

*“Sonoran-hybrid” landscape treatments and a variety of architectural elevations weave together the fabric of 101 RANCH’s family-oriented community in a manner that establishes a sense of place and ties together the key recreational, educational, and residential living environments.*

## V. DESIGN GUIDELINES

Proper visualization and implementation of design guidelines constitutes one of the most important elements of the 101 RANCH. A significant effort has been devoted to crafting the landscape and architectural guidelines that are presented within this Chapter.

### A. LANDSCAPE DESIGN GUIDELINES

#### 1. INTRODUCTION

The 101 RANCH landscape plan is intended to reflect a microcosm of the larger Sonoran environment, which encompasses the southeast corner of the California desert. As such, the 101 RANCH’s sustainable landscape elements have been designed to co-exist with sometimes harsh climatic conditions. This Sonoran-hybrid theme incorporates a combination of vegetation types to create a visual sense of arrival to a unique destination that is unified through the use of similar recognizable planting schemes that tie together the various neighborhoods, parks, trails and greenbelt paseos. The planting scheme, along with proposed hardscape elements, also serves to unify the various neighborhoods, parks, trails and greenbelt paseos.

Through the specifically crafted plant palette, thematic monumentation signage, and unifying streetscenes, development within 101 RANCH will reflect quality and distinction, as illustrated in Figure 5.1, *Conceptual Landscape Plan*. With this primary objective in mind, three overall goals were employed to develop these landscape design guidelines:

- Implement a plant palette that is sustainable, offers year-round viability, and prohibits the use of invasive exotic plant species;
- Create a landscape hierarchy that reflects an overall project theme while establishing a sense of place within each community and neighborhood; and
- Develop a landscape plan that will reduce irrigation water use as much as possible.

#### 2. LANDSCAPE DESIGN GOALS AND POLICIES

The following goals and policies apply to implementation of entry treatments, signage, streetscenes, walls, fences, lighting, parks, open space, and retention basins within the 101 RANCH Specific Plan Area. They are to be implemented through Master Developer Guidelines, established for use by individual builders, and enforced by a Master Homeowners Association and/or CC&Rs.

