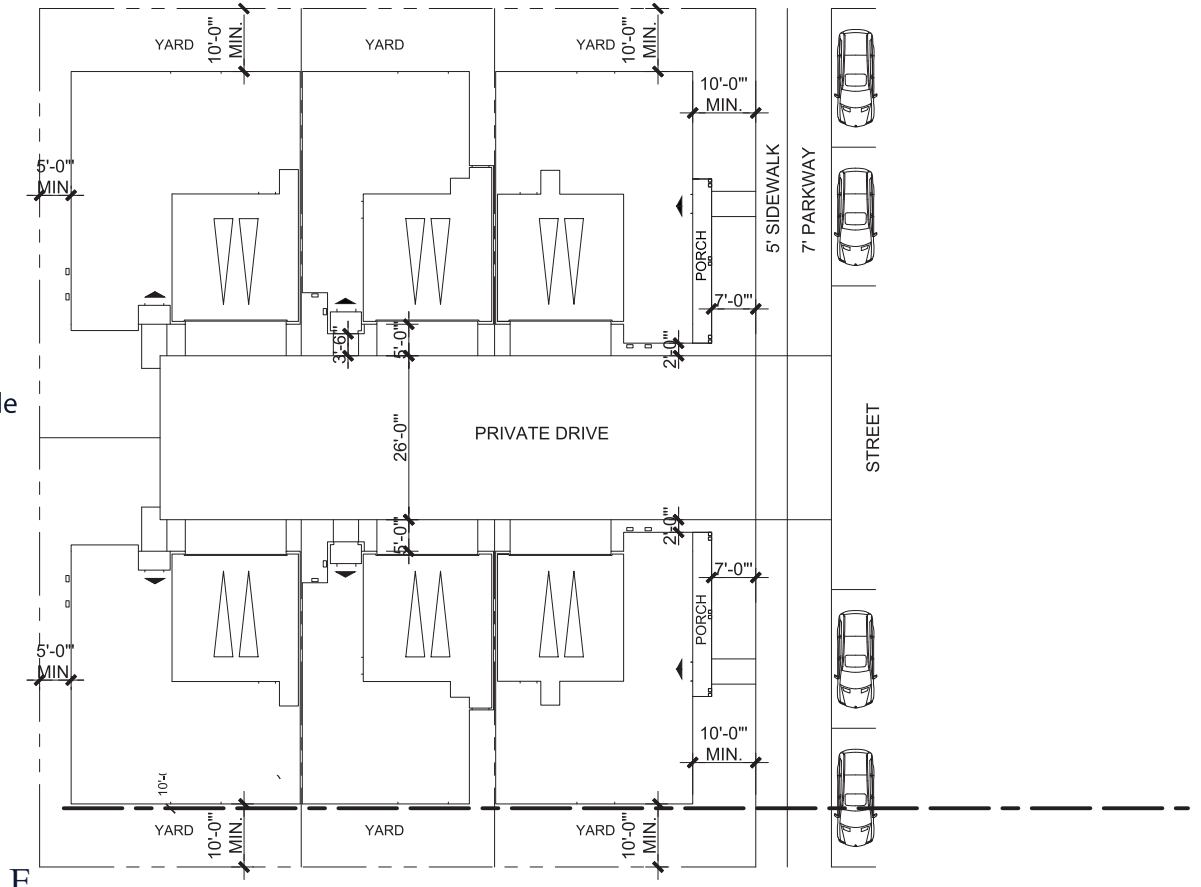


Table 2.10 Medium Density Architectural (MDR) - Bungalows

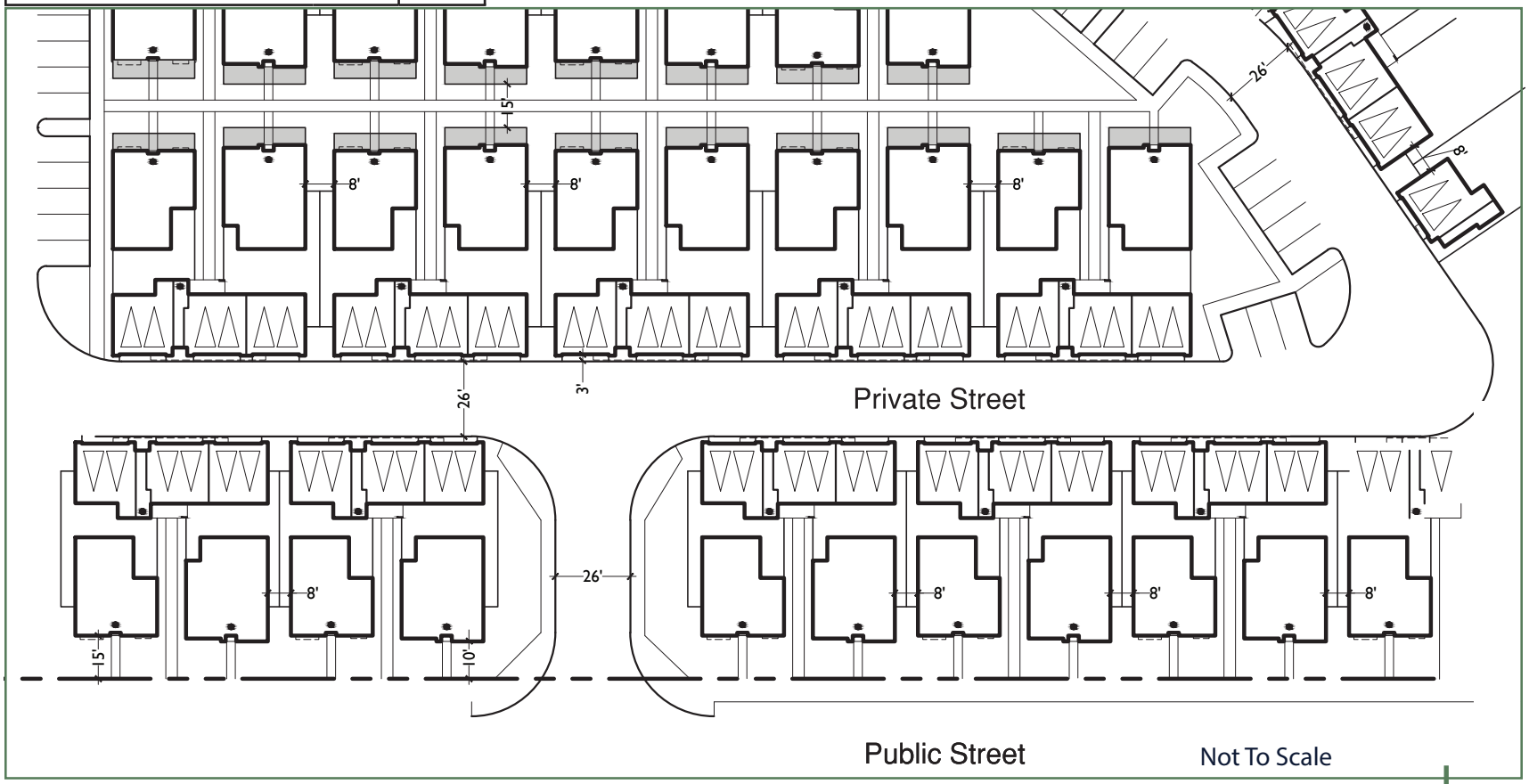
Setbacks (Minimum)	
Front Yard @ Street	
Living Space (First/Second Story)	(10′/10′)
Porch (6′ min. clear depth)	6′
Garage Front Facing (Door)	N/A
Side-Entry Garage Wall	N/A
Front walls (Private Street)	2′
Front Yard @ Private Street	
Living Space (First/Second Story)	(5′/5′)
Porch (6′ min. clear depth)	6′
Garage Front Facing (Door)	N/A
Side-Entry Garage	5′
Front walls (Private Street)	2′

Setbacks (Minimum)	
Rear Yard	
Living Space (Min./Ave) - See Note 6	10′/10′
Front Entry Attached/Detached Garages	N/A
Garages with Rear Access	N/A
Patio Covers (1 Story Height)	N/A
Alley / Private Drive	
Garage (door)	2′ Apron
Garage (to center of Private Drive)	14′
Lot Coverage	N/A
Structure Height (Maximum)	35′

Side Yard	
Living Space (Interior Property Line)	4′
Living Space (Corner Property Line)	N/A

Special Development Standards:

1. No accessory structures shall be allowed.
2. No pools shall be allowed and spa and hot tubs permitted only within courtyards subject to City building code.
3. No building additions shall be allowed.
4. Balconies shall only be allowed on carriage units subject to the setback requirements shown on this page.
5. Guest parking shall be as per LMC 17.76.020 D.1.c. (0.25 spaces per unit).



Dimensions shown are for example purpose only
See table above for setbacks

2

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2

2.3 Technical Specifications:

2.3.1 Structural Wiring

Introduction

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

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

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

Components

Outlets and Terminations

Outlet Locations:

- A minimum of three (3) Media Outlets shall be installed in each home. Media Outlets should be considered in the Kitchen, Home Office, Master Bedroom, and Family Room/Living Room locations. Builders are encouraged, but not required to add more media outlets than the required minimum.
- A minimum of one (1) Quad Media Outlet shall be installed in each home. Typically, this outlet should be placed in the Family Room/Great Room or wherever the main audio/video entertainment equipment is placed within the home. Builders are encouraged, but not required to add more quad media outlets than the required minimum.
- A minimum of two (2) Data Outlets shall be installed in each home. Data Outlets should be considered in the Kitchen/Great Room area and in the Master Bedroom. A Media Outlet may be substituted. Builders are encouraged, but not required to add more data outlets than the required minimum.
- All outlets shall be located within three feet (3') of an electrical outlet.
- It is recommended that two (2) Media Outlets be installed on opposing walls in each Master Bedroom.

Terminations:

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

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

Cable and Connection Requirements

Data:

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

Video:

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

General:

- Unshielded twisted pair (UTP) cable compliant with the Cat 5e/6 or greater EIA 568A specification shall be used to distribute voice and data signals.
- RG-6 coaxial cable is used to distribute video and data signals.
- All cabling shall be installed in a homerun from the SWP to each outlet with maximum individual cable lengths of no greater than 295' (90m) in compliance with TIA/EIA 568A specifications.
- Cables shall be installed according to manufacturers' instructions adhering to minimum bending radius and cable tension specifications.
- At least eighteen inches (18") of cable slack shall be left at all outlets.
- Where possible, the horizontal routing of the cables shall be done between floors (ceilings) and basements or crawlspace (if applicable/available) rather than through studs.
- All cables installed into the SWP shall include a minimum of 24" of slack.
- All installed cable runs shall be tested individually, end-to-end for parity and continuity after final termination. It is recommended that all Cat 5e/6 cabling be mapped and certified to then current, industry accepted standards for the cabling grade.
- The cables can be deployed individually or bundled in a common sheath.
- Hard fasteners may compromise cable performance and shall not be used.
- All cables shall be at least twelve inches (12") from parallel 110 VAC cable runs, and shall never pass through the same holes. If the cable must cross the 110 VAC cable, it shall do so at a 90-degree angle.
- Electrical boxes may cause damage by exceeding allowable bend radius to cables and will not allow for the required 18" of wire or wires to be left for future re-configuring. Cables and outlet cover plates shall be clearly labeled. All cables entering or exiting the SWP shall be labeled. A legend shall be left in the SWP.
- Where it is necessary to penetrate a fire-rated wall, the hole shall be sleeved with EMT. The sleeve and penetrating hole shall be sealed with a fire retardant sealant. Where it is necessary to place an outlet in a fire-rated wall, install a plaster ring (P-Ring), and then block, drywall, and caulk per local fire coding.
- All wires and cables in the attic shall not contact bathroom vents, lighting fixtures, hot water pipes, and heating vents. If possible, all wires and cables in the attic should be routed above the attic floor.

