

If spas, pools, retaining walls or head walls are to be installed, architectural drawings of installations should be provided with an articulation of the materials to be used.

Included in the guidelines is a list of various plant types to be included in landscape designs. These plant materials have been selected because of their traditional influence in California and their desirable characteristics for the entire community.

Upon selection of plant materials, please provide complete plant nomenclature for positive identification of these proposed materials. Sizes, in standard nursery "range of size" description, should be given as well as the quantities of plants of each type proposed to be used in each planting group.

Suggested Plant Palette

Trees, shrubs and ground covers that complement the character of the oak woodland, grassland and riparian settings have been selected for use in The Promontory. Plants appropriate to a given environment should be limited to use in that environment. To illustrate, riparian plants should be used in riparian areas while drier highly drought resistant plants should be utilized in the development/grassland interface.

The following provides a list of suggested plant materials which has been selected to complement and best represent The Promontory style of design. These plants will be planted throughout the community along streets, open space areas and the Village Center. Other plant materials consistent with the theme of the homesite may also be considered.

Trees

<u>Botanical Name</u>	<u>Common Name</u>
Acer buergeranum	Trident Maple
Acer circinatum	Vine Maple
Acer platanoides	Norway Maple or Crimson King
Aesculus Californica	California Buckeye
Alnus rhombifolia	White Alder, Italian Alder
Arbutus unedo	Strawberry Tree
Calocedrus decurrens	Incense Cedar
Celtis sinensis	Chinese Hackberry
Circis Occidentalis	Western Redbud
Cornus sp.	Western Dogwood, Red Twig Dogwood
Gieditsia	Honey Locust (Shademaster)

Trees (continued)

<u>Botanical Name</u>	<u>Common Name</u>
Ginkgo biloba	Maidenhair
Koeirenteria bipinnara	Chinese Flame Tree
Liriodendron tulipifera	Tulip Tree
Liquidambar styraciflua	Sweetgum
Logerstroemia infica	“Majestic Orchid” Crape Myrtle
London planc	Sycamore
Magnolia Soulangeana	Saucer Magnolia
Malus sp.	Crabapple
Olea europea	European Olive, Susan Hill (fruitless)
Pinus sp.	Pines – Ponderosa, Aleppo, Coulter, Italian Stone
Pistacia chinensis	Chinese Pistache
Platanus californica	California Sycamore, Plane Tree
Populus Fremonti	Western Cottonwood (male trees only)
Prunus sp.	Catalina Cherry, Krautner Vesuvius, Caroliniana, Japanese Flowering Plum “Dawn”
Pyrus sp.	Kawakami, Bradford
Quercus sp.	Oaks – Valley, Cork, Blue, Red, Interior Live, Canyon Live, Holly
Robinia ambigua	Purple Robe Locust
Salix sp.	Arroyo, Red, Yellow, Goodings (riparian area only)
Ulnus parvifolia	Evergreen Elm
Umbellularia californica	California Bay

Shrubs

<u>Botanical Name</u>	<u>Common Name</u>
Agapanthus (Queen Anne)	Lily of the Nile
Buxux sp.	Boxwood
Ceanothus sp.	Wild Lilac
Cercis occidentalis	Western Redbud
Cercocarpus betuloides	Mountain Mahogany
Chasaemeles	Dwarf Flowering Quince
Cistus	Rock Rose

Shrubs (continued)

<u>Botanical Name</u>	<u>Common Name</u>
Cottoneaster	Fortnight Lily
Diestes bicolor	Escallonia
Escallonia sp.	Flannel Bush
Fremontodendron	Silk Tassel
Garrya fremontii	None
Greavillea	Day Lily
Hemerocallis hybrid	Toyon
Heteromeies	Gold Flowers
Hypericum moseranum	Pacific Coast Iris
Iris douglassii	Primrose Jasmine
Jasminum mesnyi	Junipers
Juniper sp.	Red Hot Poker
Kniphofia uvaria	Oregon Grapes, California Grape
Mahonia sp.	Monkey flower
Mimulus	Oleander
Nerium oleander	Boston Ivy
Parthenocissus tricuspidata	Penstemon
Penstemon sp.	Pittosporum
Pittosporum sp.	Holly Leaf Cherry (also Catalina Cherry)
Prunus illicifolia	Zabel Laurel
Prunus I. zabeliana	Pyracantha
Pyracantha sp.	India Hawthorne
Raphiolepis indica	Coffeeberry
Rhamnus sp.	Evergreen Currant
Ribes viburnifolium	Matilija Poppy
Romneya coulteri	Fragrant Sage, Creeping Sage
Salvia sp.	Santolina
Santolina	Chain Fern
Woodwardis fibriata	Compact Shiny Xylosma
Xylosma compacta	California Fuschia
Zauscheneria californica	

Ground Covers and Vines

<u>Botanical Name</u>	<u>Common Name</u>
Archtostophylos	Manzanita
Baccharis	Coyote Bush
Cerasitium tomentosa	Snow in Summer
Cistus sp.	Rockrose
Convolvulus	Ground Morning Glory
Corposma Kirkii	Creeping Coprosma
Cottoneaster sp.	Cottoneaster
Gazania sp.	Gazania
Hypericum calycinum	St. Jon's Wort
Juniperus conferta	Shore Juniper
Panhenocissus irthenocissus	Dwarf Boston Ivy
Ribes viburnifolium	Evergreen Currant
Tencrium prostratum	Prostrate Germander
Trachelospermum jasminoides	Star Jasmine
Vinca minor	Dwarf Periwinkel
Wisteria floribunda	Wisteria

Prohibited

The following trees and shrubs should be avoided since they are inconsistent with the major planting themes established for The Promontory. Other trees and plants may be prohibited upon review of the landscaping plans.

Trees

<u>Botanical Name</u>	<u>Common Name</u>
Acacia sp.	Acacia
Ailanthus altissima	Tree of Heaven
Calocedrus decurrent	
Palmae sp.	Palms
Picca sp.	Spruce
Robinia pseudocacia	Black Locust
Tamarix aphylla	Athel Tree

Shrubs and Ground Cover

<u>Botanical Name</u>	<u>Common Name</u>
Adenostoma fasticulatum	Chamise
Artemisia californica	California Sagebrush
Cortaderia sp.	Pampas Grass
Centranthus ruber	Red Valerian
Cytisus Specific Plan.	Broom
Spartium junceum	Spanish Broom

Landscape Requirements

To achieve an overall theme, minimum landscape standards have been established by the Committee to ensure consistency in landscape design and execution.

The intent of planting trees on residential lots is threefold:

- Provide canopy over the street in an effort to create a more environmentally friendly project by reducing overall heat emanating from impervious areas.
- Replant trees in areas presently void of existing trees. This commitment is in compliance with the Settlement Agreement with local environmental conservation groups and The Promontory Tree Mitigation Plan.
- Plant oak trees in addition to non-native trees on residential lots as mitigation for tree removal in accordance with The Promontory Tree Mitigation Plan.

1. Minimum Street Tree Requirements (Front yard setback area):

Canopy street trees on individual lots shall be planted at an average ratio of one (1) tree per thirty-five (35) feet of lineal frontage with a minimum of three trees, or as deemed appropriate by a landscape architect for the purposes of providing a canopy over the street.

The street trees shall be located adjacent to the street no further than seven feet (7') behind the back of curb or sidewalk, but not inside the right of way, in order to achieve a canopy over the street, unless physical site conditions warrant a variance subject to the Committee's approval. The plantings should be oriented to provide the best opportunities to provide a canopy over the street.