6.0 Parks, Paths, Trees and Trails

6.1 OVERVIEW

These landscape design guidelines are to be used as a framework for the creation of a cohesive outdoor environment that complements the surrounding built forms of the West Landing Specific Plan (WLSP) area. The West Landing community will contain a mixture of land uses, housing types and outdoor spaces. To help ensure continuity within this diverse community it will be crucial to create a strong landscape theme carried out through monument features, planting, hardscape material, and site furnishings, among other elements. The principles and guidelines that are included in this section are meant to ensure that these landscape elements create connectivity between the residential neighborhoods, the commercial/retail shops, mixed-use office centers and parks.

6.2 PARKS AND RECREATION

The total parks and recreation acreage within the West Landing specific plan comprises a total of 47 acres. As a whole, the park system shall enhance the educational, recreational and cultural life of the community, accommodate a variety of user groups, and promote the interaction of West Landing amongst adjacent City of Ceres communities. All parks shall be designed in accordance with the planting and irrigation design guidelines in subsequent sections that follow. The Park and Recreation components have been broken down into two distinct classifications; Community and Neighborhood Parks. The General Plan provides that Neighborhood Parks should be 5-10 acres in size, and Community Parks should be from 40-60 acres in size. The WLSP provides a 30 acre Community Park, consistent with the acreage required to serve the population within the plan and consistent with existing community parks in the City. Also included in this section is a general description of dual-use flood control facilities and how they may be implemented into the Park and Recreation components. Park facility locations are depicted in the following figure. (Figure 6.1):

Legend

Park — **A** - Community Park

Project Boundary — **B** - Neighborhood Park

Figure 6.1: Park Facility Locations			Date: August 2010
West Landing Specific Plan Ceres, California	NOT TO SCALE	N	WOOD RODGERS DEVELOPING INNOVATIVE DESIGN SOLUTIONS

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Amphitheatre

Hard Court Play Elements

Active Team Sport Recreation

6.2.1 Community Park

The WLSP includes a 30.0-acre community park that shall provide all residents and visitors the type of larger amenities and recreation opportunities that are best suited for a larger open space. The community park is centrally located to be easily accessible to all West Landing residents. The park shall be structured for active team sport recreation and in-turn shall be designed to accommodate large community-geared gatherings. Additional amenities must be typical of a community park of this size and compatible with one another. This specific plan allows for a dual-use detention basin to be incorporated within this community park.

Typical Community Park Amenities include a selection of the following:

- Group picnic areas to accommodate large and small groups, shaded, some with shelters
- Large outdoor shelter for picnic use, group use, and programming
- A mix of youth and adult ball fields (softball, baseball/softball fields, and soccer practice fields)
- Lighted tennis courts, half/full court basketball, and other sports facilities
- Volleyball (sand or turf)
- High-quality play areas, separated for pre-school and older children, with a variety of play experiences and adjacent sitting areas
- Drinking fountains
- Clearly defined park entry with identified theme with electric gates on a timer
- Restrooms/Concession building with storage similar to River Bluff Regional Park
- On-site parking, per City of Ceres requirements
- Security Cameras tied to the web or Police Department
- Security and sports facility lighting
- Horseshoe pits
- Parks maintenance facilities and storage buildings

Large Adventure Play Structures

Open Turf Areas

Shaded Picnic and BBQ Areas

6.2.2 Neighborhood Park

There are two neighborhood parks required within the WLSP. The two shall be unique from one another in terms of design and make-up but are intended to provide equal opportunities for recreation to the adjacent LDR, MDR and HDR users. Both parks are near identical in shape, size (8.5 acres) and demographics in regards to its surrounding user types. These parks shall allow for sports fields where possible in order to provide alternative active recreation sites when occasional events take up community park facilities. There shall be joint-use opportunities with either one or both of the neighborhood parks as the specific plan depicts potential elementary school sites adjacent to each of them.

Typical Neighborhood Park Amenities include a selection of the following:

- Tot lot and children's play area with adjacent seating
- Group or family picnic area with shade shelter and BBQ
- Turf space large enough for pick-up softball or recreational soccer / Open turf for informal play
- Hard court areas such as tennis, full court basketball, turf or sand volleyball, handball
- Free play area
- Picnic table(s) with tree shading and BBQ
- Shade structure
- Restrooms
- Horseshoe pits
- Security lighting
- Security cameras tied to the web or Police Dept.
- Drinking fountains
- Concrete walkways

During design selection of all park site elements, site furnishings, public utility boxes, etc. within all WLSP Parks a strong consideration shall be given to those materials that have anti theft or anti-vandalism qualities.

Ballfield Recreation

Passive Recreation

Wetland or Vegetation Zones

6.2.3 Dual-Use Flood Control/Recreation Facility

The WLSP incorporates optional implementation of Detention Basin Facilities that shall include recreation elements for dual-use. As the City of Ceres is currently defining the design guidelines and requirements of all new basin facilities to be located within the city's boundaries, the guidelines that follow will primarily focus on design of recreational components of these planned dual-use facilities of the WLSP. These facilities will not receive park credit on an acre-for-acre basis. Table 6.2.3. below is suggested park acre credits for dual-use flood control/recreation facilities:

Table 6.2.3. Dual-Use Flood Control/Recreation Facility Park credit for acreage:

within the 10 year flood plain x 50% (acreage x 0.5 = Park Credit)

within the 10-25 year flood plain x 80% (acreage x 0.8 = Park Credit)

within the 25-100 year flood plain x 90% (acreage x 0.9 = Park Credit)

above the 100 year flood plain x 100% (acreage x 1.0 = Park Credit)

The following subsection describes those guidelines for typical open dual-use basin facilities as well as linear facilities.

