

#### Landscape buffer separates parking area from adjacent land use

#### 6.8.6 Commercial Landscape Criteria

The following landscape criteria are provided to enhance the definition of each non-residential developments landscape opportunities and constraints. The primary goal is to maximize property value through the implementation of a well-conceived and appropriate landscape treatment. These criteria must be adhered to in order to successfully receive approvals as required in the Design Guidelines and City code.

The purposes of the zones are to maintain a framework of cohesiveness from which the developer and designer may express their unique tastes and personality. At the same time, the landscape plan must still keep with the overall theme and provide transitions between the zones, where applicable.

Each site may consist of multiple landscape zones. The location of each zone shall be determined by interpretation and application of the descriptions contained in this document. The minimum number of required landscape materials would be established as the sufficient quantity to insure full coverage within two growing seasons.

As important as providing screening and shade in parking areas is safety as it applies to clear line of site at intersections and crossings. No wall, fence, tree or shrub or hedge that grows above 24" at maturity, may project into the site distance safety zone. Details are shown in the City's municipal code.

An automatic irrigation system of adequate size and capacity shall be installed to irrigate all landscape zones and limited turf areas. Each zone, road right-of-ways and public streetscapes shall all be irrigated with a separate system. Throughout the project the use of a low flow water efficient sprinklers is encouraged.



Simple landscape treatments enhance pedestrian walkway



Landscaped gathering space outside building entry



#### Zone One: The Streetscape Zone

The Streetscape Development Zone would include the areas adjacent to the public streets with sidewalks, parkways and utility setbacks. Additional landscape setback may be required to accommodate specific engineering facilities such as run-off retention or cleansing. The zone will run parallel, contiguous to the street and the entire property line. When the site is located at two intersecting roadways, the zone shall continue parallel to the intersecting street and transition into that streets landscape character. Parkway street trees may be used to help satisfy parking lot shading standards. Formal street tree placement is encouraged for public roadways and large internal private collector streets. Attention must be made to provide adequate setback at intersections that will sometimes disrupt the rhythm of the spacing. Street trees should be planted a minimum of 25' and maximum 40' on center with at least 4 trees planted every 100'. Informal layouts of other plantings should be utilized to help blend into a desirable, more natural look. The choice of the right plant materials and their spacing is critical to tenants concerned with sight lines from their signage to the street.

In some cases, the buildings may be placed at the landscape setback line. In these circumstances, sufficient building articulation shall provide landscape opportunities to soften the architecture, allow access and place street furniture, lighting and signage as well as screen any objectionable views.

Specific landscape treatments unique to each commercial type are as follows:

<u>Village Mixed-Use-</u> The streetscape zone in this setting will traditionally occur directly adjacent to the project development zone. Most often, the building landscape zone will react with the street in combination providing pleasant areas for pedestrian use. Plant materials should be chosen for their compatibility with the other zones, shading, and durability in this more urban type setting.

<u>Village Center-</u> The proposed street tree pattern may be interrupted where the project visually opens to the perimeter, inviting entry. It is encouraged to carry some of the landscape concept into the site to help blend and transition the landscape materials and treatment. Street tree patterns may be altered to allow for special entry treatment.

<u>Village Commercial</u>- These large-scale retail/commercial locations are generally associated with vast parking needs and site design will be somewhat directed by it. The surrounding streetscape must allow for various entry locations with special treatment at each. A hierarchy of entry levels shall be developed appropriate to traffic and location. Street trees should be selected and arranged to help with parking lot shading requirements while not obstructing sight lines, lighting or signage. The streetscape will be the initial defining element that will guide users to the center and should be given appropriate emphasis.



Mixed-Use street scene accented by decorative flower baskets and street trees



Streetscape planting at commercial



Landscaped main entry to businesses



Drought tolerant plantings in office's interior courtyard

Village Business/Professional- This type of development will allow for unique corporate campus development, with the special locations available within the planned project. Potential views, rural atmosphere, along with direct accessibility to freeways and airports will make these locations highly desirable. For these reasons we would want to focus on the attributes of the area and create a sufficient setback from the undesirable aspects of the nearby highway. The streetscape zone will be accountable for guiding users to the site with a repetitive pattern of landscape features and signage. More individuality in landscape design would be allowed here to reflect the image the owner wants to accentuate.

#### Zone Two: The Landscape Setback Zone

This area is generally defined as the landscaped space between the street right-of-way line and a parallel line 15' away (minimum) extending the entire street frontage. In the case where the setback zone abuts parking, this area shall be devoted to screening, buffering and access (where appropriate). Security fencing may be allowed in this zone where suitable, but must conform to all standards covered in the guidelines. Utility easements may be allowed in this zone. When the sidewalk directly abuts the landscape zone, any solid masonry footing or stem walls must be set back a minimum of 3' from the walk to allow for planting space between the front of the wall and walk. Where the landscape setback zone abuts park or open space areas, care should be taken to provide natural appearing landscape transitions between the two uses. Access to adjacent trails must be provided at proposed locations. Private collector streets serving several lots shall be treated similarly to public streets in that a landscape setback should occur adjacent to the R.O.W. but may be reduced to a 10' minimum. Repetitive street tree arrangements are encouraged for wayfinding and shading needs.

Specific landscape treatments unique to each commercial type are as follows:

Village Mixed-Use-This landscape zone shall be utilized for screening satellite parking lots from surrounding arterials. Where a "main street" style design is proposed, the zone may be used to screen and soften the back of buildings and service areas, where exposed.

<u>Village Center-</u> The setback in this situation should be used to help set the centers style and character. Public access at logical locations shall be periodically provided from surrounding walks. Plant materials should compliment the overall centers established style.

<u>Village Commercial</u>- Promote wayfinding along surrounding roads by creating identifiable entry points. As with the village center the landscape setback surrounding the site will help set the landscape style for the entire project.



Streetscape forms edge of expanded landscape setback



#### Landscape setback assists in screening parking area

Village Office/Commercial- The zone should be used to support the design elements of various tenants to create one cohesive project. The linear space will surround the project establishing a plant pallet that may be contiguous with interior plantings. Where the zone faces Highway 65, it should be used for screening and buffer. Where facing residential, the landscaping should blend with adjacent landscape concepts, where practical. Appropriate sized materials should be specified to be in scale with the proposed buildings. Setbacks between VOC and VBP land uses may be reduced by 5' each if similar functions occur on both sides of the property line.

Village Business/Professional- logical safe access points serve a variety of potential users. Provide flexibility with the identifying landscape elements proposed for this zone to allow alternatives to express individuality in specific site design while keeping an overall cohesiveness for the project area. On edges abutting rural or open space zones efforts must be made to blend in to the landscape and not create objectionable views from adjacent residences or parks.

#### Zone Three: The Building Landscape Setback Zone

This area is especially critical in its function in the VMU and VC zones. The general landscape treatment may be similar in both situations but should conform to the setback conditions described in Chapter 3.4 of this document. A 16' minimum landscaped pedestrian zone is required at main entries to building complexes. Trash, loading and service functions will normally occur at the rear or side of buildings. Sufficient screening from public view must be accomplished through the use of berms, walls and/or landscape massing. The minimum setback at rear service areas is twice the building height as measured from the adjacent ROW. When this area faces Highway 65, a minimum setback of 100' is required. The exact definition and location of this zone may vary some with the different project types.

Specific landscape treatments unique to each commercial type are as follows:

materials that a high quality location is being established.

Village Center- Similar conditions and treatments will occur here as in the village mixed use classification. The main difference is that a public street may not abut the building landscape zone. A private internal circulation system could provide access and parking for the project. To help establish design continuity, similar landscape treatment should occur in the 16' area directly in front of all buildings.



Secondary entry through landscape setback with employee seating area

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Village Mixed-Use- Zero setback conditions are common in this development type where much of the landscape design needs to respond to the building architecture and ground plane. Some planting may be best suited above ground (ex: tree wells, raised planters, hanging baskets, pots). Ground level plantings must allow for generous, safe circulation. It is at the streetscape zone that the interaction with people is most prevalent. It is at this level, with great attention to detail and



#### Lush environment created for employees is good use of building setback area

<u>Village Commercial</u>- Sufficient setback and screening needs to occur adjacent to the freeway. The proposed interior landscape concept must be compatible with the surrounding street scene while still establishing its own identity.

<u>Village Office/Commercial</u>- The large format, single user arrangement will allow the design of these sites to be dictated by the circulation system and placement of facilities within the roadways. Established setbacks must be respected for each site with ample landscape treatment required where parcels converge. A comprehensive roadway system should make logical convenient connections throughout the site. Pedestrians must be accommodated providing direct access to each destination with separated pedestrian connections occurring at regular intervals.

<u>Village Business/Professional-</u> This additional landscape area varies depending on conditions and adjacencies. Building setbacks are expected to be generous in these planning areas where building heights begin to reach the maximum allowed. The building setback area would be used to enhance and soften the architecture while helping to create the project theme. See page 6-26.



Active central gathering area



Employee break area placed in common area between buildings

#### **Zone Four: The Common Amenities Area**

This zone is similar in function and use to zone three with the exception that in zone three, ownership responsibility will be placed with the adjacent frontage property owner. Common amenity areas would typically be larger spaces located in between buildings or in created spaces that function as gathering areas that attract patrons. These public areas would be subject to common ownership and maintenance, shared by all tenants. All design elements should be in concert with the overall centers character, color and details.