Service Feed:

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

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

Structured Wiring Panel (SWP) and Components

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

Router:

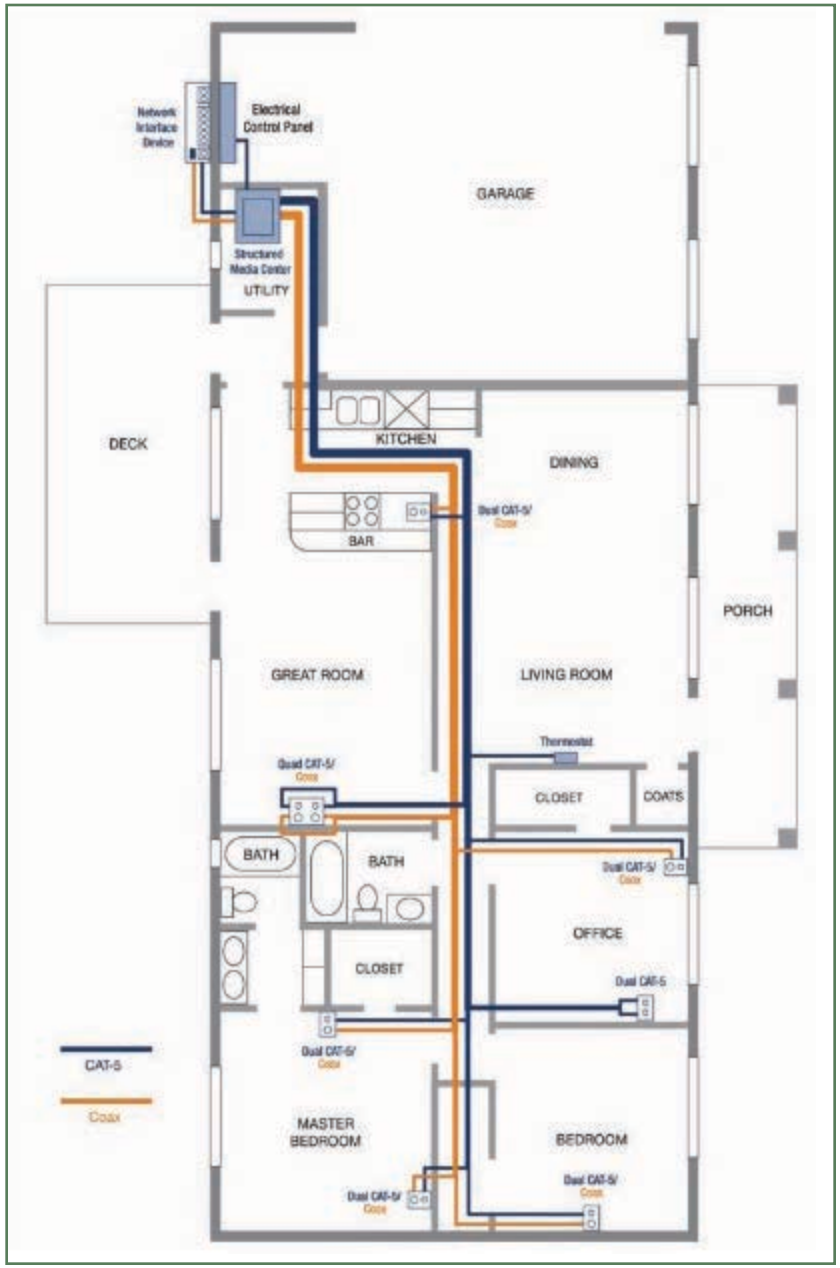
A router is optional. If provided, the router shall be installed and securely fastened inside of the SWP.

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

Service Provider Drop Requirement

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

Typical Installation



Definitions

Blank Outlet
An outlet with unterminated cables covered with a blank plate.

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

Structured Wiring Panel (SWP)
The structured wiring enclosure or wiring distribution panel.

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

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

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

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

UTP
Unshielded Twisted Pair Wire.

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

RIVER ISLANDS

CHAPTER 3

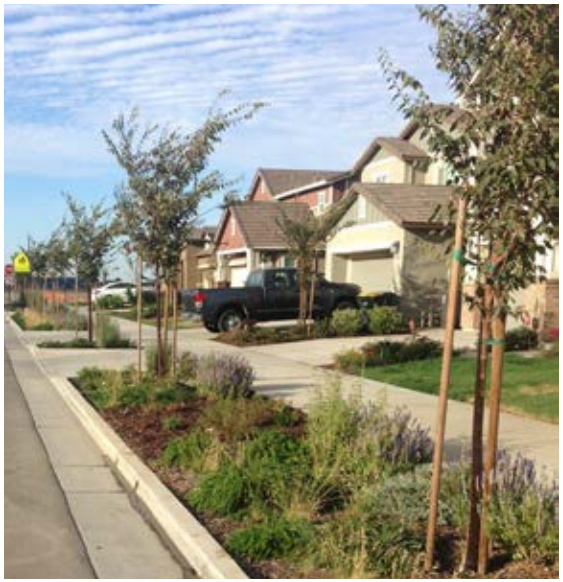
LANDSCAPE GUIDELINES AND STANDARDS

3.1 INTRODUCTION

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

The Woodlands East District will continue to reinforce the overall theme of River Islands, with an urban community that feels as if it grew within the context of the California Delta as a corridor between the rural agricultural and country living of the San Joaquin Valley. The concept seeks to blend the modern home into the historical land use of the natural environment of the Central Valley's farmland and the surrounding waterways, which give such lift to the environment. This theme may be expressed through use of orchard-style planting, wildlife-attracting hedgerows, riparian-type planting, abundant trees, and durable, long lasting materials that convey a genuine sense of place.

Typical frontyard planting along residential streets



Parkway strip shrub and tree groupings create a sense of place

3

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

3.2 RESIDENTIAL LANDSCAPE

3.2.1 Planting Design

Guidelines

- Planting themes have been selected to mimic existing characteristics and habitat of the delta waterways and vegetated agricultural hedgerows. Plant material selection should strongly consider the use of drought-tolerant, durable and long-lived species that give the appearance and imagery of the Delta Valley. Species should be well adapted to the climatic conditions and soil types typical of the River Islands Development. Robust evergreen shrub species intermixed with flowering native shrub species are strongly encouraged. Large naturally shaped flowering shrubs species should be selected to mimic the image of traditional hedgerows typical of the surrounding agricultural region. Flowering species that create year-round interest are of high preference.
- Landscape design should emphasize the use of nectar-producing and flowering plants that supply food, shelter and breeding habitat for beneficial insects that pollinate edible crops and control pests. Gardens for butterflies , hummingbirds, and native bees are encouraged.
- Landscape design should provide selective screening of retaining walls, utility enclosures, utility cabinets, or service areas to reduce negative visual impacts. Screen landscaping should incorporate evergreen plant species in order to maintain year-round leaf cover.
- Plant selection should avoid the use of tree species with invasive root systems near utility lines and paving and avoid the use of non-native, invasive species that may spread into open space areas. All plants should be carefully selected to avoid toxic species that could be harmful to children or cause allergic reactions.
- Low groundcover of robust evergreen species should be used for ground plane landscape, as an alternative to turf. Turf should only be used for high use areas and the selected turf should be a deep rooting variety or a California Native variety. The use of turf should follow the guideline and requirements as described in AB1881 and Chapter 17.92 of the Lathrop Municipal Code.
- Plants with higher water demands should be located in shade or where more runoff occurs.
- Landscape around homes should be designed to provide shading in the summer months and solar access during the winter. Planting deciduous trees next to buildings will reduce ambient temperature, reduce heat gain, and allow for cooler natural ventilation. Deciduous trees and vines in front of south-facing walls and windows will further cool buildings by intercepting sunlight during summer months, yet allow direct sunlight during the winter.
- Energy efficient landscaping techniques are encouraged such as use of local materials, on-site composting, and chipping to reduce green waste hauling.
- Structures such as trellises and porticoes may be incorporated into the building/landscape edge, especially on south- and west-facing exposures, to provide shade in the summer and allow solar penetration when the sun is at a low angle in the winter.

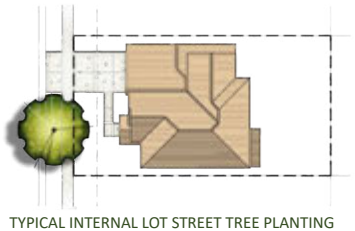
Standards

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

STREET TREE LIST BY CONNECTOR STREET

STREET	BOTANICAL NAME	COMMON NAME
Lantern Bay Circle	Platanus a. Columbia	Columbia Plane Tree
Branton Avenue	Zelkova s. 'Green Vase'	Green Vase Zelkova
Seaton Avenue	Acer rubrum 'October Glory'	October Glory Red Maple
Stornoway Avenue	Ginkgo biloba	Ginkgo
River Islands Parkway	Quercus coccinea	Scarlet Oak
Edinburgh Avenue	Zelkova s. 'Green Vase'	Green Vase Zelkova
Welshire Way	Platanus a. Columbia	Columbia Plane Tree

TYPICAL CORNER LOT STREET TREE PLANTING



TYPICAL INTERNAL LOT STREET TREE PLANTING

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 by the only type of accent trees. See Appendix B for additional species.

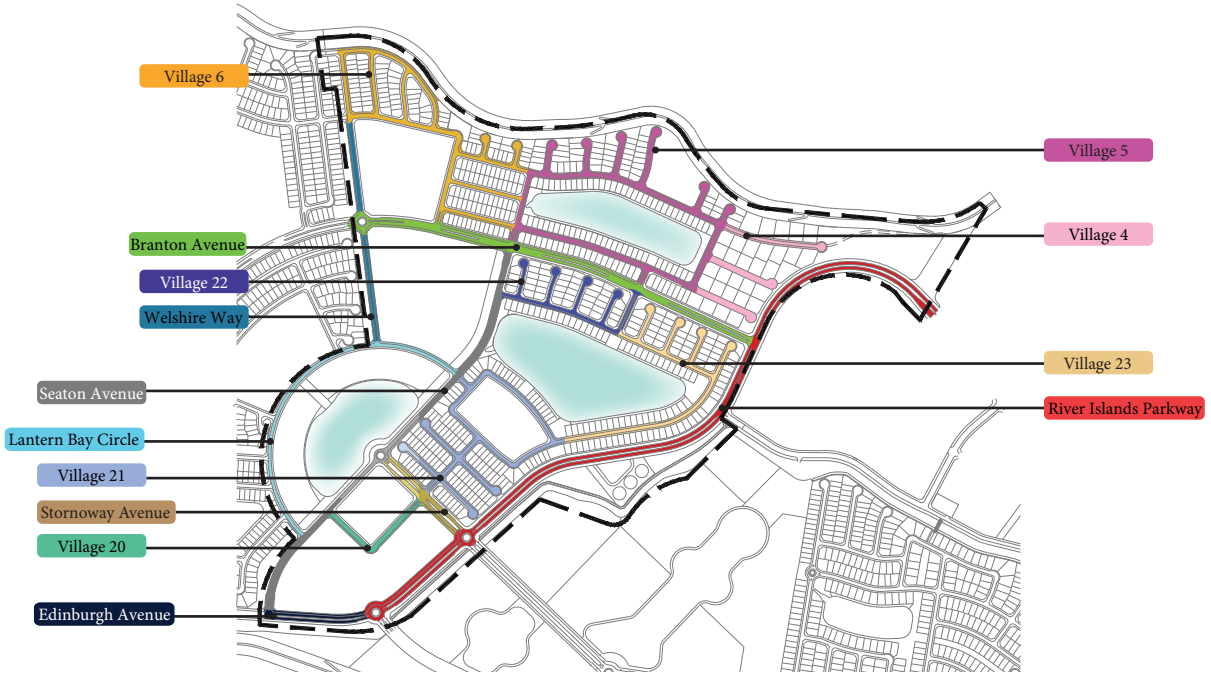


Figure 3-1: Street Tree Master Plan

STREET TREE MASTER LIST

LOTS	STREET DIRECTION	BOTANICAL NAME	COMMON NAME
Village 4	East/West	Acer rubrum 'October Glory'	October Glory Red Maple
Village 5	North/South East/West	Ulmus p. 'Drake' Acer rubrum 'October Glory'	October Glory Red Maple Chinese Evergreen Tree
Village 6	North/South East/West	Chitalpa t. 'Pink Dawn' Ulmus p. 'Drake'	Pink Dawn Chitalpa Chinese Evergreen Tree
Village 20	North/South East/West	Pistacia c. 'Keith Davey' Zelkova s. 'Greenspire'	Keith Davey Chinese Pistache Green Vase Zelkova

