5.0 LANDSCAPE DESIGN GUIDELINES

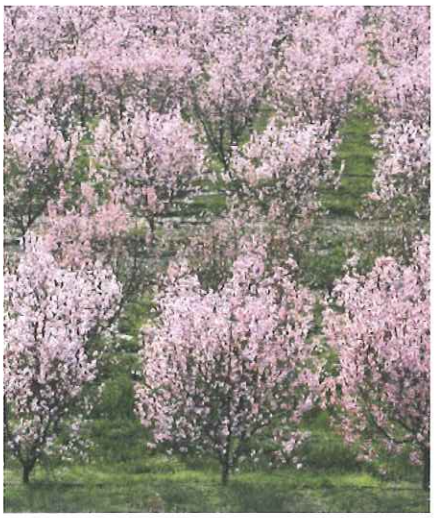
5.1 LANDSCAPE VISION

The landscape system of LLV plays a critical role in supporting the themes of the community such as walkability, sustainability, safety, and connection between people and outdoor spaces. The landscape is carefully designed to respect the form and ecology of the valley by creating buffers between inhabited and natural open spaces. The landscape design also expresses the community's rustic countryside character. The landscape design is consistent with the following policies:

Policy 5-1 Establish attractive, well-defined, pedestrian-scale neighborhood that promote a sense of community and enhance the quality of life for future residents by including neighborhood focal points or features (ie. Clubhouse Complex, Village Green, linear parks, community garden, tot lots, and other amenities.)

Policy 5-2 Strengthen community identity in Vacaville's southwest sector by providing public gathering places in Lower Lagoon Valley.

Policy 5-3 Preserve the scenic quality of the Lower Lagoon Valley setting with open space and view corridors to the hills.



5.1.1 Rustic Wine Country

The LLV landscape incorporates design elements that work together with agrarian-style orchard and vineyard plantings, colorful and fragrant perennials to support the rustic wine country theme. The landscape promotes a sense of calm and serenity for both residents coming home and visitors to the community. A variety of landscape elements—monumentation, trees, fences—are used to distinguish the Town Center, residential and open space areas, and to reflect the hierarchy of streets within the project and highlight key entries.

5.1.2 Sustainable Landscape

Lagoon Valley utilizes sustainable landscape design principles by fitting the proposed improvements into the existing natural systems. LLV provides a distinctive landscape environment that reinforces the existing aesthetic, cultural and historical character of the valley and, at the same time, support the broader environmental goals of water conservation, storm water management, and expanding wildlife habitat and bio-diversity. Soils, climate, prevailing winds, slopes, and riparian edges are carefully considered in landscape design. Plant materials are selected for their ability to thrive in the site conditions with particular respect for water conservation and the natural setting of the valley.

Oaks and other native trees are preserved and protected to the maximum extent possible, with adequate replacement provided where tree removal is unavoidable.

The use of indigenous, drought tolerant plant species is encouraged. Native or naturalizing plant materials are used to conserve water resources and support bio-diversity. Naturalized drainage swales are constructed along selected streets and within the golf course to provide storm water treatment. . The use of exotic and invasive plant material is discouraged.

5.2 LANDSCAPE FRAMEWORK

The LLV parks and open space system provides a range of active and passive recreation opportunities that respect and enhance the special natural setting. The parks, trails, and open spaces are integral part of the community and play an important role in promoting healthy lifestyles.

The open space and recreation system is a network of many types of spaces with a variety of uses ranging from the natural to the built, both public and private. Each landscape typology is related and connected to the others with its own set of opportunities and constraints. The planning and design for this comprehensive open space network integrates both the natural and the cultural requirements into a comprehensive whole. The hillside and open space system includes an extensive trail system with occasional benches, picnic and view opportunities.

Open space and recreation amenities include:

- Village Green
- Linear Park
- Kids Park
- Adventure Park
- Garden Park
- Business Village Square
- Golf Course and Clubhouse Complex
- Orchard Park Buffer
- Entry Park Buffer
- Eastern Buffer

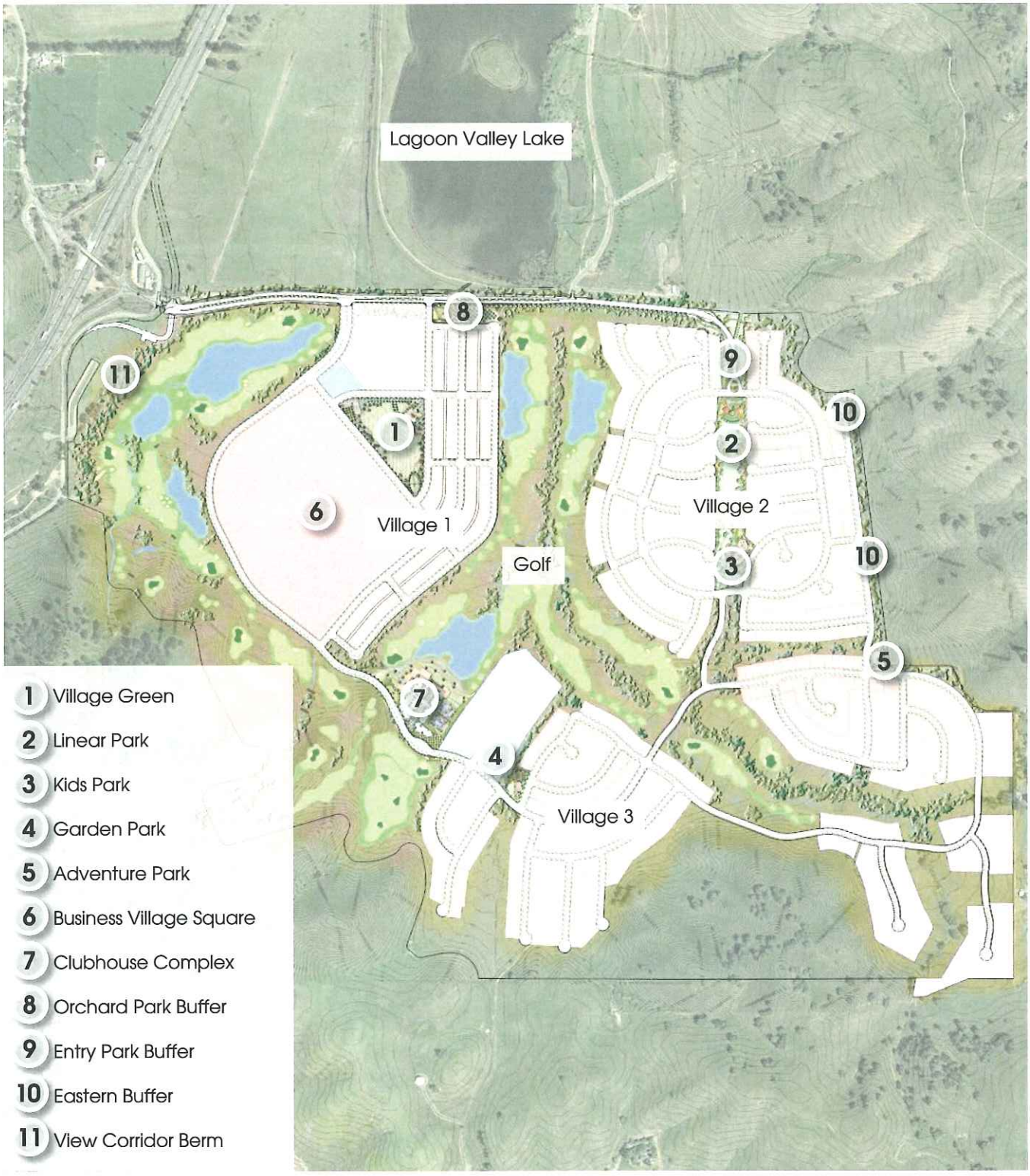


Figure 5.1: Conceptual Open Space Plan

The public and private recreation and open space areas provide a wide range of passive and active recreational uses and implement the following policies:

Policy 5-4 Reflect the overall quality of Lower Lagoon Valley development in well designed public gateways, streets, parks, and open space.

Policy 5-5 Private parks/open space areas are of varying scale and character that reflect distinctive high quality landscape character and incorporate appropriate local vegetation into the design theme. These spaces serve as central gathering spaces, connecting with neighborhoods and public spaces via on- and off-street trails.

Policy 5-6 Developers of residential, business office, and commercial areas shall incorporate high quality elements in their designs with gateways, entries, and focal points.

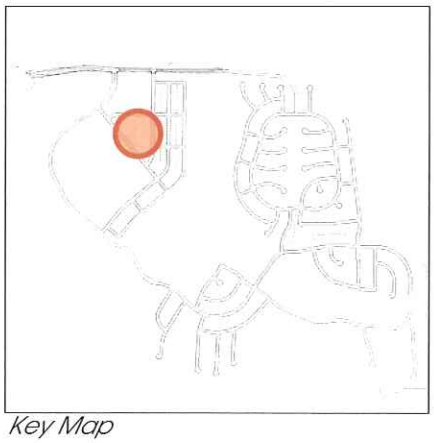
Policy 5-7 Create distinctive project identity features, including quality landscaping, and custom signage and lighting, reinforce the quality of Lower Lagoon Valley.

Policy 5-8 Use screening planting and other methods, such as earthen berms, to provide appropriate transitions between park/ open spaces and adjacent residential or business development.

5.2.1 Park Design Guidelines

Public and private parks areas have a character reflecting distinctive high quality landscape ambiance. They serve as social gathering places and are connected to on- and off-street trails, neighborhoods, and other public places.

Approved plant lists for common areas are provided in the Plant Palette.



Key Map

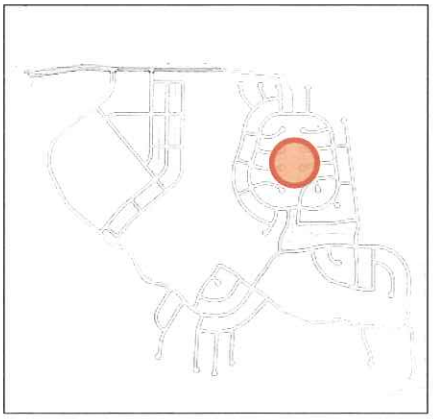
5.2.2 Village Green (Public Park)

The approximately eight-acre public park is located in the Town Center portion of Village 1. The park is designed to meet the needs of a wide range of users and to create synergies with adjacent uses. A grand plaza provides a civic entry and gathering space at the more 'urban' northwest corner of the park. A basketball court is provided here. Group picnic, water play, and play structures for tots and school-age children are grouped along the northeast corner to serve users from nearby homes and businesses in the Town Center. A multi-purpose soccer/ballfield provides the opportunity for formal or informal sports play. A low wall flanking one side of the field provides seating and ball control. A more passive area with quiet gardens and seating is located at the south end of the park and away from the more active uses. Parking is provided along the west side of the park. This location facilitates access to those most likely to be driving to the park and keeps cars out of the adjacent residential streets.

Potential Elements:

- Corner plaza
- Half-court basketball courts
- Play areas (ages 2-5, ages 5-12)
- Multipurpose field (soccer/ballfield)
- Low walls for seating and ball control
- Picnic area with shade
- Benches, trash, drinking fountain, and lighting
- Passive garden
- Large shade trees and accent planting
- Parking along west edge
- Bicycle parking

Figure 5.2: Conceptual Village Green Plan



Key Map

5.2.3 Linear Park

The Linear Park is a recreation and visual amenity that maximizes its value by running lengthwise through the center of Village 2. The park is a central focal point for a large number of homes.

Amenities may include a shade pavilion at the north end and play areas for tots and school age children at the south end. A Village path meanders along the east edge of the park. Due to grade changes this path is set below the homes on the east side, resulting in greater privacy for homeowners. Smaller paths run the west length of the park and provide crossings in key locations. Multi-purpose meadows offer the opportunity for informal play or passive activities. Windrows and small groves of fruit trees evoke the agrarian heritage of the setting. The central location of the park enhances safety by optimizing 'eyes' on the park by neighboring residences and its easy access.

Potential Elements:

- Shade pavilion
- Enhanced planting at arrivals and cul-de-sac connections
- Multi-purpose lawn
- Large canopy shade trees and windrows
- Agrarian windrow
- Bicycle parking

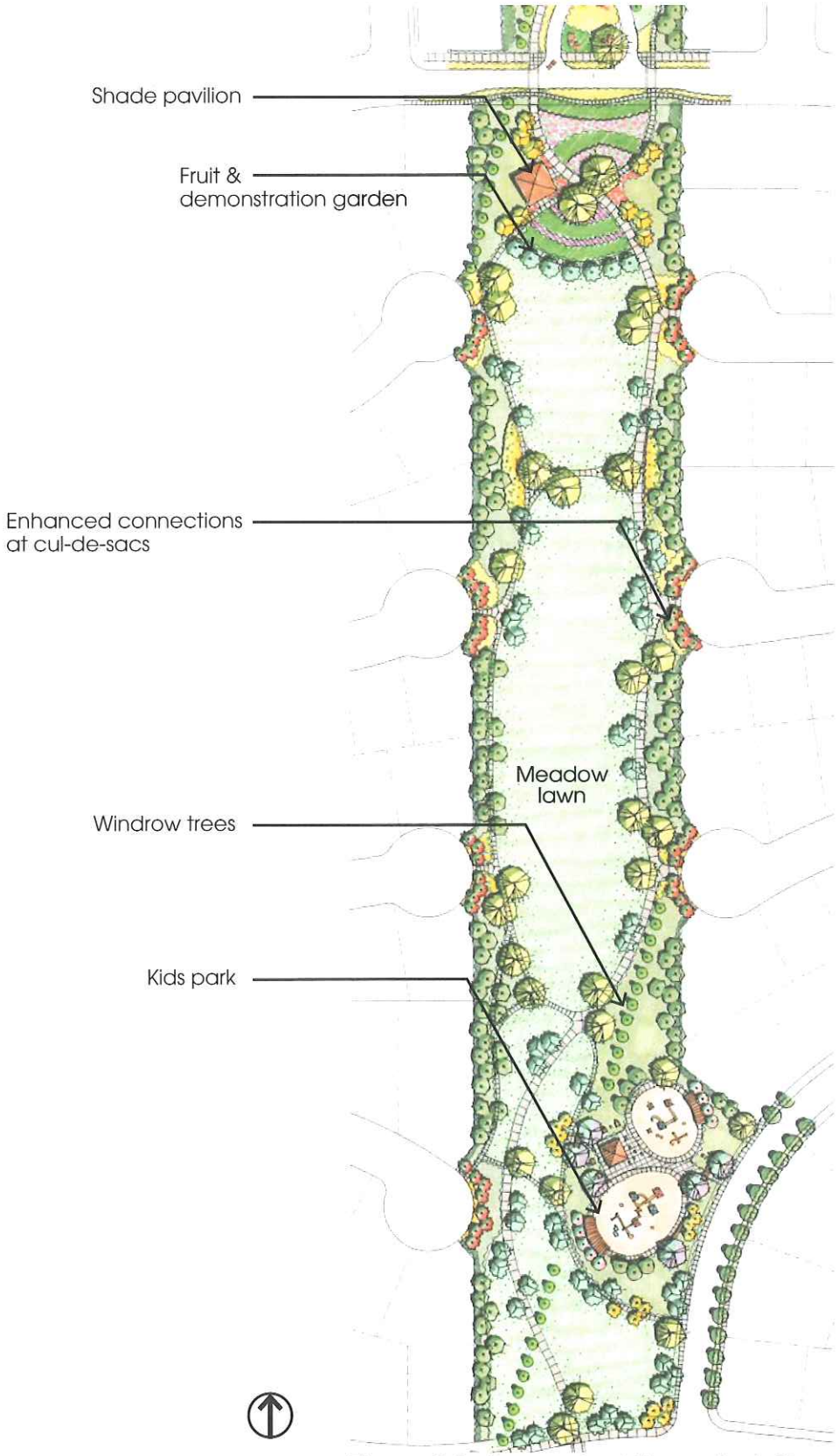
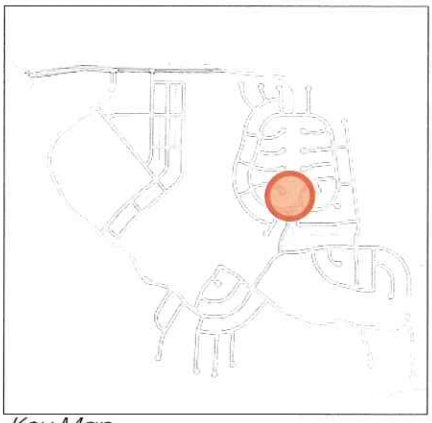


Figure 5.3: Conceptual Linear Park Plan



Key Map

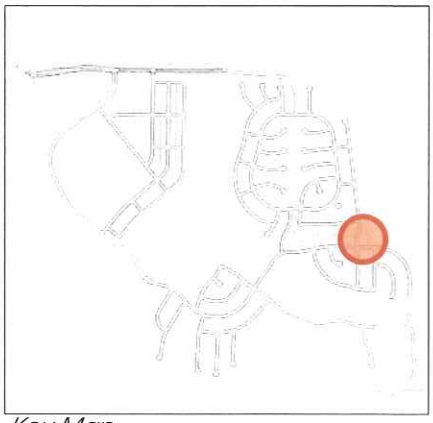
5.2.4 Kids Park

The Kids Park is located at the south end of the linear park in Village 2 to provide safe access from a maximum number of homes. Play areas are provided for tots and school age children. Benches with shade trellises provide comfortable seating for adult supervision. A central shade pavilion and picnic area allow for group gatherings. Enhanced planting and entry portals highlight entrances to the area and enhance the role of the linear park as a visual amenity.