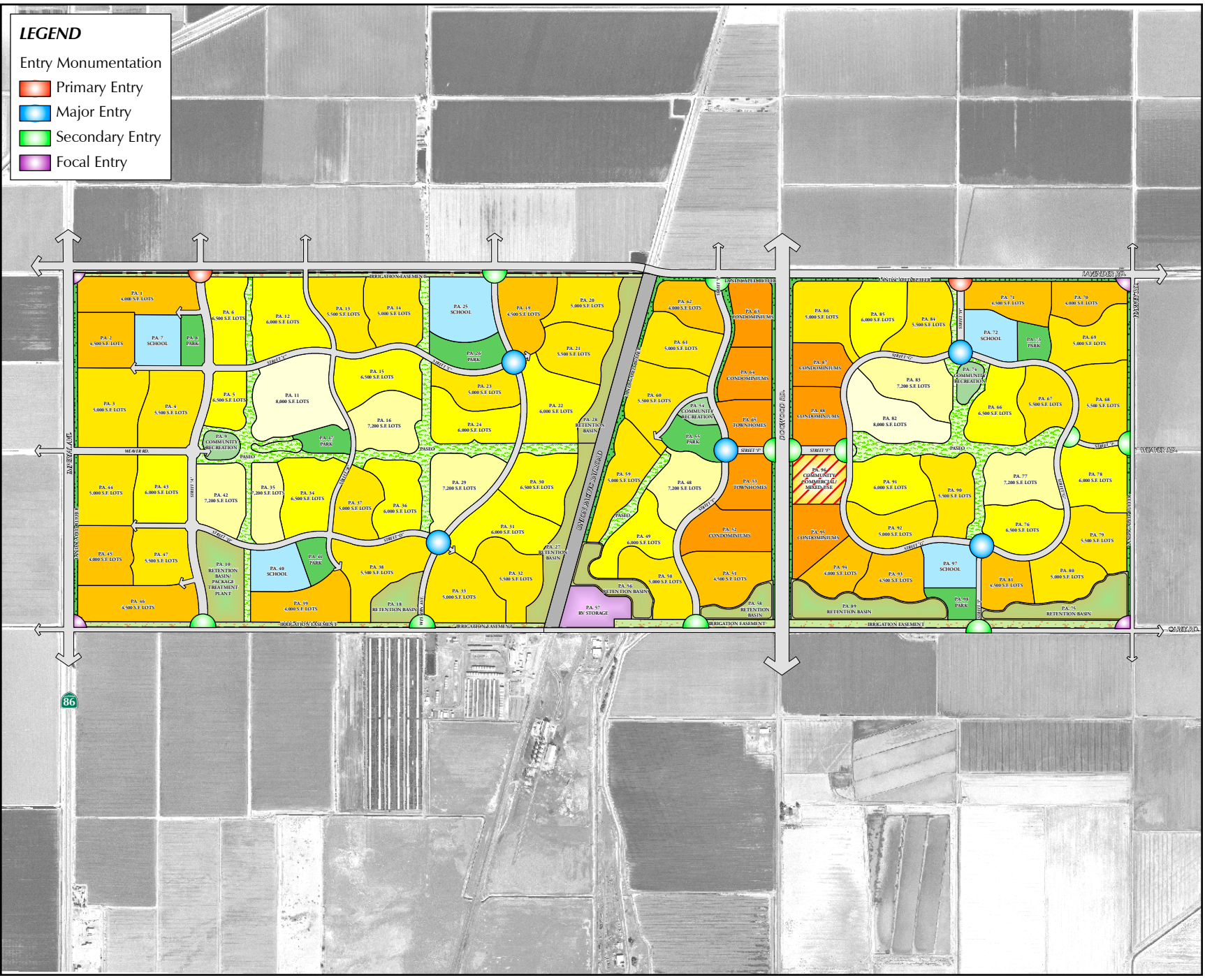


FIGURE 5.1



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### **A. Entry Monumentation**

Entry monuments serve several important purposes and careful consideration should be given to the design of project entries. They should be developed of consistent materials, in a thematic hierarchy and be designed to assist passing motorists to easily recognize arrival to the project or individual neighborhoods. Above all entry monuments should complement the overall appearance of the greater community. The intent of project monumentation design is to create visual gateways into 101 RANCH and to provide aesthetically pleasing entry statements that highlight the distinctiveness of this master planned development. Entry monumentation within this Specific Plan will establish a unifying theme by reinforcing the design hierarchy and creating a thematic blend of hardscape and planting elements.

Each entry monument setting is site specific and should be comprised of a blending of construction features, signage, landscape, and hardscape that enhances the overall 101 RANCH theme.

#### **▪ Primary Entry Monument**

Primary Entry Monuments will be established at the main entrances as indicated on Figure 5.1, *Conceptual Landscape Plan*. Primary Entry Monuments consist of a series of Sonoran-type trees that visually announce arrival to 101 RANCH. This sense of arrival is accomplished through the use of flowering deciduous/evergreen trees in a concave circular fashion. Optional palms may be incorporated or substituted to accentuate height and reinforce the desert theme. Under story planting has been designed to enclose the entry and to create a terraced appearance with taller plants as the backdrop and shorter more colorful plants closest to the sidewalks and roadway.

Signage, which should be integrated into the landscaping as an accent element, should employ natural materials, such as stone, wood, and/or metal. Any lighting used in combination with the monuments should be incorporated to create interest and illuminate the community's name

#### **▪ Focal Entry Monument**

Focal Entry Monuments offer an initial glimpse of the edges of 101 RANCH while, at the same time, reflecting a theme and layout similar to a Primary Entry Monument. The area devoted to Focal Entry Monuments varies and should visually communicate a scaled-down appearance as compared to the Primary Entry Monuments. Although planted similar to Primary Entry Monuments, the Focal Entry Monument is intended to represent the vast expansiveness of a Sonoran landscape through the use of large expansive setbacks or buffers.

Signage bearing the community name at these entries should be scaled large enough to be easily read and, like the Primary Entry Monument, illumination should be focused on the sign face and light sources should be hidden within landscaping.

- **Secondary Entry Monument**

Secondary Entry monuments will convey the overall identity of 101 RANCH by selectively repeating the plant palette and theme established by the entries identified above, but at a less intense scale. The area set aside for these monuments and the amount of landscaping will be similarly reduced in comparison, as should signage. Any lighting that is employed also should be reduced in comparative scale.

- **Major Entry Monument**

Major Entry Monuments identify arrival to special interior locations intended to offer a sense of place, orientation, and direction. These entries, typically situated at intersections with traffic-calming roundabouts provide a heightened presence of the project landscape theme. The monumentation at these locations expands the landscape experience with a combination of flowering, evergreen focal and accent trees around the perimeter of the roundabout and with evergreen trees in a circular configuration in a center median.

Planting should be layered with tall understory plants at the perimeter of the entry and lower/shorter accent flowering plantings nearest the roadways and walkways to provide a view of the proposed array of indigenous and themed plantings. Lighting should offer orientation at night and make for a safer pedestrian experience. For this reason, street lighting fixtures may be appropriate in combination with these entry features.

- **Neighborhood Entry Monument**

Although not required, Neighborhood Entry Monuments should be employed to direct residents and visitors alike to their final destination and to distinguish the various neighborhoods within a community. Neighborhood Entries should provide identification by using the same landscape-themed trees, shrubs, groundcovers, and succulents employed in the other entries, but to a lesser extent. Carefully located lighting and clearly distinguishable signage are significant in these entry areas in order to provide better direction into the neighborhoods.

## **B. Streetscenes**

Roadway streetscenes adjacent to and within 101 RANCH are critical in maintaining the perception, unification, and quality of this master planned community. These guidelines strongly encourage the use of landscaping and hardscape that unifies the three major communities and remains consistent along major streets. Roadways should serve as more than convenient access routes for vehicles. Through variance in size and classification, they also assist in establishing a sense of place, provide “traffic calming,” offer convenient pedestrian connections, and reinforce the overall project landscape theme. Landscaping of perimeter and internal streets will help provide continuity throughout the project and create an appropriate connection with adjacent areas.