STREET TREE MASTER LIST

LOTS	STREET DIRECTION	BOTANICAL NAME	COMMON NAME
Village 21	North/South East/West	Acer rubrum 'October Glory' Ulmus p. 'Drake'	October Glory Red Maple Chinese Evergreen Tree
Village 22	North/South East/West	Pistacia c. 'Keith Davey' Zelkova s. 'Greenspire'	Keith Davey Chinese Pistache Green Vase Zelkova
Village 23	North/South East/West	Tilia c. 'Greenspire' Zelkova s. 'Greenspire'	Greenspire Little-Leaf Linden Green Vase Zelkova

3

PARKWAY STRIP PLANT LIST

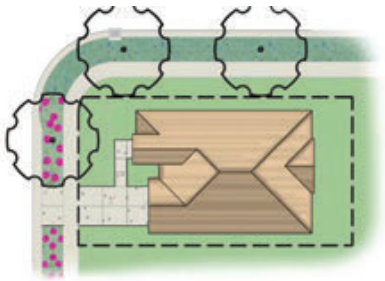
BOTANICAL NAME	COMMON NAME
Juniper	Juniper
Coprosma p. 'Verde Vista'	Coprosma
Cotoneaster dammeri 'Coral Beauty'	Bearberry Cotoneaster
Arctostaphylos 'Pacific Mist'	Manzanita
Cistus Salvifolius	Sageleaf Rockrose
Myoporum parvifolium	Australian Racer
Rosa x 'Noaschnee'	Flower Carpet White Rose
Rosmarinus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

PARKWAY STRIP MASTER PLANT LIST

VILLAGE / STREET	STREET / DIRECTION	BOTANICAL NAME	PLANT SPACING
Village 4	East/West	Juniper sp.	36" O.C
Village 5	North/South	Rosa x 'Noaschnee'	36" O.C
	East/West	Juniper sp.	36" O.C
Village 6	North/South	Rosmarinus offic. 'Huntington Carpet'	36" O.C
	East/West	Juniper sp.	36" O.C
Village 20	North/South	Rosmarinus offic. 'Huntington Carpet'	36" O.C
	East/West	Coprosa p. 'Verde Vista'	36" O.C
Village 21	North/South	Rosa x 'Noaschnee'	36" O.C
			36" O.C
Village 22	North/South	Arctostaphylos 'Pacific Mist'	36" O.C
	East/West	Juniper sp.	36" O.C
Village 23	North/South	Myoporum pavifolium	36" O.C
	East/West	Coprosma p. 'Verde Vista'	36" O.C
Branton Avenue	East/West	Rosa x ' Noaschnee'	36" O.C
Stornoway Avenue	East/West	Teurium c. 'Prostatus'	36" O.C
River Islands Parkway	North/South	Rosa x 'Noaschnee'	36" O.C
Seaton Avenue	North/South	Rosmarinus offic. 'Huntington Carpet'	36" O.C
Edinburgh Avenue	East/West	Myoporum pavifolium	36" O.C
Welshire Way	North/South	Myoporum pavifolium	36" O.C
Lantern Bay Circle	North/South	Bearberry Cotoneaster	36" O.C
	East/West	Coprosa p. 'Verde Vista'	36" O.C

PARKSTRIP SECTION

NOT TO SCALE



TYPICAL PARKSTRIP PLANTING SCHEME

NOT TO SCALE

3.2.2 Front and Side Yards

- Front yards of lots should be designed and installed by the Builder as a continuous landscape with consistent plant materials and dimensions that unify the street edge (see Figure 3-1). Dominant ground plane plant material should consist of shrubs, perennials and grasses that maintain an attractive appearance and enhance natural habitat values.
- Hedgerows may be used on side property lines for privacy and definition of yard areas, and a continuous low border of low shrubs or groundcover may be installed adjacent to the sidewalk (see Figure 3-2).
- Shrubs located near street frontages or on corner lots should not exceed three feet in height.
- Builder is responsible for landscape, irrigation and maintenance of front and side yards.

Standards

- Landscaping for all front yard areas shall be installed by the Builder.
- The Builder shall design front yard landscape for all lots. These front yards shall include a minimum of one tree for regular lots and three trees for corner lots which shall match the species and size of the adjacent street trees or as indicated in Figure 3-1. Additional "accent" trees installed outside of the parkway strip areas may be of a different species (refer to Appendix for a list of acceptable "accent trees").
- Other front yard areas shall be planted with shrubs and perennials that enhance habitat values and maintain an attractive year-round appearance along the street.
- All front and side yards shall be maintained by the homeowner.
- Irrigation shall be provided for all planted areas (see Section 3.4). The Builder shall install irrigation for all areas that they landscape. After construction, homeowners shall be responsible for irrigation of all yards and adjacent parkway strips. Parkway landscaping shall be maintained by the homeowner fronting along that parkway section, unless it's the responsibility of a non-City public agency, HOA or maintenance district.

3.2.3 Rear Yards

See Section 3.3 for fencing requirements in lakeside rear yards.

Guidelines

- All rear yards of all lakeside homes should contain a minimum of two trees.
- For lakeside homes, the slope area from the rear yard fence to the lake edge should be planted in informal drifts of shrubs, grasses and perennials. Plant material should be located to maintain views of the water, with higher planting allowed on lower terraces and shorter species on upper portions of the slope. No trees are allowed within the slope areas outside of the 5' tall tubular steel fence.

Standards

- All rear yards adjacent to the lake (from rear yard view fence to lake edge) shall be landscaped and mulched (with bark or gorilla hair) by the Builder. This includes view fencing installation at the top of rear yard slopes and side yard fencing installation.
- Developer shall install rear yard pilasters at every other lot corner, pathways to docks, and docks (see Figure 3-4). (Builder may install with the consent of the Developer).
- Irrigation shall be provided for all planted areas (see Section 3.4). The Builder shall install irrigation for all areas that they landscape. After construction, homeowners shall be responsible for irrigation of all yards and adjacent parkway strips.

1. Areas beginning at the homeowners' fence and into the property shall be the responsibility of the homeowner to maintain.
2. Any proposed modifications to lake slope landscaping and irrigation shall be reviewed the relevant public agency owning the slope and by the River Islands CC&R Team prior to any changes.

Figure 3-4: Builder Responsibility at Rear Yards

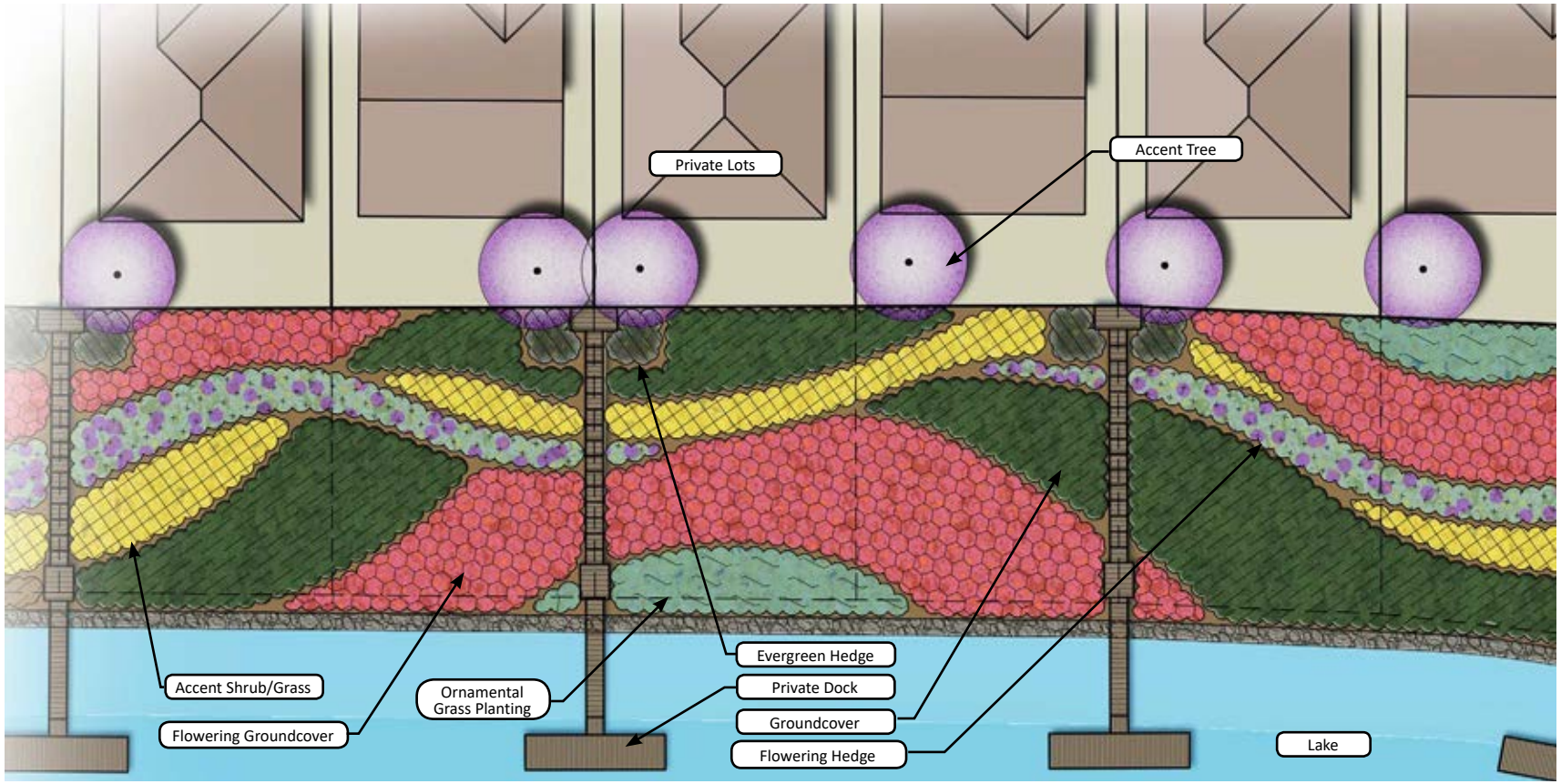


Figure 3-3: Rear Yards at Lakeside Homes

3.3 SITE FURNISHINGS/ MATERIALS

3.3.1 Fences

Figures 3-4 through 3-8 illustrates the location and types of fencing to be used, with a variety of heights and design to be used for various conditions. These fences consist of a 'family' of elements, similar in style and materials, used in a consistent manner throughout the neighborhood. Additional fencing and walls, including view fencing in the rear yards of lakeside homes, will be installed by the Developer (Figures 3-6, 3-7 and 3-8).