Potential Elements:

- Play areas (ages 2-5 and 5-12)
- Play area seating with shade
- Picnic area with shade pavilion
- Enhanced planting and entry portals
- Large canopy shade trees.
- Benches, trash, and lighting
- Bicycle parking

Figure 5.4: Conceptual Kids Park Plan



Key Map

5.2.5 Adventure Park

The Adventure Park celebrates its location at the edge of the natural open space in Village 2. A picnic area with shade structure, nature-themed play elements, and passive lawn area provide for a variety of active and passive activities. The natural ambiance is supported by a dry creek feature, large canopy shade trees, and large boulders.

Potential Elements:

- Picnic tables
- Shade structure
- Play areas (ages 2-5 and 5-12)
- Dry creek feature
- Pedestrian bridge feature
- Large canopy shade trees
- Village path
- Bicycle parking

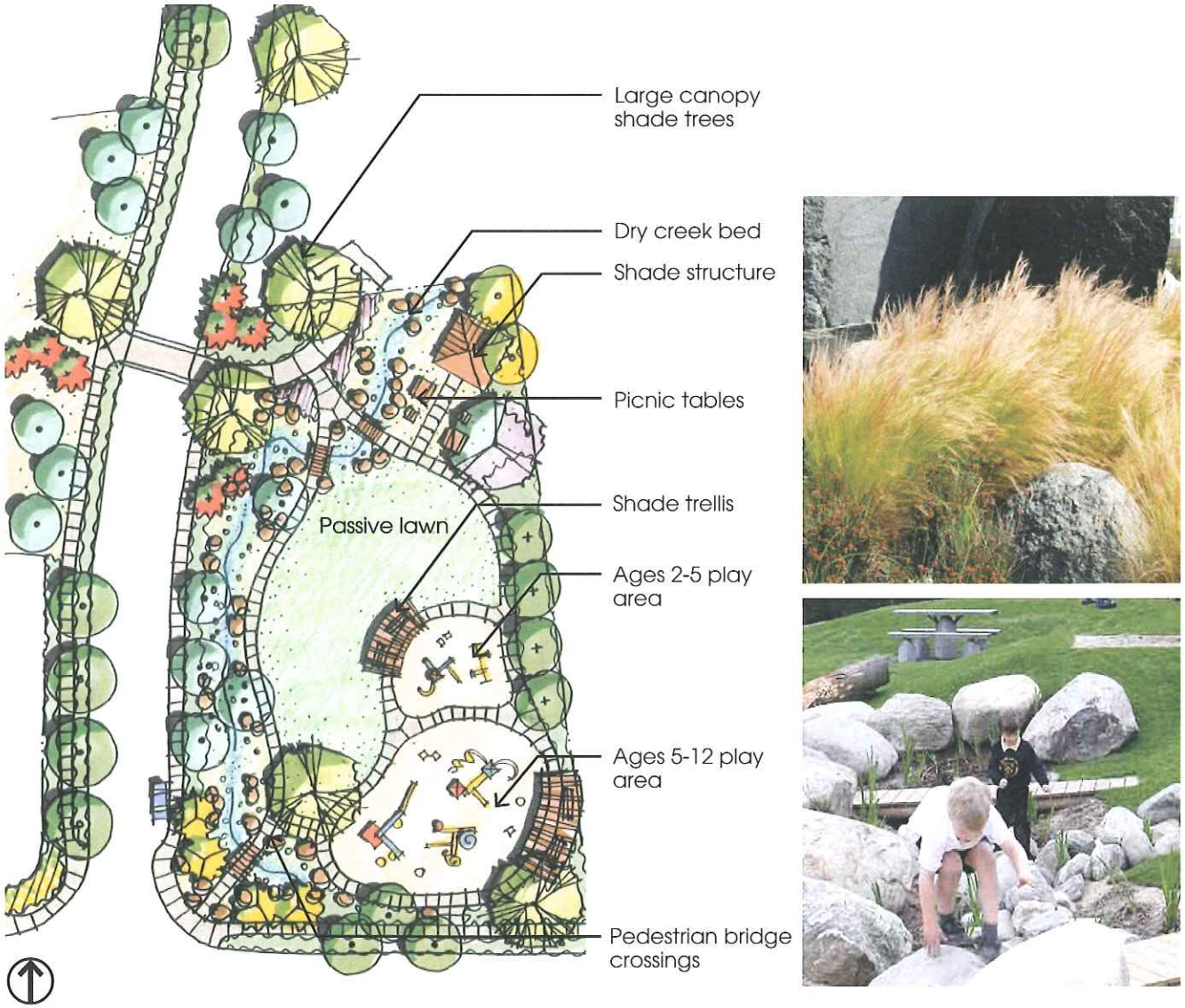
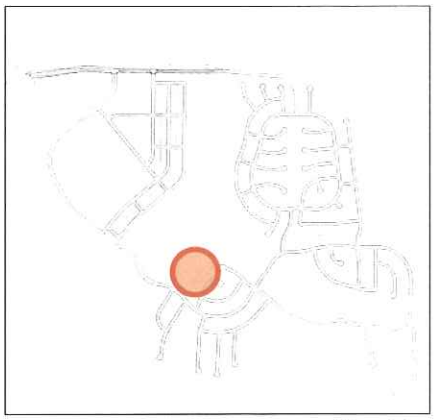


Figure 5.5: Conceptual Adventure Park Plan

5.2.6 Garden Park

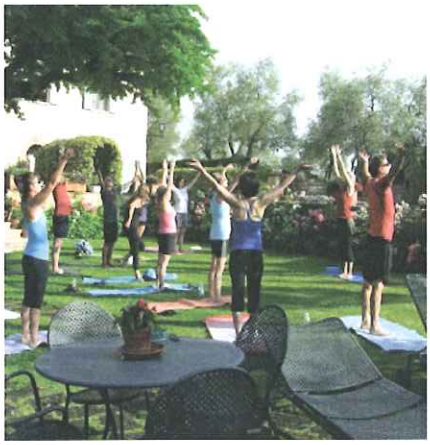
The park is located in Village 3, and provides amenities for adult users including features such as bocce courts, a community garden with shade pavilion, and a lawn area suitable for outdoor yoga classes and other small gatherings. The multi-use trail runs along the south edge of the park, facilitating access from other areas of the community and inviting use by all ages.



Key Map

Potential Elements:

- Entry feature/portal
- Tree-lined promenade
- 2 bocce courts with shade structure
- Community garden with raised beds
- Shade pavilion
- Passive lawn
- Benches, trash, lighting
- Bicycle parking



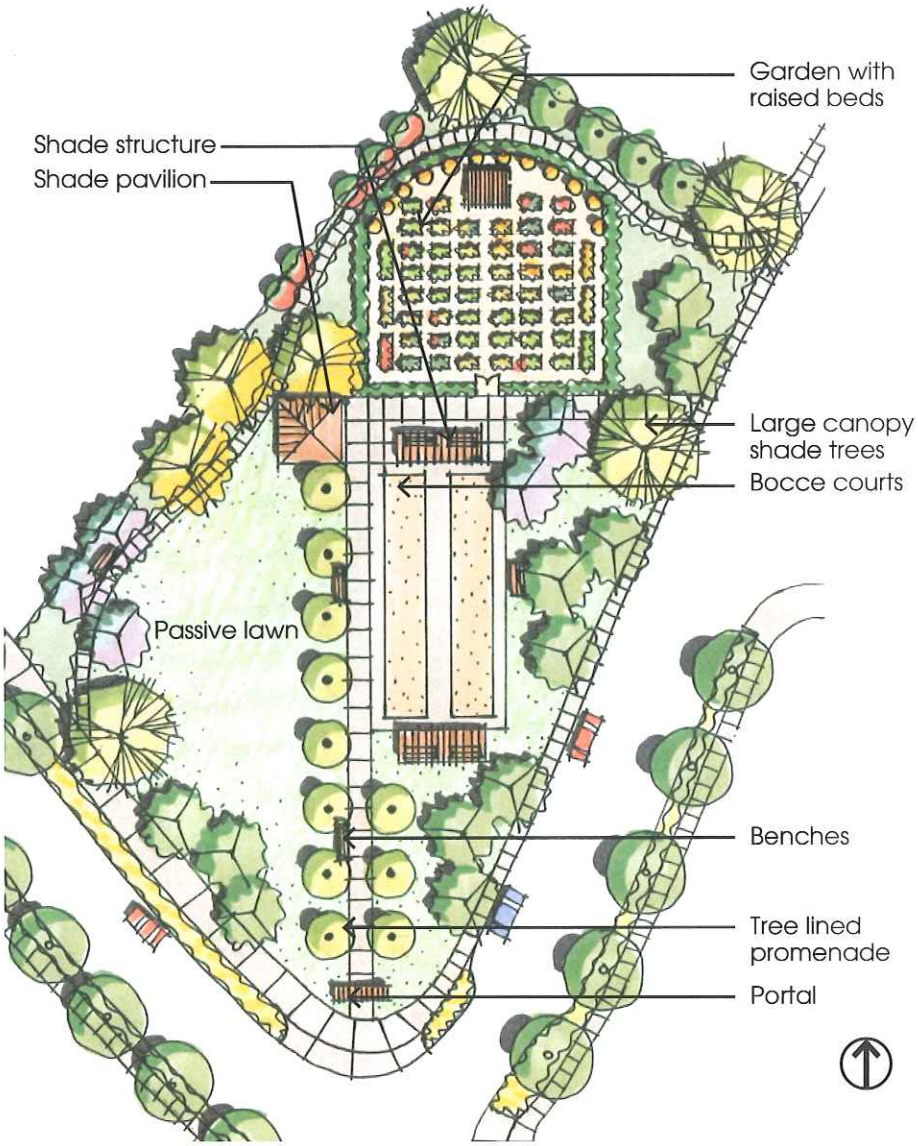


Figure 5.6: Conceptual Garden Park Plan

Key Map

5.2.7 Business Village Square

The square sits at the end of a tree-lined main street that serves as the main gateway to the Business Village. Several streets converge on and circumvent the square on all sides. On-street parking, generous sidewalks, and a focal public art/water feature are all located in or around the square.

Potential Elements:

- Separated sidewalks
- Tree-lined streets
- Diagonal parking
- Focal feature

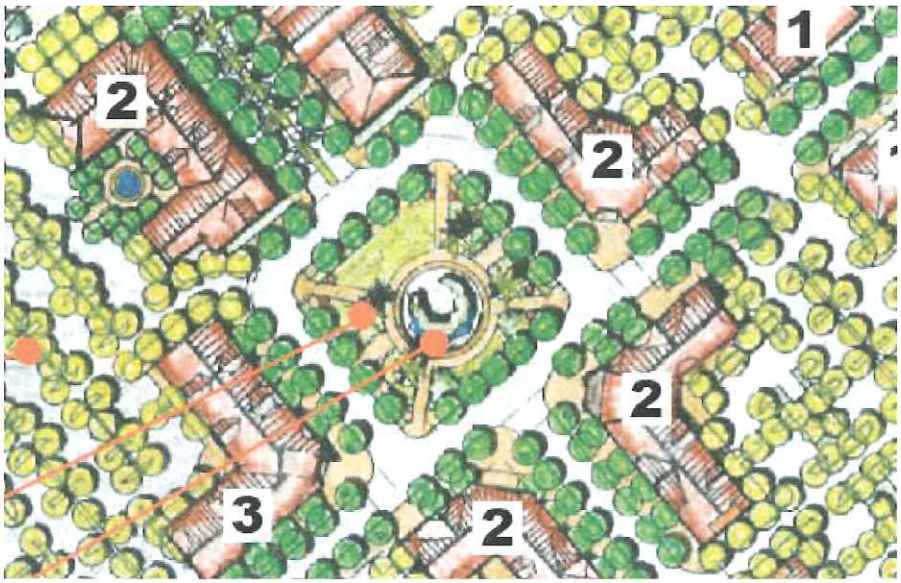
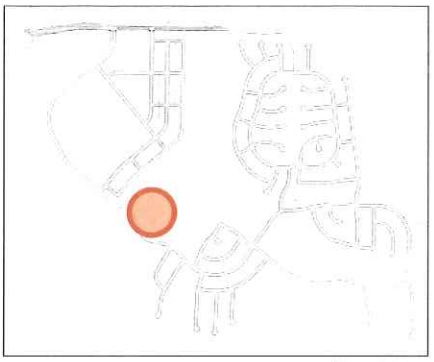


Figure 5.7: Conceptual Business Village Square Plan

5.2.8 Golf Course and Clubhouse Complex



Key Map

The golf course provides open space that connects the three residential villages and becomes a major visual amenity.

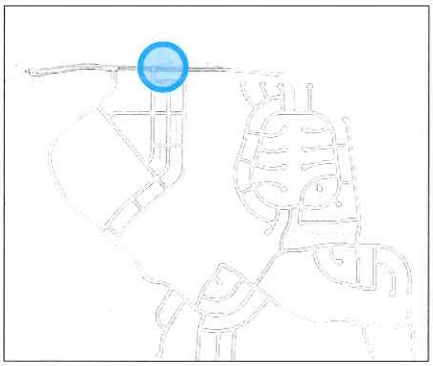
The golf course enhances and protects the existing ecology and environment, improves storm water management and provide for increased wildlife habitat and bio-diversity. See Section 4.5 for golf course requirements.

The Clubhouse Complex sits on a plateau overlooking the golf course and includes space for an HOA Recreation facility. Arrival to the Clubhouse Complex is via a tree-lined entry. A large lawn area will accommodate outdoor events. The Clubhouse Complex will be linked to a multi-use trail. The agrarian theme will be reflected in the stone walls and an orchard grid. Landscape will buffer the pool complex from other site uses.

HOA Recreation Facility

The HOA Recreational Facility includes swimming pools and recreational areas. A generous landscape buffer should also be provided between the pool complex and adjacent uses.

Figure 5.8: Conceptual Clubhouse Complex Plan



Key Map

5.2.9 Orchard Park Buffer

The Orchard Park Buffer is the first open space element along the main entry to the residential villages. With an iconic focal element and ornamental planting at the west corner, the park then transitions to orchard-like tree rows, lavender and vineyards. Village paths converge at this park, creating a scenic junction for pathways leading to the commercial area, to the golf course edge or to the neighborhoods and linear park. The multi-use trail continues along Lagoon Valley Road and also into Village 1 along the edge of golf course. Trail lighting will be provided to supplement street lights as necessary. Orchard trees will be olive and small flowering fruit trees. The ground plane under the orchard trees and vineyards will be non-irrigated mowed grass. The trail will be buffered from the orchard and vineyard areas by rail fence and low plants.