6.2.3.1 Dual-Use basin design concept

Inclusion of recreational components within a flood control facility is a cost-efficient way of combining the functional attributes of runoff storage and recreation within one area. As this practice saves costs it also improves the aesthetics of basic storm water detention facilities. Where ever possible basins should incorporate a sequence of relatively level areas tiered at different elevations with each tier having either a higher or lower flood risk. Passive recreational elements shall be incorporated into low areas of the stormwater facility that have the greatest potential flood risk while more active park elements shall occur in areas of higher elevations within the facility. Lowest lying areas may include semi-natural riparian zones,

passive vegetation zones, wetlands or habitat areas, or may include sub-surface storage so that the surface area remains generally dry except during storm events. Lower elevated tiers are suitable for facilities such as passive recreation zones, nature study nodes, trails or open fields. Ballfields and soccer fields are suitable to be located on intermediate elevated tiers. Court games, picnic areas, play areas, tot lots, pit games or parking facilities are suitable for location on upper elevated tiers. Restrooms, habitable structures and swimming pools shall only be located in areas that are above the 100-year flood level. Based on site conditions and constraints contouring with gentle curves shall establish design grades within the dual-use facility to provide a less engineered look and a more aesthetically interesting design. The design standards of side slopes of 5:1 or flatter to facilitate the ease of maintenance and a maximum cross slope of 2% to allow for positive drainage shall be required. The design shall discourage public access within the vegetation zones and clear zones within the basin floor area. Trail systems shall be designed to encourage visual interaction with the lower areas. Trails shall be constructed of concrete with a standard broom finish. Furnishings within the lower areas shall be selected for durability and ease of maintenance. Furnishings shall be simple, understated and use deep natural-colored paints or stains to blend with the landscape.

6.2.4 Park Acreage Allocation

For information on park acreage allocations please refer to Chapter 7 of this Specific Plan.

Pedestrian Linkages

Park and Trail Connections

Good Visual Access for Security

6.3 PASEOS

6.3.1 Paseo Design Concept

The paseo network is strategically aligned adjacent to specific street corridors to provide residents direct, convenient, and pleasant pedestrian/cycling access to major destinations such as schools, parks, shopping and employment districts within the plan area. Paseo widths vary depending on location, but all shall contain either a walkway or trail with thematic landscape and hardscape materials consistent with those used throughout the Plan Area. For specific widths and locations refer to the Road Sections in Chapter 5, Circulation.

6.3.2 Landscape in Paseos

Landscaping in paseos shall use a combination of trees, shrubs, turf, and groundcover that reflect the design concepts utilized along the corresponding streetscapes. Planting concepts in paseos may have a less formal appearance than that in the streetscape, such as planting clusters of trees rather than formal rows. However, the quantity and quality of plant materials should be consistent with those along the streetscape. Landscaping should also employ design concepts that do not create secluded areas within the landscape that might generate security concerns.

6.3.3 Pathways in Paseos

All on-street paseos that contain a multi-use trail shall accommodate pedestrian and bicycle circulation. These paths serve to provide connectivity among residential land uses, parks, and open space. Bicycle and pedestrian linkages in paseos are critical in providing a safe and efficient circulation system alternative to the automobile.

6.3.4 Interface with Adjacent Land Uses

Where a residential home fronts a paseo, a minimum 10 feet separation shall be provided between the edge of the path and the front yard fence and shall be a view-type fence design. To the extent possible, where a paseo is adjacent to a street or cul-de-sac, the path shall be located next to, or be part of, the street sidewalk

to ensure the maximum exposure possible. Where residential properties side-on to paseos, fences may have either a standard wood design for privacy, or view fence design. Wood fences should be stained on the side facing the paseo. No soundwalls shall be between houses and paseos.

6.4 STREETSCAPE LANDSCAPING

6.4.1. Typical Landscape Corridor Design

Along with the community monuments, the streetscape designs for this community are set up in a hierarchy to welcome home owners and warmly invite visitors. This hierarchy will support the smooth circulation for pedestrian, bicycle, and vehicular traffic into, out of, and within the community, while helping to define the community through the plant palette and streetscape materials. Variety shall be found in the streetscape design through the use of deciduous and evergreen plant material layered to give depth to the streetscapes.

All landscape medians shall utilize low-water use plant material that is considerably low in maintenance needs. Additionally, when designing median planters strong consideration shall be given design techniques, such as 18" wide concrete bands at the back of curb, that allow maintenance workers to maintain the median without significantly impacting the roadways.

6.4.2 Expressway Landscape Corridor (Service Road)

Service Road borders this community to the south and runs east and west. It is heavily used by large transport and utility trucks. This streetscape includes a 18' wide center landscape median that shall contain a single row of street trees planted 35' on center with long swaths of low maintenance evergreen shrubs and groundcover plant material. The Service Road streetscape contains a 28' wide landscape corridor which is made up of an 8' wide parkway strip at the back of curb, a 10' wide multi-use meandering path and a 10' wide landscape easement (public utility easement + landscape area) between the edge of the multi-use trail and the right of way. The landscape easement shall be planted with a mixture of evergreen, deciduous and accent trees with an under-story of groundcover and shrubs. Within the parkway strip street trees are planted 35' on center. On the north side of Service Road where the right of way is adjacent to back-on residential lots a soundwall shall be constructed at the edge of right of way. Refer to the Expressway road section (chapter 5), the Overall Street Tree Exhibit (figure 6.4), and Plant Palette List in section 6.9.2 for more information.

Large Canopy Tree Rows

Non-Turf Median Plants

Tree Rows with Fall Colors

6.4.3 Arterial Roadway Landscape Corridors (Ustick Rd, Crows Landing Rd, Whitmore Ave.)

Ustick Road, Crows Landing Road and Whitmore Avenue are the three arterial roadways around the WLSP area. These major arterial streetscapes give passers by their first looks into the style of design being used within this community. Along with a 16' wide center landscape median the Arterial streetscape consists of a 6' wide bike lane adjacent to a 6' wide planter parkway strip and a 5' wide separated sidewalk. On Crows Landing Road, behind the separated sidewalk is a 10' wide landscape easement. On Ustick and Whitmore behind the separated sidewalk is an 8' landscape area. A single row of street trees will be planted within the center median 40' on center. A single row of street trees will also be planted 40' on center within the parkway planter strip, and accent trees will be planted 35' on center within the 10' wide landscape easement on Crows Landing as well as the 8' wide landscape planters on Ustick and Whitmore. On the plan area side of Ustick Road and Whitmore Avenue where the right of way is adjacent to residential lots a soundwall shall be constructed at the edge of right of way. Refer to the Arterial road sections (chapter 5), the Overall Street Tree Exhibit (figure 6.4), and Plant Palette List in section 6.9.2 for more information.

