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CITY OF ANTIOCH  
DEPT. DEV. SERVICES

Sierra Vista



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Draft  
March 1992

**SECTION ONE**

Project Description

## SIERRA VISTA

### PROJECT DESCRIPTION

The project, named Sierra Vista because of its magnificent views of the northern Sacramento Valley and the Sierra Nevada Mountains, is a 50 unit estate lot development.

Sierra Vista, formerly known at the Prewett property, is located in southwest Antioch south of James Donlon Boulevard, east of the Arata property, and south and west of the Seeno property. Its northern boundary abuts the A.D. Seeno Construction Company's Mira Vista Hills Unit #13 subdivision which is more particularly described in the vicinity map.

Access to the property will be provided by the Seeno Company as per a private contractual agreement between the two parties. As an extension from the yet to be built Ospry Drive that is part Seeno's Mira Vista Hills #13, the access road will also provide the necessary sewer, water, electrical, telephone, cable and storm drain systems that will be required for Sierra Vista. The above mentioned services are anticipated to be provided by the City of Antioch, Delta Diablo Sanitation District and the other local utilities.

Due to the location, topography, elevation and development concept, Sierra Vista will fall under the guidelines of the City of Antioch's Hillside Planned Development Ordinance. The development concept is to provide 50 estate lots strategically located on sites that provide natural homesites. The density is 1 unit per 3.2 acres. The minimum lot size will be 1/2 acre with designated building envelopes that will restrict the construction of improvements within a smaller area of the lots. Each lot is unique within itself and, where at all possible, a minimum amount of cut and fill grading will be allowed. The integrity of the slopes will be maintained by using innovative foundation construction that will hug the terrain rather than using conventional cut and fill pad construction. The intent of the developer is to conceal the majority of any cut and fill within the confines of the structure itself.

The road system will be a privately owned and constructed loop system including 4 cul-de-sacs of varying lengths. At the end of Ospry Drive the entry way to Sierra Vista will consist of a cul-de-sac for public turn-around and the entry drive, including a privacy gate, for Sierra Vista. This drive will be built to Hillside Development standards with certain segments a minimum of 20 feet wide and other segments 28 feet wide with all utilities underground. As part of the improvements, Sierra Vista will be providing a hiking trail system and a recreational complex possibly consisting of tennis courts, pool, and landscaped common area (at the discretion of the Homeowner's Association.) Each homeowner is

required to provide at least one unobstructed parking space in addition to four spaces within the driveway area.

Of the 166 acres that comprise Sierra Vista, only 19 acres will be actually improved. The remaining 147 +/- acres will consist of open space; approximately 33 acres of which is to be maintained by the Homeowners' Association, approximately 54 acres dedicated to the City of Antioch, and approximately 60 acres acquired by the East Bay Regional Park District. The hiking trail system will be interconnected between all three jurisdictions controlling the open space with the appropriate jurisdictions providing the necessary maintenance of the trails.

Sierra Vista is a Planned Unit Development, specifically designed in accordance with the City of Antioch's Hillside Development Ordinance. The plan is the result of a commitment by the City and the developer, Sierra Vista Associates, to retain the natural beauty and character of this unique property to the maximum extent possible. The developer of Sierra Vista shall establish a Homeowners' Association which will be a non-profit California Corporation, chartered to own, manage, maintain and preserve the common property, recreation and easement areas, and to maintain design control over improvements by the property owners on their individual lots. Every lot owner will automatically be a member of the Association.

The Association rules will be prepared and adopted to preserve the beauty and natural environment of Sierra Vista and to create a tranquil atmosphere for its residents. The properties at Sierra Vista will be subject to the provisions contained in the Declaration of Covenants, Conditions and Restrictions. The Declaration will give the Association authority to establish and modify Association rules. These rules more explicitly define uses and activities for the common areas, landscape areas, building envelopes, and easement areas.

The development of the individual lots at Sierra Vista will be subject to the dual control of the Association through its Architectural Review Committee, and of the City of Antioch through its building permit process. It is through this process of dual review of proposed designs for lot improvements at Sierra Vista that the natural hillside beauty and the refined country ambiance of the Project will be preserved for the benefit of all homeowners in Sierra Vista.

The Association's Architectural Review Committee, required to be established under the Project's Declaration, is empowered to adopt, and from time to time amend, the Rules by which the Committee will conduct the review process within the Association. These rules govern the construction, removal, installation and modification of all improvements made by the property owners at Sierra Vista. "Improvements" are defined broadly to include grading, construction, landscaping, fencing, exterior lighting and exterior colors.

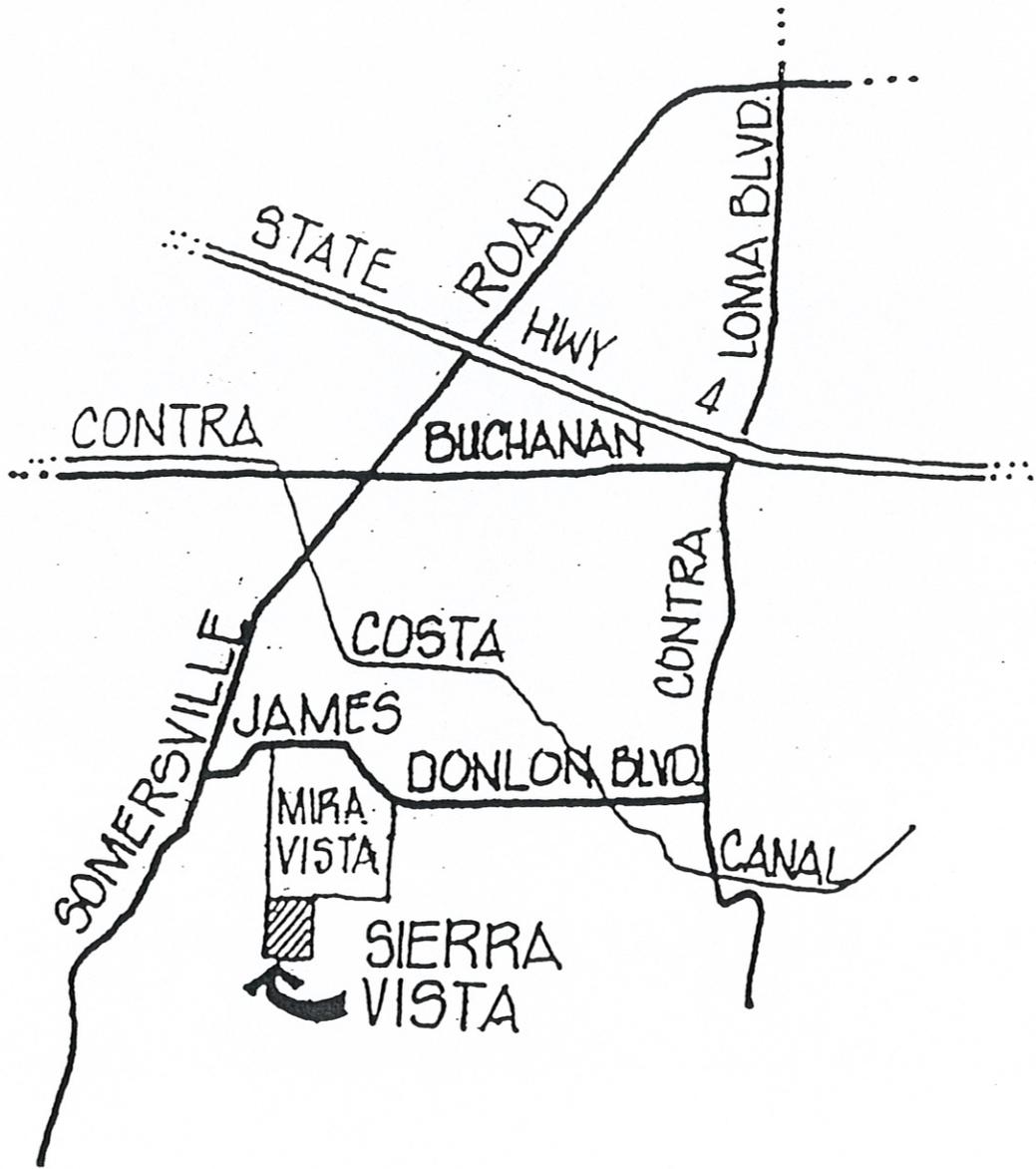
Architectural control will be comprehensive to achieve an overall aesthetic and environmental result. The location of streets, lot lines and building envelopes, the elevation and orientation of the houses, the overall and individual lot landscaping designs; all of these planning, engineering, and architectural efforts that have gone into Sierra Vista are aimed at producing a design that is in harmony with the sweeping feel of the natural environment. It is the Review Committee's function to consider the effect on the whole when reviewing individual proposals before making any exterior improvement, including landscaping. The Architectural Design Review Committee will meet on a regular basis and will review all plans that are submitted before construction is started. Upon being approved by the Committee, the plans will be submitted to the City of Antioch for final review and approval through the building permit process.