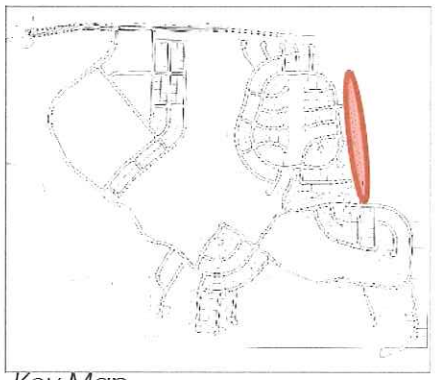
The vineyard will be buffered from the golf course by a planted edge of ornamental grass. The vineyard will be oriented southwest to northeast for optimal views of golf course and solar exposure.

Figure 5.9: Conceptual Orchard Park Buffer Plan

5.2.10 Entry Park Buffer

This Entry Park Buffer is designed to create a thematic entry to Village 2. The Entry Park Buffer has a sequence of design elements intended to signal the transition to the serene, picturesque aesthetic of the community. A rustic community gatehouse (described in detail in the Monumentation Section) which both evokes the countryside aesthetic and conveys the high quality of the community. Dry-stacked low stone walls and windrows of trees further support the agrarian theme. Village paths meander along both sides of the entry area. A median island planted with a specimen tree to act as a focal point and landmark. Beyond the median is the north end of the linear park with the shade pavilion acting as a backdrop to the entry experience. Planting shall include columnar windrow trees, informal clusters of olive trees, and evergreen trees to buffer homes. A multi-use trail will be provided on both sides of the trail providing bicycle and pedestrian connections.

Figure 5.10: Conceptual Entry Park Buffer Plan



Key Map

5.2.11 Eastern Buffer

A buffer area has been developed along the eastern edge of Village 2. The buffer area will be landscaped to mimic a riparian corridor and enhance the multi-use trail experience.

- Riparian associated planting materials on slopes of catchment area
- Catchment area basin planted with non-irrigated and naturalized grasses
- Parkway strip will be informally planted with ornamental grasses and tree to blend with the riparian theme

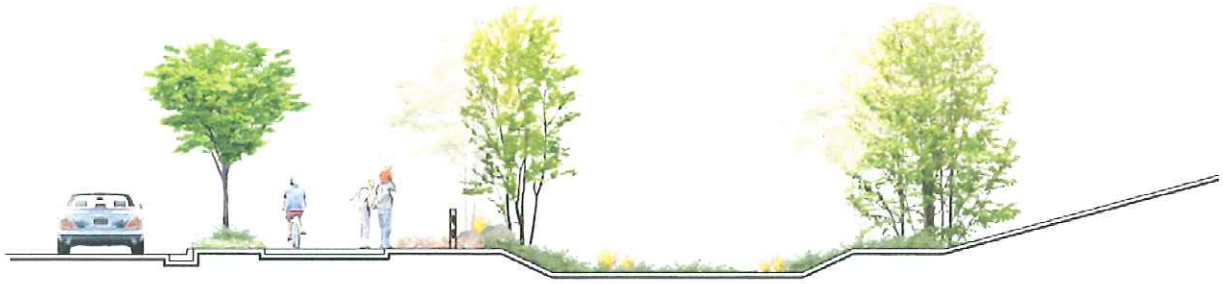


Figure 5.11: Conceptual Eastern Buffer Section

5.2.12 Open Space

The open space area landscape contains several specific areas which are enhanced by new landscape and implements the following policies:

Policy 5-9 To prevent further disturbance to grassland cover and other vegetation, motorized vehicles including motorcycles shall be prohibited from off-road activities. Barriers should be provided where vehicle access to open space areas may be possible.

Policy 5-10 Non-native ornamental species used in landscape plantings shall be restricted to the immediate vicinity of future residential, commercial and business park uses. Landscaping plans shall not include use a non-native invasive species which may spread in adjacent undeveloped areas. A listing of unsuitable species is included at the end of this chapter.

Policy 5-11 Add buffers, consisting of landscaping, berms and increased setbacks, as needed along I-80 for adequate noise attenuation and visual screening of new development areas.

Policy 5-12 Provide adequate separation from the residential neighborhoods and the park/lake area such that park activities do not disturb the future residents and that housing is substantially screened from view; separation may be achieved through a combination of landscaping (trees and shrubs), berm and fencing.

View Corridor Berm

The landscape design of the View Corridor Berm (see Figure 2.8 View Corridor) planting includes:

- Groundcover composed of grasses to create a natural hedge
- A natural earth form planted with a mixture of native oak trees and more rapidly growing deciduous trees planted in informal groupings

5.2.13 Trail System

The landscape for the LLV Trail system will provide interest and variety through selection and placement of plant materials, highlighting Important views or screening less desirable ones. A system of signage including way-finding and interpretive signage is provided. The trail system respects the privacy of the residents by careful placement, landscape setbacks, and screen planting. See Figure 3.14 for trail types and locations.

Landscaping along the trail enhances user comfort with shade trees. Careful consideration is given to protecting visibility sight lines at driveways and street crossings by selecting plant materials with a maximum growth height of 3 feet. The planting of large shrubs adjacent to the trail shall be avoided. The mature size of plants is always considered to avoid the need for frequent pruning to keep the path clear. The planting of low-maintenance and low water using plants is emphasized where appropriate. Nodes may be created along trail with seating opportunities and enhanced planting.

5.3 STREETSCAPE

The streetscape system of LLV is carefully designed to enhance the character of the community, while promoting health and wellness by encouraging pedestrian and bicycle circulation. The design of each street reflects its scale, function, and role in the circulation hierarchy. For example, larger scale shade trees are used as street trees on major collectors, smaller trees signify residential streets, and columnar trees highlight formal entries and screen rear and side yard fencing.

Special attention is given to the design of traffic calming devices that enhance the visual character of the travel corridor (such as landscaped islands, allées of street trees, corner bulb-outs, four and three-way stop corners). See Chapter 3 for street dimensions.

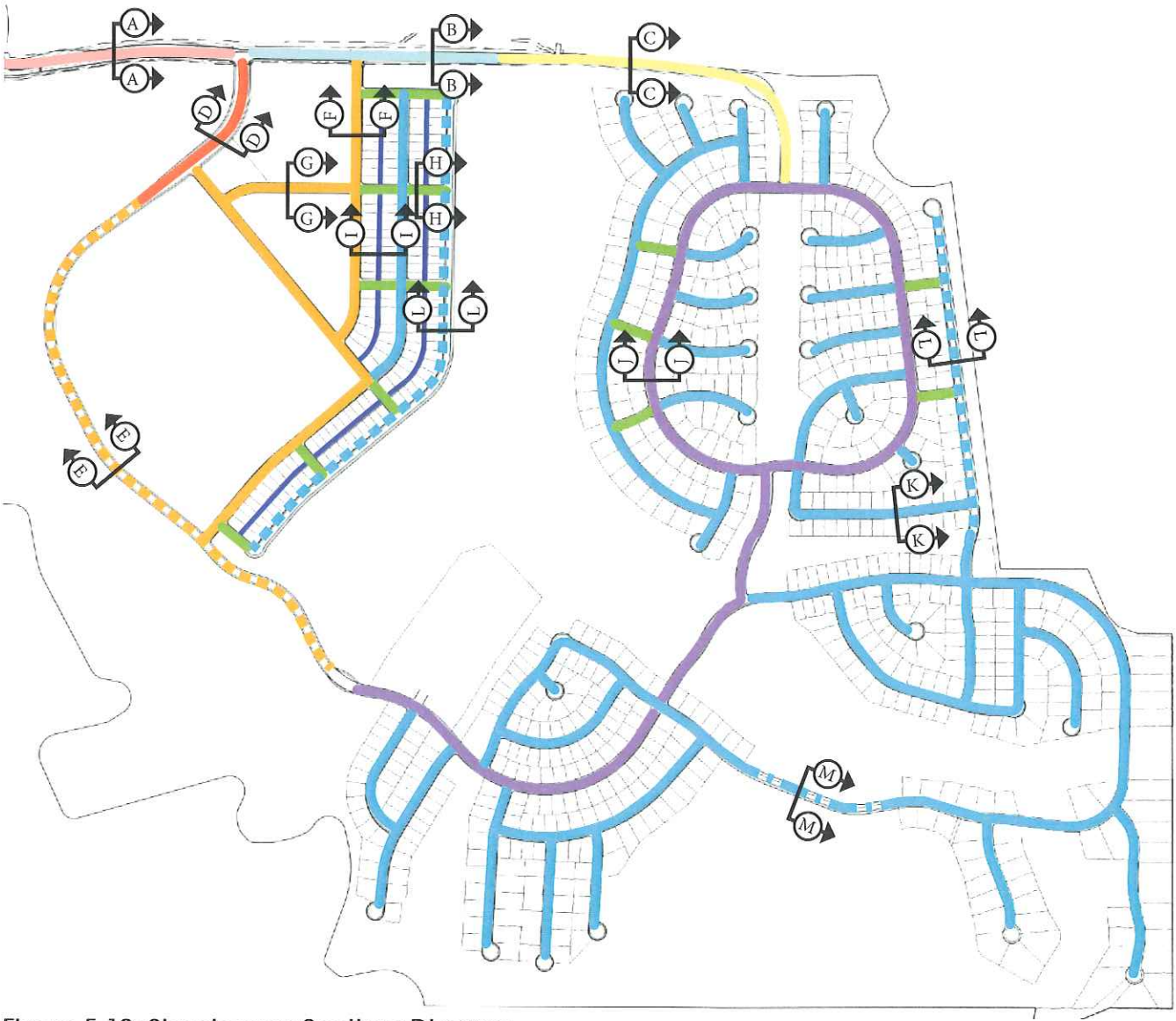


Figure 5.12: Streetscape Sections Diagram

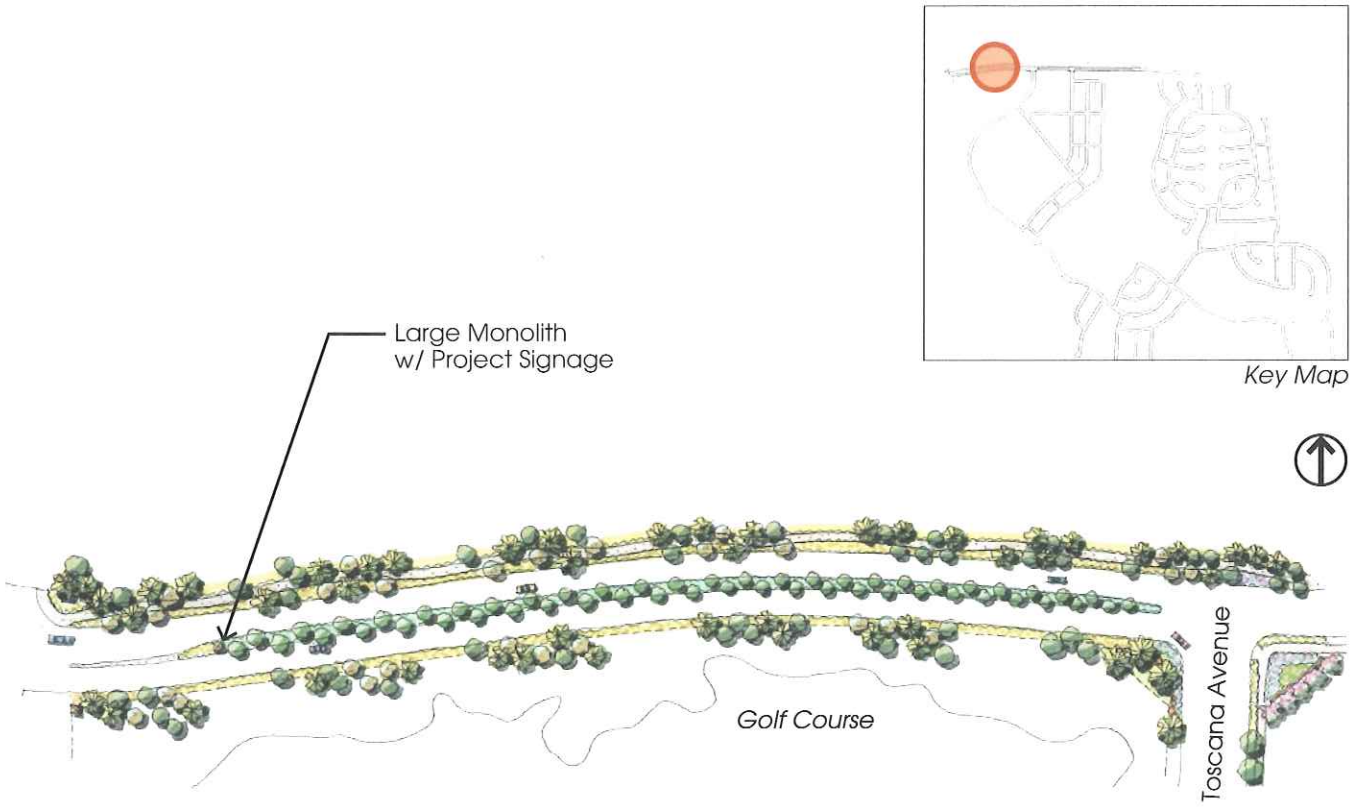


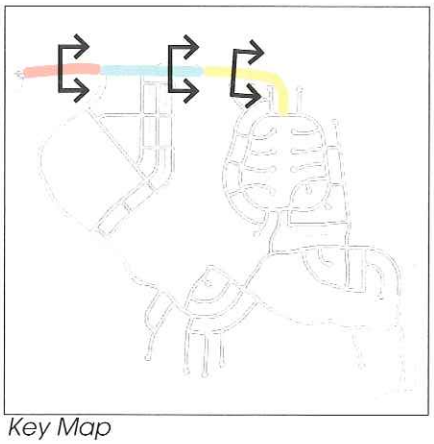
Figure 5.13: Concept Landscape Lagoon Valley to Toscana Avenue Plan

5.3.1 Lagoon Valley Road

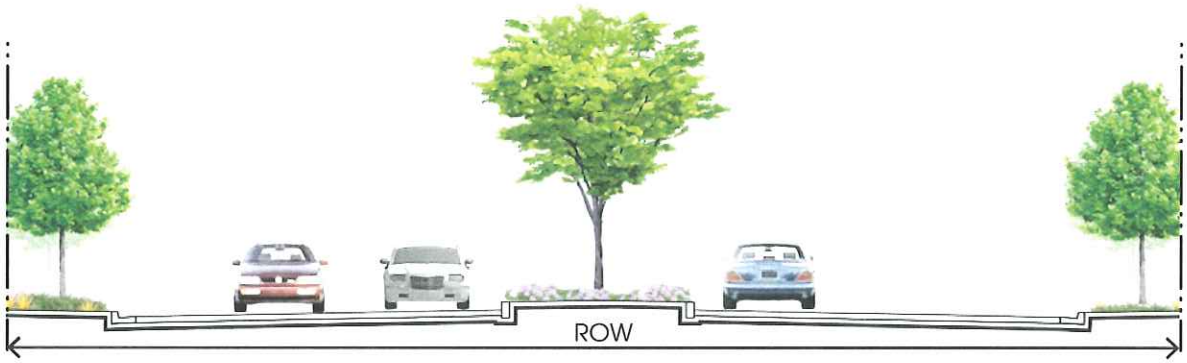
Lagoon Valley Road becomes the entry into the community from I-80 and provides view opportunities to the golf course and Lagoon Valley park to the north. Both sides of the Lagoon Valley Road area is planted with low grasses and intermittent clusters of trees for a natural feel and to allow views into the restoration area, Lagoon Lake, or golf course.