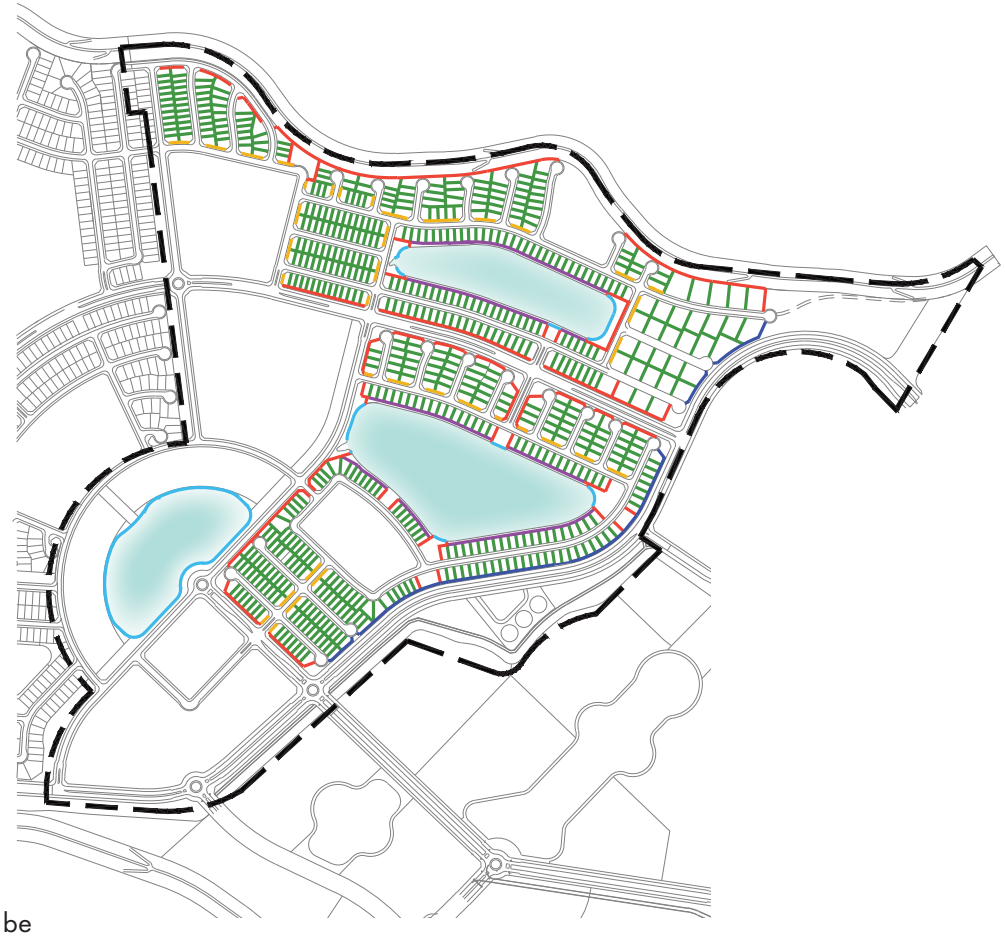
Guidelines

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

Standards

- 6' tall decorative wood fencing and 6' tall side yard wood fencing shall be installed by Builder using the design treaments illustrated in Figure 3-8 and in locations indicated by Figures 3-6, 3-7 and 3-8 .
- 6' tall decorative wood fencing with lattice treatment shall be used for areas visible from public areas including roadways and parks.
- 6' tall decorative wood fencing shall be set back 10 feet from the sidewalk Gates shall be installed on one side of the home to allow acess from front yard to side yard.

Figure 3-5: Community Wall and Fence Diagram



Neighborhood Elements Legend

SYMBOL	FEATURE TYPE	SYMBOL	FEATURE TYPE
	6' Tall Community Masonry Wall		Open Space Railing
	Open View Fence (5' Tall Tubular Steel Fence)		6' Tall Lot Fencing
	7' Tall Community Wood Fence		6' Tall Decorative Lot Fencing

NOTE: BUILDER SHALL ALSO INSTALL PRIVACY FENCES PER FIGURES 3-6, 3-7 AND 3-8

- 6' tall decorative wood fencing shall be used on side property lines. Fencing shall be limited to six (6) feet in height. Decorative privacy fencing (with lattice) shall be used in areas visible from public streets or other public areas. Privacy fencing for lakeside homes shall transition from six feet to five feet in height as indicated in Figure 3-8.
- In sloping areas visible from public streets or public use areas, fencing shall step down the slope. Fencing may slope with the grade in areas that are outside of public view.
- On corner lots, front yard fencing shall be continuous along the front and side property line. Where slopes occur, fencing shall be installed along the top of slope. For corner lots, side yard fencing along street frontages shall be located a minimum of five (5) feet from the sidewalk.
- Maximum unbroken length of side yard fences should be 100 feet for adjacent street-facing lots. Fencing can be reduced in height at corners as required to allow for traffic safety and visibility.

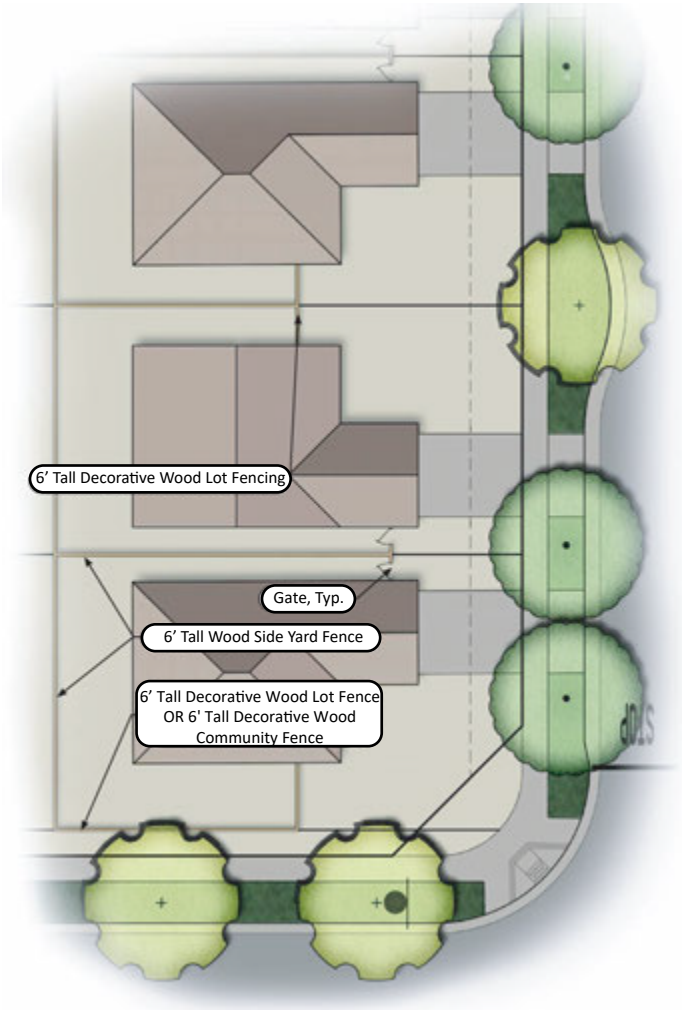


Figure 3-6: Prototypical Fence Conditions

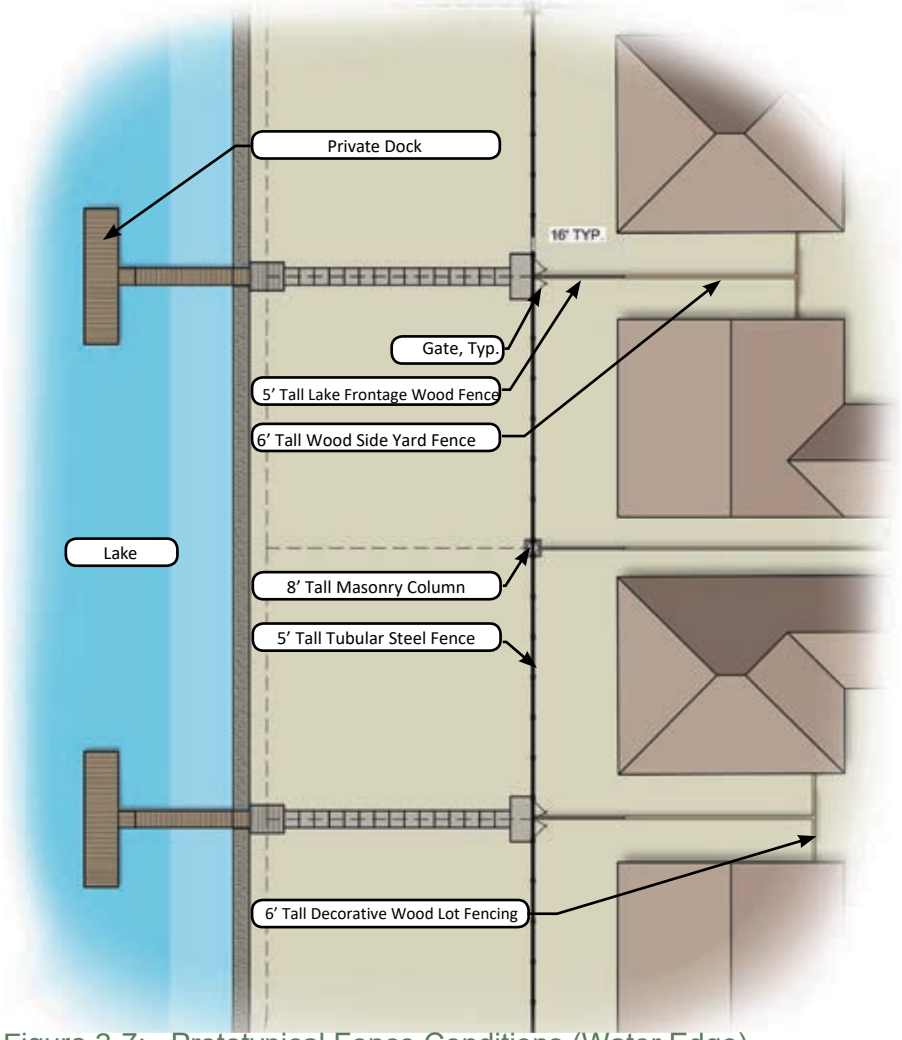


Figure 3-7: Prototypical Fence Conditions (Water Edge)