Sierra Vista is a development that is incorporating the natural features of the environment, and blending the improvements into the landscape. This development will be the first full scale Hillside Planned Development, that will incorporate and implement the guidelines, intent, and spirit of the Hillside Ordinance that was adopted in the early 1980's.

GG/ch

**SECTION TWO**

Vicinity Map

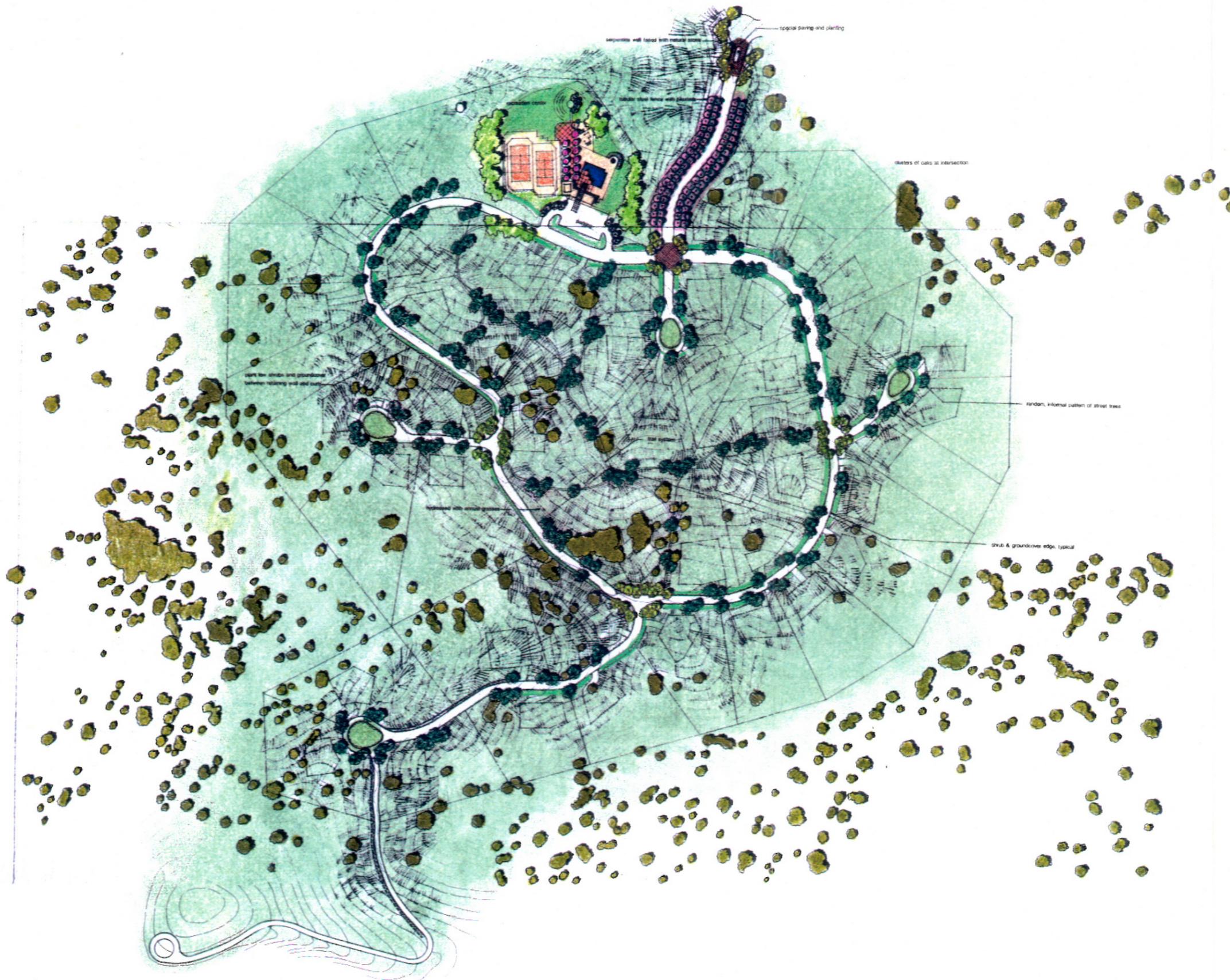


VICINITY MAP  
N.T.S.

**SECTION THREE**

Landscape Renderings

Landscape Plan  
Entry Drive Plan  
Recreational Complex Plan  
Streetedge Treatment  
Typical Landscape  
Cul-de-Sac Landscape Options



PLANT LIST

**STREET TREES/OPEN SPACE TREES**  
 Random clusters of a single species to be selected from the following:

Quercus agrifolia	30% 24" Box
Coast Live Oak	70% 18 Gal.
Quercus douglasii	30% 24" Box
Blue Oak	70% 18 Gal.
Quercus lobata	30% 24" Box
Valley Oak	70% 18 Gal.
Quercus virginiana	30% 24" Box
Southern Live Oak	70% 18 Gal.
Jakobs linden	30% 24" Box
California Pepper Tree	70% 18 Gal.

**ENTRY ACCENT/INTERSECTION TREE**

Quercus lobata	24" Box
Valley Oak	24" Box
Jakobs linden	24" Box
California Pepper Tree	24" Box

**ENTRY DRIVE STREET TREE**

Pyrus calleryana 'Bradford'	24" Box
Ornamental Pear	24" Box
or	
Pyrus calleryana 'Chaetischer'	24" Box
Ornamental Pear	24" Box

**DECIDUOUS MASSING TREE**

Populus canadensis	18 Gal.
Balm-of-Gilead	

**EXISTING TREE**  
 For list of recommended tree species to be planted in areas adjacent to driveways and residences refer to Design Guidelines pages 22-23.

**SHRUBS**  
 Refer to Design Guidelines pages 12-13, 22-26.

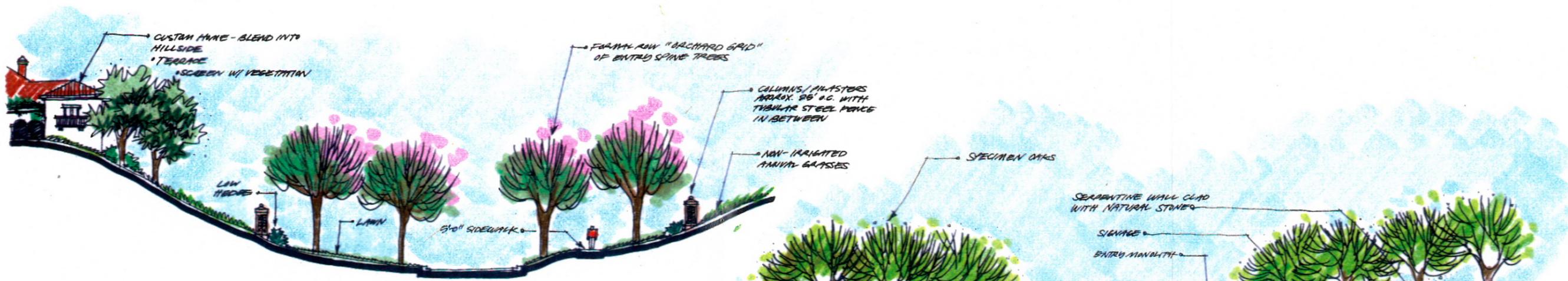
**HYDROSEED DISTURBED AREAS**  
 All disturbed areas are to be hydroseeded for erosion control purposes. Refer to Design Guidelines page 20.

**Note:**  
 All landscaped areas shall be fully irrigated with a low volume, automatic irrigation system. Refer to Design Guidelines for information on planting and maintenance specifications.  
 Ground level lighting is to be provided at all intersections and at the project entry.

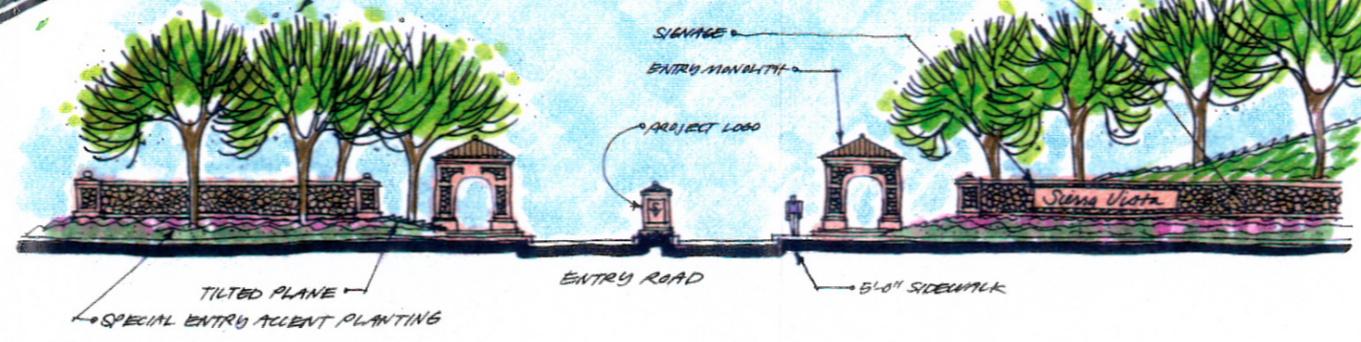
LANDSCAPE PLAN  
**Sierra Vista**  
 Antioch, California