Streetscape includes:

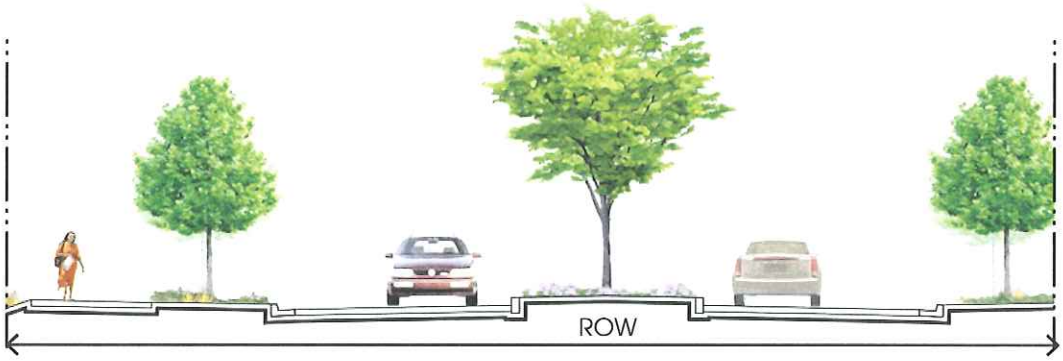
- Triangulated rows of flowering trees
- Planted median (for the western portions of Lagoon Valley Road)
- Multi-use trail buffered by a landscape strip will be provided on both sides of the road
- Large deciduous of canopy trees informally clustered along the edge of the street



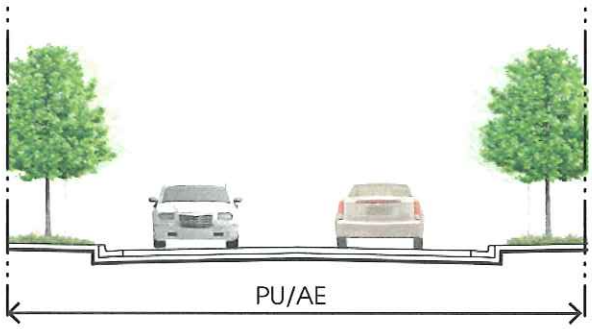
Key Map



Conceptual Lagoon Valley Road - 4 Lane with Median (Section A-A)



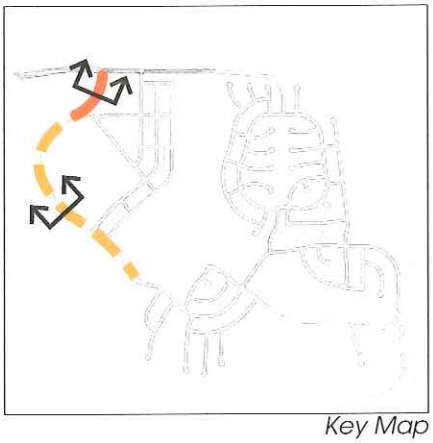
Conceptual Lagoon Valley Road - 2 Lane with Median (Section B-B)



Conceptual Lagoon Valley Road - 2 Lanes (Section C-C)

Figure 5.14: Conceptual Lagoon Valley Road

5.3.2 Toscana Avenue



Key Map

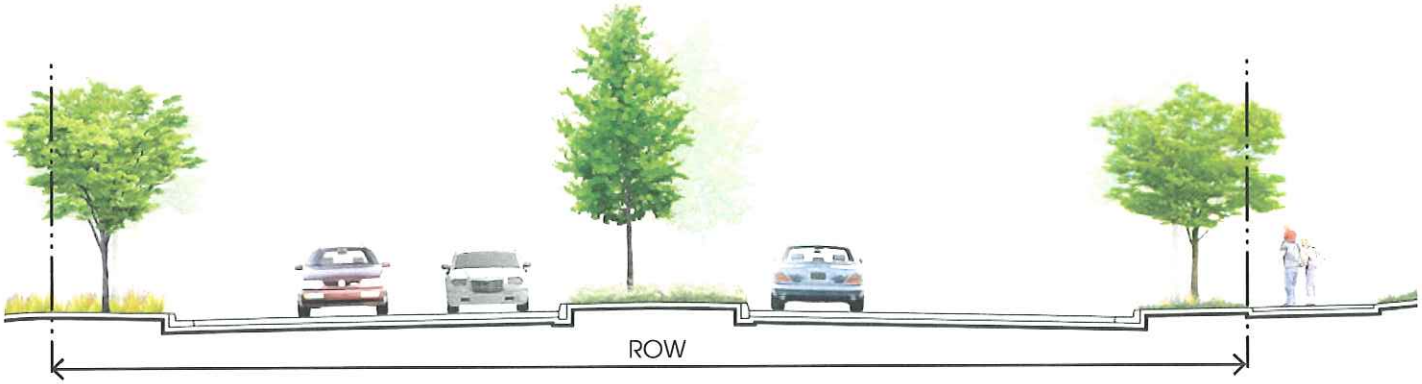
The northern portion of Toscana Avenue includes a landscaped median with formal entry trees and generous landscape strips on both sides. The multi-use trail runs along the Town Center edge of the road and facilitates non-vehicular circulation between uses.

The streetscape segment of the road adjacent to the town center reflects the importance of a residential community entry.

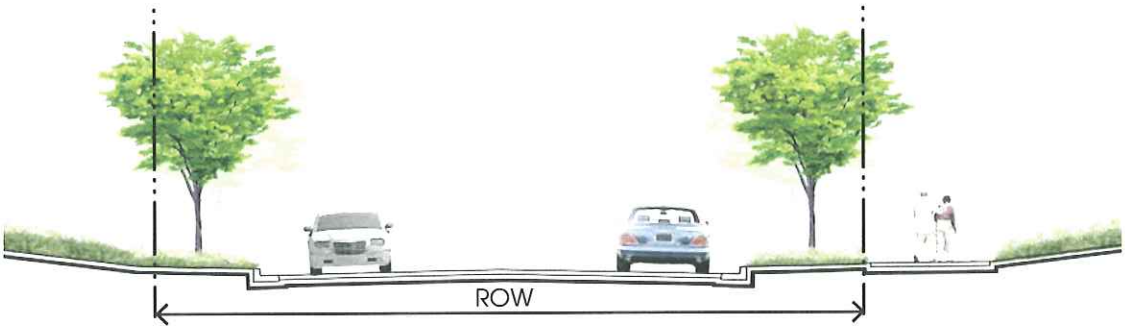
The segment of Toscana Avenue adjacent to the Business Village transitions to a more pastoral character that leads to the Clubhouse Complex. It features an oversized landscape strip on the west side with views of the golf course. The eastern edge includes a smaller landscape strip and the multi-use path.

Streetscape includes:

- Landscaped median along the Town Center with turn lane
- Columnar entry trees in median
- Landscape strips on both sides
- Trail on east (Town Center) side

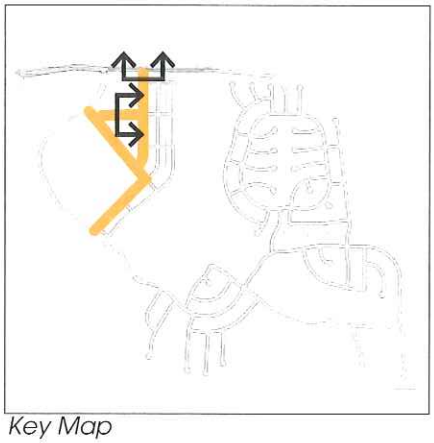


Conceptual Northern Toscana Avenue with Median (Section D-D)



Conceptual Toscana Avenue (Section E-E)

Figure 5.15: Conceptual Toscana Avenue



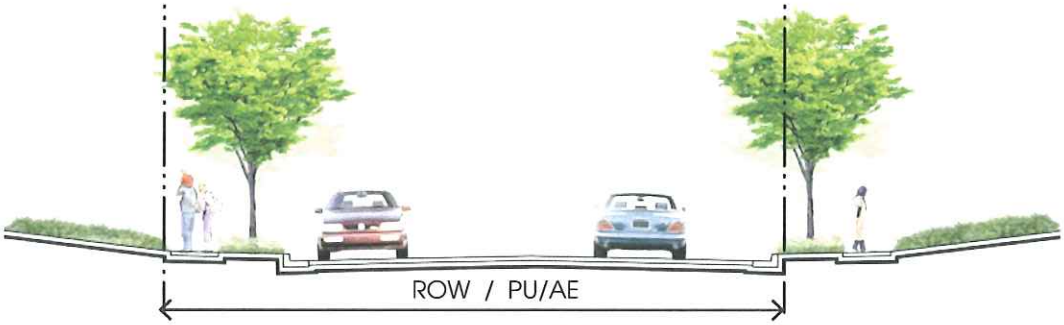
Key Map

5.3.3 Village 1 Collector Street

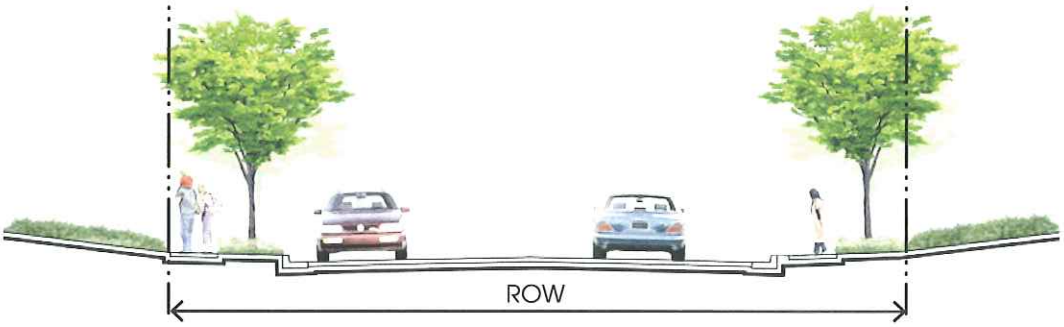
These streets that link the homes in Village 1 to all the active amenities are in the town center and park. The character of the streetscape reflects the proximity to the town center with formal pedestrian friendly scale.

Streetscape includes:

- Landscape strips on both sides with low planting and street trees
- Sidewalks on both sides



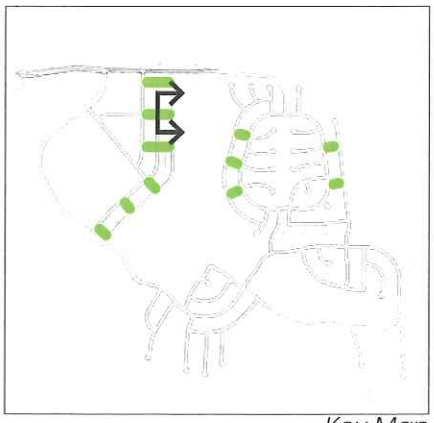
Conceptual Village 1 Collector (Section F-F)



Conceptual Village 1 Collector (Section G-G)

Figure 5.16: Conceptual Village 1 Collectors

5.3.4 Unloaded Residential - Bike Boulevard



Key Map

These streets are intended to facilitate and encourage circulation to open space for pedestrians and bicycles. Widened landscape strips create a greater separation from vehicles for pedestrians. No parking is provided on these streets, making them more attractive to on-street cyclists. Columnar trees and an additional landscape strip adjacent to homes screen side yards fences and identify the streets as unique corridors.

Streetscape includes:

- Landscape strips
- Sidewalks
- Landscape strips adjacent to residences

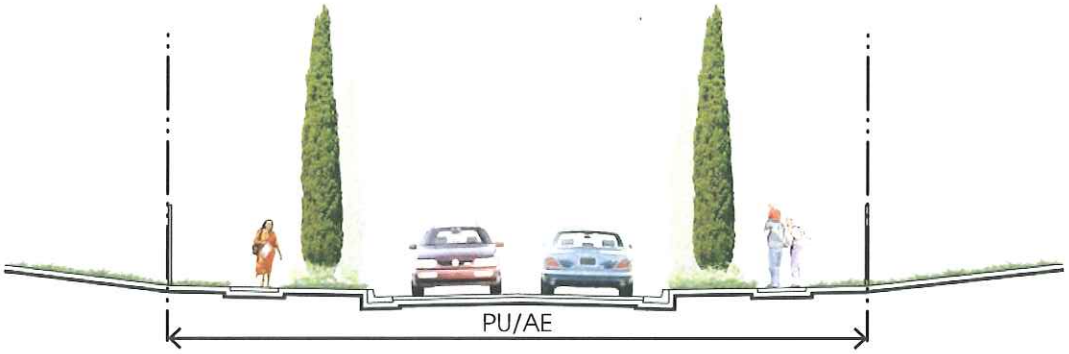
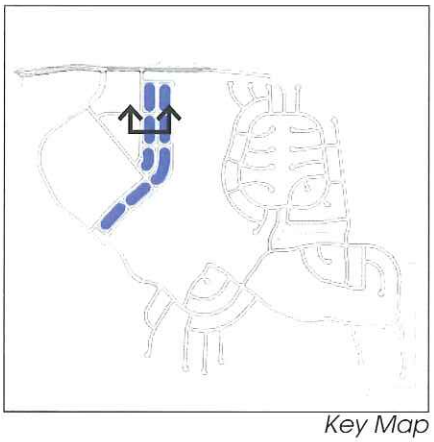


Figure 5.17: Conceptual Residential - Bike Boulevard (Section H-H)

5.3.5 Private Alley



Key Map

Private alleys will provide landscape setbacks with small trees and low planting.

Streetscape includes:

- Landscape setback with upright trees and low planting

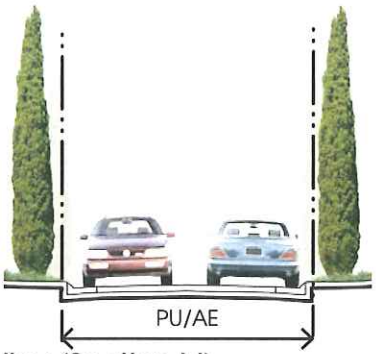


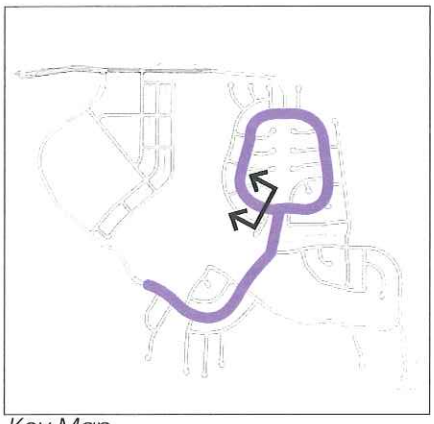
Figure 5.18: Conceptual Private Alley (Section I-I)

5.3.6 Loop Road Collectors

The Loop Road creates a comfortable neighborhood ambiance with landscape planting strips for street trees and low planting. Wider sidewalks allow families to walk comfortably together and young children to ride tricycles.

Streetscape includes:

- Landscape strips with street trees and low planting on both sides
- Sidewalks on both sides



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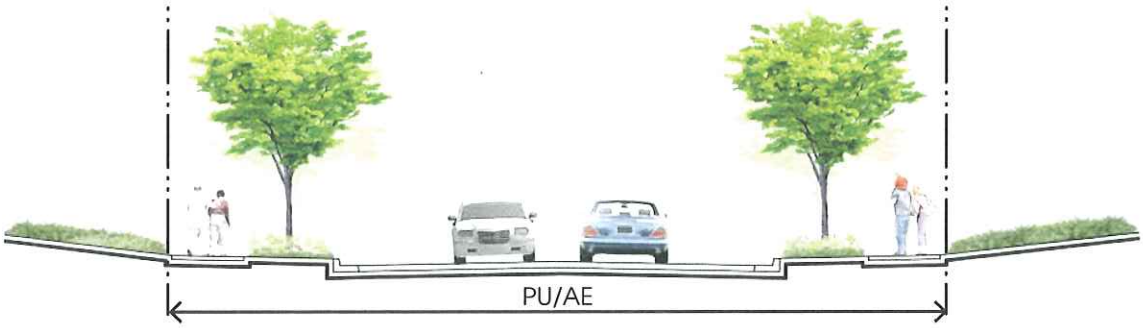


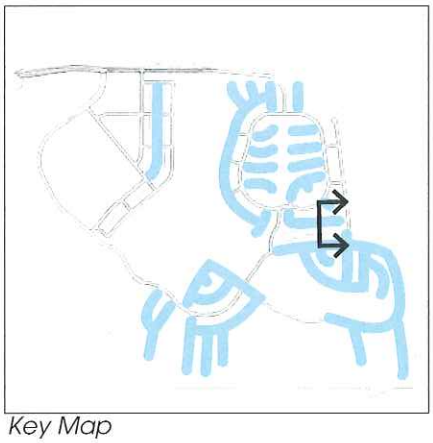
Figure 5.19: Conceptual Loop Road (Section J-J)

5.3.7 Conceptual Residential Streets

All residential streets will include street trees and low planting. Some will have sidewalks on both sides separated from the roadway by landscape strips. The streetscape character will vary with location.