Planters, pots, benches, kiosks, sculptures, water features and street furniture are all elements that could contribute to the positive pedestrian experience. Public art installation is appropriate to enhance the public spaces and encourage expression of the community character. Entry features, courtyards and plazas are all ideal locations for the display of public art.

Specific landscape treatments unique to each commercial type are as follows:

Village Mixed-Use- Common amenities are used to draw people and provide a location for activities. When the landscape setback abuts a zero lot-line condition, amenity areas must be planned into the architectural treatment or created specifically for the use. This zone must use more dynamic landscape treatments that will enhance the architecture while providing stimulating spaces for pedestrians, entries, activity nodes, and street furniture.

<u>Village Center-</u> This area of the landscape development will be important for drawing people and should provide them an interesting appealing setting. Design options for a larger central gathering area should be explored within the proposed building arrangement. Active uses such as building entries, restaurants, display windows, bus stops and outdoor eating should front onto the public space.

Village Commercial- Common activity areas in this zone would consist of spaces created directly bordering or in building separations. Any private use area adjacent to a public pedestrian walkway, such as outdoor dining, must be physically separated by the suitable use of open fencing, railing or plant materials in style with the center, no more than 4' high.

<u>Village Office/Commercial-</u> The prospective large format uses here would lend each individual company to provide their individual amenities appropriate to their business type. Central stand alone amenities iconic, sculptural art, attractive landscape forms and architectural focal elements, may add a signifying feature for the developments identification.

Village Business/Professional- Common amenity areas in this use could consist of a landscaped courtyard, employee gathering area, or other uses relating to the users product or needs. Outdoor space between buildings, or within an arrangement of several buildings may be utilized for plazas, seating and landscaping (see sketch 3-8 on page 3-20)

#### **Zone Five: Landscape Buffer Zone**

As with the Landscape Setback Zone, the application and intent for this zone may occur in different places on the site, depending on specific conditions in various planning areas. One standard application is where a buffer is deemed necessary by a particular objectionable or unattractive view or condition. In order to accommodate trees and shrubs the minimum clear dimension shall be 10'.

Specific landscape treatments unique to each commercial type are as follows:

- parking lots and help provide safe pedestrian movement to specific on-site locations.
- serve to establish the characteristic of the center as much as complimenting the people to congregate, is essential to creating a successful, well used center.



Landscape leads to main entry

Village Mixed-Use- This area will encourage interaction with the street (zero-lot line condition) with additional landscape requirements and as a minimum setback from proposed

<u>Village Center-</u> The village centers and mixed-use will have similar conditions as far as required level of detail and use of high quality materials. The landscape treatment should architecture. Helping create a lively, welcoming atmosphere, with attention-grabbing areas for

> Parking lot landscaping serving as a buffer and filtration basin





Landscaped walkway leads to office entry

Landscape setback transitions into open space

Village Commercial- Freeway/auto-oriented developments that should make use of its parking facilities to create some of the initial character for the village. Lushly landscaped entry roads and pedestrian passageways create an ambiance for potential customers. With the objective of breaking up the typical sea of parking in many large commercial operations, opportunities for creative landscape treatments should be explored.

Village Office/Commercial- The large format nature of this type of development lends itself to additional landscape requirements around loading and service areas. Combinations of walls, berms and dense landscaping will reduce sound and distracting views. Special consideration must be taken along edges adjoining rural residential and open space uses. A design with a natural appearing blend of plant materials arranged so the boundaries become invisible is desirable. Trail

connections should occur where viable. Heavy evergreen screening should be planned at the highway interface.

Village Business/Professional- Buffers between various users should be in the natural character of the entire project. Connections to open space trails are encouraged where feasible. Any existing native vegetation should be protected and emphasized, enhanced and expanded in any proposed landscape plan. Native plants with their minimal water needs are the most sustainable choice for this rural environment.

#### **Commercial Off Street Parking**

Information contained in Section 6.7 will also apply to Commercial, Business/ Professional, Office, Village Commercial and Village Mixed-Use, plan areas.

- Parking aisles intended for multiple use (parking access, delivery, ingress/egress) shall be designed with the proper turning radii to accommodate anticipated vehicles.
- Pedestrian access shall meet or exceed the most recent federal ADA design standards. The required number of handicap spaces shall be evenly distributed near entries.
- Parking, trash and service areas shall be adequately screened and secured with a combination of:
  - Walls- must match bldg. architecture, masonry or concrete construction with brick or stone finish
  - Berms-max. slope 30%
  - Raised Planters- min. 5 gal shrubs, three foot spacing, max.
  - Parking screen shall be between 30"-36" in height



A nice variety of shrubs help beautify and screen a small parking area



Drought tolerant plantings break up and screen parking bays

- Trash and service areas screen walls shall be a min. of 5' in height surrounded by minimum 3' wide planting areas and screened sufficiently to not be visible from any surrounding public spaces.
- Appropriate plant material shall be selected to accomplish the desired effect without requiring excessive • pruning or maintenance. The use of turf is discouraged. Where proposed, the area of turf may not exceed 25% of the total.
- A continuous curb or bumper stops shall be included to protect plantings from auto damage. •
- Setbacks for buildings shall conform, at a minimum, to the detail shown in chapter 3.4 of this document. •
- Public roadway cross sections shall be consistent with the designs shown in the Specific Plan. Minimum landscape setback from the proposed street right-of-way shall be 15'.
- Circulation shall be designed in an efficient and logical manner with attention to hierarchy of roadways, • pedestrian movement, convenience, safety and municipal codes.
- Plant materials should be chosen for their mature size, low maintenance, drought tolerance, durability and • year round aesthetic interest.

### Public/Quasi Public:

While this land use classification can encompass a number of different public facilities, (ex. Government agencies, community centers, utilities, libraries, hospitals, etc.) in Village 5, the three designated areas are classified as Quasi-Public uses. A potential fire station would be an acceptable use with the local fire district using its own specific site and building criteria to be incorporated into the planning and design of that facility. All public facilities shall abide by the criteria and recommendations found in this and related documents including the commercial design guidelines.

Any building proposed within this land use shall abide by the following setbacks:

Front- 25' minimum from property line Side- 10' and 20' minimum from residential Rear- 20' minimum. Building heights may not exceed any adjacent zones maximum height restrictions.



Landscaped pathways into public building



Passive pocket park adjacent to open space area



Native landscape at entry to public facility



Low profile office with drought tolerant plantings



Hardscape with minimal plantings

### Park, School and Open Space Uses:

This type of Public/Quasi Public facility is more prevalent in Village 5, as can be observed in the land use plan. Some park facilities are anticipated to be semi-private operations.

All facilities should be compatible with the character of the surrounding area, and that minimal impacts are generated by such factors as traffic, parking, noise, building height or size of improvements.

The number and type of structures allowed in open space areas will be limited to recommendations from the EIR. Structures in parks will be as suggested in the park improvement program by the City of Lincoln Park and **Recreation District.** 







### Highway 65 Landscape Corridor:



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BUILDING



**Recreation amenity within a Community Park** 

### 6.9 WATER CONSERVATION

#### **6.9.1 Water Calculations**

The irrigation system design shall conform to State of California Assembly Bill 1881/City of Lincoln Water Conservation ordinance for a water conserving landscape. All systems shall be designed with rain-water shut-off. The irrigation design shall be separated into systems based on the planting design/plant palette/planting hydro zones. Maximum allowed and Estimated Water use calculations shall be submitted per the City of Lincoln Water Conservation ordinance.

#### 6.9.2 Reclaimed Water System

Irrigation systems within Village 5 will utilize reclaimed water for irrigating streetscape corridors, parks, open space and linear parkways, as available from City of Lincoln Wastewater and Reclamation Facility (WWTRF). Shrub and ground cover plantings within the various landscapes shall be irrigated using drip irrigation (subsurface or point source). Areas of active turf grass or storm water quality swales shall be irrigated using high efficiency multi-stream rotary type irrigation heads in areas less than 20' wide and large radius rotor type spray heads in areas over 20' wide. The irrigation design shall provide for 100% double coverage of all rotor and spray head systems. All in tract parkway landscape areas shall be irrigated with an automatic irrigation system connected to the homeowner's front yard domestic irrigation system.

#### 6.9.3 Xeriscaping

Principles of Xeriscaping shall be utilized in the design of the irrigation system. Each irrigation system should be designed to deliver appropriate amounts of water to each hydro-zone/plant material. The landscape shall be designed such that the irrigation system can be divided into low, medium and high water delivery zones.

## 6.10 FIRE PROTECTION MEASURES

- The following Fire Protection Measures are described for demonstrating responsible
- buildings and other plantings must be considered.
- maintained to stay consistent with 'fire ladder' prevention.
- to architecture is recommended.
- with sensitivity to horizontal spacing for new shrub plantings.
- regular pruning to maintain a fire resistant transition into the Natural Open Space.
- Regular maintenance of Open Space edge conditions is required by the appropriate
- spacing and maintenance all factor into the landscapes ability to resist wildfires.
- Please see Chapter 7.10 for additional details at specific transitions.