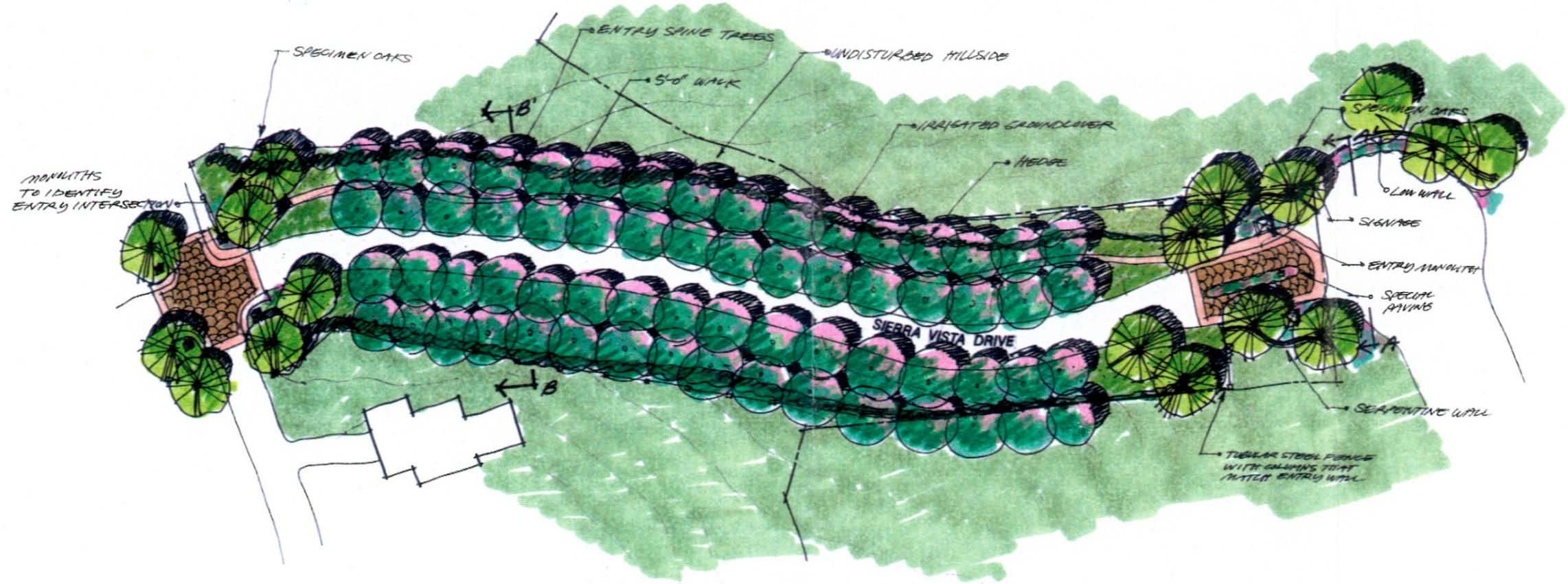
December 13, 1991



SECTION B - B'  
 1/8" = 1'-0"



SECTION A - A'  
 1/8" = 1'-0"