Streetscape landscaping within 101 RANCH also should reflect the Sonoran-hybrid theme and provide the primary design fabric that ties together the project as a unique place to live, work, and play. It also should respond to the surrounding natural

environment in which it occurs. Street tree selection should be sensitive to the local climate and overall design theme of the community, enhancing the appearance of residential and other community areas with distinct aesthetic accents. Street trees also have been chosen to create shaded areas along roadway-adjacent sidewalks and trails.

The roadways within 101 RANCH form a hierarchy in their layout. Their landscape character and setbacks reinforce this hierarchy through greater setbacks and landscaped medians on larger roads and slightly narrower setbacks on smaller roads, as described in the following sections. Suggested specimen, vegetation types, landscape and hardscape materials, and setback dimensions may vary from the concepts provided with the consent of the Director of Planning and Development Services or his/her designee.

- **Dogwood Road**

Pursuant to County Circulation Element standards, Dogwood Road has been designed as a six-lane Modified Prime Arterial with an expanded 46-foot central median, which is being preserved as a future transit corridor. This 210-foot right-of-way (R.O.W.) also will feature 50-foot landscape easements along both edges of the roadway. This roadway's streetscene landscaping comprises a combination of evergreen and deciduous trees and shrubs. Landscape improvements include a curb adjacent 5-foot-wide sidewalk with a 23-foot landscaped parkway.

- **Hwy. 86/Imperial Avenue**

Because this County-Circulation-Element designated Prime Arterial is controlled by CalTrans, no project landscaping will be implemented within the 150-foot R.O.W. (with the exception of the Focal Entry Monument previously discussed in this section). As this highway serves as the first opportunity for passersby to view 101 RANCH, the 50-foot-wide landscape easement between the R.O.W. and the project theme wall will serve as an introduction to the overall Sonoran-hybrid landscape theme.

This project-window should be dominated by trees and shrubs that reflect changes in seasons through examples of color, textures and shapes. Because the non-vehicular portions of the R.O.W. do not include improvements, a meandering sidewalk will be provided within the project's adjacent 50-foot landscape area.

- **Streets "A" & "F" (East); Lavender Road**

As Street "A" serves as an important vehicular connection through 101 RANCH, and Lavender Road provides an important transportation corridor along the project's northern boundary, these two streetscenes have been designed to incorporate a seamless band of greenery within an expanded Circulation Element Major Collector R.O.W. Street "F" (East) also serves an important throughway that will direct traffic into and out of the Community Commercial/Mixed-Use zone adjacent to Dogwood Road. These three roadways reflect a similar treatment, achieved through the use of primarily evergreen trees and shrubs as the roadways penetrate the community and provide access to various neighborhoods. These modified-Divided Major Collectors feature an 18-foot-wide landscaped median at street intersections and benefit from

expanded landscape areas provided by adjoining landscape easements. These roadways also feature a landscape zone that varies from 15 to 20 feet and incorporates a five-foot-wide, non-curb adjacent sidewalk.

- **Streets “E,” “F” (West), “H” & “J;” Weaver Road**

With these three project-serving roadways, the circulation plan and streetscene hierarchy become more evident. As a Modified-Minor Collectors, Streets “E,” “F” (West), “H,” “J,” and Weaver Road take on less significant roles as bearers of non-resident-generated traffic. Although reduced in classification, these streets continue to reflect the project’s Sonoran-hybrid landscape theme with a combination of deciduous and evergreen trees and shrubs and an accent tree intended to screen adjacent residential uses and create a backdrop for the street landscaping. In order to further enhance the project theme, these roads feature an 18-foot landscaped center median and expanded landscape zone, which is located outside of the R.O.W.

- **Streets “B,” “C,” “D,” “G” & “I;” Carey Road, Harvey Road, and Western Avenue**

Streets “C” and “D” serve as parallel east-west collectors within the West Community, forming an internal “loop” with portions of Street “A” and Western Avenue. The loop concept becomes more formalized as reflected in the East Community by Street “G.” Street “I” provides an additional ingress/egress point within the East Community, and Carey and Harvey Roads provide for project-edge, external traffic flow. All of these streets are designated as a Minor Collectors and feature a single row of informal perimeter parkway trees that define the roadway edge. A parkway landscaped with drought tolerant species and variable 15- to 20-foot landscape zones, enhanced by landscape easements beyond the R.O.W. edges, also are proposed.

- **Residential Local Streets**

This County-standard street section, including cul-de sac neighborhood streets, occurs in all of the 101 RANCH single-family home developments. This street scene can be identified by a specific street tree type; evergreen or deciduous street tree as listed in the Residential Planting section of Table 5-1, *Plant Palette*. Final streetscene components and a determination as to whether to incorporate curb-adjacent or non-adjacent sidewalks will be determined by neighborhood home builders

### **C. Edge Conditions**

A group of four differing transition zones or edge-conditions between dissimilar uses arise throughout the 101 RANCH Specific Plan. Appropriate treatments for these zones are delineated below.

- **Park - Residential**

In instances where residential uses adjoin parks, separation will be provided by a street, landscaped parkway, and/or tree massing at the park’s edge to provide privacy. If and when appropriate, perimeter trails should be provided in the parks.