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development practices within sensitive areas. Village 5 does not have jurisdiction over Markham Ravine or Auburn Ravine and will not modify the existing Natural Open Space areas. Village 5 will proceed with responsible development and sensitivity at all development bordering Natural Open Space. To minimize the risk of fire the development will adhere to the following strategies for minimizing fire risk at any Natural Open Space within the Village 5 boundaries. • The Placer County Conservation Plan educates builders and homeowners for the need to avoid creating plant groupings of understory trees near existing wooded grassland edges and proposed new structures. Fire mitigation measures including limiting understory plant height, sufficient plant group spacing, plant selection, and minimum spacing between plants and

• New understory plants within a "Defensible Space Zone" should be restricted to groundcovers not exceeding 18" in height and shrub groupings not exceeding 3' in height. Plantings must be

 Plantings are not permitted within "Non Combustible Zone" adjacent to structures. A vertical clearance is also required next to all structures, affecting the pruning of new and existing trees. Use of hardscape areas equal to or greater than 25% of the total landscape area located adjacent

Homeowners and builders are required to maintain a Defensible Space Zones when the property is located adjacent to Natural Open Space. This shall include tree and shrub pruning

• Proposed Landscape Buffers and Linear Park areas must maintain a clear understory with

maintenance district to help insure the landscapes ability to inhibit the spread of fires.

• Utilize a variety of methods to create an attractive yet fire resistant landscape. Plant selection,

## 6.11 GENERAL HARDSCAPE CRITERIA

### 6.11.1 Appropriate Use of Enhanced Paving

Thematic hardscape features shall occur at the community and neighborhood level. Finish and materials shall compliment the surroundings in both color and texture. Examples of enhanced paving materials may include, but are not limited to, colored concrete, stamped concrete, sandblast finish, colored stamped asphalt, pavers, score joints, or aggregate finish. Using paving materials with a Solar Reflective Index (SRI) greater than 29 is required.

#### 6.11.2 Location and Durability

Enhanced paving shall be located at key intersections and at-grade trail crossings to provide a demarcation of place and heighten the awareness of the interface between vehicular and pedestrian traffic. See decorative paving examples below. The location of proposed decorative pavement locations can be found in each specific Area Chapter.

### **6.11.3 Decorative Paving**

Decorative paving may include, but is not limited to colored, stamped or a combination of materials to enhance and assist in identifying pedestrian walkways or other features worthy of specialty paving.



**Enhanced Intersection with Decorative Paving** 

### 6.11.4 Permeable Paving

Consider the use of permeable paving materials within parking lots to promote infiltration and reduce storm water run-off. Materials may include, but are not limited to, pavers, permeable color concrete, and permeable asphalt. See photos below. Where utilized, permeable paving subgrade preparation shall be specified by a geotechnical engineer to allow for adequate storage and percolation. Vertical concrete edge constraints shall be used to eliminate water intrusion into adjacent improvements.



### 6.11.5 Trails and Paths

Trails shall be constructed out of Portland cement non-colored concrete with a medium-broom finish perpendicular to the direction of travel and stabilized decomposed granite shoulders, or a similar type of all-weather surface.





### 6.12 WALLS AND FENCING

Fencing shall be selected to compliment the Community Identity, the homes architectural style and overall character of the street and access ways. The following guidelines should be used to help develop the fencing choices for specific areas:

- Sound Walls will be required as determined by the EIR and subsequent sound attenuation studies. The desired aesthetics for the wall should complement the overall style and quality of the Project's other qualities.
- The requirements discussed in the Private Zone shall be followed. Visually permeable fencing within the Private Zone may be set on a masonry base no more than 18" in height. Masonry specification must be consistent with the architectural requirements. All metal fencing directly abutting Open Space Preserves must be of consistent material from top to bottom to try and maintain as much invisibility as possible.
- Visually Permeable fence locations are indicated in the concept diagrams within each specific Area Chapter.
- No fencing or walls shall be taller than 6' unless required for sound control. Any fencing projecting into the public realm of Zone 2 shall not exceed 4' and the transition should occur where the private and public zones meet. The design, style and materials to be used in developing the proper fencing should match the proposed design and style for the neighborhood and community. The materials shall be selected to reflect the rural atmosphere described earlier. The quality of the chosen materials should be apparent.
- Specific locations within the development may require sound attenuation and thus require sound wall construction. The locations will be determined based on grade and design requirements. Minimizing community walls is encouraged however when walls cannot be avoided, attractive wall designs will be required. Walls should incorporate a minimum of stone or brick pilasters spaced at 50'-0" o.c. with split-face or stucco walls in between as a minimum. Styles should compliment the community theming as selected by the builder. The required sound study will indicate the necessary heights and specific location for these types of walls, which will take into consideration any elevation differences, ambient sound and construction techniques.
- When fencing is located adjacent to Open Space, Parks, Landscape Corridors and Buffer zones, open, transparent fencing is required to allow visual access and promote safety. Six foot tall, black, tubular metal fencing is the suggested standard material for these situations.
- Rear and side yard fencing shall not exceed six foot in height and may be constructed of solid wood, concrete block, metal or a combination of the two materials. The intent is to provide some privacy for the homes' outdoor living space as well as screening neighboring homes from each other.
- Front yard and side yards on corner lots shall not exceed four foot in height in front of the home and shall provide a minimum of 50% transparency from a point established in the Architectural Design Guidelines. Transparent fencing may be set upon a solid base, up to two foot high, to help

further establish ownership boundary. Specific wall and fencing locations will be identified in each specific Area Chapter.



The use of brick is encouraged to reflect upon the history of the area



Examples of solid sound and community walls

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Combination wall at Multi-family



Examples of permissible fencing types at various locations



Examples of good neighbor fences (interior and corner lot conditions)



Examples of post and cable fences at open space (provide openings every 750' for emergency vehicle access)

# **6.13 CONSTRUCTION TECHNIQUES AND MATERIALS**

Materials within the open space shall be consistent with the natural environment and consider the ongoing maintenance needs. Site furnishings shall be permanent in-ground mount with finish materials such as recycled plastic, concrete or powder coated steel. Colors shall be neutral and consistent with the surroundings. Hardscape surfaces shall be concrete or stabilized decomposed granite. Edge restraint shall be concrete bands or steel edging. Images are representative of style and materials only.





Examples of desired site furniture standards for Village 5

All exterior furniture in public and quasi-public spaces must be approved by the City prior to installation. All exterior restaurant and café furniture/equipment must be approved by the DRC only. The owner/operator is responsible for the maintenance and quality appearance of their exterior furniture and equipment.

## 6.14 LIGHTING

Exterior lighting must conform to all City of Lincoln, Department of Public Works standard to meet minimum foot-candle distribution that ensures a sufficient level of illumination for public areas for safe, night time orientation.

A lighting diagram denoting lighting levels at all site areas shall be provided prior to final approvals. Information pertaining to the uniformity ratio, average, minimum and maximum maintained, as well as pole height ranges shall additionally be listed.

Fixtures must be adequately spaced to provide the minimum illumination without interference from streetscape landscaping with proper shielding to prevent spillage onto adjacent properties.

All fixtures shall be an attractive design consistent with the surrounding style and complementary to the project theme. The images shown on this page are within the spirit of the Project's historically rural styles. Standard heights should be in scale with the surrounding uses while still meeting minimum lighting requirements.

It is encouraged that properly placed fixtures may be utilized in combination with regulatory, way-finding and creative embellishment to reduces clutter at intersections and other major nodes. When appropriate, bollard lights may be utilized along pedestrian ways. Style shall match the street light fixtures. Lighting specification and locations will be identified in each specific Area Chapter.



Examples of desired light standards for Village 5



Examples of attractive street light combinations with flower baskets or banner



#### Light Design Standards for Village 5

A sign program that reflects the established theme for the Project shall be established for all residential areas, business and industrial parks and commercial developments.

- clear identification of the associated building.
- surplus streetscape elements and create a more orderly appearance.
- Signs must be durable, vandal resistant and legible.

Open Space Signage locations will be identified in each specific Area Chapter.





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• The character and scale of the signage should respond to and be suitable for the surrounding uses. • All signage shall be consistent with the overall development and appropriately orient users with

• Signage location, height, illumination, size and font shall meet all fire and city code regulations. • Multiple sign needs may be incorporated into one coordinated pole format in order to reduce





SECTION 602.8



## 6.16 COMMUNITY ARTWORK

Artwork can be an integral part of any community. Through the use of sculptures, fountains, vertical icons and appropriate landscape the quality and culture of a region can be enhanced. Artwork can be located in parks, pedestrian plazas, in front of business parks or shopping centers, located in round-abouts or at key focal points to provide visual interest.

Artwork should be...

- appropriate for the outdoors through the selection of materials and finishes.
- scaled properly for the space in which it is featured.
- appropriately lit for evening presentations.
- of a sturdy design to withstand the rigors of the environment over time.
- installed securely to prevent any instability, damage or hazard to the public.
- enhancements to the character of the overall community design.
- commissioned by local or regional artists.
- reviewed by the DRC for approval.













## 6.17 PLANT PALETTES

The following plant palettes are comprehensive for all locations, divided into sections containing trees, shrubs or groundcovers and vines. The chart indicates if it is native and/or a drought tolerant species. The use and placement of plant materials should be in accordance with these guidelines with sensitivity and adherence to view-sheds, line of sight relative to safety standards at intersections or other areas requiring unobstructed views. Planting selections should take into account mature heights relative to their placement adjacent to signage so as to insure that signage will always be visible.

Trees shall be placed a minimum of 10' away from any private driveway. Trees that are planted within a turf area should be planted with a root barrier to encourage deep root growth and mitigate unwelcome surface roots.