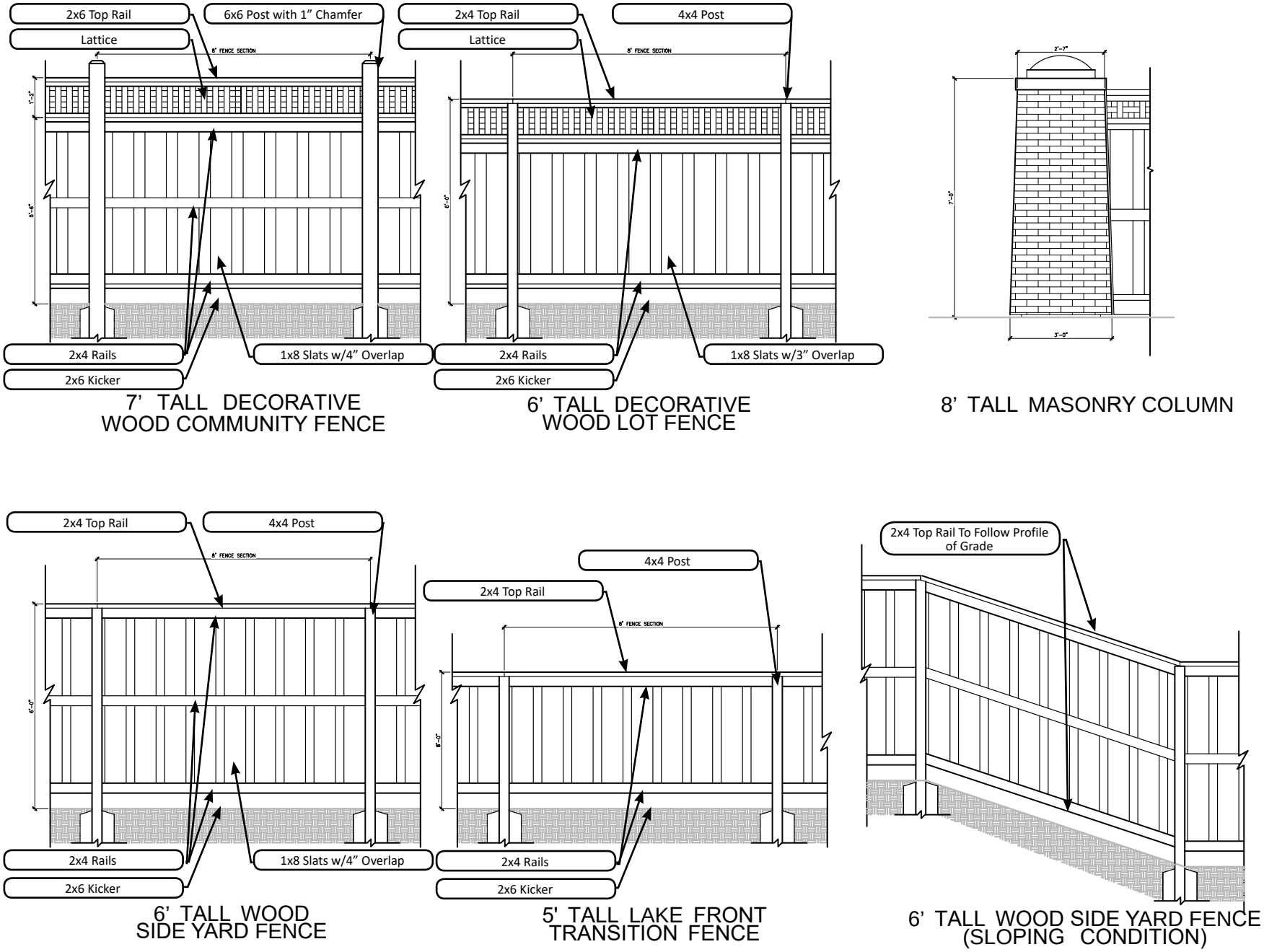
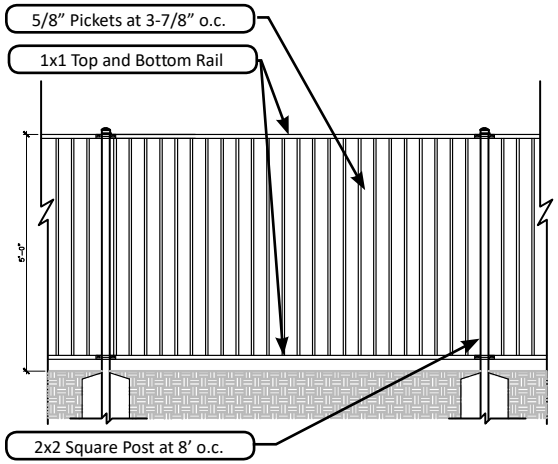
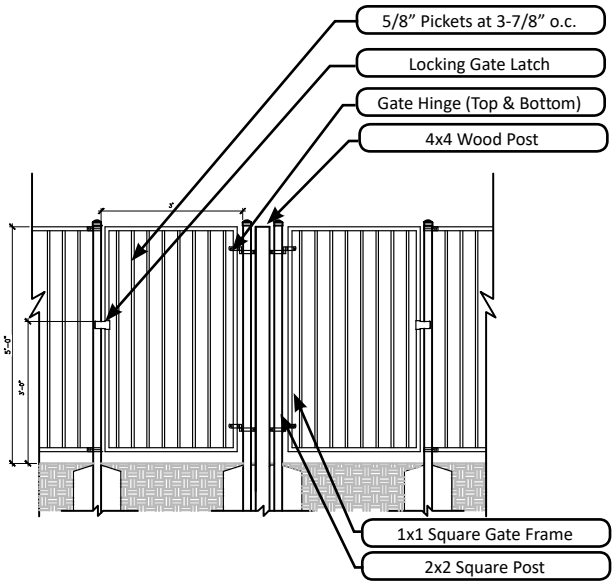


Figure 3-8: Prototypical Fence Conditions (For Builder)



5' TALL TUBULAR STEEL FENCE AT LAKE FRONTAGE



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

Figure 3-8: Prototypical Fence Conditions (For Builder) (Continued from Previous Page)

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

3.3.2 Signage

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

3.3.3 Landscape Lighting

Guidelines

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

3.3.4 Paving and Hardscape

Guidelines

- Paving surfaces on residential lots should be limited to the driveway, walkways, and patios. Paving to replace landscaping shall comply with the Lathrop Municipal Code and applicable CC&Rs.
- The general intent of pavement design is to provide an aspect of permanence with subtle textural variety using materials that

appear related to the natural landscape. Brightly-colored and highly reflective materials are not acceptable. Pervious paving is encouraged to the extent feasible.

- Use of enhanced paving materials (exposed aggregate, broom finish, integral color, unit pavers, stamped concrete, and bricks, etc.) is encouraged for front walks, patios and driveways. Planting areas are recommended between pavement and walls or fences. Concrete areas on the landscape plans should be designated with surface finish, color, expansion joints, and score joints. Expansion and score joints help isolate cracking locations in concrete and should occur 8 feet on center (max.) in each direction.
- Residential driveways serving front-facing garages should use enhanced materials, and/or scoring patterns to reduce the visual impacts.
- Selected paving color/albedo should meet a minimum SRI (Solar Reflective Index) value of 29 in order to aid in reducing the heat island effect (note: typical grey concrete usually falls between 38-52).

3.4 LANDSCAPE CONSTRUCTION PRACTICES

The following provisions address construction practices techniques to ensure healthy and successful projects and adhere to requirements and measures for sustainable landscape.

3.4.1 Irrigation and Water Conservation

The City of Lathrop Municipal Code, Chapter 17.92 Landscape and Screening Standards, contains additional requirements for irrigation and water conservation.

Guidelines

- The irrigation system should be designed to conserve water resources by effciently and uniformly distributing water. Designs should be based upon applicable California Department of Water Resources ordinances and tailored to the climate of the City of Lathrop.
- Use of low volume spray heads and drip irrigation systems should be maximized. New irrigation techniques and drip irrigation systems should be used to ensure more effcient delivery of water.
- Irrigation design should accommodate hydrozones accordingly, separating high, medium and low water-use plants. Trees should be put on a separate system, specifically in lawn areas, and shrubs and trees should be irrigated with a drip or bubblers to provide deeper, more even watering and promote water conservation. Systems should also be separated by sun exposure, i.e., north/east exposures versus south/west exposures.
- Turf and groundcover should be irrigated with a conventional rotary nozzle spray system, using head-to-head spray coverage. In-stem pressure regulation and check valves are required on all heads. To effectively meet the intent of the state of California's conservation effort sub-surface drip irrigation should be the primary irrigation method. No above ground irrigation distribution method should be incorporated in areas less than ten feet (10") wide and shall maintain a twenty-four inch (24") offset from all pavement surfaces that drain directly to catchbasins.
- The irrigation controllers should be programmed according to the water needs of plants on each circuit, with consideration of the time of year and plant maturity. If precipitation rate exceeds the soil absorption rate, multiple shorter cycles should be programmed as required to allow absorption.
- Automatic irrigation controllers should be automatically adjusted using, at a minimum, daily ET (Evapotranspiration) rates and preferably hourly ET with an onsite rain shut-off device. Should an ET based controller not be utilized an onsite rain sensor with active moisture sensor may be used.
- All homes should be installed with an automatic master valve at the irrigation point of connection in conformance with AB1881 (MWELO)
- Main lines should have 18" of cover.
- Irrigation valves should be screened from view from the street by landscaping or other attractive site materials.
- Irrigation systems should be monitored regularly for proper operation, leaks and broken heads, adjustment of controller programming, and elimination of excessive over spray and runoff .

Standards

- Irrigation shall be provided for all planted areas.
- Builder shall provide each home with an automatic irrigation controller that accommodates all aspects of the landscape design, including independent programming of multiple stations to cover front yard (including parkway strip), side yard, and backyard areas..