- **Park – Community Park – Junior High School**

Where the junior high school adjoins the community park, appropriate buffers, if any, will be determined by mutual agreement of the County and school district. Typically this zone would feature a sports field, a perimeter trail, trees, hardscape, turf, and/or a 10-foot security fence with gate to allow for safety during school hours.

- **Residential - Paseo**

This interface typically includes a combination service access area and five-foot-wide trail, which should be separated from the residential property line by a wall or fencing.

- **Retention Basins**

Pursuant to IID requirements, all retention basins shall be fenced, kept free of litter and invasive plant materials, and be maintained for the purpose of receiving stormwater and drainage run-off. To shield these areas from public view, it is intended that a landscaped, manufactured berm be incorporated around the exterior edge of each basin with fencing to be constructed internal to the berms.

#### **D. Recreational Amenities**

Community lifestyle needs have been anticipated in 101 RANCH through the provision of public and private parks, paseos, trails, recreation centers, and a Community Center/Plaza. These guidelines are intended to portray one way in which the required and some of the optional features set forth in Chapter 3, SPECIFIC LAND USE PLAN, Section C, *Parks and Recreation*, might be developed.

101 RANCH's interconnected park and paseo system has been created to fulfill a number of purposes. Because the project site is very flat, the paseos serve to offer relief from monotonous rows of housing. They also serve to absorb some drainage and slow flows of surface run-off to the retention basins. Finally, and most important with regard to meeting project goals, paseos and parks work in concert to offer a wide variety of active and passive recreation opportunities.

These interconnected facilities establish a linear park system that facilitates pedestrian movement and interconnects the various land uses and amenities within the 101 RANCH. It is intended that the paseos work with the internal circulation network to direct pedestrians to the public and private recreation facilities, schools, community amenities, and any community retail uses.

Because of the extreme weather conditions in the Imperial Valley, care should be taken in selecting the most appropriate hardscape and softscape materials to ensure that they are hardy enough to withstand extreme temperature variations and thrive with limited moisture. These areas should feature thematic and informal trees, plants, and groundcover, and the incorporation of meandering trails is highly encouraged.

**E. Signs**

Proper signage plays a critical role in a well-designed master planned community by serving as guide post and location identifier. It is essential that signs be designed and placed in a way that alleviates confusion and offers clear direction. . The following basic principles should be considered in the provision of signs:

- Visitors and guests should be provided with visual markers that establish a sense of place and way-finding while further conveying the underlying project theme. Project signs should clearly convey location and meaning.
- Sign design criteria should include scale, architectural compatibility, and consolidation of information. Signage should be designed to display necessary information as opposed to advertising a product or service.
- Directional signs, which are encouraged, should comply with all applicable signage guidelines and be integrated with the manufactured landscape and existing surroundings.
- Clear and helpful symbols, such as arrows, should be incorporated into signs when they assist in providing directional guidance or establishing location of a use(s).
- Signs established near buildings should consist of materials and colors that complement the structure(s) architecture.
- Signs located near each other should be varied in size, stature and presentation to assist in distinguishing their purpose. This can be accomplished, in part, by attaching signs to building walls and/or overhangs, as well as through freestanding applications.

**F. Walls and Fences**

Walls and fences are visually prominent and can form a unifying element of design. On the other hand, if not properly located and designed, they can be a detriment by providing an overbearing sense of "confinement" with little or no visual relief. While a project without walls may be a desirable objective, it is recognized that walls and fencing cannot be completely avoided for reasons of privacy, public health, safety, and project identity. The following basic principles should be considered in the provision of walls and fencing:

- Theme fencing should be employed to distinguish focal areas and other key features of the development.
- Wall colors should be predominantly soft earth tones such as beige, brown, sandy hues, or tones of gray, incorporating native materials where appropriate.
- Preferred materials include wood, stone-veneer, stucco over block or slump block, glass, and/or tubular metal.

**G. Lighting**

The design issue of "lighting" includes street lighting and parks, as well as building and landscape accent lighting, and sign illumination. The following basic principles should be considered in the provision of lighting:



- Street lights should provide a safe and desirable level of illumination for both motorists and pedestrians without intruding into residential areas.
- Lighting fixtures should relate to the human scale, especially in pedestrian areas, and should be pedestrian-oriented.
- Illuminated entries should consider direct lighting low to the ground and be limited to only the immediate vicinity of the entry.
- All lighting and illumination, including that used to highlight architectural or landscape features, shall be shielded to minimize scatter.
- Landscape lighting should be unobtrusive and shielded to prevent glare, and entry monument lighting should be limited to low-level lights designed to identify the monuments and make information readable.
- Roadway and pedestrian circulation illumination should be limited to that necessary for the safety of vehicular and pedestrian traffic.
- Park lighting should be employed as necessary to create for after-sunset sports events and be shielded to minimize scatter. Any trail or sidewalk lighting within parks should feature low-rise standards directing light low to the ground and employed only as necessary to assure safe passage.
- Illuminated entries and signs shall utilize direct lighting low to the ground and be limited to only the immediate vicinity of the entry.
- All lighting and illumination, including that used to highlight architectural or landscape features, shall be shielded to minimize scatter.
- Landscape lighting shall be unobtrusive and shielded to prevent glare, and entry monument lighting shall be limited to low-level lights designed to identify the monuments and make information readable.
- Roadway and pedestrian circulation illumination shall be limited to that necessary for the safety of vehicular and pedestrian traffic and streetlight fixtures shall be installed and shielded in such a manner that no light rays are emitted from the fixtures at angles above the horizontal plane.
- Street lights shall conform to County public works department and shall be included on improvement plans. Street lighting plans shall be submitted with project improvement plans for County review and approval.