# Sierra Vista

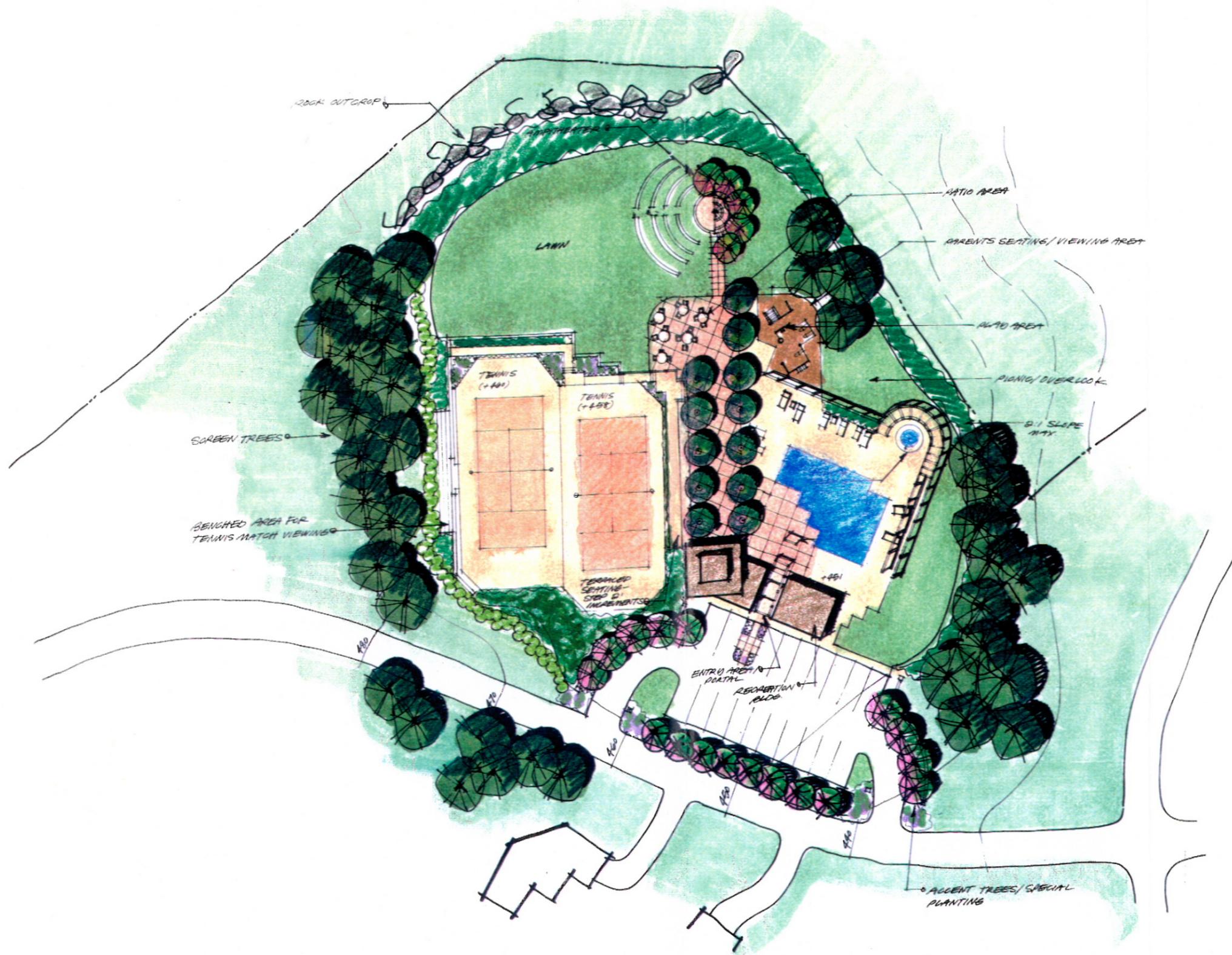
Antioch, California

**GATES**

DAVID L. GATES & ASSOCIATES  
 LANDSCAPE ARCHITECTURE  
 LAND PLANNING - URBAN DESIGN

910 - 736 - 8178  
 2440 TASSAJARA LANE  
 DANVILLE CALIFORNIA 94625

December 13, 1991



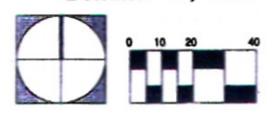
# Sierra Vista

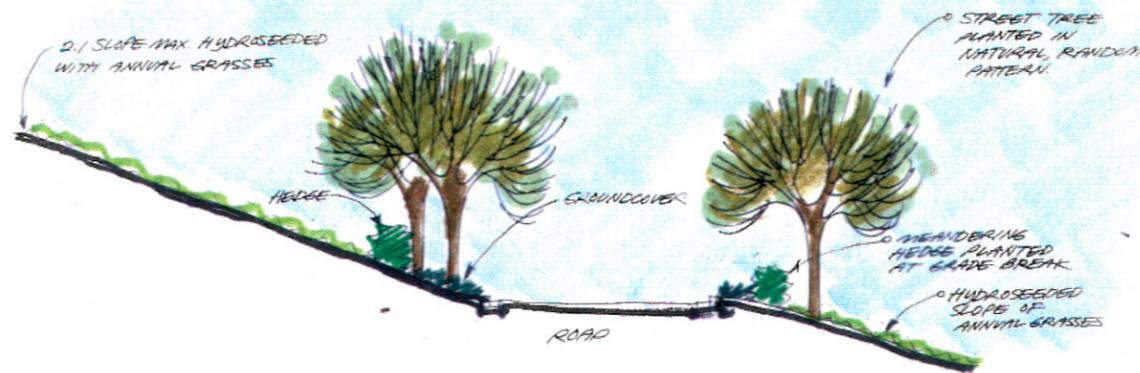
Antioch, California



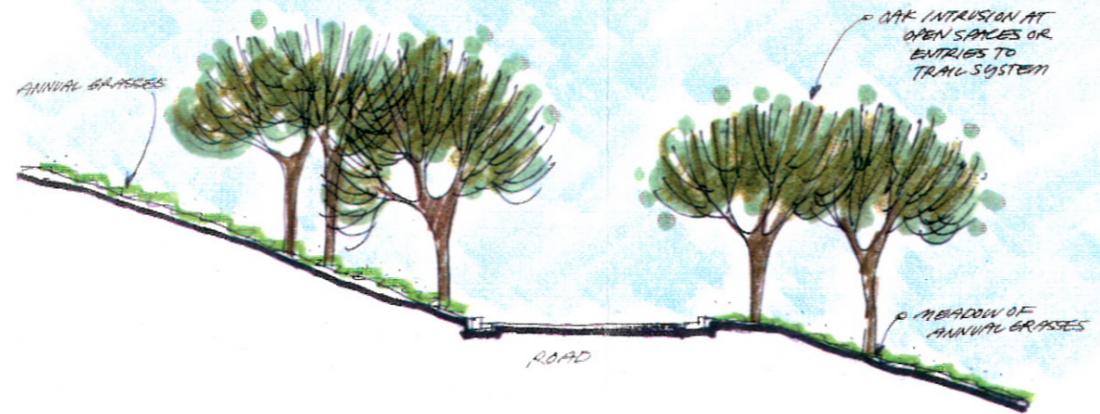
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 LANDSCAPE ARCHITECTURE  
 LAND PLANNING - URBAN DESIGN  
 510 - 738 - 8178  
 2440 TASSAJARA LANE  
 DANVILLE CALIFORNIA 94526

December 13, 1991

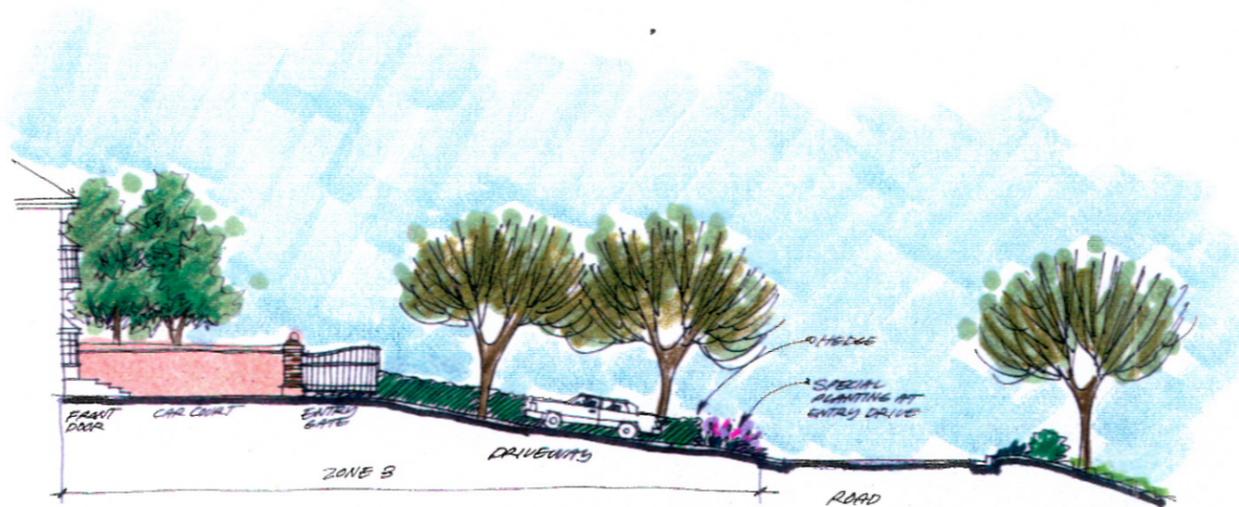




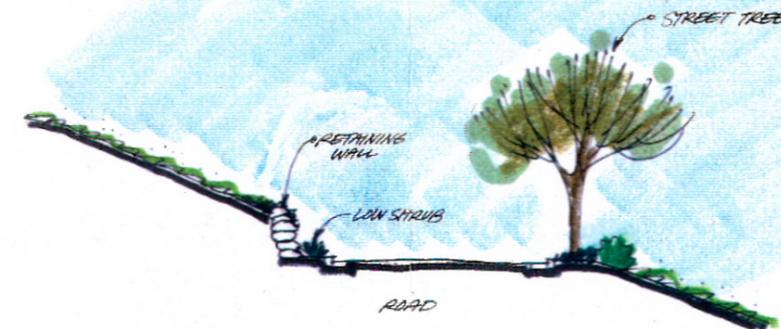
STREET EDGE TREATMENT A



STREET EDGE TREATMENT B



STREET EDGE TREATMENT AT DRIVEWAY



STREET EDGE AT RETAINING WALL



DAVID L. GATES & ASSOCIATES  
 LANDSCAPE ARCHITECTURE  
 LAND PLANNING - URBAN DESIGN  
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# Sierra Vista

Antioch, California

December 13, 1991





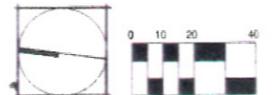
# Sierra Vista

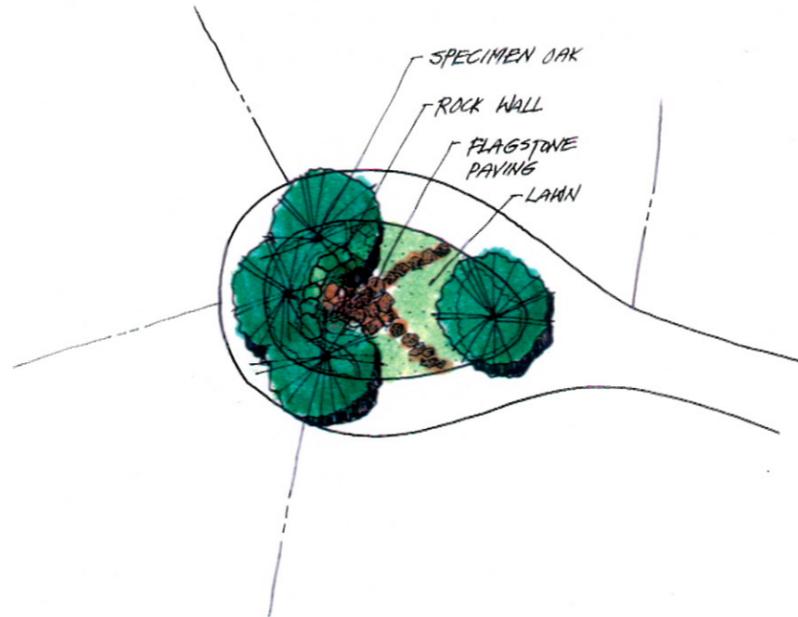
Antioch, California



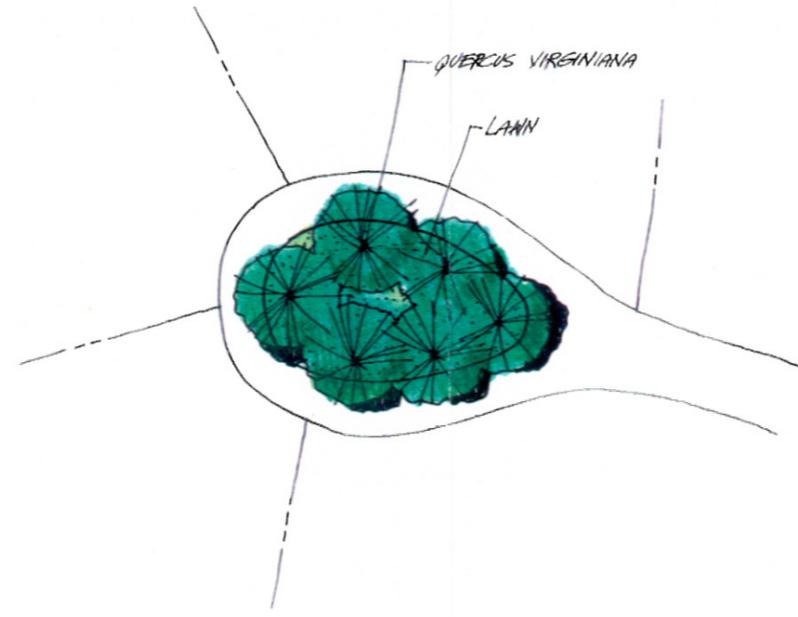
DAVID L. GATES & ASSOCIATES  
 LANDSCAPE ARCHITECTURE  
 LAND PLANNING - URBAN DESIGN  
 510 - 736 - 8178  
 2440 TABAJARA LANE  
 DANVILLE, CALIFORNIA 94526