3.4.2 Soil Preparation and Mulching

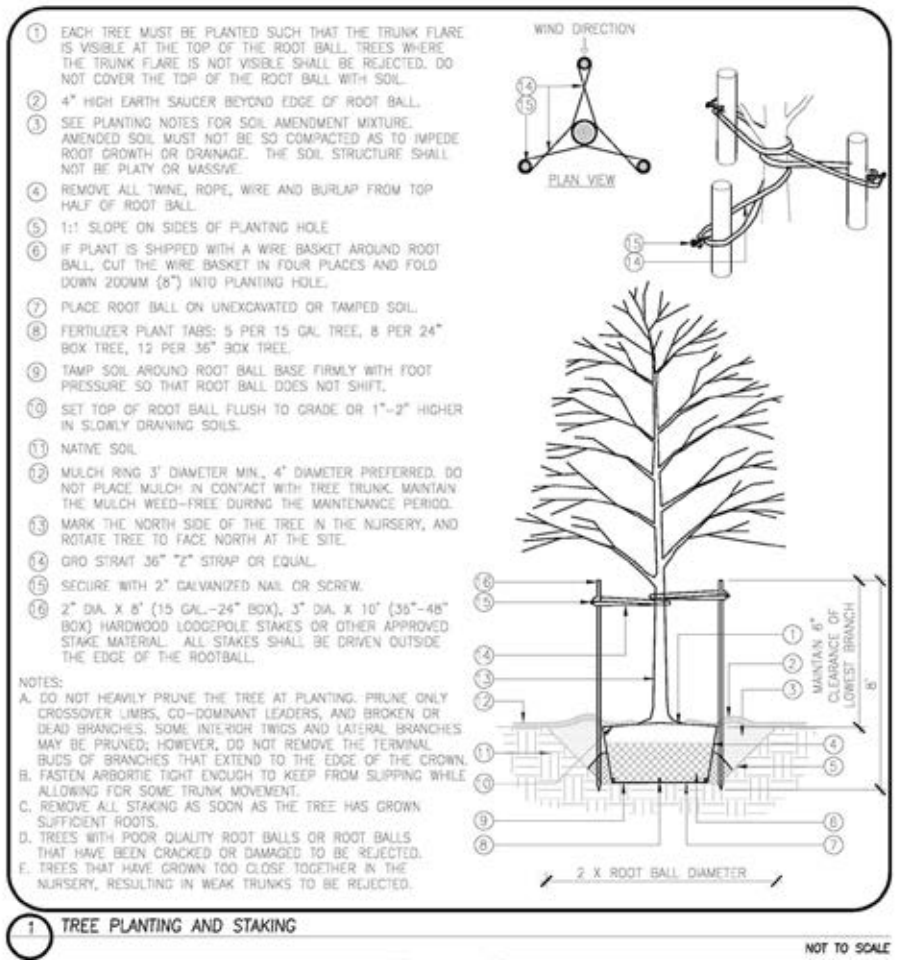
Standards

- Finish landscape grading by Builders after construction of homes, if required, shall maintain or re-establish the overland release per the design intention of the Developer's Civil Engineer. Builders shall be responsible for maintaining proper drainage without creating depressions or dams.
- Builders should require an Agricultural Suitability Soil Test. The soils should be tested for agricultural suitability, parasitic nematodes and herbicide or deleterious contamination. The test should be completed by a reputable testing agency and should include recommendation for amendments, soil conditioners, pH correction, and fertilization.
- Subsequent to installation of underground utilities, soil compacted by construction should be rototilled to a minimum depth of eight (8) inches. In order to prevent interface layers between import topsoil and native soil, native soil should be broken up by ripping or rototilling to a depth of 8 to 12 inches before the addition of import topsoil or amendment.
- All planted areas should be amended to provide for an optimum growing media for most plants.
- Amendments (e.g. nitrolized compost, gypsum, soil sulphur, fertilizer, iron sulfate, etc.) should be rototilled into the soil to a depth of 4 to 6 inches. Amendments are more effective when thoroughly incorporated into the soil. Avoid staining when using ferrous sulfate as an amendment by washing of all hardscape immediately after applying or mixing.
- At all planting areas except lawns, a minimum of two inches of organic mulch shall be applied on top of the soil surface after planting in order to cool the soil surface, reduce evaporation, and suppress weed growth. Organic mulches, including wood chips, shredded bark, and other commercially available mulches are preferred to inorganic materials. Organic mulches should not be dyed an artificial color, but should be a natural brown or dark brown in color. Permanent visible applications of inorganic sheeting, fabric, netting, etc. are not acceptable.

3.4.3 Planting

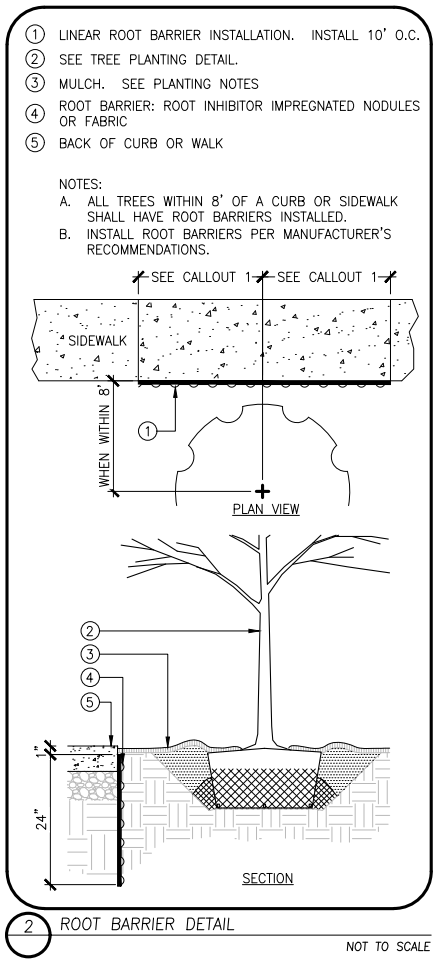
Standards

- Plant materials shall be selected from Appendix: Plant Selection Guide. Substitutions or additions may be considered by the DRB based on the suitability of the species in terms of similarity of form, adaptability, tolerance to site soils, climatic conditions or water quality, or other pertinent characteristics.
- Plant sizes and spacing shall comply with the specifications noted on Appendix: Plant Palette and shall be sufficient to provide healthy growth, attractive appearance, and full coverage of planting areas when plants are mature. In general, size and spacing requirements are as follows:
- Primary front yard tree: Size to match adjacent street tree (24" box); spacing per requirements in Section 3.2 above.
- Other front yard trees or side/rear yard trees: 15 gallon min.; spacing varies.
- Hedgerows: 5 gallon; 36" o.c. or as needed to create hedge, given anticipated growth pattern
- Other shrubs: 5 gallon; 48" o.c. or as needed for full cover, given anticipated growth pattern.
- Groundcovers for habitat and border planting: 1 gallon; 18" o.c. or as needed for full cover, given anticipated growth pattern.
- Smaller groundcovers or perennials for parkway strips or yards: 1 gallon; 12" o.c. or as needed for full cover, given anticipated growth pattern.
- Riparian planting for lakeside slope area: see Figure 3-2.
- See Figure 3-9 for tree and planting details.



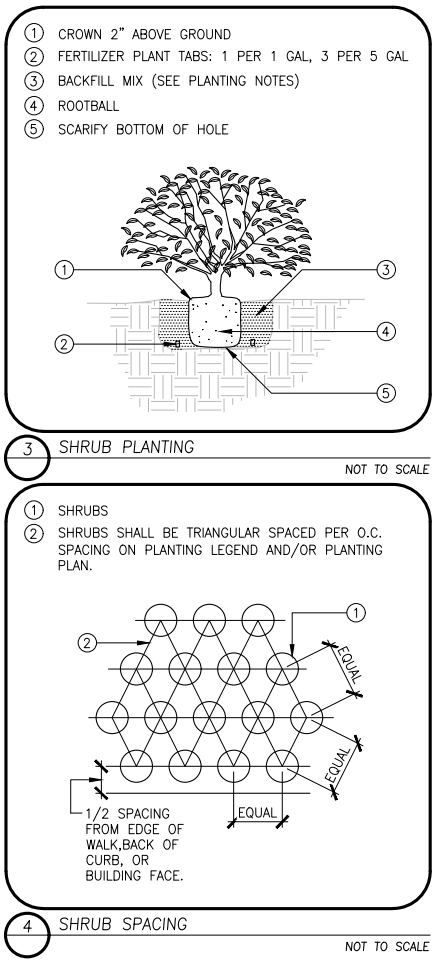
1 TREE PLANTING AND STAKING

NOT TO SCALE



2 ROOT BARRIER DETAIL

NOT TO SCALE



3 SHRUB PLANTING

NOT TO SCALE

4 SHRUB SPACING

NOT TO SCALE

Figure 3-9: Planting Detail

RIVER ISLANDS

CHAPTER 4

PROJECT IMPLEMENTATION

4

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4.1 Project Implementation

4.1.1 Stewart Tract Design Review Committee (STDRC)

All projects shall be subject to the design review process and submittal requirements described in the following sections. Projects will be reviewed by the Stewart Tract Design Review Committee (STDRC), according to the requirements set forth below and Section 17.61.160 of the Lathrop Municipal Code. The STDRC is a group of three design professionals that represent the master developer. The STDRC will review design and improvement plans for new construction on undeveloped and improved lands within the community for conformance with these Woodlands East District Architectural Guidelines/Design Standards (AG/DS) and with all applicable plans (described below). T he STDRC's review is advisory only and does not guarantee approval of any permit from other agencies. The City of Lathrop utilizes the STDRC's recommendation for certain approvals to Building Division, Planning Commission and some cases Lathrop City Council, if applicable.

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

Prior to the submission of development proposals to the City of Lathrop, the STDRC shall review such proposals and make recommendations to the Master Developer and the City; the STDRC shall also recommend exceptions and revisions to the Woodlands East District AG/DS to the City for further consideration and potential action by the AG/DS to accommodate development proposals which might suggest minor design changes or adjustments that are consistent with the intent of these AG/DS; in some cases, an exception might apply to a design condition not foreseen in the original drafting of the AG/DS. A STDRC recommendation to grant an exception may or may not be coupled with a proposed project proposal already being reviewed by the STDRC. A request for revision to the AG/DS must be made in writing to the City of Lathrop Community Development Department and be approved by the Planning Commission after review and recommendation of the STDRC.

4.1.2 Consistency Requirements

Plans must be found consistent with this document and other applicable City of Lathrop land use entitlements, as well as any recorded River Islands CC&Rs. While the adopted AG/DS document itself is consistent with previously approved planning documents for River Islands, the Builder should be aware of requirements of other applicable entitlements/plans that may also apply to your project. These entitlements/plans include:

1. City of Lathrop Comprehensive General Plan (as amended)
2. West Lathrop Specific Plan (as amended)
3. River Islands Phase 2 Urban Design Concept (UDC)
4. City of Lathrop Development Title (zoning and subdivision ordinances)
5. River Islands Development Agreement and Performance Standards
6. Vesting Tentative Map No. 6716 Conditions of Approval (as amended)
7. Woodlands East District Neighborhood Development Plan (NDP), Adopted River Islands Conditions, Covenants and Restrictions (CC&Rs), if applicable

4.1.3 Design Review Submittal Requirements

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

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

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

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

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

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

The STDRC will submit a written recommendation letter and minutes reflecting the STDRC action to the applicant and to the City of Lathrop and any other applicable agencies after its review. The Master Developer may also provide a separate recommendation letter based upon the STDRC's recommendation as may be required by CC&Rs or individual agreements between the Master Developer and the applicant.

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

RIVER ISLANDS

APPENDIX

Woodlands East District Architectural Design Guidelines and Development Standards

Accessory Structures Addendum
March 21, 2024

Accessory Structures:

Minimum Setback Distance from Property Line

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

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

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

Definitions:

Accessory Structure - An attached or detached structure that is either entirely enclosed by walls and a solid roof or is partially enclosed with a solid or limited roof covering. Examples include, but are not limited to, detached garages, greenhouses, pool houses, sunrooms, workshops, storage sheds, barns, as well as, free standing patio covers, carports, gazebos and stables. Accessory structures also include play equipment, windmills, water towers, and other similar structures.

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

Architectural Features:

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

Builder Identification Signs

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

River Islands Builder Site Signs
Option 1
Scale: .5″=1′

AMERICAN TRADITIONAL
Black Steel Fence,
Digital Print on Aluminum

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

CRAFTSMAN COTTAGE

Wood Frame with Pickets,

Digital Print or

Blasted Sign Foam

River Islands Builder Site Signs
Option 3a
Scale: .5″=1′

CALIFORNIA RANCH

Wood Frame with Pickets,

Digital Print or

Blasted Sign Foam

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Plant List

RIVER ISLANDS PHASE 2 - WOODLANDS EAST DISTRICT PLAN SELECTION GUIDE

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 shall be recommended for approval by the STDRC prior to installation. Basis for exceptions shal be limited to plant availability,where a similar available plant species may be substituted.