### **3. SITE DESIGN AND PLANTING STANDARDS**

The following site design and planting standards shall apply throughout the 101 RANCH Specific Plan area:

- Wherever a public road or driveway is proposed or required for access to Lavender Road, Harvey Road, Dogwood Road, Carey Road, or SR 86, an additional fifty (50) square feet of landscaping at each corner of all such roads or driveways shall be provided. A minimum of one (1) tree shall be planted at each of these intersections at a location that does not obstruct vehicular sight distance. Additional trees, if provided, should be grouped in accordance with the chosen formal or informal system adopted for each street.
- At the intersections of two or more of the above-listed roads, an additional two-hundred (200) square feet of landscaping shall be provided at each such intersection. A minimum of three (3) trees shall be planted at each of these intersections at a

- location that does not obstruct vehicular sight distance. Such trees should be grouped in accordance with the chosen formal or informal system adopted for each street.
- Along the frontage of residential property, street trees shall be planted at a ratio of one (1) tree per thirty (30) linear feet. Street trees shall be planted at a ratio of one (1) tree per twenty-five (25) linear feet along streets or portions thereof not fronted by residential use. Such trees may be grouped in accordance with the chosen formal or informal system adopted for each street.
  - Minimum container size of trees required to be installed pursuant to this Section shall be fifteen (15) gallons.

#### **4. PLANT PALETTE**

A diverse palette of planting materials has been chosen that will distinguish 101 RANCH, which consists of vegetation known to possess a strong survival rating within the Imperial County climate zone. Table 5-1, *Plant Palette* (provided at the end of this Chapter), lists the species that have been determined to be suitable for this Specific Plan Area.

##### **A. Sonoran-Hybrid Plantings**

Landscape materials should consist of the Sonoran-hybrid elements set forth in Table 5-1, *Plant Palette*, at the end of this Chapter. This palette has been specifically tailored to incorporate native plants, proven to establish themselves well in Imperial County, along with “Sonoran” style trees, shrubs, groundcover, and vines that establish the unique character intended for 101 RANCH. This palette also is formulated for adaptability to the environment and designed to minimize the need for supplemental water. The goal is to minimize the need for frequent maintenance by using plants that are well adapted, mulches that suppress weeds and conserve water, and drip irrigation, which also serves to reduce water usage.

##### **B. Landscape Maintenance**

It shall be the responsibility of the Landscape Maintenance District and/or Master Homeowner’s Association to ensure that all landscaping installed within this Specific Plan is maintained in good health and appearance. Trimming, pruning, and feeding of all plants must be accomplished according to the care required to maintain good health and appearance during each season of the year. Special care must be given during the first three (3) years following planting. Any plants not exhibiting good health shall be replaced in a timely manner. Repairs of irrigation systems, weed and litter removal, and other maintenance to ensure good operation and appearance of landscaped areas, shall be conducted on a routine basis.

#### **B. ARCHITECTURAL DESIGN GUIDELINES**

##### **1. RESIDENTIAL**

The primary objective of 101 RANCH is to provide housing that exhibits quality design and offers value and variety. Residential architecture should be created through thoughtful analysis and consideration, as well as the characteristics of each neighborhood.

Architectural and residential construction standards will conform to and address site conditions/characteristics such as fire hazards and drought tolerant landscaping.

Each residential neighborhood shall provide diversity in design through considerate attention to architectural character and floor plan livability. 101 RANCH residential architecture shall reflect a variety of themes and styles, which will add to the character of a neighborhood by creating visual interest.

The architectural styles for residential units may include, but shall not be limited to, California Ranch, Craftsman, Hacienda, Monterey, Southwestern, Victorian, and/or contemporary derivatives thereof. These compatible architectural styles are planned to provide a wide range of architectural variation that will appeal to a variety of potential homeowners and create visually interesting streetscenes. Individual character and interpretation are encouraged.

The master developer of 101 RANCH will create a set of detailed architectural guidelines that will be binding on all residential development conducted within the Specific Plan Area. Builders and their architects will employ these guidelines in order to maintain design continuity, create an identifiable image, and develop a cohesive community. Conceptual plans developed for housing programs shall be submitted for review by a design review team administered by the master developer.

## 2. NON-RESIDENTIAL

The integration of retail, office, public facilities, and school uses that will be developed within the 101 RANCH Specific Plan will contribute to the community's sustainability. Additionally, these non-residential land uses are easily accessible to community residents through a series of trails and sidewalks. Non-residential buildings should be designed and sited in a manner that does not conflict with adjacent residential or recreational amenities.