December 13, 1991

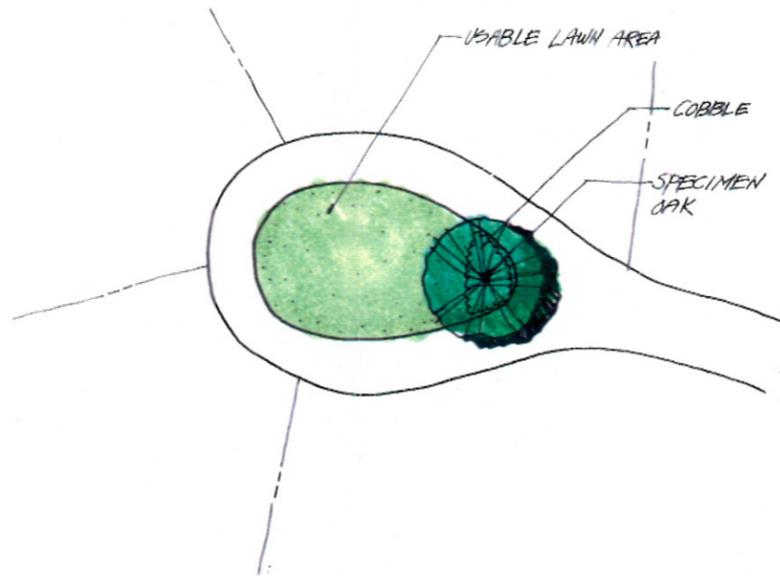




Option A



Option B



Option C

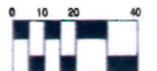
# Sierra Vista

Antioch, California



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 LANDSCAPE ARCHITECTURE  
 LAND PLANNING - URBAN DESIGN  
 510 - 736 - 8176  
 2440 TASSAJARA LANE  
 DANVILLE CALIFORNIA 94526

December 13, 1991



**SECTION FOUR**

Tentative Subdivision Map

# SIERRA VISTA

## SUBDIVISION 7722

### Antioch, California

CONTRA COSTA COUNTY

SEENO 10123 Q.R. 225

SEENO 10123 Q.R. 225

SUBD. 5546  
238 M 10



#### SITE DATA

LAND USE	AC	%
OPEN SPACE RECREATION AREA CITY OPEN SPACE E.B.R.P.D. LANDSCAPE EASEMENT	144.4	88.7%
HOMES (BUILDING, HARDSCAPE AND LANDSCAPE)	19.3	11.8%
ROADS	2.9	1.7%
<b>OWNERSHIP</b>		
<b>PUBLIC</b>		
E.B.R.P.D. (PARCEL C)	60.0	38.0%
CITY O.S. (PARCEL B)	54.2	32.8%
<b>PRIVATE</b>		
RECREATION AREA (PARCEL A)	3.7	2.2%
ROADS/ENTRY (PARCEL A)	4.2	2.5%
LOTS (1 - 50)	44.5	28.7%
	168.6	100%

ARATA 14349 Q.R. 383

SEENO 7835 Q.R. 275



McGILL - MARTIN - SELF  
Civil Engineering Land Planning Surveying  
89 Davis Road, Suite 200 Orinda CA 94563  
(510) 254-8850 MMS JOB NO. 758 12/11/91

**SECTION FIVE**

Cut and Fill Diagram

# CUT/FILL DIAGRAM

SUBDIVISION 7722

# SIERRA VISTA

Antioch, California

CONTRA COSTA COUNTY

SEENO 10123 OR 225

SUBD. 5546  
230 M X

## QUANTITIES

-  - CUT = 62,000 CY
-  - FILL = 69,000 CY

## LEGEND

-  DAYLIGHT LINE
-  DEPTH OF CUT OR FILL



**MCGILL - MARTIN - SELF**  
Civil Engineering, Land Planning - Surveying  
248 Drive Road, Suite 250, Orinda, California 94563  
925/254-8800 FAX 925/254-7844

**SECTION SIX**

Landscape Guidelines

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## **PURPOSE OF THE DESIGN AND MAINTENANCE GUIDELINES**

This Guideline has been prepared as an aid to assist you in understanding the building and design requirements of the Declaration of Covenants, Conditions and Restrictions ("The Declaration") of Sierra Vista ("The Project"). Its purpose is to help you to design and landscape your home in such a manner that it will not only meet your personal requirements, but will also be an asset to your neighbors and the community.

The intent of the Guidelines is to present the building and design requirements of the Declaration through illustration and simple English, and to include design concepts which are recommended and will be favorably viewed by the Architectural Review Committee in its consideration of particular lot and home designs.

While many, if not most, of the building design and landscape requirements of the Declaration are addressed in this Guideline, neither you nor your architects or engineers should rely on its completeness. A detailed study of the Declaration itself should be undertaken by both you and your design consultants before and throughout the design and construction phases of any building or landscaping work on your lot. Nothing in these guidelines supersedes, waives or otherwise changes the requirements of the Declaration, and all construction must not only comply with the Declaration, but also with all applicable City, State and Federal laws. Compliance with the Declaration and applicable law is the sole responsibility of each Owner.

## **DEFINITIONS**

The following is a partial listing of definitions used by the Architectural Review Committee. Those marked with an asterisk (\*) are taken from the Declaration, rephrased:

**\* Architect:** A person registered to practice architecture in the State of California or, if registered elsewhere, permitted to practice architecture under California State Law.

**\* Architectural Review Committee:** The committee appointed to review and approve or disapprove proposals and/or plans for improvements.

**Building envelope:** Within each Lot, that area bounded by and within the boundaries of the area designated as "Allowable Building Area" on the Project's Final Map, and extending in vertical planes from those designated boundaries.

**\* Excavation:** The removal of earth or rock to a depth of six (6) inches or more from the natural grade.

**Existing grade:** Final grade as approved by Architectural Review Committee.

\* **Fill:** The addition of earth or rock which increases the natural grade by six (6) inches or more.

\* **Improvements:** All types of structures and landscaping, including, without limitation, buildings, outbuildings, roads, driveways, parking areas, paving of all types, fences, screening walls, retaining walls, stairs, decks, hedges, windbreaks, plantings, planted trees and shrubs, poles and signs.

**Landscaping envelope:** That area within each Lot which is comprised of the whole of Landscape Zones 2, 3 and 4.

\* **Lot:** The subdivided Lot and all appurtenant easements.

**Natural grade:** The topography of the Lot at the time the deed is granted from the Declarant to the first purchaser of the Lot.

#### **THE REVIEW PROCESS AND THE ARCHITECTURAL REVIEW COMMITTEE**

Prior review and approval by the Architectural Review Committee of detailed plans and specifications for all proposed Lot Improvements, including all landscaping, is required before any Owner may proceed with any grading, construction, reconstruction, refinishing, landscaping, or alteration of the Lot or of any Improvements located on the Lot. In addition to the approval of the Architectural Review Committee, Owners must comply with all requirements of the City of Antioch with respect to the improvement of their Lots, including compliance with all applicable grading and building permit acquisition requirements. The application procedure for approved improvement of Lots in Sierra Vista is diagrammed in Appendix A to these Guidelines, and examples of the detail required for preliminary and final architectural and landscaping plans submitted to the Architectural Review Committee can be found in Appendix B.

PLEASE NOTE: IF ANY IMPROVEMENT TO A LOT IS UNDERTAKEN WITHOUT PRIOR APPROVAL OF THE ARCHITECTURAL REVIEW COMMITTEE AND, WHERE APPLICABLE, THE CITY OF ANTIOCH, THE ASSOCIATION MAY HAVE SUCH IMPROVEMENT REMOVED AT THE OWNER'S EXPENSE, PLUS THE IMPOSITION OF SUCH OTHER FINES, COSTS, INTEREST CHARGES AND FEES, INCLUDING ATTORNEYS FEES, AS ARE ALLOWED UNDER THE PROJECT'S DECLARATIONS OR THE LAW.

## **LANDSCAPING SETTING AND CONCEPTS**

### **Existing Vegetation and Natural Features**

Sierra Vista's natural setting is defined by picturesque rolling hills that are accented by several different species of native California oaks including the Coast Live Oak (*Quercus agrifolia*), the Blue Oak (*Quercus douglasii*), and the Valley Oak (*Quercus lobata*).

A substantial rock outcropping on the north side of the site provides a natural scenic lookout with spectacular views. The recreation complex will be located adjacent to this rock outcropping, allowing access to this dramatic natural feature.

Sierra Vista's scenic beauty and the natural setting will be preserved best by adhering to the design criteria outlined in these guidelines.

### **Concepts**

The design philosophy for construction at Sierra Vista is to maintain and enhance the attractiveness of the hillside setting of the Project when viewed from both within and outside the Project; to provide each homeowner with as much undisturbed view as is practicably possible; to promote and maintain the highest aesthetic standards, not only for individual homes, but also in their relationship to one another; and to preserve the natural characteristics of the unique setting of Sierra Vista for the benefit of all homeowners, their guests and the general public.

These guidelines seek to establish a community-wide theme for Sierra Vista which transcends individual property boundaries. This design theme emphasizes an image of refined country living that graciously harmonizes with the natural setting of Sierra Vista. These guidelines seek to foster a spirit of stewardship for the undisturbed open space areas that abound in and around the Project, and to encourage the creation of a complementary relationship between developed areas and the pre-existing natural wildlife habitat.