Parks	Trail*	Botanical Name	Common Name	Use Height	Use Width	Water Use	Attributes
Trees							
	✔	Acer negundo var. californica	California Box Elder	30'-50'	50'	M	
✔	✔	Acer rubrum 'Armstrong', 'October Glory', Redpointe'	Red Maple Varieties	40'-50'	15'	M	
✔		Aesculus carnea	Red Horsechestnut	40'	30'	M	
	✔	Alnus rhombifolia	White Alder	50'-90'	40'-60'	H	
✔	✔	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'	VL	
✔	✔	Cercis canadensis 'Oklahoma'	Eastern Redbud	25'-35'	25'-35'	M	
✔	✔	Cercis occidentalis	Western Redbud	10'-20'	10'-20'	VL	
	✔	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
✔	✔	Cupressus sempervirens	Mediterranean Cypress	40'	20'	VL	
✔	✔	Ginkgo biloba 'Autumn Gold' (Male only)	Ginkgo, 'Autumn Gold'	35'-40'	25'-35'	M	Use male only varieties
✔	✔	Gleditsia tracanthos	Golden Honey Locust	60'-80'	60'-80'	L	
✔	✔	Koelreuteria paniculata	Goldenrain Tree	20'-35'	25'-40'	M	
✔	✔	Juniperus 'Staked'	Juniper	15'-25'	15'-20'	L	Red Flowers
✔	✔	Lagerstroemia x fauriei 'Natchez'	Natchez Crape Myrtle	20'-30'	15'-20'	L	White flowers
✔	✔	Lagerstroemia x faurei 'Natchez' - 'Multi-Trunked'	Natchez Crape Myrtle	15'-20'	12' Wide	L	White flowers
✔	✔	Lagerstroemia x fauriei 'Muskogee'	Muskogee Crape Myrtle	20'-30'	15-20'	L	Lavender flowers
✔	✔	Magnolia grandiflora 'D.D. Blanchard'	D.D. Blanchard Magnolia	50'	25'-35'	M	Evergreen
✔	✔	Malus 'Snowdrift'	Flowering Crabapple	15'-20'	15'-20'	M	White flowers
✔	✔	Olea europaea 'Swan Hill'	Swan Hill Olive	25'-30'	25'-30'	VL	Evergreen fruitless
✔		Parkinsonia aculeata	Mexican Palo Verde	15'-20'	10'-20'	VL	

Parks	Trail*	Botanical Name	Common Name	Use Height	Use Width	Water Use	Attributes
✔		Pinus pinea	Stone Pine	40'-80'	40'-60'	L	
✔		Pinus radiata	Monterey Pine	80'-100'	25'-35'	M	
✔	✔	Pistacia chinensis 'Pearl Street', 'Red Push' or 'Keith Davey'	Chinese Pistache Varieties	30'-60'	50'	L	
✔		Platanus Xacerifolia 'Bloodgood'	Bloodgood London Plane	40'-50'	25'-30'	M	
✔		Platanus X acerifolia 'Columbia'	Columbia London Plane	40'-50'	25'-40'	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	
		Prunus cerasifera 'Krauter Vesuvius'	Krauter Vesuvius Cherry Plum	15'-20'	15'-20'	M	
		Pyrus calleryana 'Bradford'	Bradford Pear	30'-50'	20'-35'	M	
✔		Prosopis glandulosa 'Maverick'	Texas Mesquite	25'-30'	25'-30'	L	
✔	✔	Quercus agrifolia	Coast Live Oak	20'-70'	40'-80'	VL	
✔	✔	Quercus coccinea	Scarlet Oak	60'-80'	40'-60'	M	
✔	✔	Quercus douglasii	Blue Oak	30'-50'	40-70'	VL	
✔		Quercus ilex	Holly Oak	40'-60'	40-60'	L	
✔	✔	Quercus lobata	Valley Oak	50'-75'	50'-80'	L	
✔		Quercus muehlenbergii	Chinquapin Oak	40'-50'	50'-60'	M	
✔	✔	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'	Purple Robe Robinia			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	
✔		Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	30'-50	15'-30	M	
✔		Ulmus parvifolia 'Drake'	Chinese Drake Elm	40'-60'	50'-70'	M	Weeping Habit
✔		Ulmus x 'Frontier'	Frontier Elm	30'-40'	20'-31'	M	
✔	✔	Ulmus x 'Patriot'	Patriot Elm	40'	25'	L	
✔	✔	Ulmus x 'Emerald Sunshine'	Emerald Sunshine Elm	35'	25'-30'	M	
✔	✔	Ulmus wilsoniana 'Prospector'	Prospector Elm	40'-50'	25'-30'	L	
✔	✔	Umbellularia california	California Laurel	20'-35'	20'-35'	M	
✔	✔	Zelkova serrata 'Green Vase'	Zelkova, Green Vase	50'	50'	M	

Parks	Trail*	Botanical Name	Common Name	Use Height	Use Width	Water Use	Attributes
Shrubs (Large Background)							
✔	✔	Abelia grandiflora (varieties)	Glossy Abelia	5'-8'	5'	M	
	✔	Agave filifera		2'-3'	2'-3'	L	
✔	✔	Anisodontea x hypomandarum	Cape Mallow	4'	4'	M	Purple/pink flowers
✔	✔	Arbutus u. 'Oktoberfest'	Strawberry Tree	6'-8'	6'-8'	L	Dark green foliage
✔	✔	Berberis thunbergii	Japanese Barberry	4'-6'	4'-6'	L	
✔	✔	Buddleja davidii	Butterfly Bush	6'-10'	6'-10'	M	
✔	✔	Carpenteria californica	Bush Anemone	3'-6'	3'-6'	L	
	✔	Cephalanthus occidentalus	Button Willow	3'-15'	3'-15'	M	
✔	✔	Cistus hybridus (Cistus corbariensis)	White Rockrose	2'-5'	2'-4'	L	
✔	✔	Cistus ladanifer (Cistus ladaniferus maculatus)	Crimson-Spot Rockrose	3'-5'	3'-5'	L	
✔	✔	Cistus x purpureus	Orchid Roserock	4'	4'	M	Dark pink flowers
	✔	Cornus stolonifera (sericea) 'Baileyi'	Red-Twigged Dogwood	6'-8'	6'-8'	H	
✔		Cotinus coggygria (Rhus cotinus) 'Purpureus'	Smoke BTree	15'	15'	L	
✔		Coprosma repens	Mirror Plant	3'-5'	4'-6'	M	
✔	✔	Dodonaea viscosa 'Purpurea'	Purple Hopseed Bush	10'	8'-10'	L	Red/burgundy foliage
✔	✔	Elaeagnus pungens	Silverberry	6'-15'		L	
	✔	Eriogonum fasciculatum	California Buckwheat	1'-3'	4'	L	
✔		Fremontodendron californicum	California Flannelbush			VL	
✔	✔	Grevillea x 'Noelii'	Noelii Grevillea	5'	6'	L	Glossy lime green needle-like foliage with pink and white flowers
✔	✔	Heteromeles arbutifolia	Toyon	6'-10'		VL	
✔	✔	Laurus nobilis	Bay Laurel	12'-40'		L	
✔	✔	Lavatera maritima	Tree Mallow	6'	6'	L	Gray-Green foliage with light pink/purple flowers
✔	✔	Lavatera thuringiaca 'Mrs Barnsley'	Mallow			L	
✔	✔	Leucophyllum frutescens 'Compactum'	Texas Ranger	4'-5'	4'-5'	L	
	✔	Lorepetalum chinese 'Rubrum'	Chinese Fringe Flower	3'-6'	3'-6'		Red/burgunday foliage,Pink Flowers
✔	✔	Lupinus arboreus	Yellow Bush Lupine	5'-8'	5'-8'	L	
✔	✔	Mahonia aquifolium	Oregon Grape	6'		M	
✔	✔	Nerium oleander 'Little Red'	Dwarf Red Oleander	4'	4'	L	Red flowers
✔	✔	Nerium oleander 'Petite Pink'	Dwarf Pink Oleander	4'	4'	L	Pink flowers

Parks	Trail*	Botanical Name	Common Name	Use Height	Use Width	Water Use	Attributes
✔		Osmanthus fragrans	Sweet Olive	10'	10'-12'	M	
✔		Osmanthus x fortunei	Hybrid Tea Olive	6'-20'	10'-12'	M	
	✔	Philadelphus lewisii	Wild Mock-orange	4'-10'	6'-10'	M	
	✔	Philadelphus 'Belle Etoile'	Purple Spot Mock Orange	5'-7'	5'-7'	M	
✔		Phormium x tenax 'Atropurpureum'	New Zealand Flax	4'-5'	4'-5'	L	Burgundy-bronze bladed foliage
✔		Phormium 'Yellow Wave'	Yellow Wave New Zealand Flax	4'-5'	4'-5'	M	Yellow and lime green bladed foliage
✔	✔	Prunus caroliniana 'Brite N Tight'	Compact Carolina Cherry Laurel	8'-10'	4'-5'	L	
✔		Rhaphiolepis indica	India Hawthorn	4'-5'		L	
✔		Rhaphiolepis indica 'Clara'	India Hawthorn	3'-5'	3'-5'	L	
✔		Rhaphiolepis indica 'Springtime'	India Hawthorn	4'-6'		L	
✔	✔	Rhaphiolepis umbellata	Yeddo Hawthorn	4'-6'	4'-6'	L	
✔	✔	Rhamnus californica'Mound San Bruno'	San Bruno Coffeberry	3'-15'	8'	L	
✔	✔	Rhamnus californica 'Eve Case'	Eve Case Coffeberry	4'-8'	4'- 6'	L	
✔	✔	Rhamnus crocea	Redberry	2'-3'	3'-6'	L	
✔	✔	Rhamnus tomentella	Hoary Coffeeberry			L	
	✔	Ribes aureum (var. gracillimum)	Golden Currant	3'-6'		L	
✔		Ribes sanguineum	Pink Flowering Currant	4'-12'		L	
	✔	Rosa californica 'Plena'	California Wild Rose			L	
✔	✔	Salvia gregii	Autumn Safe			L	
✔		Teucrium fruticans	Bush Germander	4'-8'	4'-10'	L	Gray leaves, lavender flowers
✔		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)							
✔	✔	Abelia grandiflora. (varieties)	Glossy abelia	1'-4'	4'-6'		
✔	✔	Berberis thunbergii (varieties)	Japanese Barberry	3'-5'	3'-5'	M	Deep red/burgundy foliage
✔	✔	Callistemon citrinus 'Compacta'	Bottlebrush			L	
✔	✔	Callistemon viminalis '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'	Compact oregon grape	2'-3'	4'	M	

Parks	Trail*	Botanical Name	Common Name	Use Height	Use Width	Water Use	Attributes
✔	✔	Myrsine africana	African Boxwood	3'-8'	3'-6'	L	
✔	✔	Punica granatum 'Nana'	Dwarf Pomegranate	3'	5'	L	Orange flowers with small fruit
✔	✔	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 japonica	Spiraea	2'-3'	3'-4'	M	
✔	✔	Spiraea japonica bumalda 'Goldflame'	Goldflame Spirea	3'-4'	4'	M	Yellow-green foliage with pink/red flowers
✔	✔	Viburnum davidii	David Viburnum	3'-4'	3'-4'	M	Part shade,Large glossy green deep veined foliage, pink buds and white flowers
✔		Zauschneria californica	California Fuschia	3'	3'-4'	L	Gray Leaves with red flowers
			Shrubs (Accents)				
	✔	Achillea millefolium californica	Yarrow	1-3'	1-3'	L	
	✔	Achillea millefolium rosea 'Island Pink'	Pink Yarrow	1'-3'		L	
	✔	Achillea tomentosa	Woolly Yarrow	6"		L	
	✔	Aloe species		varies		L	
	✔	Amsonia tabernaemontana	Blue Star Flower	2'-3'		M	
	✔	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'	L	
✔	✔	Dietes bicolor	Fortnight Lily, Bicolor Iris	2'-3'	2'-3'	L	Yellow flowers
✔	✔	Erigeron karvinskianus	Santa Barbara Daisy	1'-2'	3'-5'	L	White with some pink flowers
✔		Helleborus x hybridus	Lenten Rose	1'-2'	1'-2'	M	Part Shade
✔	✔	Hemorcallis x 'Stella de Oro'	Stella De Oro Dwarf Daylily	2'	2'	M	Heavy clusters of large yellow flowers
✔	✔	Hesperaloe parviflora	Coral Yucca	2'	2'	L	
✔	✔	Heuchera 'Lillian's Pink'	Lillian's Pink Coral Bells	1'-2'	1'-2'	L	
✔	✔	Heuchera 'Rosada'	Rosada Coral Bells	1'-2'	1'-2'	M	
✔	✔	Heuchera sanguinea	Coral Bells	1'-2'	1'-2'	M	
	✔	Iris 'Canyon Snow'	Canyon Snow Pacific Iris	1'-2'	1'-2'	M	
✔	✔	Kniphofia uvaria	Red Hot Poker	2'-3'	2'-3'	M	
✔	✔	Lavandula angustifolia	English Lavender	8"-2'	8"-2'	L	