Walkways with Enhanced Paving

Places to Sit

Town Center Character

6.4.4 Hackett Road Streetscape

Hackett Road from Crows Landing Road to the west is the streetscape corridor described here. At the entry section of this streetscape corridor has no on-street parking and a 20' wide center landscape median that

shall include a single row of street trees planted 35' on center with low maintenance evergreen shrubs and groundcover plant material. The landscape corridor at the entry contains 5' separated sidewalk with a 2' wide landscape strip at the back of curb. Size appropriate groundcover material or small bunch grasses planted a maximum of 18" O.C. shall be allowed. Turf grass will not be allowed in the 2' wide landscape strip. At mid-block there will be no center median planter; this will allow room for on-street parking on either side. The mid-block corridor streetscape consists of a 5' wide separated sidewalk with a 6' landscape strip at the back of curb which shall contain a single row of street trees placed 25' on center either in a planter strip or within tree grates. The sidewalk may be constructed of colored and stamped concrete or enhanced pavers. Paving textures, colors and patterns shall be consistent throughout both side of the Hackett Road pedestrian corridor. The 8' parallel parking stalls may be constructed of enhanced paving such as colored and stamped concrete or asphalt or enhanced pavers. To help strengthen the streetscape character the crosswalks may receive the same paving treatment as the angled parking. Refer to the planting, irrigation and site furnishings sections for those specific design guidelines. The design intent here is to create a unique streetscape corridor with visual interest, while safely slowing traffic and offering a comfortable pedestrian corridor that appeals to shoppers, residence and business owners alike. Refer to the Hackett Road sections (chapter 5), the Overall Street Tree Exhibit (figure 6.4), and Plant Palette List in section 6.9.2 for more information.

Median Accent Trees

Consistent Street Tree Character

On Street Parking

6.4.5 Primary and Secondary Collector Roadway Landscape Corridors

The primary and secondary collector streets connect with the arterial and expressway roadways that surround the perimeter of the WLSP. These streetscapes serve to connect pedestrians, bicycles, and vehicles to the many amenities within the community. Both the Primary and Secondary Collector roadways contain on-street parking on either side.

The Primary Collector landscape corridor consists of a 10' wide separated multi-use trail, a 7' wide parkway strip at the back of curb and a 4' landscape planter between the right of way and the edge of the multi-use trail. A single row of street trees will be planted 35' on center within the parkway strip and a second row within the 4' landscape planter. Just outside of the primary collector street right of way is a 10' landscape easement that may contain accent trees along with the necessary under story of shrubs groundcover and turf grass or a combination there of.

The Secondary collector landscape corridor consists of a 5' wide separated sidewalk, an 8' wide parkway strip at the back of curb and a 10' wide landscape easement just outside of the right of way. A single row of street trees will be planted 35' on center within the parkway strip and a second row within the 10' landscape easement with the necessary under story of shrubs groundcover and turf grass or a combination there of. Refer to the collector road street sections (chapter 5), the Overall Street Tree Exhibit (figure 6.4), and Plant Palette List in section 6.9.2 for more information.

Separated Pedestrian Walk

One Side On-Street Parking Option

Setback Planter Areas

6.4.6 Local Road Landscape Corridor

The local road landscape corridor has an 8' wide parallel parking lane which includes the 2' curb and gutter. At the back of curb is a 6' wide parkway strip, a 5' wide separated sidewalk and allows for a public utility easement just outside of the right of way. The Local Road 'Alternate A' section affords the option of only a single parking lane on just one side of the road. The 'Alternate B' section does not contain the 6' wide parkway strip. Where it occurs, the parkway strip shall contain a single row of street trees planted 35' on center or within a repeating pattern that allows for drive isles aprons. The PUE may also contain either a second row of street trees or a row of accent trees. Refer to the local road street section (chapter 5), the Overall Street Tree Exhibit (figure 6.4), and Plant Palette List in section 6.9.2 for more information.

Hardscape Areas Softened by Plant Material

Permeable Paving Option

Alley Landscape Planters

6.4.7 Two-Way Alley Landscape Corridor

The WLSP shall contain a Two-way Alley roadway section that presents the option for rear loading dwelling units. There are a couple of Two-way Alley sections. One with a V-gutter at the center and the other has a typical crown construction with rolled curbs on either side. Each option contains a 20' right-of-way with a 5' setback on both sides. The 5' setback may contain small compact accent trees and/or low maintenance evergreen shrubs and groundcover plant material in planters between driveway aprons. The roadways shall be constructed of either asphalt or permeable pavers. Utilities shall not be provided in the alley. Refer to the alley road section (chapter 5), the Overall Street Tree Exhibit (figure 6.4), and Plant Palette List in section 6.9.2 for more information.

Colorful Plant Material

Themed Community Elements

Raised Planter with Accent Trees

6.4.8 Roundabout Design

The WLSP contains roundabouts for the use of traffic calming and to improve circulation flow and safety at key intersections. Use enhanced paving along crosswalks to define pedestrian pathways from vehicular lanes. Making use of a combination of different hardscape materials and textures in the right manner will improve pedestrian safety and overall circulation at these nodes by slowing traffic and guiding direction. To help add greater interest and increase the aesthetics of each traffic circle, the addition of hardscape treatments (such as rock/cobble beds or decomposed granite) or plant material shall be required. Refer to the roundabout sections (chapter 5), the Overall Street Tree Exhibit (figure 6.4), and Plant Palette List in section 6.9.2 for more information.

Low Maintenance Plant Material

Planter Islands

Parking Lot Shade Canopy Trees

6.4.9 Commercial / Retail Parking Lot Landscape Design

All commercial and retail parking lots will have drive aisles and parking aisles delineated through parking lot medians and planter strips. Ground cover and shrubs will be planted within the medians and planter strips. When a median or planter strip is adjacent to a parking stall, all plant material and irrigation shall be kept eighteen inches from the curb to allow for car overhand and door swing. 50% shade shall be provided within

parking lots per the City of Ceres standards. Landscape finger islands planted with deciduous shade trees shall be included in parking lot areas at a rate of one per every 10 parking stalls.