Streetscape includes:

- Landscape strips with street trees and low planting on both sides
- Sidewalks on both sides



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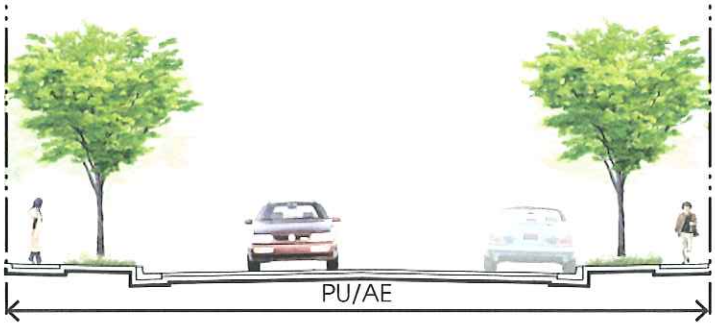


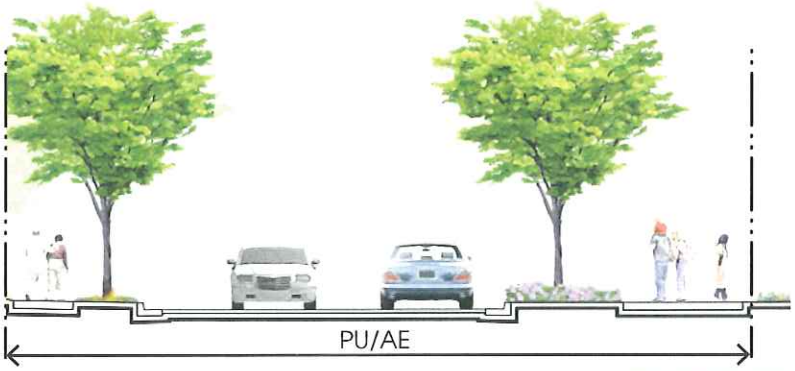
Figure 5.20: Conceptual Residential Street (Section K-K)

5.3.8 Golf Course / Open Space Interface

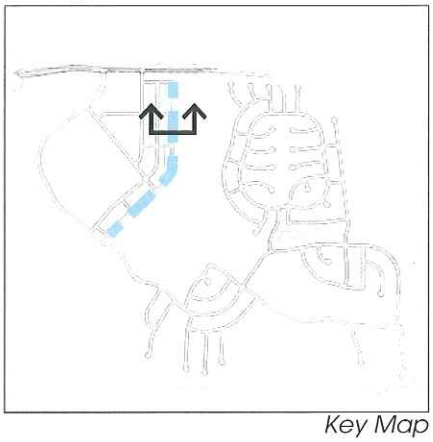
Residential streets adjacent to the golf course and open space are designed to highlight views on one side and provide a residential edge on the other side.

Streetscape includes:

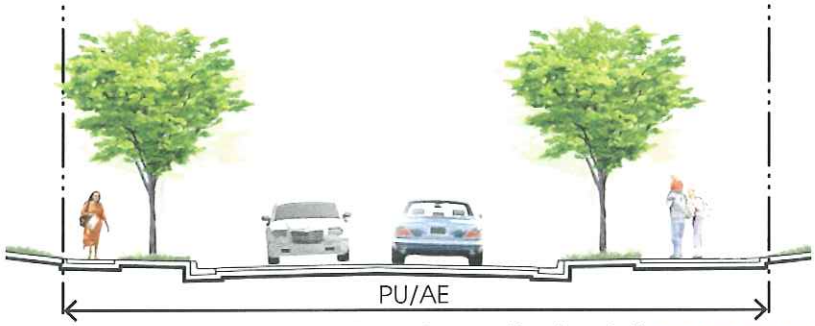
- Sidewalk on residential edge, trail on golf course or open space edge
- View fencing at golf course interface
- Landscape strips on residential edge, wider strips on golf course edge
- Parking on residential side only



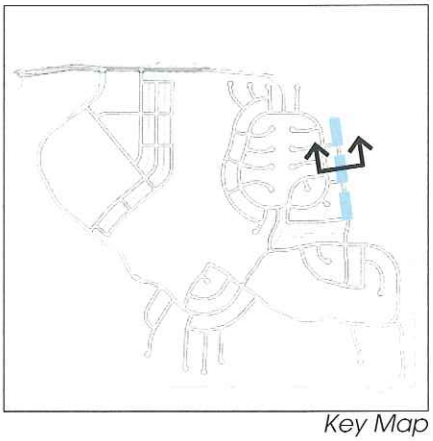
Conceptual Village 1 Golf Course Interface (Section L-L)



Key Map



Conceptual Single Loaded at Open Space (Section L-L)



Key Map

Figure 5.21: Conceptual Golf Course and Open Space Interface

Rural Roads include:

- Street trees and low planting on both sides

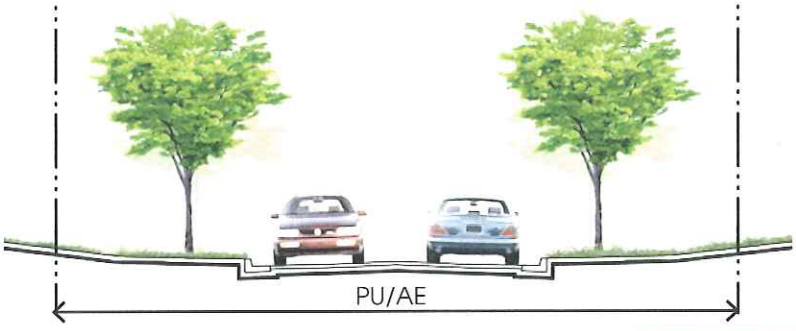


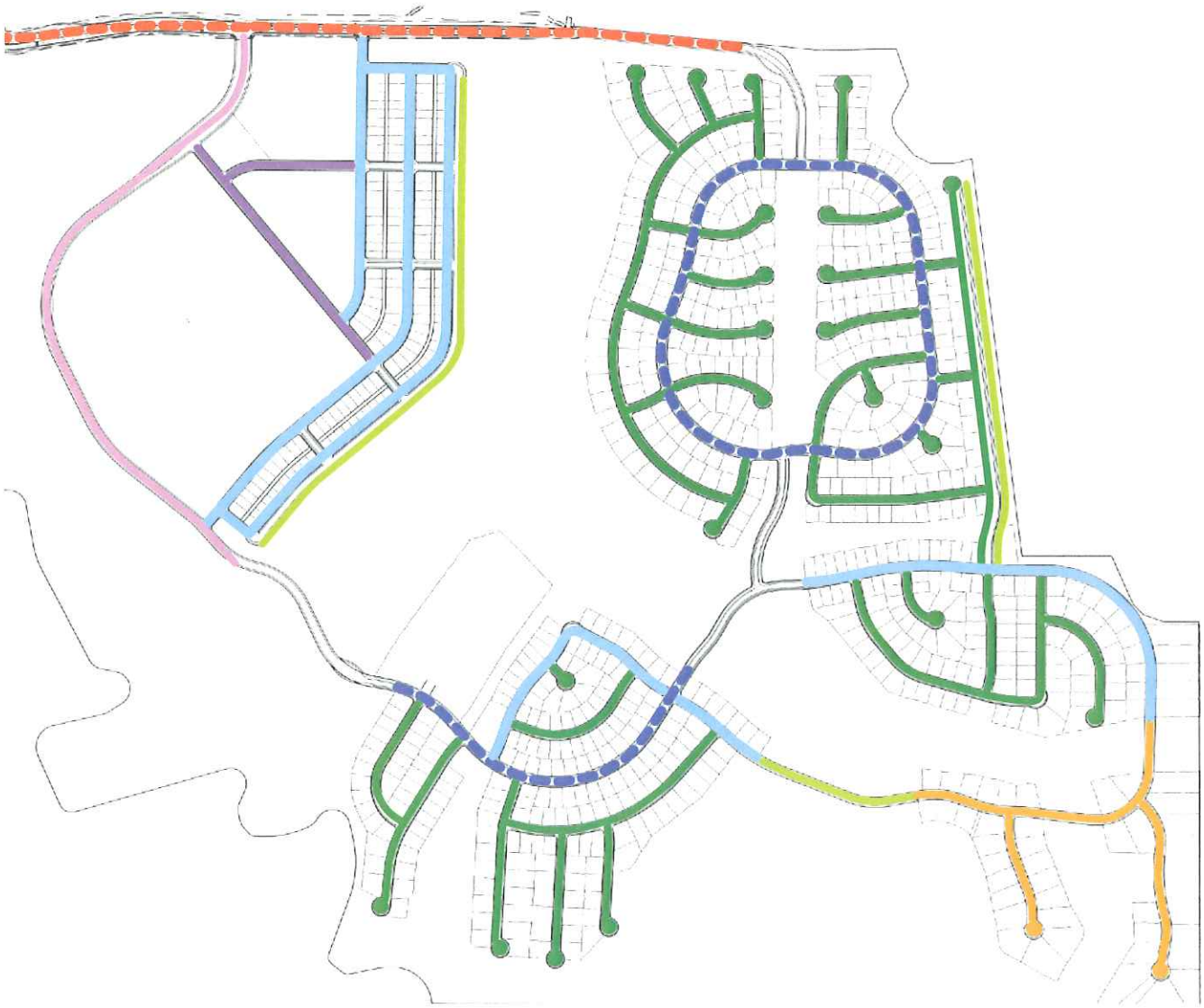
Figure 5.22: Conceptual Rural Road (Section M-M)

Key Map

5.3.9 Street Trees & Neighborhood Trees

Each neighborhood street should feature a different deciduous shade tree. Major roads should be recognizable by their prominent and distinctive tree species.

Major streets are assigned street trees that will be used only for those streets. Street trees play an important role in creating a desirable community that promotes cycling and walking. Trees serve to enclose the street, creating shade and a more intimate residential scale. This is a visual cue to slow traffic, making the street safer for non-vehicular users. Trees are planted in landscape strips to establish a sense of separation and safety for pedestrians .



Primary Street Trees

- Main Entry Tree: Quercus rubra / Koelreuteria paniculata / Prunus yedoensis
- Main Residential Street Tree : Zelkova serrata 'Green Vase'
- Primary Street Trees
- Secondary Street Trees
- Enhanced Open Space Trees
- Estate Street Trees
- Toscana Avenue: Zelkova serrata
- Town Center Tree: Ulmus parvifolia 'Drake'

Figure 5.23: Street Tree Diagram

5.4 MONUMENTATION AND THEMING

The LLV monumentation and theming system expresses a unifying theme for the community. The monumentation system signals key points of entry, highlights focal areas, and provides wayfinding, all contributing to a strong sense of place.

Interpretive signage may also be included where there are opportunities to learn about local history, culture, or ecosystems. For example, informational signage could be incorporated at key points along the multi-use trails, and at the connections to the hillside trail system at the trail head.

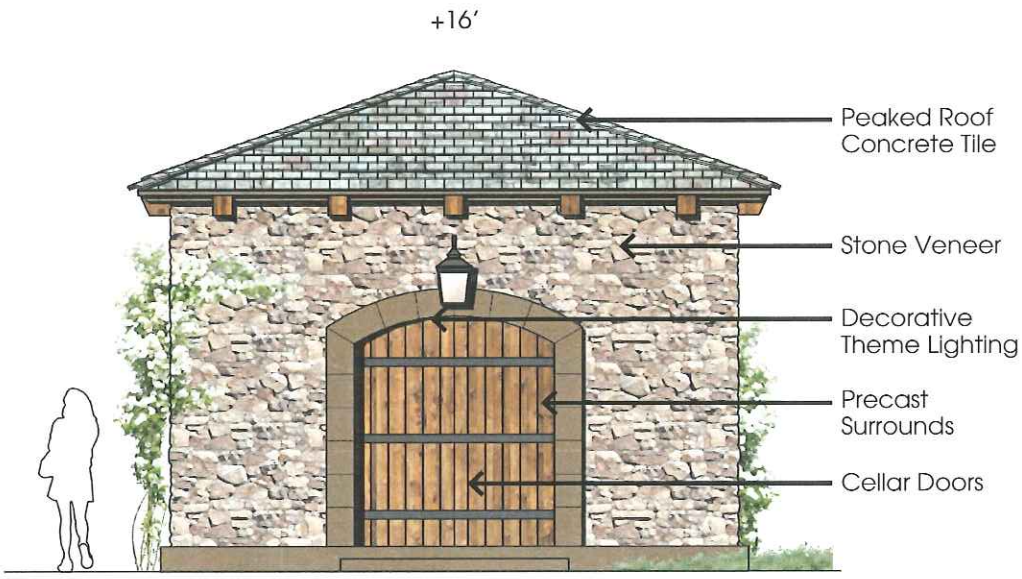
Figure 5.24: Community Monumentation Diagram

5.4.1 Community Entry Gatehouses

The Entry Gatehouses support the rustic countryside theme with an 'old world' style stone and mortar finish. The buildings evoke a European wine country cellar with shuttered windows, tile-like roof and rustic doors. Decorative thematic lighting sconces are placed above the door. The roadway has sufficient width to add operable gates if desired.

Potential Elements:

- Concrete tile roof
- Rustic mortar and stone veneer
- Precast concrete accent molding
- Decorative thematic lighting sconce
- Rustic style door and shutters with metal accents
- Optional gates
- Door openers to be screened by planting or boulders



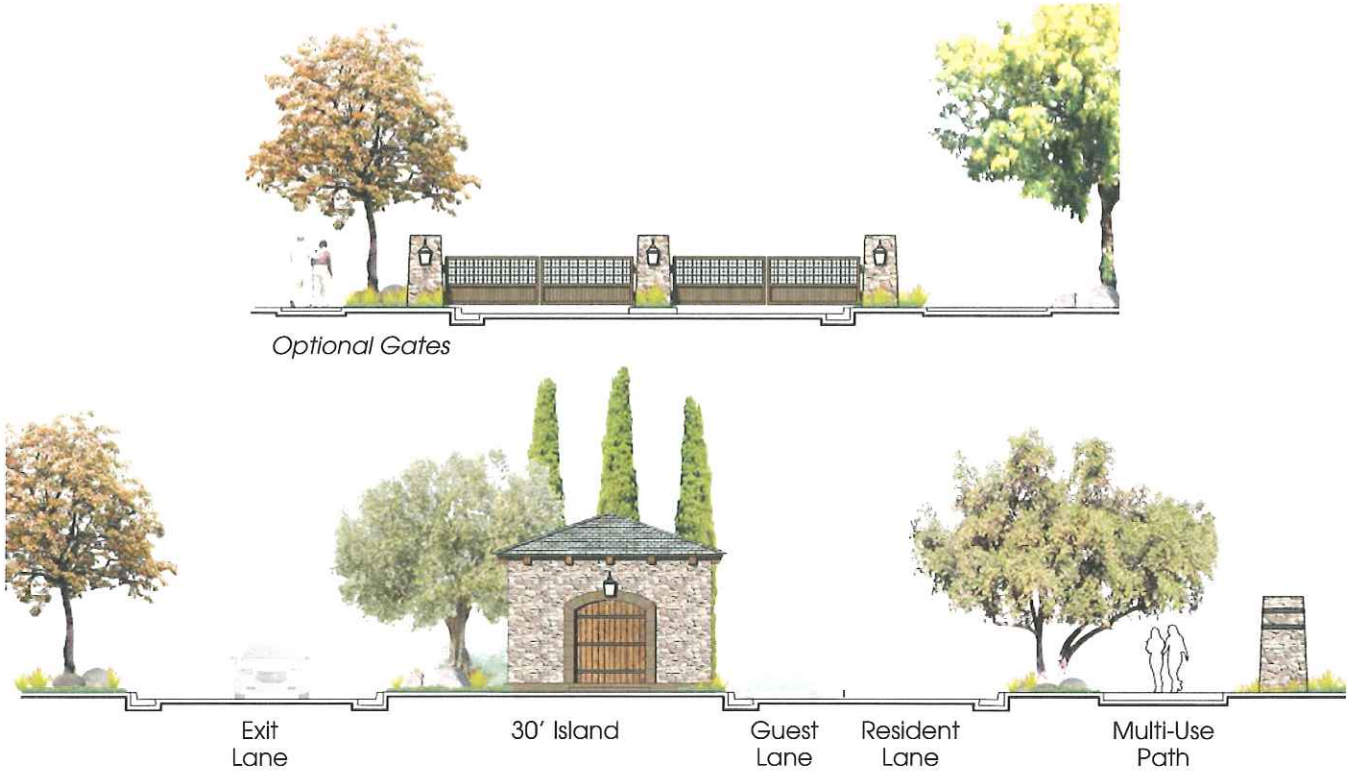


Figure 5.25: Conceptual Community Entry Gatehouses

5.4.2 "Bridge" Crossings

A feature "bridge" is planned for LLV, linking Village 2 with Village 3 and crossing the golf course. The "bridge" creates a significant impression and an important sense of arrival. The character of this "bridge" should reflect timeless and authentic quality. It should be faced with natural stone veneer that will be beautiful and consistent with the overall landscape palette of stone for the gateways and entry markers. Railings should be consistent with the "bridge" but may utilize pre-cast stone for balustrades.