Parks	Trail*	Botanical Name	Common Name	Use Height	Use Width	Water Use	Attributes
✔	✔	Lavandula a. 'Buena Vista'	English Lavender	2'	2'	L	Gray-green foliage with deep violet blue flowers
✔	✔	Lavandula 'Goodwin Creek Grey'	Goodwin Creek Lavender	2'-3'	3'-4'	L	
✔	✔	Lavandula stoechas 'Otto Quast'	Otto Quast Spanish Lavender	18"-3'	2'-3'	L	
✔		Liriope muscari	Lily Turf	1'-1 1/2'	1'-2'	M	
✔	✔	Lupinus albifrons	Bush Lupine	3-5'	2-3'	L	
✔	✔	Penstemon heterophylus 'Margarita" Bop	Foothill Penstemon	1'-3'	1'-2'	L	Lavender flowers
✔	✔	Penstemon species				M-L	
✔	✔	Penstemon spectabilis	Showy Penstemon	3'-4'	3'-4'	M-L	
✔	✔	Perovskia a. 'Little Spire'	Little Spire Russian Sage	2'	2'	L	Vertical spikey gray-green foliage with lavender-blue flowers
✔		Phormium tenax 'Apricot Queen'	New Zealand Flax	3'	5'	M	Yellow wit green margined bladed foliage
✔		Phormium tenax 'Dusky Chief'	New Zealand Flax	5'-6'	4'-5'	M	Reddish brown bladed foliage
✔		Phormium tenax 'shirazz'	New Zealand Flax			M	
✔	✔	Salvia speices	Sage			L-M	
✔	✔	Salvia 'Bee's Bliss'	Bee's Bliss Salvia	1'-2'	4'-6'	M	
✔	✔	Salvia m. 'Hot Lips'	Hot Lips Sage	2'-3'	2'-3'	L	Red/white flowers
✔	✔	Salvia 'Mrs. Beard'	Mrs. Beard Salvia	1'-2'	3 - 4'	L	
✔	✔	Salvia sonomensis	Creeping Sage	8"-12"	2'-3'	L	
✔	✔	Salvia spathacea	Hummingbird Sage	1'-2'	3'-4'	L	
	✔	Solidago californica	California Goldenrod	1-3'	18"-3'	L	
	✔	Symphyotrichum chilense	California aster	1-3'		L	
✔	✔	Tulbaghia violacea	Society Garlic	18"	18"	L	Purple flowers
✔	✔	Tulbaghia v. 'Silver lace'	Variegated Society Garlic	18"	18"	L	Silver/white blades w/ purple flowers
✔	✔	Zauschneria californica 'Catalina'	Island California Fuschia	1-3'	1-3'	L	
✔	✔	Zauschneria californica	California Fuschia	2-3'	18"-3'	L	
Shrubs (Grasses)							
✔		Bouteloua gracilis	Blue Grama Grass	6"-18"	6"-1'	L	
✔	✔	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster's Feather Reed Grass	2'-3'	2'	L	Stunning vertical feathery plumes, turn golden in fall
✔	✔	Carex barbarae	White Santa Barbara Sedge	1'-3'	1'-3'	M	Deep green native meadow grass

Parks	Trail*	Botanical Name	Common Name	Use Height	Use Width	Water Use	Attributes
✔	✔	Carex divulsa	Berkeley Sedge	18"-2'	18"-2'	L	Deep green clumping evergreen grass
✔	✔	Carex pansa	California Meadow Sedge	6"-8"	1'	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
✔	✔	Chondropetalum tectorum	Cape Rush	2'-3'	3'-4'	H	
✔	✔	Deschampsia cespitosa	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	1'-2'	112"	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 brachycantherum 'Californicum'	Meadow Barley			VL	
	✔	Imperata cylindrica 'Rubra'	Japanese Blood Grass	1'-2'	1'	H	
	✔	Juncus balticas(balticus?)	Baltic Rush	3'		H	
	✔	Juncus effusus	Pacific Rush	3'-6'	3'	H	
	✔	Juncus patens	California Gray Rush	2'	2'	H	
	✔	Leersia oryzoides	Rice Cutgrass			M	
✔	✔	Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye	2'-4'	3'	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'		L	
✔	✔	Miscanthus sinensis	Japanese Silver Grass	5'-6'	3-'4'	M	

Parks	Trail*	Botanical Name	Common Name	Use Height	Use Width	Water Use	Attributes
✔	✔	Miscanthus sinensis 'Morning Light'	Variegated Eulalia	5'-6'	3'-4'	M	
✔	✔	Muhlenbergia capillaris	Hairy Awn Muhly	3'	6'	L	
✔	✔	Muhlenbergia rigens	Deer Grass	4'	4'	L	
✔	✔	Nasella pulchra 'Yolo'	Purple Needle Grass	2'	2'-3'	L	Self-sows
✔	✔	Pennisetum alopecuroides 'Little Bunny'	Dwarf Fountain Grass	18"	18"	L	Trim to ground in winter
✔	✔	Pennisetum alopecuroides 'Moudry'	Black Fountain Grass	18"-2'	18"-2'	L	
✔	✔	Pennisetum orientale	Oriental Fountain Grass	12"-18"	12-18"	L	
✔	✔	Pennisetum setaceum 'Rubrum'	Red Fountain Grass	3'-4'	3'-4'	L	
✔	✔	Scirpus americanus	Three-square Bulrush	5'	5'	H	
✔	✔	Scirpus actus var. occidentalis	Hardstem Bulrush	5'-8'	5'-8'	H	
✔	✔	Scirpus californica	California Bulrush	6"-10"	6"-10"	H	
✔		Scirpus microcarpus	Small-fruited Bulrush	6"-10"	6"-10"	H	
	✔	Sporobolus airoides	Alkali Sacaton	1'-3'	3'	VL	
✔	✔	Stipa cernua	Nodding Feather Grass	2'-3'	2'-3'	VL	
✔	✔	Stipa pulchra	Purple Needle Grass	1'-2'	1'-2'	L	
✔	✔	Stipa gigantea	Giant Feather Grass	2'-3'	2-3'	VL	
✔	✔	ETY Mix (Carex Divulsa, Eschscholzia californica, Festuca Idahoensis, Layia platyglossa, Salvia l. "Bee's Bliss", Sysrynchium idahoensis)	Entry Mix	1'-2'	1-2'	L	
✔	✔	Native Mow Free Mix (Festuca idahoensis, Festuca rubra, Festuca occidentalis)	No Mow Fescue	12"-18"		M	
Shrubs (Groundcovers)							
✔		Acacia r. 'Desert Carpet'	Desert Carpet Acacia	1'-2'	10'-12'	L	Leathery gray green foliage with puffy yellow ball shaped flowers
✔	✔	Arctostaphylos 'Pacific Mist'	Pacific mist manzania	2'-3'	4'-6'	L	
✔	✔	Artemisia californica 'Montara'	California Sagebrush	18"-5'		L	
✔	✔	Artemesia 'Powis Castle'	Powis Castle Artemesia	3'	5'	M	gray green foliage
✔		Baccharis pilularis	Coyote Bush			L	
✔		Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Brush	6'	6'	L	
✔	✔	Ceanothus griseus horizontalis 'Yankee Point'	Yankee Point Ceanothus	2'-3'	8'	L	Blue flowers
✔	✔	Ceanothus maritimus 'Valley Violet'	Valley Violet Maritime Lilac	2'	4'	L	
✔	✔	Ceanothus thyrsiflorus 'Skylark'	Blueblossom	3'-6'	5'	L	

Parks	Trail*	Botanical Name	Common Name	Use Height	Use Width	Water Use	Attributes
✔	✔	Ceanothus 'Concha'	Concha Ceanothus	6'-7'	6'-8'	L	
✔	✔	Ceanothus 'Dark Star'	Dark Star California Lilac	5'-6'	8'-10'	L	
✔	✔	Ceanothus 'Joyce Coulter'	Wild California Lilac	3'-5'	8'-10'	L	
✔	✔	Ceanothus 'Ray Hartman'	Ray Hartman California	12'-20'	15'-20'	L	
✔	✔	Cistus salvifolius	Sageleaf Rockrose	2'	6'	L	
✔	✔	Coprosma kirkii	Kirk's Coprosma	2-3'		L	
✔	✔	Cotoneaster dammeri (varieties)	Bearberry Cotoneaster	8"	6'-8'	L	White flowers, red berries
✔	✔	Cotoneaster lacteus (Cotoneaster parneyi)		8'	10'	L	
✔	✔	Cotoneaster microphyllus	Rockspray Cotoneaster	2-3'	6'	L	
✔	✔	Erigeron 'Wayne Roderick'	Wayne Roderick Seaside Daisy	8"	1 1/2'	M	
✔	✔	Erigeron karvinskianus	Santa Barbara Daisy	10"-20"	3'	L	
	✔	Eschscholzia californica	California Poppy	1'	1.5'	VL	
✔		Hypericum calycinum	Aaron's Beard	1'		M	
✔		Hypericum moserianum	Gold Flower	3'	3'	M	
✔		Lessingria filaginifolia var. californica 'Silver Carpet'	Silver Carpet California-Aster			M	
	✔	Lobularia maritima	Sweet Alyssum	2"-12"	8"-12"	M	Self-sows
	✔	Lupinus microcarpus	Chick Lupine	2 1/2'	18"-2'	M	Annual
	✔	Myoporum parvifolium	Myoporum	6"	9'	L	
✔		Oenothera hookeri	Evening Primrose	1'-3'	1'-3'	L	
	✔	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	Creeping Rosemary	2'	4'	L	Blue flowers
	✔	Sisyrinchium bellum	Blue-eyed Grass	4"-12"	6"-24"	L	
✔		Trachelospermum asiaticum	Asian Jasmine	2'	10'	M	
✔		Trachelospermem jasminoides	Star Jasmine	2'	10'	M	
Vines							
	✔	Aristolochia californica	California Pipevine			L	
✔		Clematis armandii 'Snow Drift'	Evergreen clematis	15-20'		M	

Parks	Trail*	Botanical Name	Common Name	Use Height	Use Width	Water Use	Attributes
✔		Clytostoma callistIgioides	Violet Trumpet Vine			M	
✔		Distictis buccinatoria	Trumpet Vine	20'-30'		M	Red flower
✔	✔	Ficus pumila	Creeping Fig	10'		M	
✔	✔	Hardenberdia violacea 'Happy Wanderer'	Hardenbergia Vine	10'		M	Purple flower
✔		Jasminum polyanthum	Pink Jasmine	20'		M	
✔		Lonicera hispidula	Honeysuckle	3-10'		L	Yellow flower
✔		Macfadyena unguis-cati	Cats Claw	20-40'		L	Yellow flower
	✔	Vitis californica	California Wild Grape	12-30'		VL	Deciduous
✔		Wisteria sinensis 'Alba' or 'Cooke's Special'	Chinese Wisteria	10'-20'		M	

* Trails near waterways, bioswales, or other stormwater related infrastructure

Note: 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.