

E. LANDSCAPE GUIDELINES

1. Common Area Landscaping

The Johnson Ranch Landscape Plan (see Figure 20, Conceptual Landscape Plan), is intended to provide a project identity and cohesiveness throughout the development, visually soften the hardscape and urban core environment, and enhance unique features and architectural design by harmonizing landscape textures, forms, colors, and mass. Landscaping is to be used to create screens and buffers between areas of differing land use intensity, complement architectural elevations and rooflines and provide shade, shelter, texture, color, form, and visual relief. Common area landscaping will be provided within project streetscapes, edge and buffer treatments and walls and fences.

Common area landscaping will consist of trees, shrubs and groundcovers. Consistency will be achieved through the use of plant materials selected from a list of plants in the plant palette (see Table 9, Johnson Ranch, Suggested Plant Palette). Project streetscapes have been designed to promote community character and complement the form and function of the various roadways. Streetscape treatment will be established along the urban arterial and arterial highways, major and secondary highways, collector roadways and local streets within the community. Individual neighborhoods and residential development areas will be distinguished by varied planting themes that will serve to complement and reinforce the overall project theme. Special treatments, including land use transition areas, will be provided between certain planning areas.

2. Landscape Design Criteria

- a. Development applications, such as subdivision maps, which include common areas, shall be conditioned for the submittal of design plans for the common area. Such plans shall specify the location and extent of landscaping, irrigation, structures, and circulation facilities (vehicular, pedestrian and/or equestrian).
- b. Prior to recordation of the first implementing subdivision map which includes common areas and/or open space, a permanent master maintenance organization shall be established and/or determined, to assume ownership and maintenance responsibility for all common recreation, open space, circulation facilities and landscaped areas. The organization may be public or private, or a combination of both. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable.

- c. Frontyard landscaping shall be provided in accordance with adopted County standards.
- d. A variation in theme landscaping between residential planning areas/development phases is encouraged.

**TABLE 9
JOHNSON RANCH
SUGGESTED PLANT PALETTE**

TREES-EVERGREEN

<u>Botanical Name</u>	<u>Common Name</u>
Acacia baileyana	Bailey Acacia
Albizia julibrissin	Silk Tree
Brachychiton acerifolius	Australian Flame Tree
Brachychiton populneus	Bottle Tree
Casurina stricta	Mountain She-Oak
Cedrus deoldara	Deodar Cedar
Ceratonia seliqua	Carob
Chorisia speciosa	Floss Silk Tree
Cinnamomum camphora	Camphor Tree
Eriobotrya deflexa	Bronze Loquat
Eucalyptus camaldulensis	Redgum
Eucalyptus leucoxylon 'Rosea'	White Ironbark
Eucalyptus maculata	Spotted Gum
Eucalyptus sideroxylon	Red Ironbark
Ficus rubiginosa	Indian Laurel Fig
Fraxinus uhdei	Evergreen Ash
Magnolia grandiflora	Southern Magnolia
Maytenus boaria	Mayten Tree
Melaleuca quinquenervia	Cajeput Tree
Olea europaea 'fruitless'	Fruitless Olive
Pinus pinea	Italian Stone Pine
Podocarpus gracilior	Fern Pine
Pyrus kawakamii	Evergreen Pear
Querus ilex	Holly Oak
Rhus lancea	African Sumlac
Schinus molle	California Pepper

TREES DECIDUOUS

Botanical Name

Alnus rhombifolia
Bauhinia variegata
Calodendrum capense
Fraxinus velutina 'modesto'
Gleditsia triacanthos
Koelreuteria bipinnata
Lagerstoemia indica
Liquidambar styraciflua
Liriodendron tulipifera
Platanus acerfolia
Platanus racemosa
Prunus cerasifera
 "Krauter Vesuvius" or "Newport"
Pyrus calleryana 'Aristocrat'
Pyrus calleryana 'Bradford'
Sophora japonica

Common Name

White Alder
Purple Orchid Tree
Cape Chestnut
Modesto Ash
Honey Locust
Chinese Flame Tree
Crepe Myrtle
Sweet Gum
Tulip Tree
London Plane Tree
California Sycamore
Purple Leaf Plum

Ornamental Pear
Ornamental Pear
Japanese Pagoda Tree

PALMS

Botanical Name

Phoenix canariensis
Phoenix dactylifera
Washingtonia robusta
Washingtonia filifera