#### Master Residential Plant List for Village 5 Trees

Acacia baileyana Acacia baileyana 'Purpurea' Acer buergerianum Acer macrophyllum Acer platanoides "Crimson King" Acer rubrum Aesculus californica Arbutus menziesii Arbutus unedo Betula utilis Calocedrus decurrens Cedrus deodara Ceratonia siligaua Cercocarpus betuloides Cornus nuttallii Crataegus phaenopyrum Cupressus sempervirens Fagus sylvatica Fraxinus dipetala Fraxinus oxycarpa 'Raywood' Ginkgo biloba "Autumn Gold" Hymenosporum flavum Juglans californica Koelreuteria paniculata Lagerstroemia indica Liquidambar styraciflua Liriodendron tulipifera Magnolia grandiflora Little Gem Magnolia soulangeana Magnolia stellata Malus spp. Nyssa sylvatica Olea Europaea Pinus edulis Pinus ponderosa Pinus sylvestris 'Fastigiata' Pistacia chinensis Platanus x acerifolia Platanus racemosa Populus fremontii Populus tremuloides Prunus cerasifera 'atropurpurea' Prunus virginia Pyrus calleryana

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**Bailey** Acacia Purple Leaf Acacia **Trident Maple Big Leaf Maple** Black Maple **Red Maple** California Buckeye Madrone Strawberrry Tree Himalayan Birch Incense Cedar Deodar Cedar Carob tree Island Mahogany Pacific Dogwood Hawthorn Italian Cypress Beech Flowering Ash Raywood Ash Maidenhair Tree Sweetshade, Wedding Tree Black Walnut Goldenrain Tree Crape Myrtle American Sweetgum Tulip Tree Dwarf Southern Magnolia Saucer Magnolia Star Magnolia Crabapple Sour Gum Olive **Pinon** Pine Ponderosa Pine Dwarf Scotch pine Chinese Pistache London Plane Sycamore Western Sycamore Fremont Cottonwood **Quaking Aspen** Purple Leaf Plum Western Chokecherry Flowering Pear

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Quercus chrysolepis	Canyon Live Oak	N D	Daphne odora 'Aureomarginata'	Winter Daphne
Quercus douglasii	Blue Oak	SN D	Dietes vegeta	Fortnight Lily
Quercus kelloggii	California Black Oak	N D	Diiplacus longifolius	Monkey Flower
Quercus lobata	Valley Oak	SN D	Dodonaea spp.	Hop Bush
Quercus palustris	Pin Oak	D	Eleagnus spp.	Silverberry, Russi
Quercus rubra	Red Oak	N D	Erica spp.	Heath (heat toler
Quercus suber	Cork Oak	D	Eriobotrya japonica	Loquat
Quercus wislizeni	Interior Live Oak	N D	Eriodictyon californicum	Yerba Santa
Salix lasiolepis	Arroyo Willow	Ν	Eriogonum umbellatum	Sulfur Flower
Sequioadendron giganteum	Sequoia	N D	Escallonia spp.	Escallonia
Sequoia sempervirens	California redwood	Ν	Euonymus japonica	Evergreen Euony
Tristania laurina	NCN		Feijoa sellowiana	Pineapple Guava
Umbellularia californica	California Bay	N D	Forsythia intermedia 'Lynwood Gold'	Lynwood Gold Fo
Zelkova serrata	Sawleaf Zelkova	D	Fremontedendron califonicum	Flannel Bush
			Grevillea 'Noellii'	NCN
Shrubs, Small Trees			Heteromeles arbutifolia	Toyon
			Hydrangea spp.	Hydrangea
Abelia grandiflora	Glossy Abelia		llex opaca	
Acer palmatum	Japanese Maple	D		American Holly
Achillea tomentosa	Wolly Yarrow	N D	Juniperus chinesis var. sargentii	Chinese juniper
Agapanthus africanus	Lily of the Nile	D	Kniphofia uvaria	Red Hot Poker
Aquilegia spp.	Columbine	N D	Lavandula spp	Lavender
Arctostaphylos spp.	Manzanita	N D	Leptospermum spp.	Tea Tree
Artemisa caucasica	Silver Spreader	N D	Lessingia filaginifolia	California Silver C
Aspidistra elatior	Cast Iron Plant	D	Leucophyllum spp.	Silver Leaf
Ballota pseudodictamnus	False Dittany	D	Limonium perezii	Statice
Berberis spp.	Barberry	N D	Mahonia aquifolium	Oregon Grape
Berberis thunbergii Atropurpurea	Red Leaf Barberry	NU	Miscanthus sinensis	Cenizo
Bergenia crassifolia	Pigsqueak		Myrica californicum	Pacific Wax Myrtl
Buddleja alternifolia	Fountain Butterfly Bush		Myrtus communis	Myrtle
Buddleja davidii	Butterfly Bush	D	Nandina domestica	Heavenly Bamboo
	Boxwood	D	Osmanthus fortunei	Tea Olive
Buxus spp.		D	Pelargonium hortortum	Geranium
Callistemon spp. Calycanthus occidentalis	Bottlebrush Wattam Spiechush	D	Philadelphus lewisii	Western Mock Or
	Western Spicebush	CNL D	Pittosporum tobira	Mock Orange, Wh
Carpinteria californica	Bush Anemone	SN D	Pinus mugo mugo	Mugho Pine
Ceanothus spp.	Wild Lilac		Plumbago auriculata	Cape Plumbago
Centranthus ruber	Jupiter's Beard		Podocarpus spp.	Yew, Fern Pine
Cercis occidentalis	Western Redbud	N D	Prunus ilicifolia	Holly Leaved Cher
Chaenomeles spp.	Flowering Quince		Prunus Iyonii	Catalina Cherry
Chamaecyparis obtuse 'Gracilis'	False Cypress		Punica granatum	Pomegranate
Chionanthus retusa	Chinese Fringe Plant	-	Pyracantha spp.	Firethorn
Cistus spp.	Rockrose	D	Rapholepis indica	Indian Hawthorne
Coleonema pulchrum	Breath of Heaven		Rhamnus californica	Coffeeberry
Coreopsis auriculata	NCN		Rhus integrifolia	Lemonade Berry
Cornus stolonifera	Red Twig Dogwood		Rhus lancea	African Sumac
Cotinus coggygria	Smoke tree	D	Rhus ovata	Sugar Bush
Cotoneaster spp.	Cotoneaster	D	Rhus viburnifolium	Evergreen Curran
Crassula argentea	Jade Plant	D	Ribes spp.	Currant Gooseber
			ine a shhi	currant 0005eDel

Village 5 GDP | 6-35

# 1

Daphne	
ht Lily	D
y Flower	
ish	D
erry, Russian Olive	D
(heat tolerant varieties)	
	D
Santa	ND
Flower	D
nia	
een Euonymus	
ple Guava	D
od Gold Forsythia	
Bush	ND
	D
	SND
gea	D
an Holly	D
e juniper	D
t Poker	D
er	D
e	D
nia Silver Carpet	ND
eaf	D
	D
n Grape	ND
Wax Myrtle	ND
ly Bamboo	
/e	D
III	
n Mock Orange	N
)range, Wheelers Dwf.	D
Pine	D
umbago	D
ern Pine	D
eaved Cherry	ND
a Cherry	ND
ranate	D
rn	D
lawthorne	D
perry	ND
ade Berry	ND
Sumac	N D
ush	N D
en Currant	N D
Gooseberry	N D

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Romneya coulteri	Matilia Poppy		
Rosa floribunda	Matilija Poppy Bush Roses		Gaillardia grandiflora
Rosmarinus officianalis	Tuscan Blue Rosemary	D	Gelsemium sempervirens
Salvia spp.	Sage (Cold tolerant varieties)	N D	Helleborus hybridus
Sambucus mexicana	Blue Elderberry	N D	Hemerocallis spp.
Santolina chamaicyparissus		N D	Heuchera spp.
	Grey Lavender		Hunnemannia fumariifolia
Sarcococca spp.	Sweet Box		Iris douglasiana
Sisyrinchium bellum	Blue-Eyed Grass	5	Lantana montevidensis
Spiraea spp	Spiraea	D	Lirope spp.
Syringa spp. Teucrium fruticans	Lilac Buck Commondant		Lonicera interupta
	Bush Germander	D	Lupinus
Westringia rosmarinifolius	Westringia	~	Mahonia repens
Woodwardia fimbriata	Chain Fern	D	Mimulus aurantiacus
Zantedeschia spp.	Calla Lily	D	Mirabilis jalapa
V IC IC			Muhlenbergia rigens
Vines and Ground Covers			Muhlenbergia capillaries
			Myrtus communis 'compacta'
Achillea millefolium	Yarrow	N D	Narcissus spp.
Ajuga reptans	Carpet Bugle	D	Nepeta fascenii
Aquilegia formosa	Western Columbine	N SN D	Nephrolepis cordifolia
Arctostaphylos	Emerald Carpet Manzanita	N CA D	Oenothera berlandieri
Aristolochia californica	Pipe Vine	D	Origanum vulgare
Asclepias speciosa	Showy Milkweed	D	Pachysandra terminalis
Aster chilensis	Aster	N CA	Pelargonium peltatum
Baccharis pilularis	Dwarf Coyote Bush	N CA D	Penstemon heterophyllus purdyi
Berberis thunbergii	Japanese Barberry		Phlox subulata
Bletilla striata	Chinese Ground Orchid		Plumbago auriculata
Bouteloua gracilis	Bunching Grass	D	Pyracantha spp
Bulbine frutescens	Cape Balsam	D	Rhododendron occidentale
Calibrachoa sp.	Million Bells x		Rosa floribunda
Campsis radicans	Trumpet Vine		Rosmarinus officianalis 'prostratus'
Carax spp.	Sedge		Rubus ursinus
Ceanothus gloriosus	Point Reyes Ceanothus	N	Russelia equisetiformis
Cerastium tomentosum	Snow-In Summer		Salvia spp.
Cistus spp.	Rock Rose	N D	Santolina chamaecyparissus
Coreopsis spp.	Coreopsis	N D	Saponaria lempergii
Cyclamen hederifolium	Ivy Leaf Cyclamen		Scilla tubergeniana
Digitalis spp.	Foxglove		Sedum brevifolium
Duchesnea indica	Mock Strawberry	D	Sisyrinchium bellum
Echeveria Imbricata	Hen and Chicks	D	Solanum jasminoides
Echium fastuosum	Pride of Madeira		Sprdkdlia formosissima
Elymus arenarius	Lyme Grass		Sternbergia lutea
Epilobium canum	California Fuchsia	N	Stipa pulchra
Eriogeron karvinskianus	Fleabane	N D	Stipa tenuissima
Eriophyllum confertiflorum	Golden Yarrow		Symphoricarpos mollis
Eschscholzia californica	California Poppy	N	Tecomaria capensis
Euonymus radicans	Common Winter Creeper	D	Teucrium chamaedrys 'Prostratum'
Festuca spp.	Fescue	N D	Thymus praecox articus