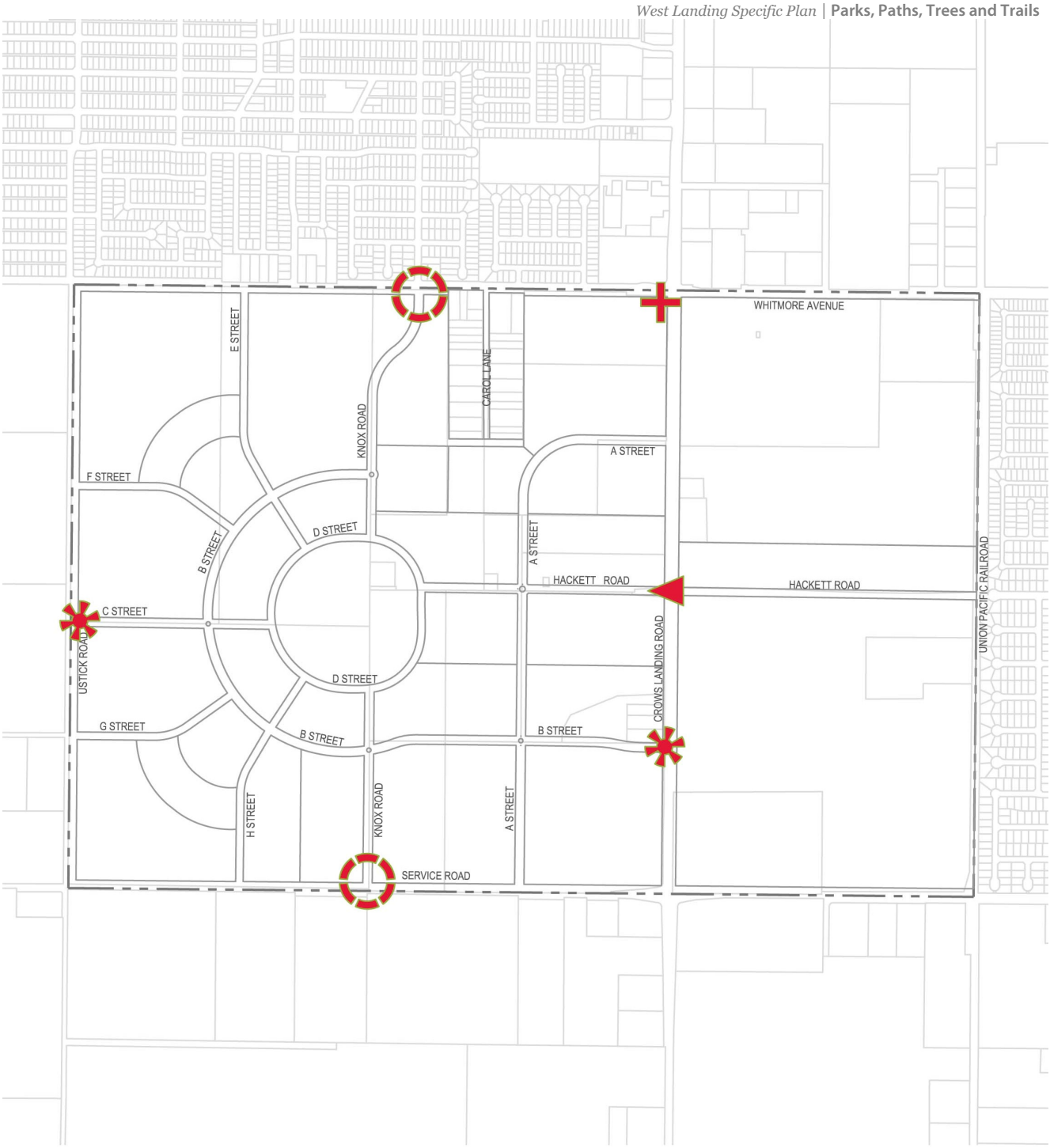
Loading docks at commercial sites shall provide 110 and 220 volt outlets and include signage indicating that trucks with diesel engines are prohibited from idling for more than 5 minutes. For all buildings, provide outdoor electrical outlets and encourage the use of electrical landscape maintenance equipment. Also, provide electrical outlets for recharging electrical vehicles in commercial and industrial parking lots/structures.

6.5 COMMUNITY IDENTIFICATION MONUMENTS

Themed community identification monuments strategically placed can provide unity throughout the entire development. The West Landing Development shall have a hierarchy of monument features that announce arrival and create a sense of place upon entry. The scale of the monumentation shall be dependent on its location and surrounding land uses. Each monument will highlight and strengthen the project's design theme with consistent materials and landscape palette.

West Landing Community Identification Monuments are to occur on these four levels of design hierarchy (Figure 6.2):

- Primary Entry Monuments
- Secondary Entry Monuments
- Civic Community Monuments
- Commercial Community Monuments



Legend

- Primary Community Entries
- Secondary Community Entries
- Civic Community Monuments
- Commercial Community Monuments
- Project Boundary

Figure 6.2: Community Identification Monument Plan | Date: August 2010

West Landing Specific Plan
Ceres, California

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Identifying Plan Area District

Subtle Monumentation

Large Vertical Monuments Announce Entry

6.5.1 Monument Design Theme

Monument design will relate directly with the overall architectural design tone and incorporate aspects of the core style materials. The primary project entry shall be located on both corners of the intersection. Incorporated into all monument locations shall be a decorative column, enhanced pilaster or some other sort of vertical architectural piece that announces entry and strongly identifies the West Landing Specific Plan area. Along with this strong vertical element the community monument features shall also include a choreographed grouping of pilasters, landscape walls, raised planters and sign walls back dropped by accent trees. The ground plane planting shall utilize large masses of evergreen and flowering plant material to provide the foundation and highlights to the project entries. The vertical elements and sign-walls shall be up-lighted with ground-mounted fixtures. All landscape plantings and trees used in relation to monument features will adhere to the Plant Material List provided in this Section, and shall not block visibility of vehicular traffic.

6.5.2 Primary Community Entries

The West Landing Specific Plan consists of two (2) Primary Community Entries. One located along Whitmore Avenue at the corners of Knox Road. Another primary community entry shall be located in the southern half of the community along Service Road and Knox Road.

The primary community entry will provide strong project identity and communicate the design theme which will be carried throughout all other community identification monuments.

6.5.3 Secondary Community Entries

Two (2) Secondary Community Entries will provide project identity on a smaller scale than the Primary Entries yet be consistent with the project's design theme.

One secondary community entry shall be located along Crows Landing Road at the corners of "B" Street. The other secondary community entry shall be located in the western half of the community along Ustick Road at the corners of "C" Street.

6.5.4 Civic Community Monuments

The civic core area of the WLSP shall be provided with its own identity monumentation that sets it apart as a separate district within the WLSP but continues to maintain the overall project's design theme using similar colors, form, textures and plant material. As noted within the Town Center Drive portion of the design guidelines this district of the WLSP has particular significance because of its unique uses and its fundamental connection with the rest of the community.

The Civic Community Monuments shall be located on both western corners of the intersection of Crows Landing Road and Hackett Road.

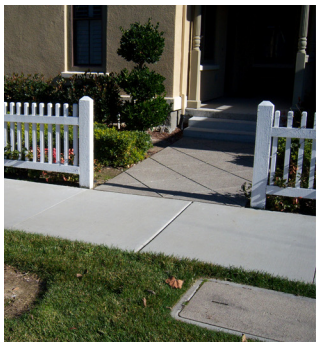
6.5.5 Commercial Community Monuments

The commercial and retail center entry shall provide signage and identity for the shopping center that is consistent with the overall projects design theme. To promote visibility to the commercial tenants from the arterial roads the commercial monumentation shall not block visual access to signage recognition.