This "bridge" will have a rural, natural, and informal feeling with a comfortable pedestrian scale. This "bridge" may be prefabricated wood or steel.

5.4.3 Signage

Signage reinforces the overall character of Lagoon Valley. Signage can be considered vertical sculptural forms of high quality design that provide information. Signage should use materials with appropriate massing in the landscape. All signage associated with LLV should be cohesive and help create a distinctive visual environment. The signage should be integral to the architecture and the landscape. The guidelines for signage are very general to allow creative solutions and variations within a framework, while avoiding visual clutter and chaos.

The signage system establishes an identification system which is simple, elegant, highly legible, durable, vandal-resistant and complements the architecture and landscape concept for LLV.

- All signage for LLV is coordinated through a comprehensive Master Sign Program. The goal of the Master Sign Program is to harmonize the appearance of signs allowing creativity in design and commercial identification. The Master Sign Program is subject to City approval at administrative level by the Director of Community Development.
- The design of individual signs reflects the colors, materials, and style of the buildings they are associated, reinforcing the LLV character.
- Interpretive signage should be used along the open space corridors as markers. The interpretive signs should be placed at regular intervals along the trails and other open spaces.
- Interpretive signs may incorporate maps, historic photographs and other similar graphic information.

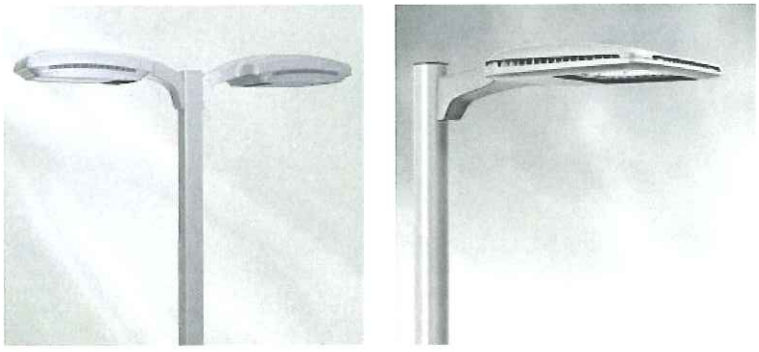
5.4.4 Lighting

Lighting considerations in LLV include:

- Provide safe and attractive outdoor lighting for a variety of experiences.
- Provide lighting levels that will be commensurate in illumination level and scale with the land uses they serve.
- Utilize unique lighting fixtures as a place marking element to help distinguish the different business and residential villages.

Lighting can be used to reinforce the daytime functional organization of the retail, business park and residential districts. Individual project lighting plans shall conform to these guidelines:

- Lighting should be designed to orient visitors at night.
- Lighting roadways should allow drivers to clearly see all road alignments, potential obstacles and traffic control signage. Intersections or unique conditions should receive more light.
- Public streets should be illuminated with 30-foot high thematic fixtures. High quality fixtures will be used to help unify and lend character to the streetscape. Street lighting will conform to the City of Vacaville's minimum illumination level standards for public streets.
- Interior private streets will be lighted with 15-20 feet high thematic fixtures of a consistent character and quality of their specific village location. Light fixtures shall be adequately spaced to provide continuous and consistent safe levels of illumination. Locate fixtures to minimize shadow night interference from trees and other objects in the landscape.
- Walkways, entry areas, courtyards and plazas should be lighted to provide a sense of personal safety for pedestrians and to minimize shadows. Extra lighting at intersections, steps, ramps, and other obstacles should be added.
- Large parking lots and associated vehicular circulation areas in the Business Village will be lighted with 25-foot high maximum LED fixtures and meet at least minimum City illumination level standards for parking areas.
- All light fixtures selections shall address the need to retain "dark sky" consistent with the rural ambiance of the community.



Character images for parking lot lights

Character images for thematic lights

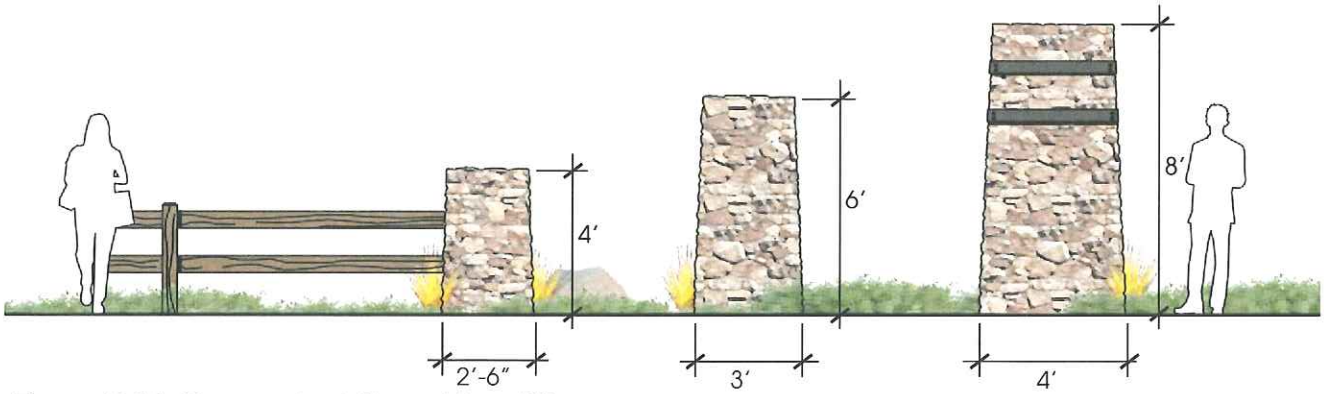


Figure 5.27: Conceptual Stone Monoliths

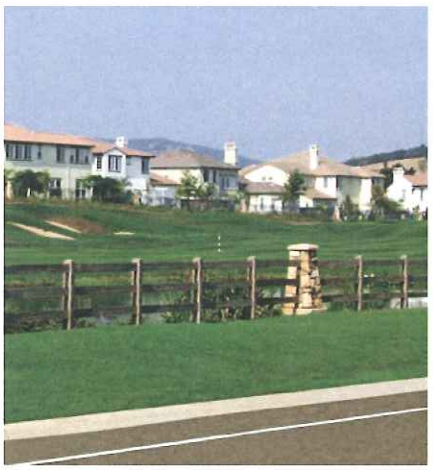
5.4.5 Stone Monoliths

Stone monoliths of varying sizes will be used throughout LLV to support the rustic agrarian theme and as a unifying design element.

An approximate 8-foot monolith with accent bands is the largest in the hierarchy and is used at key entries.

Medium sized, 6-foot, monoliths without bands are used as accents to define smaller entries.

Small 4-foot monoliths act as terminal or accent posts at key points along the concrete split rail fences.



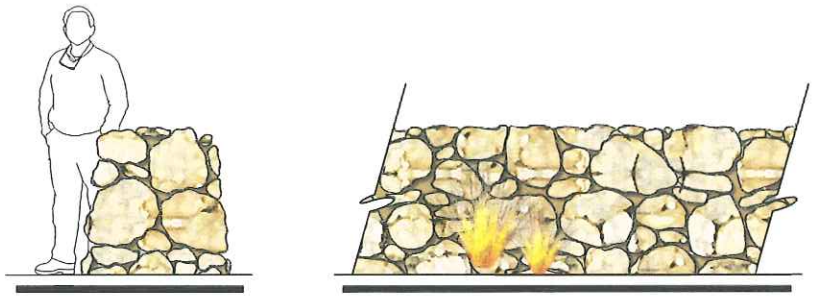


Figure 5.28: Conceptual Dry Stacked Stone Wall

5.4.6 Stone Walls

The LLV stone walls work to emphasize the community's unique character from the pedestrian level. The walls will be a mix of linear and curvilinear and may measure 1-foot to 3-foot high.

5.5 WALLS AND FENCES

The neighborhood landscape system includes community theme walls, fencing (good neighbor, split rail, view and open space), front yard planting. All elements of the landscape are intended to convey the special character and high quality of the community.

Figure 5.29: Fencing Diagram

5.5.1 Theme Wall and Pilasters

The LLV theme wall includes pilasters that match the stone monoliths coordinate with other monumentation as a unifying element.

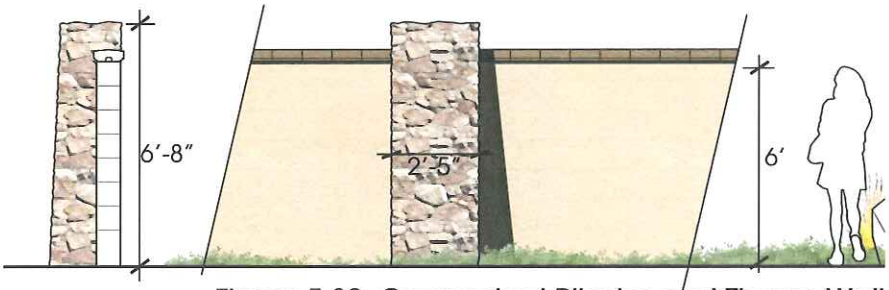


Figure 5.30: Conceptual Pilaster and Theme Wall

5.5.2 Split Rail Fence

Split rail fences are made of concrete and occur where street edges abut open spaces to provide safety and delineation while allowing views.

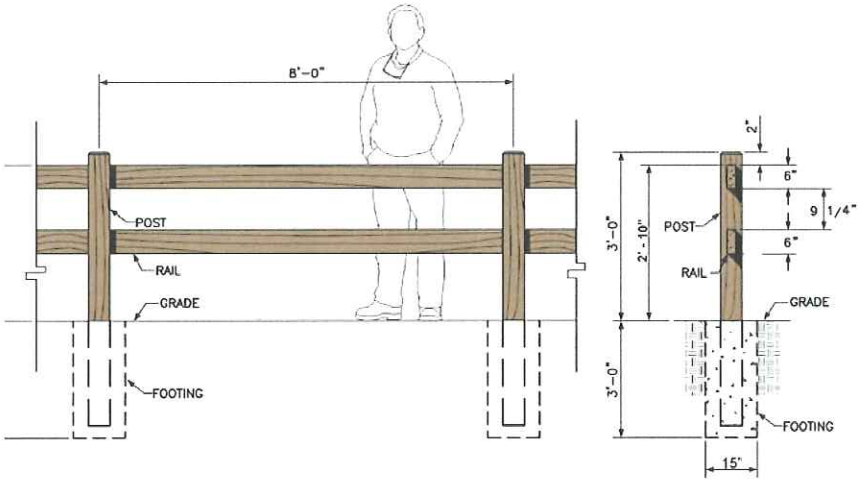


Figure 5.31: Conceptual Split Rail Fence

5.5.3 Good Neighbor Fence

Good neighbor fences are provided between lots and where rear yards are facing and are spaced such that solid fencing would be required for privacy.

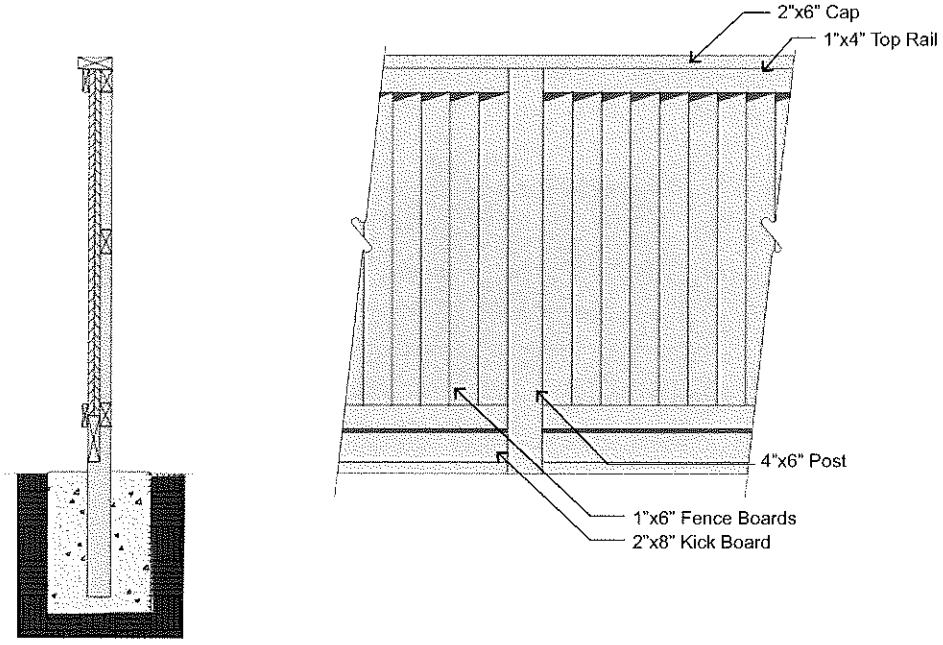


Figure 5.32: Conceptual Good Neighbor Fence

5.5.4 View Fence

View fences provide views from rear yards into the golf course while maintaining some privacy.

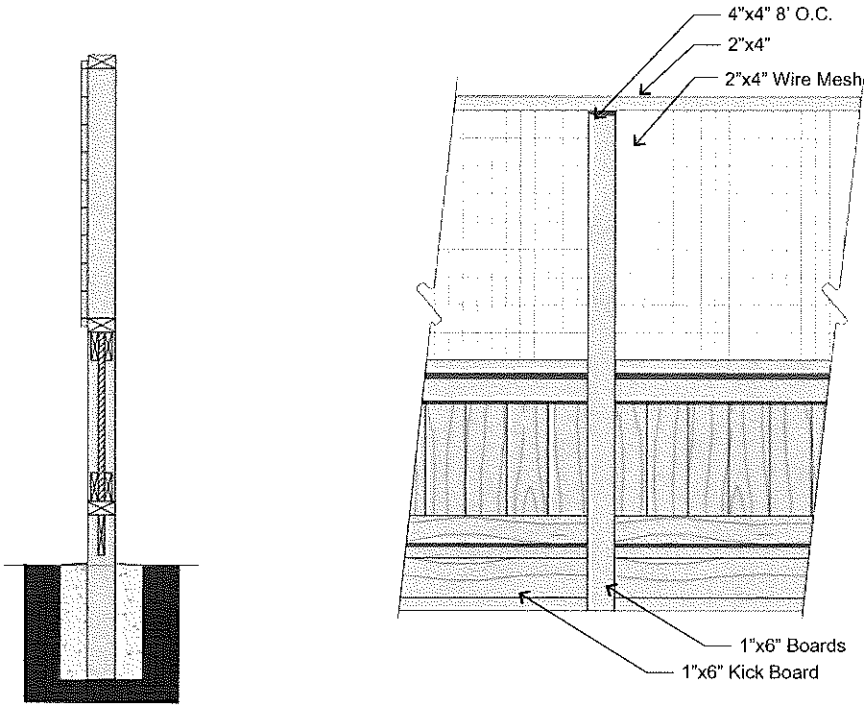


Figure 5.33: Conceptual View Fence

5.5.5 Non-Flammable Open Space Fence

Adjacent to open space, non-flammable metal fences shall be provided that allow views into the open spaces.

Figure 5.34: Examples of Tubular Metal Fences

Figure 5.35: Examples of Wire Fences with Metal Frames

Figure 5.36: Corner Lot Fence Diagram

5.5.6 Corner Lots

The Good neighbor fence will occur facing streets on corner lots. However the fence will expose the front portion of the house. Landscape will be provided between the fence and the property line.

5.6 HARDSCAPE GUIDELINES

Hardscape areas make up a significant portion of the improved sites. It is important to minimize large expanses of monotonous and unattractive pavements. Storm water may infiltrate into the soil below the pavements rather than the storm water pipes.