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Village 5 GDP | 6-36

**Blanket Flower** Carolina Jessamine Lenten Rose Day Lilly D Coral Bells Mexican Tulip Poppy Pacific Coast Iris D Trailing Lantana D Lily Turf D Chaparral Honeysuckle D Lupine Creeping Mahonia D Sticky Monkey Flower Ν Four O'clock D Deer Grass ND Pink Muhly Grass Dwarf Myrtle ND Daffodil Catmint D Southern Sword Fern Mexican Evening Primrose D Oregano D Japanese Spurge Ivy Geranium Blue Bedder Penstemon CA-N D Moss Pink Cape Plumbago Fire Thorn Western Azalea ND Floribunda Rose Dwarf Rosemary California Blackberry Ν Coral Fountain Sage Lavender Cotton Max Frei hybrid N Squill Stonecrop Blue-Eyed Grass ND Potato Vine D Aztec Lily Yellow Autumn Crocus Purple Needle Grass ND Mexican Feather Grass Spreading Snowberry Cape Honeysuckle D Germander Creeping Thyme

Traachelospermum jasminoides	Star Jasmine
Trifolium fragiferum	O'Connor's Legu
Tulbaghia violacea	Society garlic
Verbena rigida	Verbena
Vinca minor	Dwarf Running
Zauschneria californica	California Fuchia

gume g Myrtle ia

ND

N- Native SN- Sierra Nevada Native CA- California Native D- Drought Tolerant

### Master Commercial Plant List for Village 5 Trees

Acacia aneura	Mul
Acer buergerianum	Trid
Acer platanoides "Crimson King"	Blac
Acer rubrum	Red
Arbutus 'marina'	Pink
Arbutus unedo	Stra
Betula utilis	Him
Calocedrus decurrens	Ince
Cedrus deodara	Deo
Citrus var.spp.	Citru
Ceratonia siliqaua	Carc
Cercocarpus betuloides	- Islar
Chilopsis linearis	Des
Cornus nuttallii	Paci
Crataegus phaenopyrum	Haw
Cupressus sempervirens	Italia
Elaeocarpus decipiens	Japa
Fagus sylvatica	Bee
Fraxinus dipetala	Flow
Fraxinus oxycarpa 'Raywood'	Ray
Ginkgo biloba "Autumn Gold"	Maio
Hymenosporum flavum	Swe
Koelreuteria paniculata	Gold
Lagerstroemia indica	Crap
Liquidambar styraciflua	Ame
Liriodendron tulipifera	Tulip
Magnolia grandiflora Little Gem	Dwa
Magnolia soulangeana	Sauc
Magnolia stellata	Star
Malus spp.	Crab
Nyssa sylvatica	Tupe
Olea Europaea	Olive
Phoenix canariensis	Cana
Pinus sylvestris 'Fastigiata'	Dwa
Pistacia chinensis	Chin
Platanus x acerifolia	Lond
Populus tremuloides	Qual
Prunus cerasifera 'atropurpurea'	Purp
Prunus virginia	Wes

Mulga	x	
Trident Maple		
Black Maple		
Red Maple		D
Pink Madrone		D
Strawberrry Tree		
Himalayan Birch		
Incense Cedar		N
Deodar Cedar		N D
Citrus		
Carob tree		
Island Mahogany		ND
Desert Willow	x	D
Pacific Dogwood		D
Hawthorn		
Italian Cypress		D
Japanese Blueberry Tree	х	
Beech		
Flowering Ash		Ν
Raywood Ash		
Maidenhair Tree		D
Sweetshade, Wedding Tree		
Goldenrain Tree		D
Crape Myrtle		D
American Sweetgum		D
Tulip Tree		
Dwarf Southern Magnolia		D
Saucer Magnolia		
Star Magnolia		
Crabapple		SN D
Tupelo		D
Olive		D
Canary Island Date Palm	х	
Dwarf Scotch pine		
Chinese Pistache		D
London Plane Sycamore		1000
Quaking Aspen		
Purple Leaf Plum		
Western Chokecherry		

Pyrus calleryana	Flowering Pear			Cotinus coggygria	Smok
Quercus kelloggii	California Black Oak		N D	Cotoneaster spp.	Cotor
Quercus lobata	Valley Oak		SN D	Crassula argentea	Jade
Quercus rubra	Red Oak		N D	Daphne odora 'Aureomarginata'	Winte
Quercus suber	Cork Oak		D	Dietes vegeta	Fortn
Sequoia sempervirens	California redwood		Ν	Diiplacus longifolius	Monk
Strax japonicus	Japanese Snowdrop Tree			Dodonaea spp.	Hop E
Syagrus romanzoffianum	Queen Palm	х		Eleagnus spp.	Silver
Tabebuia pulcherrima	Golden Trumpet Tree	х		Erica spp.	Heath
Tristaniopsis laurina	Water Gum			Escallonia spp.	Escall
Umbellularia californica	California Bay		N D	Euonymus japonica	Everg
Washintonia filifera	California Fan Palm	х	D	Feijoa sellowiana	Pinea
Zelkova serrata	Sawleaf Zelkova		D	Forsythia intermedia 'Lynwood Gold'	Lynwo
				Fremontedendron califonicum	Flann
Shrubs, Small Trees				Grevillea 'Noellii'	NCN
Ś				Heteromeles arbutifolia	Toyor
Abelia grandiflora	Glossy Abelia			Hydrangea spp.	Hydra
Acer palmatum	Japanese Maple		D	llex opaca	Ameri
Achillea tomentosa	Wolly Yarrow		N D	Juniperus chinesis var. sargentii	Chine
Agapanthus africanus	Lily of the Nile		D	Kniphofia uvaria	Red H
Aquilegia spp.	Columbine		N D	Lavandula spp	Laven
Arctostaphylos spp.	Manzanita		ND	Leptospermum spp.	Tea Tr
Artemisa caucasica	Silver Spreader		N D	Lessingia filaginifolia	Califo
Aspidistra elatior	Cast Iron Plant		D	Leucophyllum spp.	Silver
Ballota pseudodictamnus	False Dittany		D	Limonium perezii	Static
Bergenia crassifolia	Pigsqueak		U	Mahonia aquifolium	Orego
Buddleja alternifolia	Fountain Butterfly Bush			Myrica californicum	Pacific
Buddleja davidii	Butterfly Bush		D	Myrtus communis	Myrtle
	Boxwood		D	Nandina domestica var.	and the second
Buxus spp.	Bottlebrush		D	Osmanthus fortunei	Heave Tea Ol
Callistemon spp.			D	Pelargonium hortortum	
Calycanthus occidentalis	Western Spicebush		CN D	Philadelphus spp.	Geran Mock
Carpinteria californica	Bush Anemone		SN D	Pittosporum tobira	
Ceanothus spp.	Wild Lilac				Tobira
Centranthus ruber	Jupiter's Beard			Pinus mugo mugo	Mugh
Cercis occidentalis	Western Redbud		N D	Plumbago auriculata	Cape I
Chaenomeles spp.	Flowering Quince			Podocarpus spp <b>.</b> Prunus ilicifolia	Yew, F
Chamaecyparis obtuse 'Gracilis'	False Cypress				Holly I
Chionanthus retusa	Chinese Fringe Plant			Prunus Iyonii	Catalir
Cistus spp.	Rockrose		D	Punica granatum	Pome
Coleonema pulchrum	Breath of Heaven			Pyracantha spp.	Fireth
Coreopsis auriculata	NCN			Rapholepis indica	Indian
Cornus stolonifera	Red Twig Dogwood			Rhamnus californica	Coffee