It is understood that site layout, building design, and parking configuration in commercial settings are most often dictated by the tenant. Notwithstanding this fundamental constraint, the following design criteria should be followed whenever feasible:

- Large open parking lots should be divided into smaller, less visually-imposing lots.
- Ground floors of buildings adjacent to major streets should be placed adjacent to the street edge to encourage pedestrian activity.
- Free-standing buildings are encouraged to be grouped around a common focal point or design feature.
- Major buildings at key locations should incorporate public plazas at focal points and at activity centers.
- Plazas and courtyards are encouraged to be used as transition areas between public and private spaces.
- Continuity should be maintained through the use of unified or complementary pedestrian amenities, landscaping and similar design features.
- Building masses should be articulated to avoid long, straight building façades.
- Large vertical mass at residential edges should be minimized.
- Consistency of architectural character, form, detail, and scale should be clearly evident in the design and execution of all buildings in the non-residential portion of

the community. Buildings should be arranged to provide convenient access to entrances and to facilitate efficient on-site circulation for vehicles and pedestrians. The orientation of multiple buildings on a single parcel should be clearly coordinated so that service areas are separate and distinct from public spaces. Additionally, placement of buildings should consider visibility from internal and off-site roadways.

- Exterior building materials on non-residential structures shall be composed of at least 50% low-reflectance non-polished surfaces. All bare metallic surfaces shall be painted with flat finishes.

Table 5-1 PLANT PALETTE

MONUMENT PLANTING		
<b>Trees</b>		
<u>Botanical Name</u>	<u>Common Name</u>	<u>Notes</u>
Citrus sp.	NCN	moderate water
Jacaranda		
Lagerstroemia sp.	Crape myrtle	
Prosopis glandulosa Maverick TM	Texas honey mesquite	
Parkinsonia floridum	Blue palo verde	
Schinus Molle	California Pepper	
Tipuana tipu	Tipu tree	
<b>Palms</b>		
<u>Botanical Name</u>	<u>Common Name</u>	<u>Notes</u>
Phoenix canariensis	Canary Island date palm	
Phoenix dactylifera	Date palm	
Washingtonia sp.	Fan palms	
<b>Shrubs</b>		
<u>Botanical Name</u>	<u>Common Name</u>	<u>Notes</u>
Aloe sp.	NCN	
Caesalpinia gilliesii	Mexican bird of paradise	
Caesalpinia pulcherrima	Red bird of paradise	
Cortaderia sellowiana pumila	Dwarf Pampas grass	
Hesperaloe parviflora	Red yucca	
Leucophyllum sp.	Texas ranger	
Muhlenbergia lindheimeri 'Autumn Glow'	NCN	
Muhlenbergia rigens	Deer grass	
Myrtus communis 'compacta'	Variegated dwarf myrtle	
Ophiopogon japonicum	Mondo grass	moderate water
Pennisetum setaceum 'cupreum'	Fountain grass	
Rhahiolepis indica 'spring time'	Indian Hawthorn	moderate water
Rosmarinus officinalis 'Prostratus'	Dwarf rosemary	moderate water
Strelitzia nicolai	Giant Bird of Paradise	moderate water; Plant in shade
Strelitzia reginae	Bird of Paradise	moderate water; Plant in shade
Nerium Oleander	NCN	
Myrtus communis 'compacta'	Dwarf myrtle	
<b>Vines</b>		
<u>Botanical Name</u>	<u>Common Name</u>	<u>Notes</u>
Bougainvillea 'Barbara Karst' or Glabra	Bougainvillea	
Calliandra californica		
Ficus pumila	Creeping Fig	Moderate to low water
Antigonon leptopus	Queen's wreath	moderate water