The commercial/retail entry shall be located on the corner of the intersection of Whitmore Avenue and Crows Landing Road.

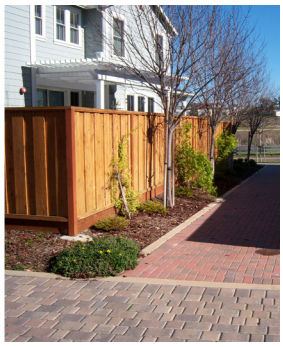
6.5.6 Project / Subdivision Entries

Project/Subdivision Entries shall provide a formal entrance into individual subdivisions within the specific plan area. These entries may be unique to each subdivision but overall character and landscape look shall be complimentary to the overriding West Landing design theme demonstrated in the Primary and Secondary community entries.



Low Front Yard Fencing

Enhanced Soundwall and Pilasters



Enhanced Wood Fence

6.6 WALLS AND FENCES

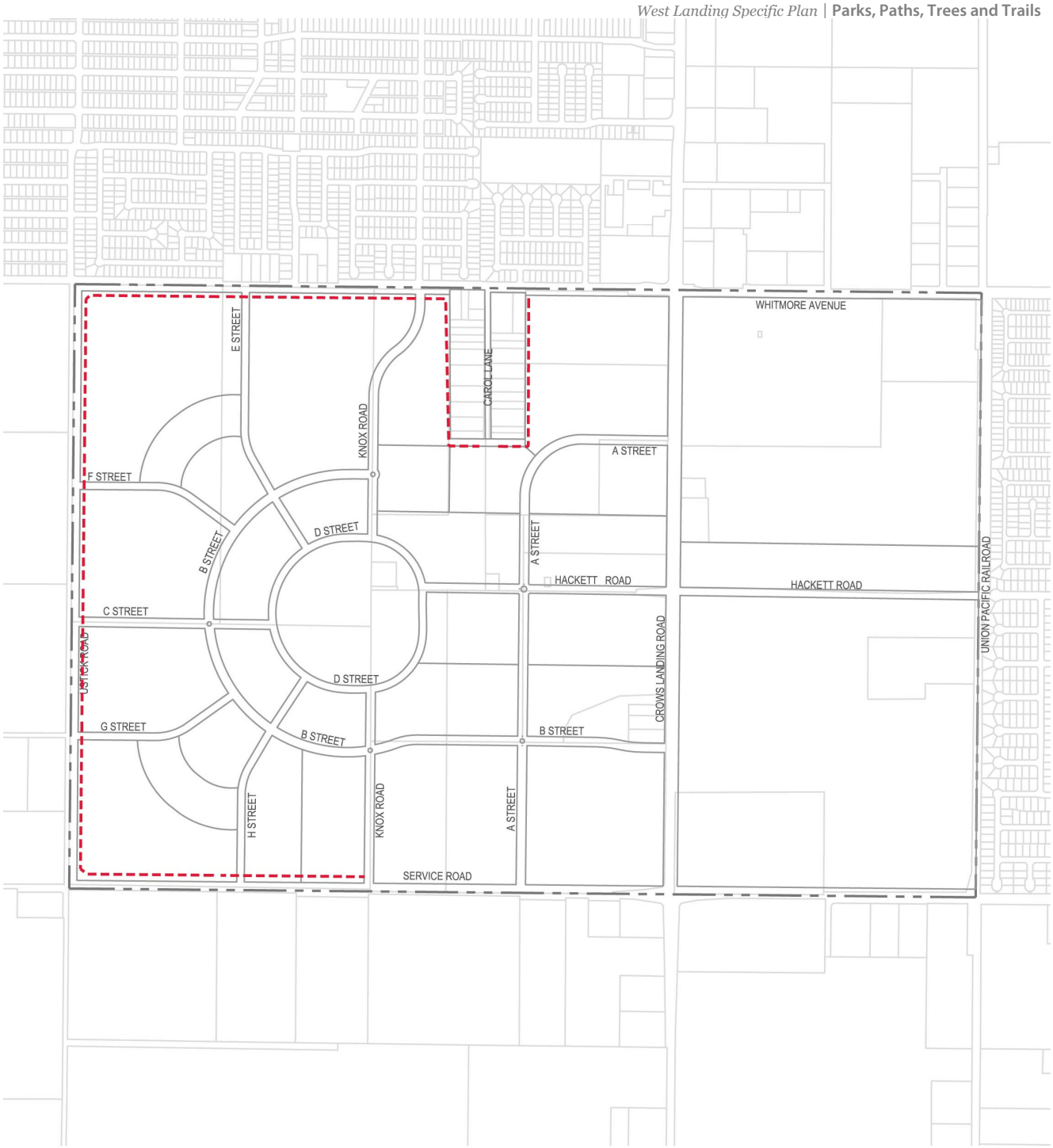
Walls and fences throughout the West Landing community are intended to provide screening between properties and uses, help define the edges of expressway and arterial streetscapes, and provide privacy and security for private property. It is anticipated that there will be limited use of walls, except where needed for sound attenuation, wind protection or where desired for entry features. Design guidelines for walls and fences are provided in the following sub-sections. For location of these walls refer to Figure 6.3.

6.6.1 Masonry Walls

Enhanced masonry walls (8' typical height) are used in the WLSP to provide wind protection, screening, sound attenuation, and privacy, and are located in areas with high visibility to public streets (such as the back edge of landscape corridors along arterial streets). Masonry walls may also be used as a barrier between commercial and residential uses. Wall heights are generally between 6' and 8' tall depending on their use. However, where walls are used to attenuate sound they may be taller depending on the recommendations of noise studies. A combination of shorter walls on top of landscape berms may be implemented to minimize the appearance of large vertical wall surfaces that can sometimes be visually unappealing. Enhanced masonry walls have a high-quality design appearance. This wall type incorporates decorative pilasters, columns or alcoves (recesses) at regular intervals and a cap along the wall top. Enhanced masonry walls shall be used in areas with visibility to public streets. All masonry walls shall receive an anti-graffiti coating. In addition, plantings will be required to provide long-term grafitti control and to enhance the aesthetics of walls. Vines are one solution to this issue, but may create maintenance issues in some circumstances. Hedge rows near the face of the wall also provide a screening option and may be superior to vines for many applications.