The landscape guidelines are intended to implement a design scheme which recognizes each of these elements:

1. **Community Identity** - The guidelines are intended to set high quality design and construction standards that allow flexibility for individual homeowners' expression, while maintaining an overall community structure and theme.
2. **Visual Sensitivity** - The guidelines are intended to define an approach which minimizes the visual impact of the fully developed Project by introducing landscaping in a manner

which reflects and enhances the natural setting, and limits the visibility of buildings from off-site locations.

3. Conservation of Resources - The guidelines are intended to create a system of building and landscape design that promotes water conservation. Material resources are concentrated in the intense-use areas of the Project where they can be most appreciated.

#### **Definitions of the Four Landscape Zones**

New development patterns at Sierra Vista must interpret the picturesque natural setting in a sensitive manner, while also allowing people to live efficiently on the land. These requirements are met by utilizing a hierarchical framework that allows the developed landscape to transition from the undeveloped to the most-developed areas of the Project.

**Landscape Zone 1 ("Zone 1")** is the "Natural Landscape Zone", defined as the area of each Lot that lies outside of the "landscaping envelope". This area remains in its natural or natural-appearing state.

**Landscape Zone 2 ("Zone 2")** is the "Transitional Landscape Zone", defined as that area of each Lot which is within the area designated as "Maximum Extent of Homeowner Control" on the Project's Final Map filed with the City of Antioch, but which is outside of Zones 3 and 4. Zone 2 must be at least twenty (20) feet in depth in all locations.

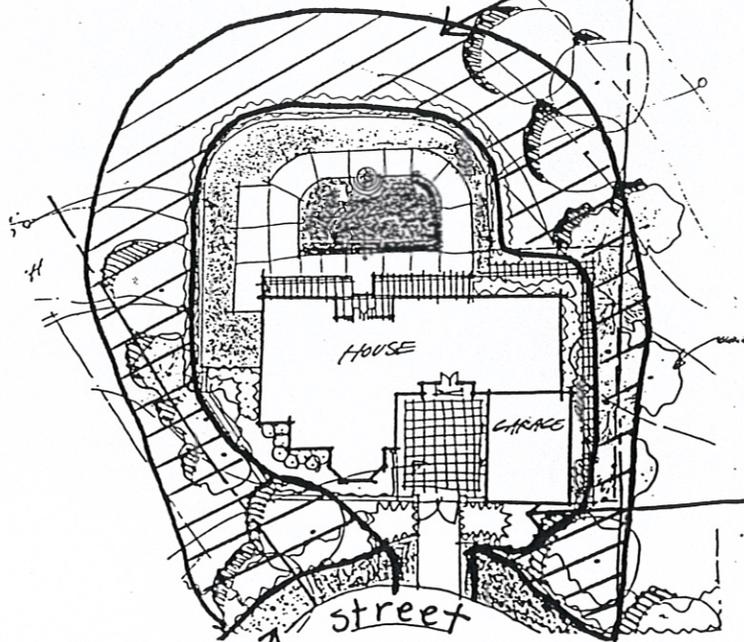
**Landscape Zone 3 ("Zone 3")** is the "Private Landscape Garden Zone", defined as that area of each Lot which lies immediately adjacent to the house and appurtenant structures, including the driveway. The combined depth of Zones 2 and 3 must extend outward from the foundation of structures on the Lot a minimum of thirty (30) feet in all locations.

**Landscape Zone 4 ("Zone 4")** is the "Streetscape Zone", defined as that area of each Lot running in a ten (10) foot band along and immediately adjacent to the project's roadways.



zone 1

zone 2  
(transitional)



zone 3  
(private garden)

zone 4  
(streetscape)

## **SITING DESIGN GUIDELINES**

The purpose of this site planning section is to describe methods for integrating architectural and landscape development into the natural setting of each Lot through sensitive design. The adverse impacts that improvements have on the setting of each Lot can be minimized by providing homes and landscaping that are in harmony with the existing rolling terrain.

### **House Siting**

A primary consideration when siting a house will be views, not only emphasizing distant views, but also foreground views of existing trees and rock outcroppings. Consideration must be given to the views of others, including the impact that the structure will have on neighboring Lots, other views within the Project, and upon surrounding communities. A response to these considerations must be reflected in the height and massing of the architecture on each Lot, and in the siting of utility and storage facilities, the location of bedroom windows, and the selection of plants for landscaping. All structures built on a Lot must be designed and constructed so that all elements of the completed structure are contained within the building envelope.

The view of the front of a traditional home is often dominated by a wide, faceless garage. To avoid this domination at Sierra Vista, garages are to be designed and sited on the Lot in such a way that the front of the garage is from view from the street, wherever possible. This separation can be achieved by turning the garage structure at an angle to the street, and through the use of screening structures or vegetation. Such an entry court can provide an attractive entrance to a home.

In order to concentrate, and thus minimize, view obstructions, it is preferred, but not necessarily required, that the garage be attached to the house wherever feasible. Carports are not permitted and will not be approved.

All portions of all Improvements except driveways must be constructed entirely within the building envelope, including, without limitation, all roofs, gutters, balconies and decks.

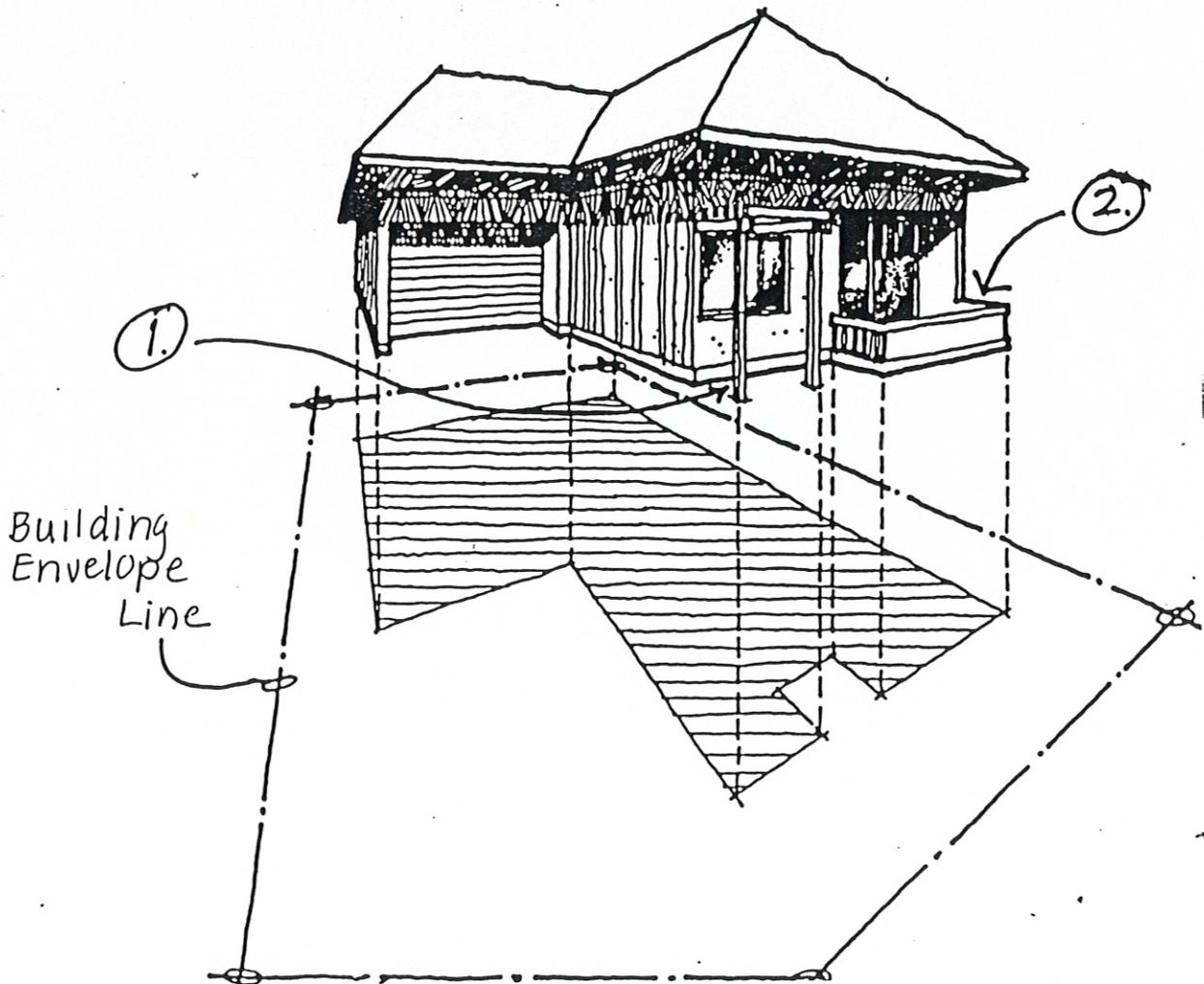
Preservation of existing oak trees is of major importance to preserving the character of Sierra Vista. Preservation means more than just not removing a tree, it means not filling soil around the tree crown, or cutting away the roots, or altering natural water flow either toward or away from the tree. Suggestions for tree maintenance preservation programs are discussed more fully in the landscape standards section of these guidelines. **THE FELLING OF ANY INDIGENOUS OAK TREE IS ABSOLUTELY PROHIBITED, EXCEPT UPON THE PRIOR WRITTEN CONSENT OF BOTH THE ARCHITECTURAL REVIEW COMMITTEE**

## Building Envelope

All portions of all Improvements, except driveways, must be constructed entirely within the building envelope including, without limitation: all roofs, gutters, balconies, and decks.  
Building envelope area includes:

1. Trellises supported by walls or vertical supports, and
2. Area within balcony railings
3. Garage and storage.

(See Building Envelope [CC&RS Sec. 4.4])



AND THE CITY OF ANTIOCH. (Prior approval is not required for the removal of oak trees within the building envelope on Lot 16 only.)