Smoke tree Cotoneaster	D
Cotopostor	-
cotorieaster	D
Jade Plant	D
Winter Daphne	
Fortnight Lily	D
Monkey Flower	
Hop Bush	D
Silverberry, Russian Olive	D
Heath (heat tolerant varieties)	
Escallonia	
Evergreen Euonymus	
Pineapple Guava	D
Lynwood Gold Forsythia	
Flannel Bush	ND
NCN	D
Toyon	SND
Hydrangea	D
American Holly	D
Chinese juniper	D
	D
Lavender	D
Tea Tree	D
California Silver Carpet	ND
	D
	D
Oregon Grape	ND
	ND
Myrtle	A TRANSFER
	D
20 Construction and the second state of the	D
Geranium	
	N
	D
	D
	D
	D
	N D
	ND
	D
	D
	D
	ND
concepting (	

Digital spp.         Forger         Rhis Integrifolia         Lemonade Berry         N D           Durchense information         Mod.Strawery         D         Rhis Integrifolia         Minis Caralis         N D           Dymonda margaretae         Minis Gazania         D         Rhis Nines ovata         Sugar Bush         N D           Echuran Information         Heina Additiona         Sugar Bush         N D           Echuran Information         Unre Crass         Romenya coulteri         Mattili popp         N D           Eriophilum contertificrum         Galfornia Fuchsia         N         Rosmarinus Offichania         Buse Before         N D           Eriophilum contertificrum         Galfornia Forgopo         N         Rosmarinus Offichania         Buse Electeriny         N D           Euonymus radicans         California Forgopo         N         Sambucts mexicana         Buse Electeriny         N D           Euonymus radicans         Caronon Winter Creeper         D         Sambucts mexicana         Buse Electeriny         N D           Euonymus radicans         Caronon Winter Creeper         D         Sarococcas pp.         System Sapp         Spireas         D           California Fuchsia         Sarococcas advector Sapp         Spireas Sapp.         Spireas Sapp.         S	Cyclamen hederifolium	Ivy Leaf Cyclamen						
Duchense indica         McK Strawberry         D         Phus lancea         African Sumac         N         D           Dymondin angratea         Mill-Cazania         D         Blues vorta         Signal         N         D           Echevina Imbricata         Hen and Chicks         D         Rues sp.         Currant Cosseberry         N         D           Elymus arenarius         Lymus Grass         Total Modelia         N         D         Sinth Cosseberry         N         D           Elymus arenarius         California Fuchaja         N         D         Salva sp.         Sagl Coli tolerant variettis         N         D           Erioppron kavinskianus         Feabare         N         D         Santhucts mesicana         Blue Elderberry         N         N           Eriophylitan confertifiorum         Caldernia prophy         N         D         Santhucts mesicana         Blue Elderberry         N         N           Estandrating randfrora         Blanke Timere         N         D         Santhucts mesicana         Blue Elderberry         N         D           California Sprate         Cornon Lessamine         N         D         Santhucts mesicana         Blanke Timere         D           Festura spr.         Caral Keli<						Lemonade Berry		ND
Dymonial margaretaeMinic azaniaDPhus ovataSugar BushNDEcheveria informataHen and CholsksDPhus ovataKibes spp.Currant CoseberryNDEcheveria informataLyme GrassRomesya culterinMillip SoppyDDEpilohim carumCalifornia FucksiaNDSona forbundaBush RosesDEriogron LavrinskianusHeabaneNDSavis spp.Sage (Cold tolerant varieties)NDEriogron LavrinskianusHeabaneNDSarotolina chanaidyparissusGrey LavenderNDEriogron LavrinskianusCalifornia PopyNDSarotolina chanaidyparissusGrey LavenderIEriogron LavrinskianusCalifornia PopyNDSarotolina chanaidyparissusGrey LavenderIEriogron LavrinskianusCanifornia PopyNDSarotolina chanaidyparissusGrey LavenderIEriogron LavrinskiGrania HielboreXTeucrinski Alifornia PopySpironaDDHeibebora sgrundforaBlanket FlowerSpironaDLilacDDHeibebora sgrundforaBlanket FlowerCorai BallsVestringia rossaninfoliusWestringia rossaninfoliusWestringia rossaninfoliusWestringiaDHeibebora sgrundforaBlanket FlowerDZantedeschia spp.Cali LilyDDHeibebora sgrundforaBlanket FlowerDZantedeschia spp.Cali AlifyD <td< td=""><td></td><td></td><td></td><td>D</td><td>Rhus lancea</td><td>African Sumac</td><td></td><td>ND</td></td<>				D	Rhus lancea	African Sumac		ND
Echevenia Imbrizata         Hen and Chicks         p         Bhus vibumfollum         Evergreen Currant         N         N         D           Echum fastuosm         Pride of Madeira         Immer Conselprise         N         D           Elymus arenarius         California Fuchasia         N         Rosmerya coulteri         Mattijja Poppy         N         D           Errogeno karvinskianus         Felabane         N         D         Sankous medicana         Gale Consel Fuchanista         N         D           Errogeno karvinskianus         Felabane         N         D         Sankous medicana         Blue Elderberry         N         D           Eschscholzia california a fundicana         Contron Miter Creeper         N         D         Sankous medicana         Blue Elderberry         N         D           California propov         N         D         Sankous medicana         Blue Elderberry         N         D           California propov         N         D         Sankous medicana         Blue Elderberry         U         C           California propov         N         Sankous medicana         Blue Elderberry         U         L           California propov         Sankous medicana         Sankous medicana         Sankous medicana					Rhus ovata	Sugar Bush		ND
Enhum         Pride of Madeira         Participant         Rilbes spp.         Currant Cooseberry         N D           Epilobium canum         California Fuchsia         N         Rosa forbindia         Bush Roses         D           Epilobium canum         California Fuchsia         N         Rosa forbindia         Bush Roses         D           Eriogrophilum confertifforum         Golden Yarrov         Salvis spp.         Sage (Col tolerant varieties)         N D           Eriogrophilum confertifforum         California Popy         N         D         Sarotocacca spp.         Sweet Box         N D           Euonymus radicans         Common Winter Greeper         D         Sarotocacca spp.         Sweet Box         ILe         Sweet Box           California grandfora         Blanket Hower         Sigrinchium Bellum         Bule-Eyed Grass         D           California grandfora         Blanket Hower         X         Teuching asp.         Uac         D           Healborus agrindfora         Blanket Hower         X         Teuching asp.         Lac         D           Healborus agrindfora         Blanket Hower         X         Teuching asp.         Cali Ling Lantanta         D           Healborus agrindfora         Blanket Hower         X         Moranta Eusia					Rhus viburnifolium	Evergreen Currant		ND
Byme crass         Hyme Crass         Rommeya coulteri         Mattilia Poppy         D           Epilobium canum         California Fuchsia         N         Rosmadnus officianalis         Tuscan Blue Rosemany         D           Engeron Kavinskianus         Fleabane         N         D         Sarbucus mexicana         Blue Ederberny         N         D           Engeron Kavinskianus         Fleabane         N         D         Sarbucus mexicana         Blue Ederberny         N         D           Endynlipum confertifiorum         Golden Yarrow         Sarbucus mexicana         Blue Ederberny         N         D           Euonymus radicans         Camon Winter Greeper         D         Sarcacocca spp.         Sveret Box         Festua spp.         Festua spp.         Festua spp.         Sprina sarpp.         Sprina sarpp.         Lilac         U           Gallardia grandifiora         Ganicet Indone         X         Syring sapp.         Lilac         U         Heurchera spp.         Day Liling Poppy         V         D           Heurchera spp.         Coral Bells         D         D         V         D         D           Lindra omandruchera spp.         Coral Bells         D         V         D         D         D         D <tdd< td=""><td></td><td></td><td></td><td>D</td><td>Ribes spp.</td><td>Currant Gooseberry</td><td></td><td></td></tdd<>				D	Ribes spp.	Currant Gooseberry		
Control Epilobium canumCalifornia FuchsiaNNRosa flotibundaBush Roses,"UEnjoptium control Enjoptium controlSalvia spp.Sage (Cold tolerant varieties)NNEndoptium control Enjoptium controlGolden YarrowSalvia spp.Sage (Cold tolerant varieties)NNExcholozia californicaCalifornia PopyNSantolana chamalcyparissusGrey LavenderNNExcholozia californicaColmon Wheter CreegerNDSantolana chamalcyparissusGrey LavenderNDEschendoriza spp.FescueNDSantolana chamalcyparissusGrey LavenderNDCalifornia ruchisaBanket FlowerNDSantolana chamalcyparissusGrey LavenderNDCalifornia ruchisaBanket FlowerNDSantolana chamalcyparissusGrey LavenderNDCalifornia ruchisaBanket FlowerNDSantolana chamalcyparissusGrey LavenderNDCalifornia ruchisaCorsica ni HelleboruxFuerting a romanintofilolisWestring a romanintofilolisWestring a romanintofilolisWestring a romanintofilolisWestring a romanintofiloNDHeurobra spp.Caria LavenderDZantedeschia spp.Cali LilyDDLarona motevidensisTrading LatnanaDZantedeschia spp.Cali LilyNDLarona spp.Caria LavenderDAduera ruchissisAduera ruchissisAduera ruchissis					Romneya coulteri	Matilija Poppy		