6.6.2 Wood Fences

Fencing will be utilized in the Plan Area to provide security, screening, and privacy. There are three types of fencing that may be used in the Plan Area. Standard wood fences are located in areas that are less visible from public view, and enhanced wood fences are located in areas with greater public visibility. Low residential front yard fencing will be allowed where residential units may not have a traditional front yard area and/or may incorporate a semi-private front yard patio area.



Legend

Enhanced Masonry Wall (8' tall, typical)

Project Boundary

Figure 6.3: Walls and Fences Plan			Date: August 2010
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Multi-Use Trail

Class I Bike Trail

6.7 PEDESTRIAN / BIKEWAY NETWORK

The pedestrian/bikeway system is designed to provide connections between all of the residential and non-residential neighborhoods in the Plan Area. Refer to Chapter 5 of the WLSP for more information regarding the pedestrian / bikeway circulation network.

Complimenting Design Forms

Organized Placement

Well Made Metal Frame Furniture

6.8 SITE FURNISHINGS

Site furniture is encouraged in outdoor use areas. The driving goal for the use of landscape elements is to create enjoyable outdoors spaces and furnish comfortable amenities for relaxation and leisure. Where provided, all fixtures within the West Landing Specific Plan area should be coordinated in terms of their style, color, and materials. All site furniture visible from public streets, plazas and pedestrian linkages should be of the same style and design. Fixtures and furniture may vary in style, color and materials from this standard design if they are used in enclosed courtyards or other locations where land uses require unique appeal. Designers shall give emphasis to vandalism resistant criteria when selecting all site fixtures and furniture.

Accenting Colors and Forms

Complimentary Plant Groupings

Stepped Plant Rows

6.9 PLANT PALETTE AND DESIGN

6.9.1 Planting Design

The overall planting design intent is to provide continuity throughout the site while allowing variety in key areas in order to highlight the variety of land uses on site. Through the use of deciduous and evergreen plant material, year round interest will be given to the site with an evenly layered plant design. This layered plant design will screen or diminish adverse views, and utilities. Plant materials shall be feasibly maintainable yet attractive and diverse. Designers shall emphasize the use of Xeriscape design or incorporate low-water use plant material.

6.9.2 Plant Palette

The plant palette to be used for this project comes directly from the City of Ceres Water Efficient Landscape Guidelines and Standards (dated February 1994). To promote unity in the area, designers are encouraged to select plants from the recommended plant materials listings in the Plant Palette List that follows. Additional plants may be specified at the discretion of the project designer subject to review and approval by the City of Ceres.

Plant Palette List Common Name/Botanical Name; Water Use (**H**igh, **M**edium, **L**ow, **VL**Very Low)

a) Trees

- Arbutus menziesii / Madrone ; **VL**
- Chilopsis linearis / Desert Willow ; **VL**
- Nerium Oleander / Oleander; **VL**
- Bottle Brush / Callistemon citrinus; **L**
- California Black Walnut / Juglans hindii; **L**
- Carob / Ceratonia siliqua ; **L**
- Chinese Pistache / Pistacia chinensis ; **L**
- Cork Oak / Quercus suber ; **L**
- Crape Myrtle / Lagerstroemia indica ; **L**
- Glossy Privet / Ligustrum fucidum ; **L**
- Hopseed Bush / Dodonaea viscose ; **L**
- Italian Stone Pine / Pinus pinea ; **L**
- Majestic Beauty / Rhaphiolepis indica “Majestic Beaty’ ; **L**
- Russian Olive / Elaeagnus angustifolia ; **L**
- Saw Leaf Zelkova / Zelkova serrata ; **L**
- Strawberry Tree / Arbutus unedo ; **L**
- California Sycamore / Platanus racemosa ; **M**

- Camphor Tree / Cinnamomum camphora ; **M**
- Chinese Hackberry / Celtis sinensis ; **M**
- Chinese Tallow Tree / Sapium sebiferum ; **M**
- Deodar Cedar / Cedrus deodora ; **M**
- Eastern Redbud / Cercis canadiensis ; **M**
- Fraser Photinia / Photinia x fraseri ; **M**
- Holly Oak / Quercus ilex ; **M**
- Incense Cedar / Calocearus decurrens ; **M**
- Japanese Black Pine / Pinus thunbergiana ; **M**
- Maiden Hair Tree / Gingko biloba ; **M**
- Mayten Tree / Maytenus boaria ; **M**
- Monkey Puzzle Tree / Araucana araucana ; **M**
- Moraine Ash / Fraxinus "moraine" ; **M**
- Pin Oak / Quercus palustris ; **M**
- Podocarpus / Podocarpus latifolius ; **M**
- Raywood Ash / Fraxinus oxycarpa "Raywood" ; **M**
- Yew Pine / Podocarpus macrophyllus ; **M**
- Southern Magnolia / Magnolia grandiflora ; **H**

b) Background or Foundation Shrub Material

Evergreen or deciduous shrub material ranging in height and width.

- Oleander / Nerim Oleander ; **VL**
- Western Redbud / Cercis occidentales ; **VL**
- Bush Anemone / Carpenteria californica ; **L**
- Ceanothus / Ceanothus cultivars ; **L**
- Cotoneaster / Cotoneaster spp. ; **L**
- Coyote Bush / Baccharis pilularis consanguinea ; **L**
- Crape Myrtle / Lagerstroemia indica (dwarfs) ; **L**
- Evergreen Euonymus / Euonymus japonica ; **L**
- Fortnight Lily / Dietes bicolor ; **L**
- Neavenly Bamboo / Nandina domestica ; **L**
- Lily-of-the-Nile / Agapanthus africanus ; **L**
- Manzanita / Arctostaphylos spp. ; **L**
- Mazanita cultivars / Arctostaphylos spp. ; **L**
- Mediterranean Fan Palm / Chamaerops humilis ; **L**
- Pampas Grass / Cortaderia sellowana cvs. ; **L**
- Pineapple Guava / Feijoo sellowiana; **L**
- Rosemary / Rosmarinus officinalis ; **L**
- Russian Olive / Elaegnus angustifolia ; **L**
- Shiny Xylosma / Xylosma congestum ; **L**
- Angel Wing Jasmine / Jasminum nitidum ; **M**
- Bouganivillea / Bougainvillea (shrubs cvs.) ; **M**
- Burford Holly / Ilex conuta "Burfordii" ; **M**
- Camellia / Camellia japoninca ; **M**
- Double Mock Orange / Phildelphus X virginaus ; **M**
- Dwarf Pittosporum / Pittosporum tobira "Wheeler's Dwarf" ; **M**
- Escationia / Escationia spp. ; **M**
- Evergreen Mock Orange / Philelphus mexicanus ; **M**
- Evergreen Pittosporum / Pittosporum crassifolium ; **M**
- Gardenia / Gardenia spp. ; **M**
- Heavenly Bamboo / Nandina domestica "Purpurea" ; **M**
- Italian Jasmine / Jasminum humile ; **M**
- Lantana / Lantana camera ; **M**
- Mock Orange / Pittosporum tobira ; **M**
- Photinia / Photinia X fraseri ; **M**
- Primrose Jasmine / Jasminum mesnyi ; **M**
- Rose / Rosa hybrids ; **M**