#### **Auxiliary Structures**

Auxiliary structures, such as tennis courts, arbors, utility sheds, pool houses and the like should be as carefully sited and designed as the house. Integrate them with the house as much as possible. Screen undesirable views (such as tool and pool equipment storage) from off-site visibility with walls or dense vegetation.

Tennis courts or other structures needing large level surfaces should be carefully sited on the Lot to avoid or minimize grading scars which are visible from neighbors' yards.

Plans for such structures must be submitted to and approved by the Architectural Review Committee before construction commences.

#### **Grading**

All construction will require some resculpting of the earth's surface. However, the placement of the home, driveway and other site elements should be undertaken so as to minimize disruption of the natural topography as much as possible, and to the extent that grades are changed, they should be reconstructed to approximate the natural contour of the land as much as possible.

Where grading is required, man-made slopes should be gently rounded to blend imperceptibly into the natural sculpture of the surrounding ground. After grading operations are completed, it is essential that disrupted slopes be stabilized with vegetation as discussed in the landscape erosion control section, below.

Prior to the commencement of any construction, including grading, the Owner must obtain a soils report as required by the Project's Declaration, and must also obtain all permits required by the City of Antioch. All grading shall comply with all requirements imposed by local ordinance or by Rule, Order or Resolution of the City of Antioch. Each owner's attention is direct to §4.2 of the Project's Declaration for a specific and detailed discussion of the soils testing and reporting requirements that must be met before construction of any improvement begins on the Lot.

Structures built on the Lot should step down the hillside in shallow steps, rather than sit on deeply cut or filled pads. Parking areas and patios should be broken into series of terraces that work with the natural grades and minimize grading as much as is reasonably possible. The use of retaining walls where necessary in conjunction with the construction of detached garages, driveways and step-down foundations for Improvements will be permitted, but

the use of retaining walls in landscape design will be reviewed on a case by case basis.

Driveways and walkways should fit closely with the natural lay of the land. Run-off on all drives and paved surfaces shall be provided for by slopes of at least 2%, and no driveway or paved surface shall be constructed with more than a 20% gradient. The transition between the curbside slope of a driveway sited on a slope and the maximum gradient of the driveway must meet any then-applicable design requirements of the City of Antioch. Except for short stretches of steps or drives on gentle slopes, do not design walks and driveways to run directly up or down slope faces. All driveways must be constructed to run perpendicularly to the adjoining street for at least the first twenty (20) feet from the intersection of the driveway and the roadway.

Site grading design should complement and reinforce the architectural and landscape character of the project by screening undesirable views of parking and storage areas, by helping to reduce the perceived height and mass of the architecture, and by providing transitions between different site uses.

#### **Drainage**

The control of water run-off and potential erosion must be carefully considered and monitored both during the design of Lot improvements, and throughout construction. Natural surface drainage patterns should be preserved wherever possible. In all cases, run-off from improved structures and surfaces must be collected and conveyed to approved locations tying into the Project's storm drain system.

The Project's Final Map identifies all drainage easements and should be consulted by the Owner's architect prior to preparing site plans. Owners are responsible for the design, construction and maintenance of their drainage systems, as well as for the correction of any deficiencies in those systems.

#### **Exposed Parking**

In order to create a streetscape which blends with the natural setting of Sierra Vista, the pavement width for the streets in the Project has been kept narrow, and on-street parking is therefore limited within the Sierra Vista community.

In order to accomplish the objective of limited on-street parking in the Project, all homeowners, in addition to providing a two-car garage and such additional parking as may be required for their own cars, are required to provide sufficient additional parking area to accommodate at least one additional parking space with unobstructed access to the driveway for guest parking. Parking areas should be broken into series of parking spaces

## GARAGE REQUIREMENTS

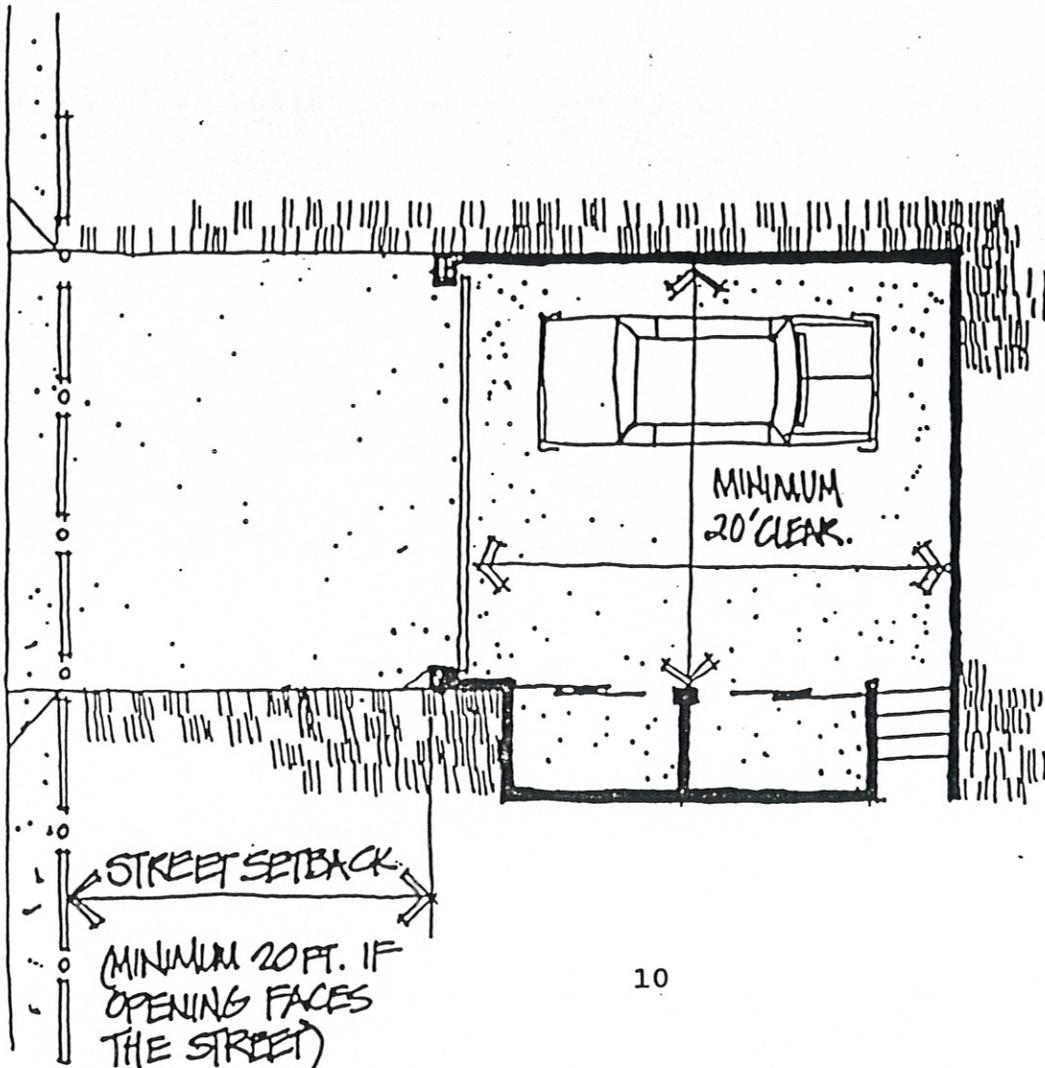
Garages (double car minimum) must have a parking area of at least 400 sq. ft. of area (Note: If the garage opening faces the street, it must have an additional 60 square feet of enclosed and covered area for storage.)

Garage should have a minimum clearance of 20 ft. between outside support walls.

(See Garage Requirements [CC&Rs Sec. 4.1.9.] )

Though not preferred, garages with opening that face the street shall be set back a minimum distance of 20 ft. from the front property line.