Eriogen karvinsdianusFleabaneN DReaminus officianalisTuscan Buke RoemaryN DEriophyllum confertifiorumGuido varowN DSambucus mexicanaBuke ElderberryN DEschscholzia californicaCalifornia PoppyNSambucus mexicanaBuke ElderberryN DEuonymus radicasCommon Winter CreeperDSambucus mexicanaGrey LavenderN DEuonymus radicasCommon Winter CreeperN DSarcococa spp.Sweet BoxNGaliardia grandifioraBlanket HoverN DSarcococa spp.Sylvenchium Buke VectorasDGaliardia grandifioraBlanket HoverSpiraea spp.UlacNDGelsemiun sempervitensCarolia JesamineTeuchum frutcansBush GermanderDHenetocalis spp.Day UlyDWestring aromarinifolusWestring aromarinifolusWestring aromarinifolusNHeuchera spp.Carol BellsVarontModerationaNDHumemarini fumarifiolaMexica Tuli PoppyDWestring aromarinifolusVarontNLinds spp.Linds coast IrisDCarlet Basp.Cali LindsNDLinds spp.Linds coast IrisDCarlet Basp.Carlet Basp.NDHumemarifi fuma futuresCarapit AnoneysuckieDCarlet Basp.NDLinds spp.Carlet Basp.Carapit AnoneysuckieDNDLinds spp.Galiardia Masp.Carapit AnoneysuckieND<				N	Rosa floribunda			
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Festure spp.         Fescue         N D         Sardcoccc spp.         Sweet Box           Gellardia grandifiora         Blanket Flower         Sisyrichnium bellum subre-yet Grass         D           Gelsemiun sempervirens         Carcian Jelebore         x         Singrang spp.         Lilac         D           Helleborus argutifolus         Corsian Hellebore         x         Teucrium frutcans         Bush Germander         D           Heurencallis Spp.         Day Lilly         D         Wodwardia finibriata         Chain Ferm         D           Heurencallis Spp.         Coral Bells         Wodwardia finibriata         Chain Ferm         D           Hunnemania fumarifolia         Mexican Tulip Popy         Wodwardia finibriata         Chain Ferm         D           Lind souglasiana         Pacific Coast Iris         D         Zantedeschia spp.         Calla Lily         D           Lindrae montevidensis         Trailing Lantana         D         Cantedeschia spp.         Calla Lily         D           Lindrae preps         Lify funf         D         Cantedeschia spp.         Carpet Bugle         D           Minulo sumarifican         Page Training Lantana         D         Achillea millefolium         Yarow         N D           Minulos aumarifican					Santolina chamaicyparissus	Grey Lavender		
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Galancy and Galancy				N D	Sisyrinchium bellum	Blue-Eyed Grass		
Gase multiple methods         Carlouin Jessamme         Syring a pp.         Lifac           Hellebors         X         Teucrium frutticans         Bush Germander         D           Hemerocallis spp.         Day Lilly         D         Westringia rosmarinifolius         Westringia rosmarinifolius         Westringia rosmarinifolius         Mestringia rosmarinifolius         Mestrosmarinifolius         Mestrosmarinifolius <td></td> <td></td> <td></td> <td></td> <td>Spiraea spp</td> <td></td> <td></td> <td>D</td>					Spiraea spp			D
reliebords arguitinitions       Corsical reliebore       x       Teucium futicans       Bush Germander       p         Heunchar spp.       Coral Bells       Vestringia rosmarinifolius       Westringia rosmarinifolius       Westringia rosmarinifolius       Westringia rosmarinifolius       Westringia rosmarinifolius       Westringia rosmarinifolius       Metchan Error       D         Iris douglasiana       Pacific Coast Iris       D       Calla Lily       D         Lantana montevidensis       Trailing Lantana       D       Calla Lily       D         Loncera interupta       Chaparral Honeysuckle       D       Carpet Bugh       N D         Mahonia repens       Creeping Mahonia       D       Achillea millefolium       Yarrow       N D         Minulus aurantiacus       Sticky Monkey Flower       N D       Aquiga formosa       Western Columbine       N SN D         Muhlenbergia rigens       Decrorass       N D       Artotochina califormica       Pipe Vine       N CA D         Muyoporum partifolius       Yika Supp.       Diffodil       D       D       D       D         Mysoporum partifolius       Pink Myoporum       x       Aster chilensis       Aster       N CA       D         Mysoporum partifolius       Pink Muhly Grass       D       D<	•				Syringa spp.			<del></del>
Interfacion     Day Luiy     D     Westingla rosmaninfolius     Westingla     Image: Second and a second a seco			х					D
Inductional formal formal foldial     Coral Bells     Woodwardia fimbriata     Chain Fern     D       Inis douglasiana     Pacific Coast Iris     D     Xylosma congestum     Xylosma kongestum     Xylosma kongestum     D       Lantana montevidensis     Trailing Lantana     D     Calla Lily     D       Linope spp.     Lily Turf     D     Calla Lily     D       Lonicera interupta     Chaparral Honeysuckle     D     Vines and Ground Covers     N     D       Mahonia repens     Creeping Mahonia     D     Ajuga reptans     Carpet Bugle     D       Minubus aurantiacus     Sticky Monkey Flower     N     Aquilegia formosa     Western Columbine     N SN D       Minabilis jalapa     Four O'clock     D     Artistolochia californica     Pipe Vine     D       Muhlenbergia rigens     Dever Grass     N     D     Aster Manzanita     N CA       Myoporum parvifolium     Pink Muhly Grass     D     Aster Manzanita     N CA       Myrtus communis' compacta'     Dwarf Myrtle     N     D     Aster     N CA       Narcisus spp.     Daffodi     Duttern Sorter     Betheris thunbergit     Japanese Barberry     N CA       Narcisus spp.     Daffodi     Dutern Sorter     Galibrachoa sp.     Chinese Ground Orchid     Vines				D	Westringia rosmarinifolius			
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Mahonia repens     Creeping Mahonia     D     Actinitie millerolitum     Yarrow     N D       Mimulus aurantiacus     Sticky Monkey Flower     N     Ajuga reptans     Carpet Bugle     D       Mirabilis jalapa     Four O'clock     D     Arctostaphylos     Emerald Carpet Manzanita     N CA     D       Muhlenbergia rigens     Deer Grass     N D     Arctostaphylos     Emerald Carpet Manzanita     N CA     D       Muhlenbergia rigens     Deer Grass     N D     Arctostaphylos     Emerald Carpet Manzanita     N CA       Myuhenbergia rigens     Deer Grass     N D     Arctostaphylos     Showy Milkweed     D       Myuhenbergia rogens     Pink Myoporum     x     X     Asclepias speciosa     Showy Milkweed     N CA       Myrus communis 'compacta'     Dwarf Myrtle     N D     Baccharis pilularis     Aster     N CA       Narcissus spp.     Daffodil     Verture     Berberis thunbergii     Japanese Barberry     Verture       Nepholepis cordifolia     Southern Sword Fern     D     Bettilla striata     Chinese Ground Orchid     U       Origanum vulgare     Oregano     D     O     Galibarchoa sp.     Million Bells x       Palayoning petratum     Ivy Geranium     Canv Sp.     Garax sp.     Souther Sound Ground Orchid	•			D				
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Mirabils Japa     Four O'clock     D     Arctostaphylos     Emerald Carpet Manzanita     N CA       Muhlenbergia rigens     Deer Grass     N D     Aristolochia californica     Pipe Vine     D       Muhlenbergia capillaries     Pink Muhly Grass     D     Aristolochia californica     Pipe Vine     D       Myoporum parvifolium     Pink Myoporum     x     Asclepias speciosa     Showy Milkweed     D       Myrtus communis 'compacta'     Dwarf Myrtle     N D     Baccharis pilularis     Aster Chilensis     Aster     N CA       N peta fascenii     Catmint     D     Berberis thunbergii     Japanese Barberry     N CA       Neptolepis cordifolia     Southern Sword Fern     Betilla striata     Chinese Ground Orchid     D       Origanum vulgare     Oregano     D     Bulbine frutescens     Cape Balsam     D       Origanum vulgare     Oregano     D     Calibrachoa sp.     Million Bells x       Pachysandra terminalis     Japanese Spurge     Carax spp.     Sedge     F       Pelargonium peltatum     Ivy Geranium     CA-N D     Caanothus gloriosus     Point Reyes Ceanothus     N       Photosubulata     Moss Pink     Care Plumbago     Carax spp.     Sedge     N     N       Plumbago auriculata     Moss Pink     Cape Pl				N				
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Myrtus communis 'compacta'       Dwarf Myrtle       N D       Baccharis pilularis       Dwarf Coyote Bush       N CA       D         Narcissus spp.       Daffodil       Berberis thunbergii       Japanese Barberry       N CA       D         Nepeta fascenii       Catmint       D       Bletilla striata       Chinese Ground Orchid       D         Nephrolepis cordifolia       Southern Sword Fern       Bouteloua gracilis       Bunching Grass       D         Oenothera berlandieri       Mexican Evening Primrose       D       Bulbine frutescens       Cape Balsam       D         Origanum vulgare       Oregano       D       Calibrachoa sp.       Million Bells x       P         Pelargonium peltatum       Ivy Geranium       CA-N D       Carax spp.       Sedge       P         Penstemon heterophyllus purdyi       Blue Bedder Penstemon       CA-N D       Ceanothus gloriosus       Point Reyes Ceanothus       N         Phlox subulata       Moss Pink       Cape Plumbago       Souw-In Summer       Souw-In Summer       N       D         Plumbago auriculata       Wastern Azalea       N.D       Cistus spp.       Rock Rose       N       D	Myoporum parvifolium	Pink Myoporum	х					
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Plumbago auriculata     Cape Plumbago     Show-In Summer       Plumbago auriculata     Cape Plumbago     Cistus spp.     Rock Rose     N D								N
Bododendron occidentale Western Azalea N.D.								
Coreopsis spp. Coreopsis spp. N D				ND				
					coreopsis shh	coreopsis		N D