5.6.1 Driveways

Driveways may be paved with asphalt, exposed aggregate or colored concrete,permeable concrete, high quality stamped and colored asphalt, or textured pavers. Color choices must be compatible with the home's color palette. Larger driveways may also incorporate other uses such as a place for children's play.

5.6.2 Front Walks and Patios

Front walks and patios may be constructed of concrete, permeable concrete, or pavers. Patios and other large paved surfaces may retain some permeability through the use of pavers, permeable concrete, or an open joint pattern in the slab. Stone, brick, or concrete may be used as pavers.

5.6.3 Parking Lots

Parking lots may have special areas of unique pavement to identify entries into buildings and to indicate where pedestrians may be present. It is also important to break up large expanses of asphalt where possible. Encourage the use of permeable pavement, asphalt or other materials, especially in large paved areas where feasible.

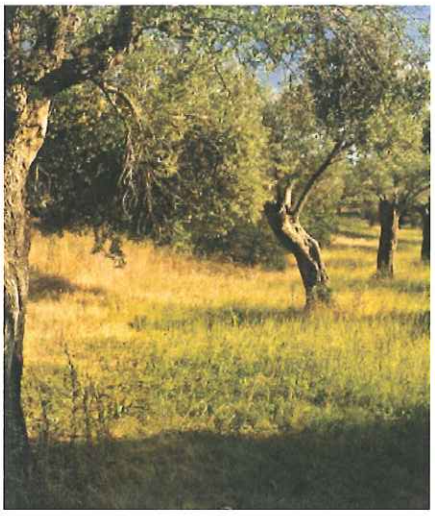
5.7 LANDSCAPE PLANTING

The plant palette chosen for LLV is appropriate for the local climate and soil conditions, harmonizes with the native vegetation, and provides a transition from the more formal, urban character at the interior of the project, to the more informal, natural character of the surrounding hills and slopes.

The many landscape zones on this large site will require appropriate plant selection that respects the natural and urban forms of the overall plan. Landscape and planting design should transition from zone to zone in a seamless way.

The landscape guidelines are consistent with the following policies:

Policy 5-13 Landscaping and re-vegetation shall emphasize the use of native drought resistant plant species along the fringe of all LLV development areas. Landscape design and maintenance shall recognize the ultimate condition of a specific location and provide appropriate plants that can survive and regenerate naturally. Landscape improvements shall be monitored until defined plant establishment criteria are achieved. Suitable native plant species for possible use in landscaping plans in or adjacent to open space and rangeland areas include valley oak, blue oak, live oak, and California buckeye. Prior to approval of landscape plans, a plant list of species suitable for use in these areas shall be developed by a qualified plant biologist/ecologist and shall be incorporated into the design standards for open space area planting.



- The plant list of suitable species should be developed in consultation with the California Native Plant Society.
- Exceptions may be permitted for areas that are required as part of the Fire Chief's determination that a landscaped buffer be provided between the areas of development and the adjoining hillside and wildland fire hazard areas.

LLV Landscape planting considerations:

- Incorporate plant varieties that provide food and habitat for birds and other wildlife where appropriate.
- Incorporate a hierarchy of plants and trees that vary in species, height, color and density to reflect the transition from formal areas to informal natural areas and at the site perimeters.
- Create a strong, unified landscape framework that works with the natural environment, existing conditions and new improvements.
- Establish a continuous framework of planted open spaces, tree-canopied streets, walkways and parking areas.
- Unify the overall landscape with common landscape elements and a consistent plant vocabulary.
- Where possible provide shade to mitigate the effects of summer heat and glare by arbors, pergolas, trellises and cloth awnings. The use of vines on these architectural elements is encouraged.
- Employ a relatively simple vocabulary of lush, layered planting with special features such as water elements or sculptural elements where possible in the landscape design of gateway, plazas and terraces, Town Center, and Clubhouse areas.
- Limit large expanses of lawn to recreation and park areas. Where decorative turf is used, low-water-use grass varieties should be used.
- Select and locate plant materials to take into consideration the effects of wind, solar orientation, soils, seasonal effects, and provision of food and habitat for birds and other wildlife.
- Where appropriate, consider mass plantings of flowers for color. Care should be taken to match bloom masses with the speed of the viewer, i.e., pedestrian or driver.
- Use colorful and fragrant flowers in planters and in "people" areas in the plazas, parks, near building entrances, and gateways where appropriate.
- Consider plant materials to mitigate prevailing winds.
- Utilize plant materials to screen service yards, utility areas, and other undesirable views.

5.7.1 Non-Residential Landscape

The non-residential landscape of Lagoon Valley should blend seamlessly with the adjacent land uses landscapes. Regularly spaced medium sized street trees along roadways serve to shade on-street parking and provide cover to sidewalks and trails. Random tree groupings may be incorporated in street scenes to appear as if buildings were built around existing trees. Landscaped parkway strips with low planting screen parking lot areas from outer streets. Walkways and trails should be introduced into the landscape to safely connect pedestrians to various points of interest.

- Trees should be used near building edges to provide passive solar protection and shade and soften the scale of the building massing.
- Trees in small hardscape areas, such as in plazas, should be planted in bosques or regularly spaced groves rather than in clumps or randomly spaced.
- In the more intensively used, or compact areas, trees will be treated in an architectonic or formal manner, to define and articulate space as walls, canopies and edges.
- Trees will generally be single-trunked if in geometrical plantings in the urban areas. Multiple trunks will be reserved for accents and less formal situations.
- Flowering trees will be used to accent building entries, gateways and particular streets.
- Where trees occur in paved areas, they will be provided with large tree wells and root barriers.
- Species with striking forms will be displayed against walls and in highly visible locations, not in locations where screening is desired.
- Utilize vine forms to help soften and integrate architectural forms into the landscape.
- Vines should also be used on walls and freestanding structures to soften their overall appearance.

Parking Area Planting

The following goals and guidelines apply primarily to the Business Village, Town Center, and the Clubhouse Complex.

Design Intent:

- Reduce and soften the visual impact of large asphalt areas and views to cars.
- Create shade in parking lot areas.
- Extend the streetscape landscaping into individual parcels.
- Provide convenient and safe pathways to minimize pedestrian conflicts with vehicular traffic.

Guidelines:

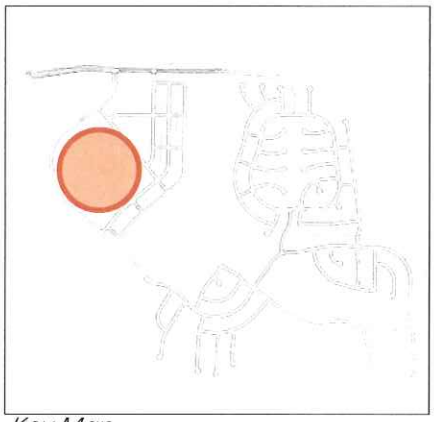
- In order to provide shade, trees in parking areas should be planted in an "orchard style" grid pattern. This approach will provide shade, reflect the cultural heritage of the region, and create a visually pleasing environment.
- In meeting the shade requirements, parking lot landscaping shall include not less than a minimum of 1 tree per 8 parking spaces. End aisles should have 2 trees minimum where feasible.
- Shrub/hedge screen planting should be provided where parking lots face streets, plazas, property edges, and between parcels. All hedges should be a minimum of 30 inches tall except those between parcels, which can be up to a maximum of 6 feet.
- Sight lines should be maintained at entry points and to each parking aisle within parking lots.
- A landscape buffer shall be maintained between all parking lots and buildings and parking lots and property edge. This may include walks.
- A landscape buffer shall be maintained between all parking lots and streets. This does not include sidewalks, or, planting boulevards that separate the sidewalk from street.
- A landscape buffer shall be maintained at all side and rear property lines.
- Vehicle overhang allowance at parking lot edge into landscaping or over sidewalk shall be a 2-foot maximum.
- All City of Vacaville requirements for parking lot landscape and screening shall be met or exceeded.

Requirements for Parking Lot Shade

Trees planted in parking lots shall be planted and maintained so that within ten years after establishment of the parking lot at least 50% of the parking lot will be shaded. This should be calculated by using the tree crown at fifteen years. Each planting area shall be of adequate size for the landscaping approved and shall have adequate irrigation for the landscaping. Trees planted in order to comply with the regulations of this section shall be selected from the list of plants below.

The shade calculation is required for all parking stalls and the maneuvering space directly behind the parking stall. If a site has two or more unconnected parking areas, shade is calculated separately for each area. If they are connected by a joining drive, they are calculated as one lot. The following paved areas are not required to comply with the shade requirements:

- Driveways and drive aisles not used for maneuvering
- Truck loading, parking, and maneuvering unconnected to and exclusive of any vehicle parking
- Surfaced areas not to be used for vehicle parking, driving or maneuvering, provided they are made inaccessible to vehicles by a barrier such as bollards or fencing
- Shade is determined by using the appropriate percentage of the crown as indicated on the approved shade tree list
- Two feet of vehicle overhang into planter is allowed, provided the planter is a minimum 6-foot wide. Vehicle overhang is not allowed into required setback areas
- Overlapping shade does not count twice when crowns overlap more than 25%
- Parking lot lighting shall be located so as not to conflict with the required trees



Key Map

Business Village

The Business Village should be a pedestrian forward place that promotes walkability, passive recreation, and a sense of safety. Perimeter trails allow pedestrian to safety move around the site with limited automobile interaction. Permeable edges along the entire site allow pedestrian to walk or bike to key points within the site including the Business Village Square. Generous tree-lined perimeter parkway strips with low planting serve as a buffer between parking lot areas and outer streets.

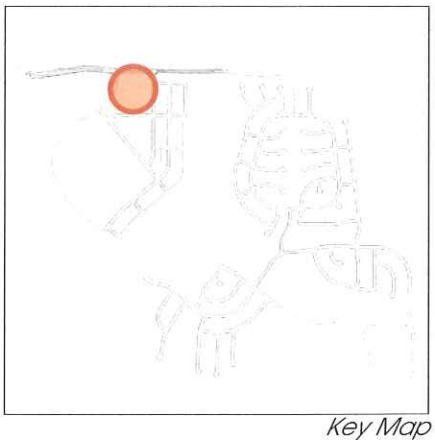
- Orchard style planting in the park areas
- Planting to preserve view corridors to hills
- Public multi-use trail
- Entry treatments with low stone walls
- Pedestrian scaled streetscape

Figure 5.37: Conceptual Business Village Plan

Town Center

A pedestrian oriented plaza anchors the Town Center's central space. The outer sides of the street and central space will have a variety of street and orchard trees as well as accent planting.

- Tree lined walkways on both sides of the road and central space
- Low planting and high canopy tree preserve and enhance views into the Town Center
- A landscape strip will screen views of the parking areas from the street
- Trees in the central parking area should be a densely planted orchard to provide a canopy effect of the parking
- Parking lot trees should be mostly deciduous and flowering trees that will provide seasonal interest, summer shade, and allow sunlight in the winter



Key Map

Figure 5.38: Conceptual Town Center Plan

5.7.2 Residential Landscape

Single Family Neighborhood

Three types of trees form the neighborhood tree palette; regularly spaced medium sized trees in the planting strips, large scale, randomly-spaced trees in the front yards, and accent trees near the residence. Random tree groupings may be incorporated in street scenes to appear as if homes were built around existing trees.

The conceptual residential streets are lined with medium sized trees that vary by street. Streets include primarily deciduous flowering trees in a formal pattern to reflect the Village plan.

Landscaping near the hills includes large clusters of trees that recall the hillside character and give the feeling that the Village was built around existing groves of trees. Special fire resistant planting with irrigation will adjoin the hillsides, and be managed by the Community Association.

The front of the building foundation, if raised, is screened from street with shrubs/ hedges. Planting between adjacent lots have visual continuity and create a "soft" edge. Species of shrubs, hedges, groundcovers, and perennials may vary but should have a compatibility of form, color, and massing. A minimum of 30% of the lot should be landscaped with a mixture of 1- and 5-gallon shrubs and groundcovers. Plants shall be spaced to provide complete coverage.

Alley-Served Homes

Trees, shrubs, and groundcovers soften the alley pleasant while staying functional. Where possible, small-scale columnar trees are planted the entire length of the alley, one tree per residence. This landscaping shall be maintained to not encroach or overhang into the 20-foot wide alley area.

The use of special paving edging alongside the drive decreases the perceived width of the alley. Low plantings to either side of the paving allow for large vehicle overhangs during maneuvering. Ground cover, shrubs, and backyard trees planted near the fence line help to soften and green the alley.

5.7.3 General Planting Guidelines

Fire Buffer Landscape

- Landscapes adjacent to open space meeting the requirement of the Fire Department, including Chapter 1420.290 of the Vacaville Municipal Code, relating to developmental standards for new construction adjacent to open space lands where wildfire is a threat.
- Designated areas of fire resistant plant materials within individual lots shall be maintained in accordance with Fire Department standards. Refer to Figure 23 for affected lots.

Trees

- All trees shall be a minimum of 15 gallons.
- All street trees shall be a minimum of 24-inch box.
- Where existing trees are to be preserved, a tree preservation plan shall be submitted as part of the overall landscape plan. Lot grading, utility trenching, and building construction shall stay clear of the driplines of such trees, especially in the case of heritage oaks. Landscape and irrigation improvements shall be designed to maintain the health of existing trees.
- Efforts will be made to protect heritage trees as a valuable resource. Where heritage trees cannot be saved, remedial action will comply with the City's Heritage Tree Ordinance and other City requirements.
- Utilize tree forms to help define spaces and edges, provide solar and wind protection and soften and beautify the overall project.
- Where shallow soils or high water table conditions warrant, trees should be carefully selected, and planted in ways to improve soils and drainage. Low berms or sub-surface drainage may be required.
- In the more natural areas of the site, trees will be used in an informal manner such as in naturalistic groves or clumps.
- Tree species will be used in a consistent vocabulary throughout an area, with a single species or specific mix of species performing a given function, i.e. skyline tree, canopy tree, accent tree, and trees for seasonal color.
- Sub-drains may be needed if and where drainage is a problem.
- Tree wells may be covered with decorative metal grates, mulch or decomposed granite.
- Trees will be carefully selected for uniformity of structure, color and appearance prior to planting.
- Trees will be selected to respond to concerns of wind, soils, views, solar orientation, drought tolerance, and maintenance considerations.

Shrubs and Vines

- Utilize shrub forms to help define the ground plane, contain and soften edges, and add accent.
- Shrubs will be planted in large, significant masses. The appropriate use of single accents will be encouraged.
- Shrub masses will have good drainage and appropriately selected and spaced for maintenance considerations.
- Bird attracting flowering shrubs will be carefully selected so that flowering species are not located where they must be kept clipped, thus losing their flowers.
- Shrubs and vines will be grouped with species having similar watering requirements.
- Colorful vines will be used on buildings, trellis walls and structures where feasible.

Groundcovers and Perennials

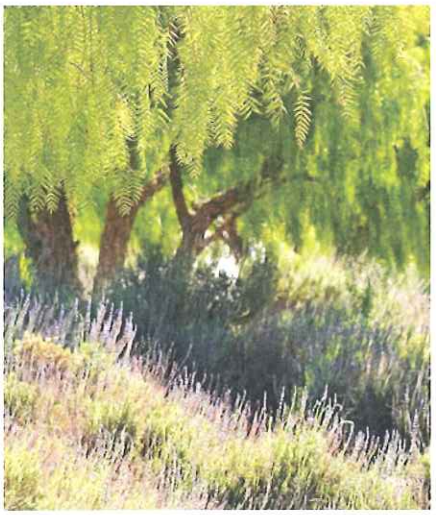
- Utilize groundcovers and perennials to help define use/non-use areas, pedestrian traffic flow, prevent erosion, and add accent.
- Low groundcovers should be used instead of extensive lawn areas on significant areas of the site to conserve water use and reduce maintenance.
- Groundcovers should be selected and located so as not to encroach on walkways and paths.
- Groundcovers will be planted in large significant masses or "blocks", located and used functionally and consistently throughout the project.
- Shrubbier, informal species of plants that serve as a barrier will be used where foot traffic is discouraged.
- Finer, textured or more decorative species will be used near walkways, building entries and ground level windows.
- Aggressive groundcovers will not be planted under shrubs.
- The use of one gallon spreading groundcovers is encouraged to enable the use of drip irrigation.