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Bougainvillea sp.	NCN	
Campsis radicans	Trumpet creeper	moderate water
Macfadyena unguis-cati	Cat claw vine	moderate water
<b>Ground Cover</b>		
<u>Botanical Name</u>	<u>Common Name</u>	<u>Notes</u>
Asteriscus maritimus	Mediterranean Beach Daisy	
Trachelospermum Jasminoides	Star Jasmine	moderate water
Decomposed granite, Gravel, Rock Mulch, Shredded Bark		
<b>Residential Planting</b>		
<b>Trees</b>		
<u>Botanical Name</u>	<u>Common Name</u>	<u>Notes</u>
Acacia stenophylla	Shoestring acacia	
Brahea armata	Mexican blue palm	
Cercis occidentalis	Western redbud	
Chilopsis linearis	Desert willow	
Fraxinus uhdei	Shamel ash	
Jacaranda acutifolia	Jacaranda	
Lagerstroemia indica	Crape myrtle	
Lysiloma thornberi	Desert fern	
Parkinsonia floridum	Blue palo verde	
Parkinsonia hybrid 'Desert Museum'	Palo verde	
Parkinsonia microphyllum	Foothill palo verde	
Parkinsonia praecox	Palo brea	
Pistachia chinensis	Chinese pistachio	
Prosopis alba	Argentine mesquite	
Prosopis chilensis	Chilean mesquite	
Prosopis glandulosa Maverick TM	Texas honey mesquite	
Prosopis juliflora	Native mesquite	
Prosopis torreyana	Honey mesquite	
Prosopis velutina	Arizona native mesquite	
Schinus molle	California pepper	
Sophora secundiflora	Texas Mountain Laurel	
Ulmus parvifolia	Chinese Elm	
Vitex agnus-castus	Monk's pepper tree	
Yucca brevifolia	Joshua tree	
<b>Shrubs</b>		
<u>Botanical Name</u>	<u>Common Name</u>	<u>Notes</u>
Agave Parryi Huachucensis	Huachuca Agave	
Agave Geminiflora	Twin Flowered Agave	
Aloe sp.	NA	
Anisacanthus sp.	Desert honeysuckle	moderate water
Caesalpinia gilliesii	Mexican bird of paradise	
Caesalpinia pulcherrima	Red bird of paradise	
Carissa microcarpa	Natal plum	
Chamaerops humilis	Mediterranean fan palm	moderate water
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Cordia parvifolia	Little leaf cordia	
Cortaderia sellowiana pumila	Dwarf Pampas grass	
Dasyilirion sp.	NCN	
Hesperaloe sp.	Yucca	
Lantana camara	NCN	moderate water
Leucophyllum sp.	Texas ranger	
Maytenus phyllanthoides	Mangle dulce	
Muhlenbergia lindheimeri 'Autumn Glow'	NCN	
Muhlenbergia rigens	Deer grass	
Nolina microcarpa	Bear grass	
Pennisetum setaceum	Fountain grass	
Phoenix roebelinii	Pigmy date palm	
Rhus glabra	Scarlet or smooth sumac	
Rosa woodsii	Wood's rose	moderate water
Russelia equisetiformis	Coral fountain	moderate water
Salix exigua	Coyote willow	moderate water
Salvia sp.	Sage	
Senna sp.	NCN	
Yucca elata	Soaptree yucca	
Yucca glauca	Small soapweed	
<b>Vines</b>		
<u>Botanical Name</u>	<u>Common Name</u>	<u>Notes</u>
Antigonon leptopus	Queen's wreath	moderate water
Bougainvillea sp.	NCN	
Campsis radicans	Trumpet creeper	moderate water
Macfadyena unguis-cati	Cat claw vine	moderate water
Ficus Pumila	Creeping Fig	
<b>Ground Cover</b>		
<u>Botanical Name</u>	<u>Common Name</u>	<u>Notes</u>
Acacia redolens Desert Carpet TM	Desert carpet	
Ambrosia deltoidea	Triangleleaf bursage	
Ambrosia dumosa	White bursage	
Lantana montevidensis	NCN	moderate water
Lantana rigens	NCN	moderate water
Oenothera sp.	Evening primrose	
Penstemon sp.	Beard tongue	
Psilostrophe tagentina	Paper flower	
Wedelia	NCN	moderate water
Asteriscus maritimus	Mediterranean Beach Daisy	
<b>Turf</b>		
<u>Botanical Name</u>	<u>Common Name</u>	<u>Notes</u>
Cynodon dactylon	Bermuda Grass (Salt Tolerant)	moderate water
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**PARK PLANTING****Trees**

<u>Botanical Name</u>	<u>Common Name</u>	<u>Notes</u>
Acacia constricta	Whitethorn acacia	
Acacia salicina	Willow acacia	
Acacia saligna	Blue -leaf wattle	
Fraxinus uhdei	Shamel ash	moderate water
Lagerstroemia sp.	Crape myrtle	moderate water
Pinus halapensis	Aleppo pine	
Pinus pinea	Italian stone pine	
Platanus sp.	Sycamore	moderate water
Prosopis alba	Argentine mesquite	
Prosopis chilensis	Chilean mesquite	
Prosopis glandulosa Maverick TM	Texas honey mesquite	
Prosopis juliflora	Native mesquite	
Prosopis torreyana	Honey mesquite	
Prosopis velutina	Arizona native mesquite	
Quercus virginiana	Live oak	
Rhus lancea	African sumac	
Ulmus parvifolia	Chinese elm	moderate water
Washingtonia sp.	Fan palm	

**Palms**

<u>Botanical Name</u>	<u>Common Name</u>	<u>Notes</u>
Phoenix canariensis	Canary Island date palm	
Phoenix dactylifera	Date palm	

**Shrubs**

<u>Botanical Name</u>	<u>Common Name</u>	<u>Notes</u>
Agave sp.	NCN	
Aloe sp.	NCN	
Anisacanthus sp.	Desert honeysuckle	
Baccharis sarothroides (male)	Desert broom	
Caesalpinia gilliesii	Mexican bird of paradise	
Caesalpinia pulcherrima	Red bird of paradise	
Calliandra californica	Baja fairy duster	
Carissa microcarpa	Natal plum	
Celtis pallida	Desert hackberry	moderate water
Chamaerops humilis	Mediterranean fan palm	moderate water
Chilopsis linearis	Desert willow	
Cordia parvifolia	Little leaf cordia	
Cortaderia sellowiana pumila	Dwarf pampas grass	
Cordyline sp.	NCN	moderate water
Dasyllirion sp.	NCN	
Dalea pulchra	Bush dalea	
Hesperaloe sp.	Yucca	
Leucophyllum sp.	Texas ranger	
Maytenus phyllanthoides	Mangle dulce	