Rosa floribunda	Floribunda Rose			
Rosmarinus officianalis 'prostratus'	Dwarf Rosemary		D	
Russelia equisetiformis	Coral Fountain			
Salvia spp.	Sage		D	
Santolina chamaecyparissus	Lavender Cotton			
Saponaria lempergii	Max Frei hybrid		Ν	
Scilla tubergeniana	Squill			
Sedum brevifolium	Stonecrop			
Sisyrinchium bellum	Blue-Eyed Grass		Ν	D
Solanum jasminoides	Potato Vine		D	
Stachys byzantina	Lambs Ears		D	
Sternbergia lutea	Yellow Autumn Crocus			
Stipa pulchra	Purple Needle Grass		Ν	D
Stipa tenuissima	Mexican Feather Grass			
Symphoricarpos mollis	Spreading Snowberry			
Tecomaria capensis	Cape Honeysuckle		D	
Teucrium chamaedrys 'Prostratum'	Germander			
Thymus praecox articus	Creeping Thyme			
Traachelospermum jasminoides	Star Jasmine			
Trifolium fragiferum	O'Connor's Legume			
Tulbaghia violacea	Society garlic			
Verbena rigida	Verbena			
Vinca minor	Dwarf Running Myrtle			
Wisteria sinensis	Chinese Wisteria	х		
Zauschneria californica	California Fuchia		Ν	D-

N- Native SN- Sierra Nevada Native CA- California Native D- Drought Tolerant



# CHAPTER 7: Area A1 and A2 Planning Level Detail

### 7.1 OVERVIEW

### Purpose

The purpose of this section is to describe and clarify how each site area is to be used and how the planning, architecture and landscape design will cohesively complement one another. This Area specific section describes and illustrates concepts to insure that the quality and character of each neighborhood development is meeting with the vision intended. The Planning Level Detail addresses the street network, bike paths, pedestrian trails and the overall connectivity between the various land uses. The framework is based on the development standards found in Chapter 3 and the spirit of the vision is defined by the residential, commercial and landscape design guidelines found in Chapters 4, 5 and 6 respectively.

### **Executing the Vision**

The Village 5 Specific Plan clearly describes the vision and principles that will make up the foundation for this development. The desired features of strong connectivity, efficient development patterns, a variety of development offerings, and transportation choices all in a diverse, high quality in all aspects to insure a healthy and valued community for generations. This Chapter defines and illustrates in greater detail community elements including: development patterns, the mobility network, parks and open space amenities, neighborhood areas and features, streetscape designs, monumentation, lighting, signage and landscape transitions. Each element includes specific criteria to be followed for this area of development.

### Details

All power and utilities within Village 5 will be constructed underground.

### Organization

This section is organized by detailing each element of the vision, as noted above, and providing specific details and examples for execution.

### **Illustrative Land Use Summary for Planning Area A1 and A2**

Areas A1 and A2 land use is consistent with the Village 5 Specific Plan zoning designations. The enclosed table summarizes the various uses, acreage and total units anticipated, however the final lot layouts are still being developed thus final unit counts may vary. Please see Table B-1 in the Specific Plan Appendix B for additional detail. Please see Area Land Use Plan on the following page.

Land Use		Acreage	Units
Residential			
VCE	Country Estates	224.5	1384.0
VLDR	Low Density Residential	179.4	937.0
VMDR	Medium Density Residential	50.1	96.0
VLDR	Community Recreation	6.3	0.0
VLDR	Senior Recreation	5.4	0.0
Subtotal		465.7	2417.0
Commercial			
VCOMM	Village Commercial	79.5	
VC	Village Center	26.4	
Subtotal	ıbtotal		
Public			
ES	Elementary School	12.0	
PQP	Public/Quasi-Public	3.9	
ROW	Major Roadways		
Subtotal		90.5	
<b>Open Space/Parks</b>			
VRP	Village Regional Park	71.2	
VCP	Village Community Park	16.0	
VNP	Village Neighborhood Park(s)	13.4	
VLP	Village Linear Park(s)	14.0	
VPP	Village Pocket Park(s)		
VOSN	Village Open Space Natural		
Subtotal		137.0	
TOTAL		799.1	2417.0



Exhibit 7.1

## 7.2 COMMUNITY DESIGN FEATURES

### **Development Pattern Design Principles**

- Create a cohesive development consisting of individual neighborhoods with distinct product types linked together via paths, parks and roads.
- Consider each neighborhood for it's unique site features or amenities as applicable.
- Design each neighborhood within proximity to a variety of park and recreation opportunities.
- Higher density solutions shall present themselves closest to Village Commercial and/or Recreation amenities.
- Design each neighborhoods circulation with a simple grid while being sensitive to existing natural features, detention or created amenities.
- Insure that adjacent neighborhood have positive vehicular and pedestrian links at multiple points for easy accessibility.
- Design appropriate buffers and connections, such as single loaded streets, and parks, between development and open space areas for desirable viewing and easy access to trails.
- Create visual access through the design of roads, parks and paths to open space amenities to encourage
- Create strong, safe pedestrian links throughout the development to encourage walkability and alternative transportation options to minimize vehicular trips to recreational amenities or village shopping.
- Incorporate shorter residential blocks via street breaks, paseos, or parks to allow for accessible interaction within or between neighborhoods.
- Utilize "Complete Streets": A complete street is a safe, accessible, and convenient street for all users regardless of transportation mode, age, or physical ability. Complete streets adequately provide for bicyclists, pedestrians, transit riders, and motorists. Complete streets promote healthy communities and reductions in traffic congestion by offering viable alternatives to driving.



Exhibit 7.2

### Parks and Open Space Design Principles

- Create contiguous "green" parkways both in east/west and north/south directions for unlimited access.
- Place parks and paseos evenly throughout and with both visual and physical access from primary parkways.
- Create destination parks within each neighborhood for gathering and participating in a variety of activities both passive and active.
- When possible locate parks, open space features, or recreation amenities near entries to be used as a focal point and for easy way finding for out of area visitors.
- Every effort should be made to evenly disperse parks and open space throughout for a soft, green, pleasing experience while living or visiting Village 5.
- See page 7-1 of this document for designated park acreage allocations.



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## 7.3 NEIGHBORHOOD DESIGN INTENT

Rachel Avenue is the heart and spirit of Village 5. Incorporating Village Commercial at both ends, and a wide variety of residential opportunities in between. This tree lined gateway is designed with a large center median, two vehicular lanes, a Class I cycle track on the north, and separated walkways on both sides (no parking) thus defining it as a primary connection both physically and aesthetically Rachel will capture the iconic rural spirit of traditional Lincoln while bringing highly articulated architectural designs that embrace today's styles. Rachel will consist of predominately alley loaded homes with vehicular access at the rear, while offering a variety of lot widths and alternatively some side facing residents too. By featuring front doors and porches at the street a sense of community is established. This key link has three primary focal points including two roundabouts, and a bridge. The roundabouts define the primary entrances into each of the neighborhoods to the north and south, while the bridge gives long linear views in each direction ultimately connecting the village community park on the south with the village regional park at the north. This area's neighborhoods are centered on the "Main Street" theme of Rachel Avenue.

#### Notes:

• All street names will be submitted and finalized during the tentative map process.



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### Village Center/Village Commercial

The Village Center/Village Commercial Design Principles and features are as follows:

- The Village Center can be described as approximately 26.40 acres South of Mavis Avenue and East of Nelson Lane and the Village Commercial is approximately 79.50 acres located South of Highway 65, North of Mavis Avenue and East of Nelson Lane.
- The primary entrances are off of Mavis Avenue for the Village Commercial and off of Mavis Avenue and Ruth Avenue for the Village Center.
- Additional access is available off of Rachel Avenue, Nelson Lane and the residential collector to the east of the Village Center.
- The development pattern for the Village Center consists of an inner grouping of stores with parking around and the Village Commercial property places the buildings closest to Highway 65 with parking and smaller pad buildings along Mavis Avenue, Nelson Lane and adjacent to the Regional Park.
- These centers provide a variety of needs while maintaining direct connectivity and close access for residents.
- Any Buildings facing HWY 65 or internal roadways shall maintain four sided architecture consistent with the front of the building.
- All loading docks and trash enclosures will be screened appropriately with landscape, decorative walls or other treatments in order to maintain a visually pleasing façade from any vantage point.
- Additional commercial features can be found within the Commercial Design Guidelines.



# VILLAGE CENTER / VILLAGE COMMERCIAL







- This Village Commercial Center features two major anchor tenants such as grocery or retail, two secondary retail or restaurant tenants and multiple minor retail.
- Pad spaces are available for minor retail, financial institutions or single tenants.
- Pad spaces are also available for Professional Offices or Medical Buildings. -
- All uses are inter-connected for both pedestrian, bicycle and vehicular circulation and ample landscape for a soft pleasing experience -



- The Village Center East is a pedestrian lifestyle destination focusing on