Lawn

- Lawns will generally be kept free of shrubs.
- Lawns should have a definite form; amorphous "fingers" of lawn should be avoided. Lawn areas shall be a minimum of 8 feet wide.
- Lawns should be separated from wall and building surfaces by shrub and ground cover beds.
- Lawns should be located so that each lawn panel will have uniform sun-shade conditions.
- Drought tolerant grasses will be used.

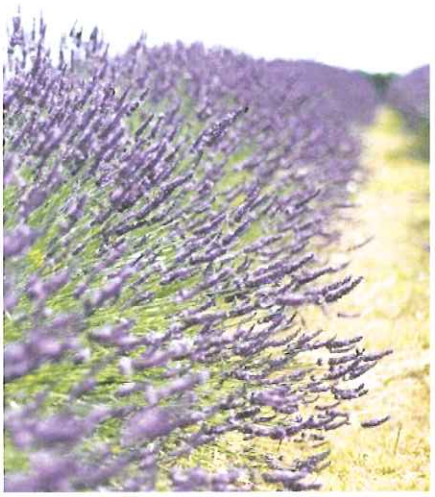
5.8 IRRIGATION

Irrigation throughout the public rights-of-way, and landscape setbacks shall be accomplished by means of automatically controlled spray,bubbler, and drip irrigation systems. The design shall incorporate water saving techniques and equipment and shall meet the water efficient requirements of the water efficient landscape ordinance. All irrigation systems shall be efficiently designed to reduce overspray onto walks, walls, fences, pilasters, street and other non-landscaped areas and into natural open space areas. Irrigation systems shall be valved separately depending on plant ecosystems, orientation and exposure to sun, shade, and wind. The design shall be sensitive to the water requirements of the plant material selected and similar water using plants shall be valved together. Slope and soil conditions will also be considered when valving irrigation systems.



The irrigation systems for private yards shall use potable water. Public landscape areas such as parks, the Village Green, fire-resistant planting on hills, and the landscaping within the street rights-of-way shall be irrigated with a separate non-potable well system.

- All landscaped area shall be provided with automatically controlled water-conserving irrigation systems
- Wherever possible, drip, bubbler or low volume sprays shall be used to minimize both wind spray and runoff
- Separate valves shall be installed for turf and non-turf areas
- Sprinkler heads shall have matched precipitation rates within each control valve circuit
- Low volume heads controllable for short cycles shall be installed
- Water conserving and slow application systems shall be used
- The controllers for the public landscaping irrigation system shall be located in tamper proof metal boxes
- Backflow devices and controllers shall be screened from street view
- There shall be a separation of valving for sun/shade, edge sprays, upper and lower drainage areas and plants with different water requirements
- All irrigation systems shall be equipped with a controller capable of dual programming for separation of turf and non-turf areas, multiple cycle capabilities and flexible calendar programming
- Irrigation controllers shall be equipped with a rain shut-off device.



5.9 PLANT PALETTE

The following Plant palettes guide plant selection. Additions and deletions may be appropriate and all final planting plans are subject to approval by the City.

5.9.1 Neighborhood Trees

Trees should be selected from the following palette


Quercus coccinea - Scarlet Oak


Koelreuteria paniculata- Goldenrain Tree


Quercus robur 'Fastigiata' - English Oak


Tilia cordata - Little Leaf Linden


Zelkova serrata 'Green Vase' - Green Vase Zelkova


Ulmus parvifolia - Chinese Elm

Table 5.1: Tree Palette

PRIMARY STREET TREES

Botanical Name	Common Name	Evergreen	Deciduous	Recycled Water
Celtis sinensis	Chinese Hackberry		X	
Pistacia chinensis 'Keith Davey'	Chinese Pistache		X	X
Quercus coccinea	Scarlet Oak		X	
Quercus virginiana	Southern Live Oak	X		X
Quercus robur 'Fastigiata'	English Oak		X	X
Tilia cordata	Little leaf Linden		X	
Ulmus parvifolia	Chinese Elm		X	
Zelkova serrata 'Green Vase'	Zelkova		X	X

SECONDARY STREET TREES

Botanical Name	Common Name	Evergreen	Deciduous	Recycled Water
Arbutus 'Marina'	Strawberry Tree	X		X
Acer rubrum 'Red Sunset'	Red Sunset Red Maple		X	X
Carpinus betulus 'Fastigiata'	European Hornbeam		X	
Koelreuteria paniculata	Goldenrain Tree		X	X
Lagerstroemia indica	Crape Myrtle		X	X
Quercus robur 'Fastigiata'	English Oak			X
Zelkova 'City Sprite'	City Sprite Zelkova		X	X

ESTATE STREET TREES

Botanical Name	Common Name	Evergreen	Deciduous	Recycled Water
Arbutus 'Marina'	Strawberry Tree	X		X
Quercus virginiana	Southern Live Oak	X		X
Quercus rubra	Red Oak		X	X
Tilia cordata	Little leaf Linden		X	

5.9.2 Accent and Enhanced Open Space Trees

Plant material should be selected appropriately for location and microclimate. Provide a combination of evergreen, deciduous and flowering trees.

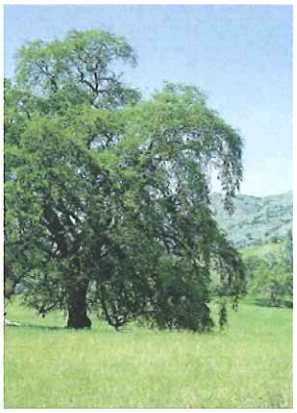

Lagerstroemia indica - Crape Myrtle


Acer macrophyllum - Big Leaf Maple


Melaleuca linariifolia - Flaxleaf paperbark


Quercus suber - Cork Oak


Olea europaea - Olive

Quercus lobata - Valley Oak

ACCENT TREES

Botanical Name	Common Name	Evergreen	Deciduous	Recycled Water
Koelreuteria paniculata	Goldenrain Tree		X	X
Chitalpa tashkentensis	Chitalpa		X	X
Citrus	Citrus	X	X	
Cotinus coggygria	Smoke Tree		X	
Lagerstroemia indica	Crape Myrtle	X		
Melaleuca linariifolia	Flaxleaf paperbark	X		X
Olea europaea	Olive (non-fruiting)	X		X
Prunus yedoensis	Yoshino Cherry		X	
Punica granatum	Pomegranate	X		
Quercus agrifolia	multi-trunk Live Oak	X		X

ENCHANCED OPEN SPACE TREES

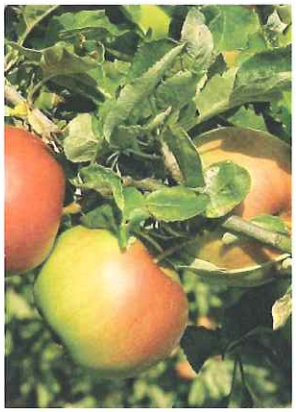
Botanical Name	Common Name	Evergreen	Deciduous	Recycled Water
Acer macrophyllum	Bigleaf Maple		X	
Aesculus californica	California Buckeye		X	
Olea europaea	Olive (non-fruiting)	X		X
Platanus racemosa	California Sycamore		X	
Quercus agrifolia	Coast Live Oak	X		X
Quercus lobata	Valley Oak		X	X
Quercus suber	Cork Oak	X		X
Umbellularia californica	California Bay	X		


Arbutus marina - Strawberry Tree


Laurus nobilis - Sweet Bay


Zelkova serrata 'Green Vase' - Green Vase Zelkova


Quercus Robur fastigiata - English Oak

Malus spp. - Crabapple


Prunus cerasifera - Plum

Table 5.2: Tree Palette

WINDROW TREES

Botanical Name	Common Name	Evergreen	Deciduous	Recycled Water
Arbutus marina	Strawberry Tree	X		X
Carpinus 'Fastigiata'	European Hornbeam		X	
Laurus nobilis	Sweet Bay	X		X
Quercus robur fastigiatta	English Oak		X	X
Zelkova serrata 'Muschino'	Columnar Zelkova		X	X

EVERGREEN SCREEN TREES

Botanical Name	Common Name	Evergreen	Deciduous	Recycled water
Dodonaea viscosa	Hopseed Bush			X
Garrya elliptica	Silk tassel tree			
Heteromeles arbutifolia	Toyon			X
Prunus caroliniana	Carolina Laurel Cherry			(may be salt sensitive)
Rhamnus alaternus	Italian Buckthorn			
Rhus lancea	African sumac			
Xylosma congestum	Shiny xylosma			X

ORCHARD TREES

Botanical Name	Common Name	Evergreen	Deciduous	Recycled Water
Juglans 'Paradox'	Walnut		X	X
Malus spp.	Apple/Crabapple		X	
Prunus cerasifera	Plum	X		X
Schinus molle	St. Pepper Tree		X	X

5.9.3 Tall Shrubs & Groundcovers

Recommended shrubs and groundcover are non-invasive and suited to the site. Plants with similar watering needs should be planted together to prevent under or over watering.

Buddleia davidii - Butterfly Bush

Camelia japonica - Japanese Camelis

Ceanothus hybrid - Ceanothus

Myoporum laetum - Myoporum

Rosmarinus officinalis - Rosemary

Coprosma kirkii - Mirror Plant

Erigeron karvinskianus - Santa Barbara Daisy

Festuca californica - California Fescue

Rosa 'Carpet Rose' - Carpet Rose

TALL SHRUBS

Botanical Name	Common Name	Fire Safe	Recycled Water	Deer Resistant
Abelia spp.	Abelia			X
Arctostaphylos	Manzanita			
Buddleia davidii	Butterfly Bush			X
Camelia japonica	Japanese Camelia		X	
Ceanothus hybrid 'Dark Star'	Dark Star California Lilac		X	
Ceanothus hybrid 'Frosty Blue'	Brown-Eyed Rock Rose		X	
Cercis occidentalis	Western Redbud	X	X	
Euonymus japonica	Spindle Tree		X	
Fejoa sellowiana	Pineapple Guava	X		
Heteromeles arbutifolia	Toyon		X	
Ligustrum texanum	Waxleaf Privet	X	X	X
Loropetalum chinensis	Chinese Fringe Flower			X
Myoporum laetum	Myoporum		X	
Myrica californica	Wax Myrtle	X	X	X
Nerium oleander	Dwarf Pink Oleander	X	X	X
Rhamnus californica	Coffeeberry		X	X

GROUNDCOVERS

Botanical Name	Common Name	Fire Safe	Recycled Water	Deer Resistant
Acacia redolens	Acacia		X	X
Ceanothus griseus	California Lilac	X	X	
Cotoneaster horzontalis	Rock Cotoneaster		X	
Coprosoma kirkii 'Verde Vista'	Prostrate Mirror Plant	X	X	
Erigeron karvinskianus	Santa Barbara Daisy	X		
Festuca californica	California Fescue	X		
Festuca ruba creeping	Red Fescue	X	X	
Gazania	Orange Gazania	X	X	
Geramium spp.	Hardy Scented Geramium	X		X
Lessingia filainifolia	Silver Carpet			
Myoporum parvifolium prostate	Myoporum	X	X	
Pelargonium peltatum	Ivy Geramium		X	
Oenothera speciosa childsii	Mexican Evening Primrose		X	
Osteospermum fruticosum	African Daisy	X	X	
Rosa 'Carpet Rose'	Carpet Rose		X	X
Rosmarinus spp.	Rosemary	X	X	X
Trachelospermum asiaticum	Asiatic Jasmine			X
Trachelospermum jasminoides	Star Jasmine	X	X	X

VINES

Botanical Name	Common Name	Fire Safe	Recycled Water	Deer Resistant
Jasmiunum	Jasmine			X
Parthenocissus quinquefolia	Virginia Creeper		X	
Solanum jasminoides	Potato Vine	X		

5.9.4 Accent & Medium Shrubs

Plants should be selected and spaced appropriately to ensure mature and healthy growth. A variety of flowering, variegated, and evergreen shrubs should be mixed to maintain visual interest and seasonal diversity.

Hemerocallis - Day Lily

Heuchera maxima - Coral Bells

Kniphofia uvaria - Red Hot Poker

Muhlenbergia rigens - Deer Grass

Dietes vegata -African Iris

Coleonema spp. - Breath of Heaven

Teucrium fruticans- Bush Germander

Perovskia atriplicifolia - Russian Sage

Salvia spp. - Sage

Table 5.3: Shrub and Groundcover Palette

ACCENT SHRUBS

Botanical Name	Common Name	Fire Safe	Recycled Water	Deer Resistant
Agapanthus	Lily of the Nile	X	X	X
Buxus microphylla var. japonica	Japanese Boxwood		X	
Carex	Sedge			X
Coleonema puchellum 'Sunset Gold'	'Sunset Gold' Breath of Heaven		X	X
Coreopsis spp.	Coreopsis	X	X	X
Helictotrichon sempervirens	Blue Oat Grass		X	X
Hemerocallis	Day Lily	X		
Hesperaloe parviflora	Red Yucca	X		X
Heuchera maxima	Coral Bells	X		
Iris douglasiona	Pacific Coast Iris	X		X
Kniphofia uvaria	Devil's Poker/ Red Hot Poker	X		X
Lantana	Lantana	X	X	X
Liriope muscari	Lily Turf		X	
Penstemon sp.	Penstemon			
Teucrium chamaedrys	Germander			X
Tulbaghia violacea 'Silver Lace'	Society Garlic	X	X	
Verbena	Verbena			X

MEDIUM SHRUBS

Botanical Name	Common Name	Fire Safe	Recycled Water	Deer Resistant
Arbutus unedo 'Compacta'	Compact Strawberry Bush	X	X	
Callistemon 'Little John'	Dwarf Cottlebrush			
Cistus spp.	Rock Rose	X	X	
Coleonema spp.	Breath of Heaven		X	
Correa spp.	Australian Fuchsia			X
Dietes spp.	Fortnight Lily	X	X	
Escallonia	Escallonia		X	
Grevillea 'Noelii'			X	
Lomandra longifolia	Mat Rush			X
Muhlenbergia capiliaris	Hairy Awn Muhly			X
Muhlenbergia rigens	Deer Grass		X	X
Myrtus communis 'Compacta'	Dwarf Myrtle		X	
Nandina spp.	Nandina/Heavenly Bamboo		X	X
Nerium oleander 'Petite'	Oleander			X
Olea europaea 'Montra'	Little Ollie		X	X
Perovskia atriplicifolia	Russian Sage			X
Phormium tenax sp.	New Zealand Flax		X	
Pittosporum tobira 'Wheeler's Dwarf'	Dwarf Mock Orange	X	X	
Plumbago auriculata	Cape plumbago		X	
Rhaphiolepsis indica	Indian Hawthorn		X	
Salvia spp.	Sage		X	X
Teucrium fructicans	Bush Germander			X
Viburnum tinus compacta	Viburnum		X	

5.9.5 Prohibited Plants

Table 5.4 lists the prohibits plants in the LLV area.

Table 5.4: Invasive Plants

INVASIVE TREE LIST - DO NOT PLANT

Botanical Name	Common Name
Eucalyptus globulus	Blue Gum Eucalyptus
Elaeagnus angustifolia	Russian Olive
Myoporum laetum	Myoporum
Sapium sebiferum	Chinese Tallow Tree
Schinus terebinthifolius	Brazilian Peppertree
Sesbania punicea	Scarlet Wisteria
Tamarix species	Saltcedar
Washingtonia robusta	Mexican Fan Palm

Carpobrutus edulis - Ice Plant

INVASIVE PLANT LIST - DO NOT PLANT

Botanical Name	Common Name
Carpobrutus edulis	Ice Plant
Cotoneaster lacteus	Cotoneaster
Cortaderia selloana	Pamapasgrass
Cistus scoparius	Scotch Broom
Genista monspessulana	French Broom
Helichrysum petiolare	Licorice Plant
Sesbania punicea	Scarlet Wisteria
Spartium junceum	Spanish Broom
Vinca major	Periwinkle

Cortaderia selloana - Pamapasgrass

Eucaplyptus globulus - Blue Gum Eucalyptus

Cistus scoparius - Scotch Broom

Washingtonia robusta - Mexican Fan Palm