- Wilson Holly / Ilex X altaclarensis “Wilsonii”; **M**
- Yew Pine / Podocarpus macrophyllus ; **M**
- Bog Rosemary / Andromeda polifolia ; **H**
- Hydrangea / Hydrangeea macrophylla ; **H**

c) Ground Cover Material

These are evergreen or perennial shrubs to 30” tall used to blanket large areas and as a filler between site work edges and facer shrubs.

- African Daisy / Osteospermum spp. ; **L**
- Ceanothus / Ceanothus cultivars ; **L**
- Cotoneaster / Cotoneaster spp. ; **L**
- Dwarf Coyote Bush / Baccharis pilularis cvs. ; **L**
- Gazania / Gazania spp. ; **L**
- Ice Plant / Aptenia cordifolia – lampranthus ; **L**
- Lantana / Lantana montevidensis ; **L**
- Manzanita / Arctostaphylos spp. ; **L**
- Manzanita (cvs.) / Manzanita cultivars; **L**
- Rockrose / Cistus spp. ; **L**
- Trailing Rosemary / Rosmarinus prostrates ; **L**
- Boston Ivy / Parthenocissus tricuspidata ; **M**
- Bougainvillea / Bougainvillea spp. ; **M**
- Ice Plant / Aptenia cordifolia – carpobrotus; **M**
- Mondo Grass / Ophiopogon japonicum ; **M**
- Periwinkle / Vinca minor ; **M**
- Periwinkle / Vinca major ; **M**
- Star Jasmine / Trachelospermum jasminoides ; **M**
- Virginia Creeper / Parthenocissus quinquefolia ; **M**

d) Vine / Climbing Material

These are evergreen or perennial vines used to climb or screen vertical elements in the landscape.

- Cat’s Claw / Mactadyena unguis – cati ; **L**
- Trumpet Creepers / Campsis spp. ; **L**
- Wisteria / Wisteria spp. ; **L**
- Blood Red Trumpet Vine / Distictis buccinatona ; **M**
- Boston Ivy / Parthenocissus tricuspidata ; **M**
- Bougainvillea / Bougainvillea spp. ; **M**
- Climbing Roses / Rosa other – Climbing spp.; **M**
- Creeping Fig / Ficus pumila ; **M**
- English Ivy / Hedera nelix ; **M**
- Star Jasmine / Trachelospermum jasminoides ; **M**
- Virginia Creeper / Parthenocissus quinquefolia ; **M**

e) Perrennials, Ferns, Grasses and Bulbs

These are mainly accents in the landscape that help bring attention to key areas and add aesthetic value.

- Daffodil / Narcissus spp. ; **VL**
- Bearded Iris / Iris spp. : **L**
- California Poppy / Eschsnoizia californica ; **L**

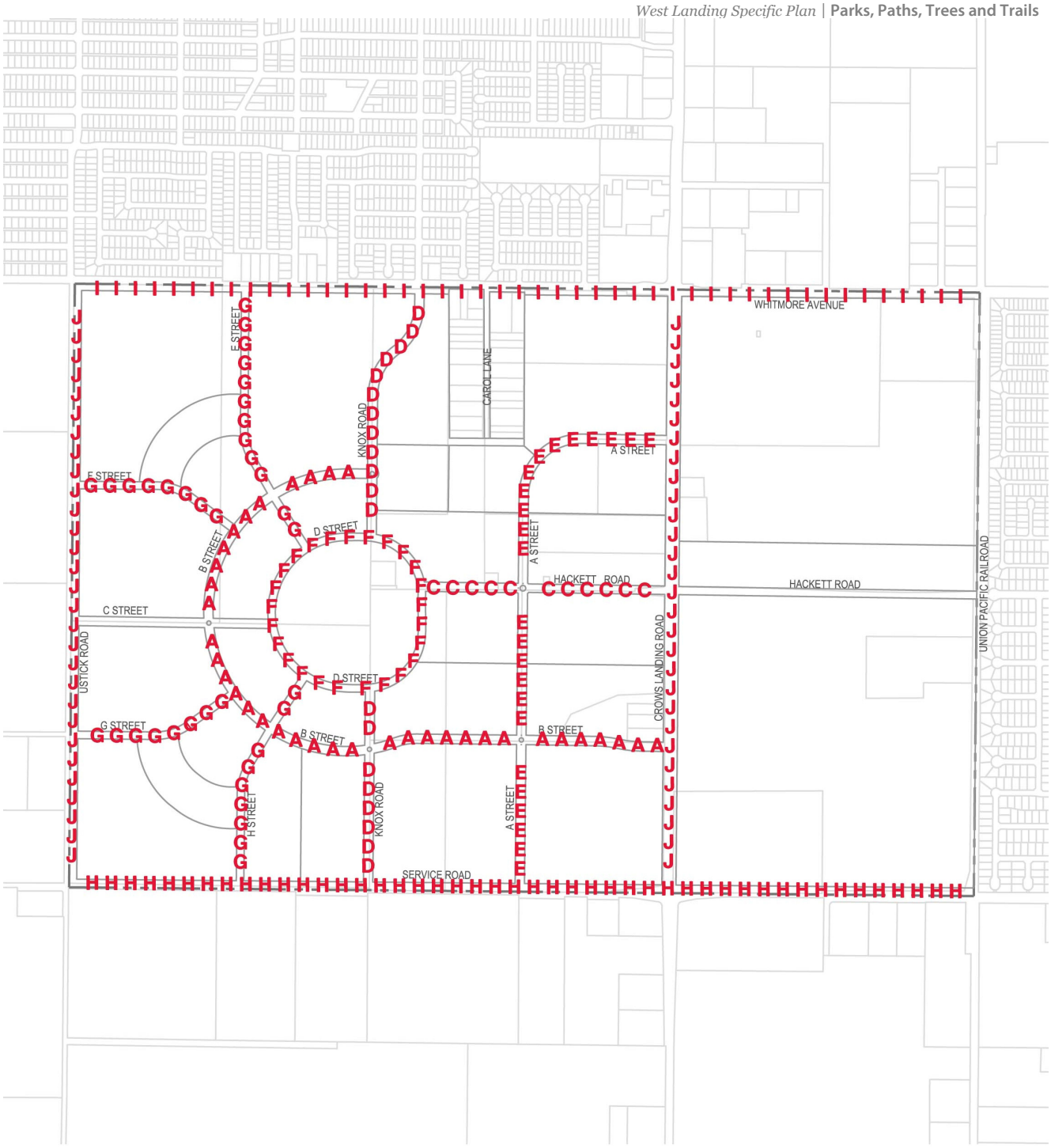
- Dusty Miller (Gymoncarpa) / Centaurea gymnocarpa ; **L**
- Fortnight Lilly / Dietes vegata ; **L**
- Gazania / Gazania spp. ; **L**
- Lantana / Lantana montevidensis ; **L**
- Lily-of-the-Nile / Agapanthus africanus ; **L**
- Verbena / Verbena hybrids : **M**
- African Daisy / Arctotis hybrids ; **M**
- Mondo Grass / Ophiopogan japornicum ; **M**
- Society Garlic / Tulbagnia violacea ; **M**