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Muhlenbergia lindheimeri 'Autumn Glow'	NCN	
Muhlenbergia rigens	Deer grass	
Nolina microcarpa	Bear grass	
Pennisetum setaceum 'rubrum'	Purple fountain grass	
Rhus glabra	Scarlet or smooth sumac	
Rosa woodsii	Wood's rose	moderate water
Rosemarinus officinalis	Rosemary	
Russelia equisetiformis	Coral fountain	
Salix exigua	Coyote willow	
Salvia sp.	Sage	
Senna sp.	NCN	
Sporobolus wrightii	Big Sacaton	
Yucca elata	Soaptree yucca	
Yucca glauca	Small soapweed	
<b>Vines</b>		
<u>Botanical Name</u>	<u>Common Name</u>	<u>Notes</u>
Bougainvillea sp.	NCN	
Campsis radicans	Trumpet creeper	moderate water
Macfadyena unguis-cati	Cat claw vine	moderate water
<b>Ground Cover</b>		
<u>Botanical Name</u>	<u>Common Name</u>	<u>Notes</u>
Acacia redolens Desert Carpet TM	Desert carpet	
Ambrosia deltoidea	Triangleleaf bursage	
Ambrosia dumosa	White bursage	
Oenothera sp.	Evening primrose	
Penstemon sp.	Beard tongue	
Psilostrophe tagentina	Paper flower	
Wedelia	NCN	
<b>Turf</b>		
<u>Botanical Name</u>	<u>Common Name</u>	<u>Notes</u>
Cynodon dactylon	Bermuda Grass (Salt Tolerant)	moderate water
<b>CENTER MEDIAN / PARKWAY / OPEN SPACE BUFFER PLANTING</b>		
<b>Street Trees</b>		
<u>Botanical Name</u>	<u>Common Name</u>	<u>Notes</u>
Acacia stenophylla	Shoestring acacia	
Chilopsis linearis	Desert willow	
Fraxinus uhdei	Shamel ash	moderate water
Lagerstroemia sp.	Crape myrtle	moderate water
Olea europaea	Olive	
Olneya tesota	Ironwood	
Parkinsonia hybrid 'Desert Museum'	Palo verde	
Pistachia chinensis	Chinese pistachio	
Prosopis chilensis	Chilean mesquite	
Rhus lancea	African sumac	
Schinus molle	California pepper	
Tipuana tipu	Tipu tree	moderate water
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Ulmus parvifolia	Chinese elm	moderate water
Vitex agnus-castus	Chaste tree	moderate water
Salix babylonica	Weeping willow	
Eucalyptus microtheca	Coolibah	
Eucalyptus citriodora	Lemon gum eucalyptus	
Acacia salicina	Willow acacia	
Acacia willardiana	Palo blanco	
Pittosporum phillyraeoides	Willow pittosporum	
Prosopis glandulosa torreyana	Western honey mesquite	
Cercis Occidentalis	Western redbud	
Sophora secundiflora	Texas mountain laurel	
Prosopis alba	Argentine mesquite	
<b>Palms</b>		
<u>Botanical Name</u>	<u>Common Name</u>	<u>Notes</u>
Phoenix cariensis	Canary Island date palm	
Phoenix dactylifera	Date palm	
Washingtonia sp.	Fan palms	
<b>Shrubs</b>		
<u>Botanical Name</u>	<u>Common Name</u>	<u>Notes</u>
Agave sp.	NCN	
Caesalpinia gilliesii	Mexican bird of paradise	
Caesalpinia pulcherrima	Red bird of paradise	
Carissa microcarpa	Natal plum	
Cortaderia sellowiana pumila	Dwarf pampas grass	
Dalea pulchra	Bush dalea	
Dasyllirion wheeleri	Desert spoon	
Hesperaloe parviflora	Red yucca	
Leucophyllum sp.	Texas ranger	
Muhlenbergia lindheimeri 'Autumn Glow'	NCN	
Muhlenbergia rigens	Deer grass	
Pennisetum setaceum 'cupreum'	Fountain grass	
Nerium oleander	NCN	
Anisacanthus puperulus (A. Insignis)	Red chihuahuan honeysuckle	
Lantana camara	NCN	
Salvia leucantha	Purple Mexican bush sage	
Rhus ovata	Sugar bush	
Salvia sonomensis 'Dara's Choice'	Creeping sage	
Salvia greggii	Red Chihuahuan sage	
Dalea greggii	Trailing indigo bush	
Oenothera caespitosa	White evening primrose	
<b>Vines</b>		
<u>Botanical Name</u>	<u>Common Name</u>	<u>Notes</u>
Ficus pumila	Creeping fig	
Bougainvillea 'Barbara Karst' or glabra	Bougainvillea	
Macfadyena unguis-cati	Cat claw vine	moderate water
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**Groundcover**

<u>Botanical Name</u>	<u>Common Name</u>	<u>Notes</u>
Acacia redolens 'Desert Carpet TM '	Desert carpet	
Decomposed granite, Gravel, or Rock Mulch		