Common Name

Canary Island Date Palm
Date Palm
Mexican Fan Palm
California Fan Palm

SHRUBS

Botanical Name

Abelia 'Edward Goucher'
Acacia ongerup
Acacia redolens
Arctostaphylos

Common Name

Edward Goucher Abelia
Acacia
Acacia
Manzanita

SHRUBS (Continued)

<u>Botanical Name</u>	<u>Common Name</u>
Ceanothus	California Lilac
Cistus	Rockrose
Cocculus laurifolius	Snailseed
Cotoneaster	Cotoneaster
Dendromecon rigida	Bush Poppy
Eleagnus pungens	Silver Berry
Escallonia fradesii	Escallonia
Euonymus fortunei	Euonymus
Euonymus japonica	Evergreen Euonymus
Hibiscus rosa-sinensis	Chinese Hibiscus
Ilex	Holly
Juniperus	Lantana
Ligustrum japonicum	Japanese Privet
Magnolia soulangeana	Saucer Magnolia
Mahonia aquifolium and 'compacta'	Oregon Grape
Nandina domestica and 'compacta'	Heavenly Bamboo
Nandina domestica 'nana compacta'	Compact Heavenly Bamboo
Osmanthus fragrans	Sweet Olive
Phormium tenax	Flax
Photinia fraseri	Photinia
Pittosporum tobira 'Wheeler's' Dwarf	Wheeler's Dwarf Tobira
Plumbago capensis	Cape plumbago
Podocarpus macrophyllus	Yew Pine
Prunus caroliniana	Carolina Laurel Cherry
Prunus ilicifolia	Hollyleaf Cherry
Pyracantha	Firethorn
Raphiolepis indica	Indian Hawthorn
Rhus ovata	Sugar Bush
Ribes sanguinum	Pink Winter Currant
Ribes speciosum	Fuchsia - Flowering Gooseberry
Romneya coulteri	Matilija Poppy
Tecomaria capensis	Cape Honeysuckle
Ternstroemia gymnanthera	Ternstroemia
Viburnum tinus 'Spring Bouquet'	Laurustinus
Xylosma congestum	Xylosma
Xylosma congestum 'compacta'	Compact Xylosma

SUB SHRUBS

Botanical Name

Agapanthus africanus
Arctostaphylos
Ceanothus
Clivia miniata
Hemerocallis specia
Juniperus
Liriope gigantea
Lonicera japonica ‘Halliana’
Mimulus cardinalis
Moraea bicolor
Penstemon
Rhynchospermum jasminoides

Common Name

Lily of the Nile
Manzanita
California Lilac
Clivia
Day Lily
Juniper
Liriope
Hall’s Honeysuckle
Monkey Flower
Fortnight Lily
Beard Tongue
Star Jasmine

VINES

Botanical Name

Cissus antarctica
Cissus hypoglauca
Clytostoma callistegioides
Doxantha unguis-cati
Ficus pumila
Gelsemium sempervirens
Jasminum mesnyi
Jasminum polyanthum
Lonicera japonica
Parthenocissus tricuspidata
Trachelospermum jasminoides
Wisteria floribunda

Common Name

Kangaroo Treevine
Cissus
Violet Trumpet Vine
Cat’s Claw Vine
Creeping Fig
Carolina Jasmine
Primrose Jasmine
Jasmine
Japanese Honeysucle
Boston Ivy
Star Jasmine
Japanese Wisteria

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Cistus
Cocculus laurifolius
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Tecoma capensis
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Xylosma congestum
Xylosma congestum 'compacta'

Common Name

California Lilac
Rockrose
Snailseed
Cotoneaster
Bush Poppy
Silver Berry
Escallonia
Euonymus
Evergreen Euonymus
Chinese Hibiscus
Holly
Lantana
Japanese Privet
Saucer Magnolia
Oregon Grape
Heavenly Bamboo
Compact Heavenly Bamboo
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Flax
Photinia
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Star Jasmine
Japanese Wisteria

GROUNDCOVERS

Botanical Name

Ajuga reptans
Arctostaphylos 'Pacific Mist'
Campanula poscharskyana
Gazania splendens 'Mitsuwa Yellow'
Hypericum calycinum
Juniperus
Lantana camara hybrids
Lonicera japonica 'Halliana'
Myoporum parvifolium
Nandina domestica 'Harbour dwarf'
Rhynchospermum jasminoides
Rosemarinus officinalis

Common Name

Carpet Bugle
Manzanita
Serbian Bellflower
Gazania
Aaron's Beard
Juniper
Lantana
Honeysuckle
Myoporum
Dwarf Heavenly Bamboo
Star Jasmine
Rosemary