6.9.3 Street Tree Design

The street trees will create a solid canopy along all streets throughout the community to increase the value of the project while providing shade and creating a walkable community. All street trees will be 15 gallon in size and centered in the separated sidewalk or planted 4' behind the sidewalk. If the street tree is to be evergreen, the accent trees shall be a mixture comprising mainly of deciduous trees. If the street tree is to be deciduous, the accent trees shall be a mixture comprising mainly of evergreen trees. Refer to Figure 6.4.

6.9.4 Accent Tree Design

Accent trees are used in support of the major street trees. They provide contrast, color and variety to the street tree, entry monumentation, and multiple site amenities. These trees are a source of secondary shade and seasonal interest while.



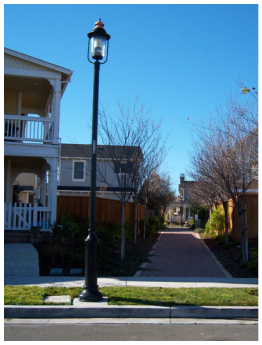
Legend

- **A** - Plantanus racemosa = Street Tree and Median Tree
- **B** - Quercus palustris = Street Tree snd Median Tree
- **C** - Pistacia chinensis 'Keith Davey' = Street Tree
  Plantanus racemosa = Median Tree
- **D** - Pistacia chinensis 'Keith Davey' = Street Tree
  Celtis sinensis = Median Tree
- **E** - Fraxinus oxycarpa 'Raywood' = Street Tree
  Gingko biloba = Median Tree
- **F** - Quercus palustris = Stree Tree
- **G** - Zelkova serrata = Street Tree
- **H** - Celtis sinensis = Stree Tree
  Fraxinus oxycarpa 'Raywood' = Median Tree
- **I** - Cinnamomum camphora = Street Tree
- **J** - Magnolia grandiflora 'Green Giant' = Street Tree
  Gingko biloba = Median Tree
- Project Boundary

Figure 6.4: Street Tree Exhibit	Date: August 2010
West Landing Specific Plan Ceres, California	NOT TO SCALE N WOOD RODGERS DEVELOPING INNOVATIVE DESIGN SOLUTIONS

6.10 IRRIGATION AND WATER CONSERVATION

Irrigation design within the WLSP shall be in compliance with the City of Ceres Water Efficient Guidelines and Standards or the State of California Model Water Efficient Landscape Ordinance AB 1881 which ever is more stringent. Along with ensuring the efficient use of water, irrigation systems shall be designed to discourage vandalism. Irrigation controls and pedestals shall be screened from view by plant material or other attractive site elements. Drip and /or bubbler type irrigation shall be used for Shrubs and Trees where possible for deeper root watering and to promote water conservation. Conventional spray irrigation systems with head-to-head coverage may be used for turf areas however the designer is encouraged to used low flow rotary nozzles that provide less run off and higher distribution uniformity. Avoid using misting spray heads as they can lose significant amounts of moisture to evaporation and wind drift. Organic material such as bark mulch to an approximate depth of 3 inches shall be used on all exposed soil within planter areas to reduce moisture evaporation and help control weeds.



Pedestrian Scale Height

Streetscape Lighting

Well Lit Parks at Night

6.11 LIGHTING

Lighting is an important element in the landscape and should be used to contribute to a safe and attractive environment. Natural areas will need little light while street intersections will require illumination levels safe for pedestrian crossings. Lighting also reinforces the community's overall design theme and sense of place by adding a common, thematic element that is repeated along all major roadways.

Decorative, "acorn" fixtures are required on all collector and residential streets. The City Engineer may approve alternative fixtures with a similar design quality subject to maintaining the design goals and theme. The height of light standard will vary depending on the application. Light standards will typically be higher along roadways, and will be lower in pedestrian areas.

The use of lighted bollards next to multi-use trails and other pedestrian friendly park and open space areas within the WLSP is encourage providing more secure and inviting spaces.

6.11.1 Lighting Standards

The following design standards are included in the WLSP to reduce light and glare in the plan area:

- Lighting designs should employ fixtures that would cast light in a downward direction, building materials should not be sources of substantial glare.
- Lighting should generally occur at intersections, areas of pedestrian activity, and building entrances, and be minimized elsewhere.
- Appropriate ornamental, pedestrian-scale fixtures shall be utilized to the degree possible. Lighting shall be designed to minimize glare and the direct view of light sources.
- No lighting shall blink, flash or be of unusually high intensity or brightness.
- Lighting should utilize energy-efficient fixtures which provide a balance between energy efficiency and pleasing light color. High pressure sodium fixtures shall be utilized for street lighting.
- LED, metal halide, incandescent, or color-balanced fluorescent fixtures may be used for lighting systems other than street lights.
- Low pressure sodium fixtures are prohibited.
- Where possible lights shall utilize cut-off fixtures to minimize visibility from adjacent areas.
- Parking area lighting fixtures shall be no higher than necessary to provide efficient lighting of the parking areas.
- Landscape lighting sources shall be shielded from view at night, with the emphasis being on the object or view being lit.