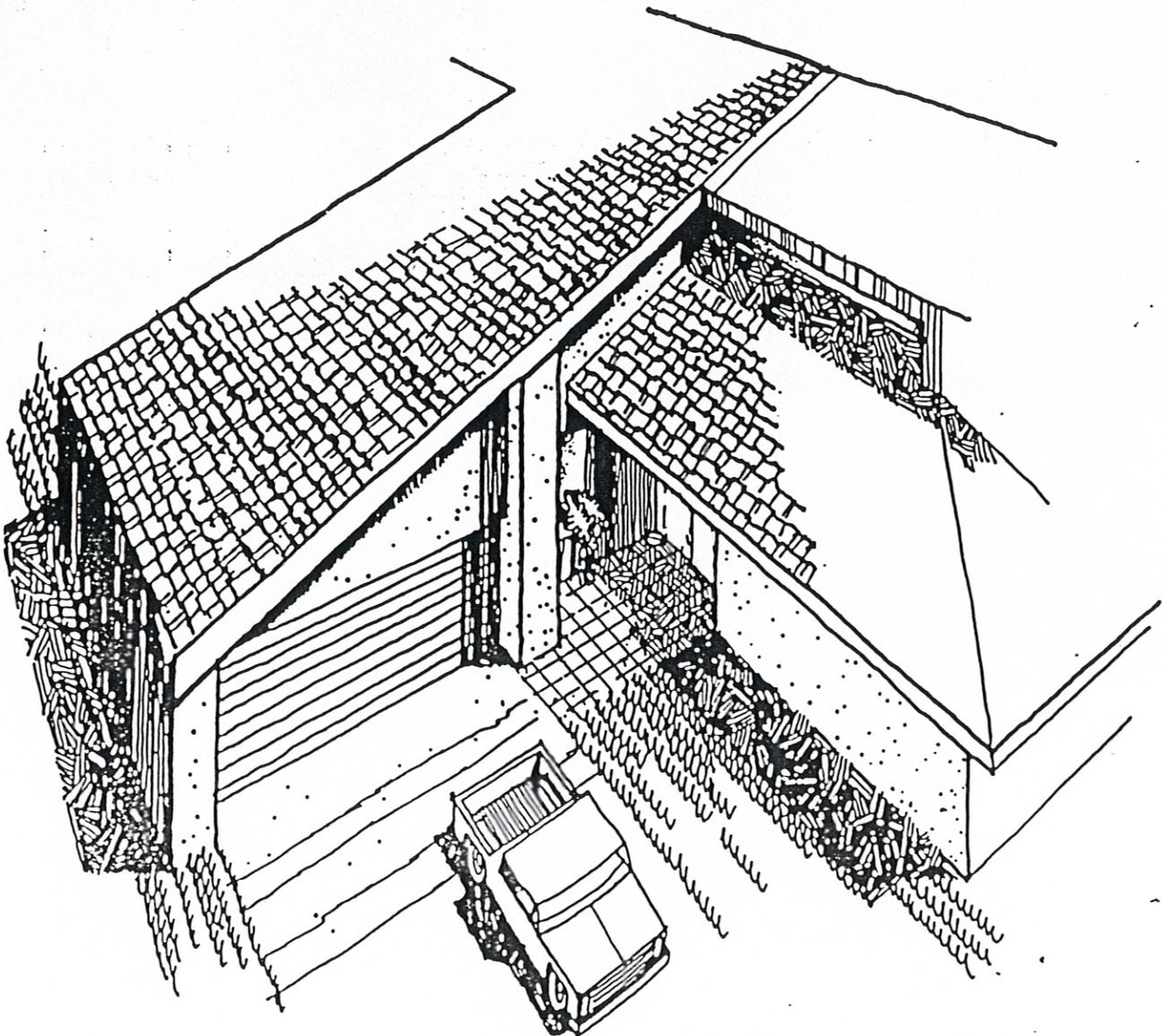
(See Garage Requirements [CC&Rs Sec. 4.1.1.] )



## GARAGE REQUIREMENTS

Garages may be attached to or detached from the house. It is preferred to have the opening of the garage not face directly to the street.

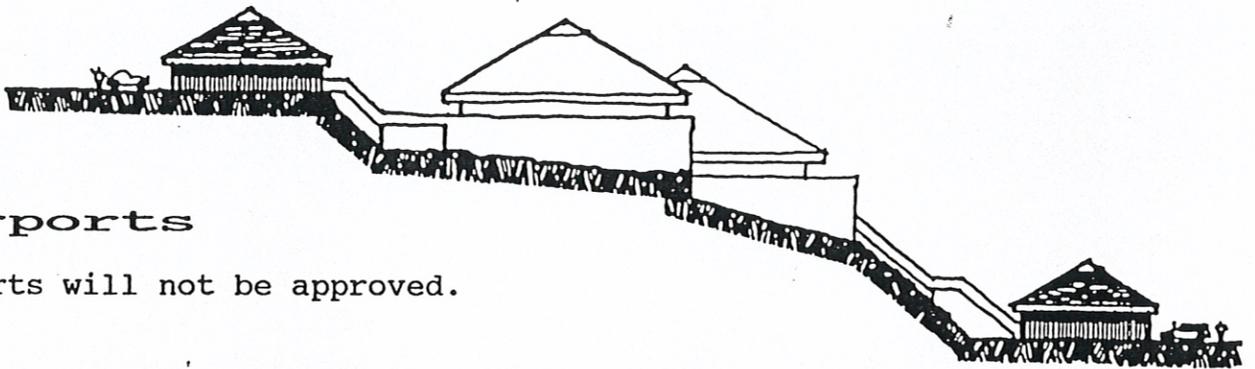
(See Garage Requirements [CC&Rs Sec. 4.1.9.] )



## Garage Requirements

Garages that are detached from the main house are acceptable.

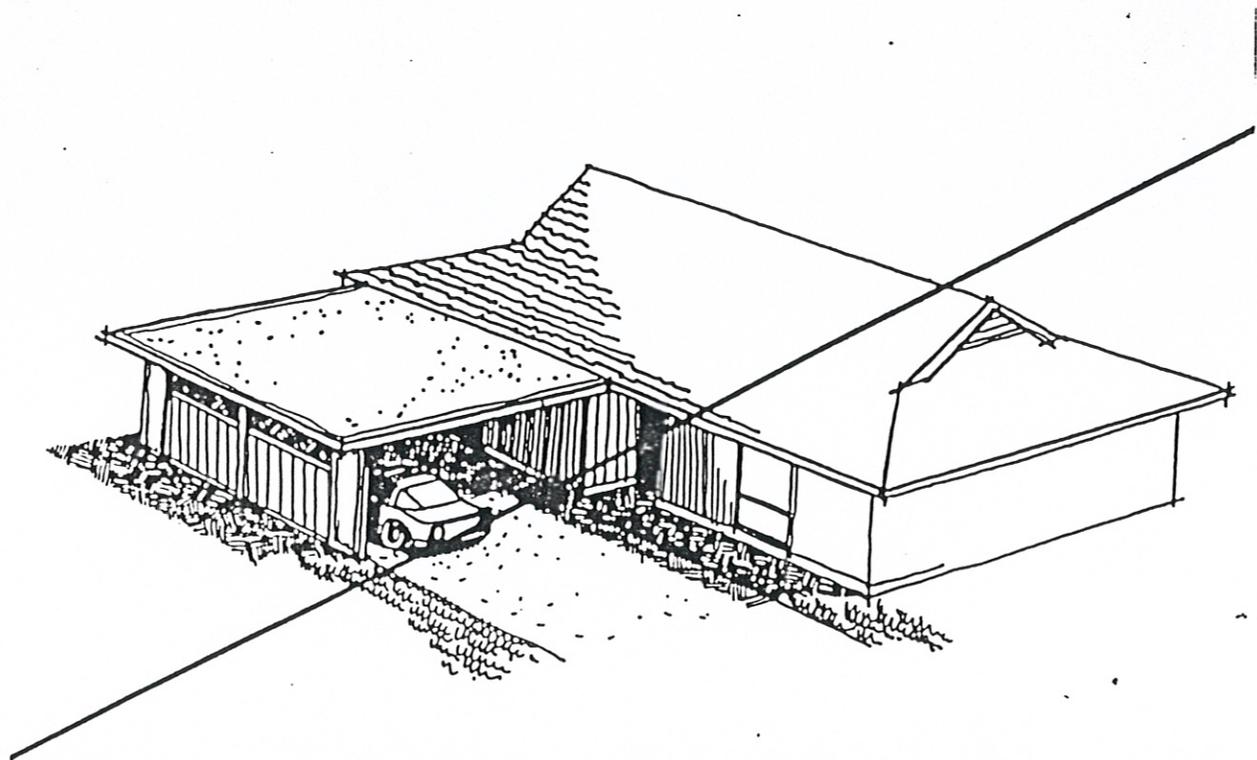
(See Garage Requirements [CC&Rs Sec. 4.1.9])



## Carports

Carports will not be approved.

(See Carports [CC&Rs Sec. 4.1.9])



## Excavation & Fill

When drainage patterns or swales are disturbed by excavation or filling of additional soil, the owner will be responsible for restoring such patterns or swales.

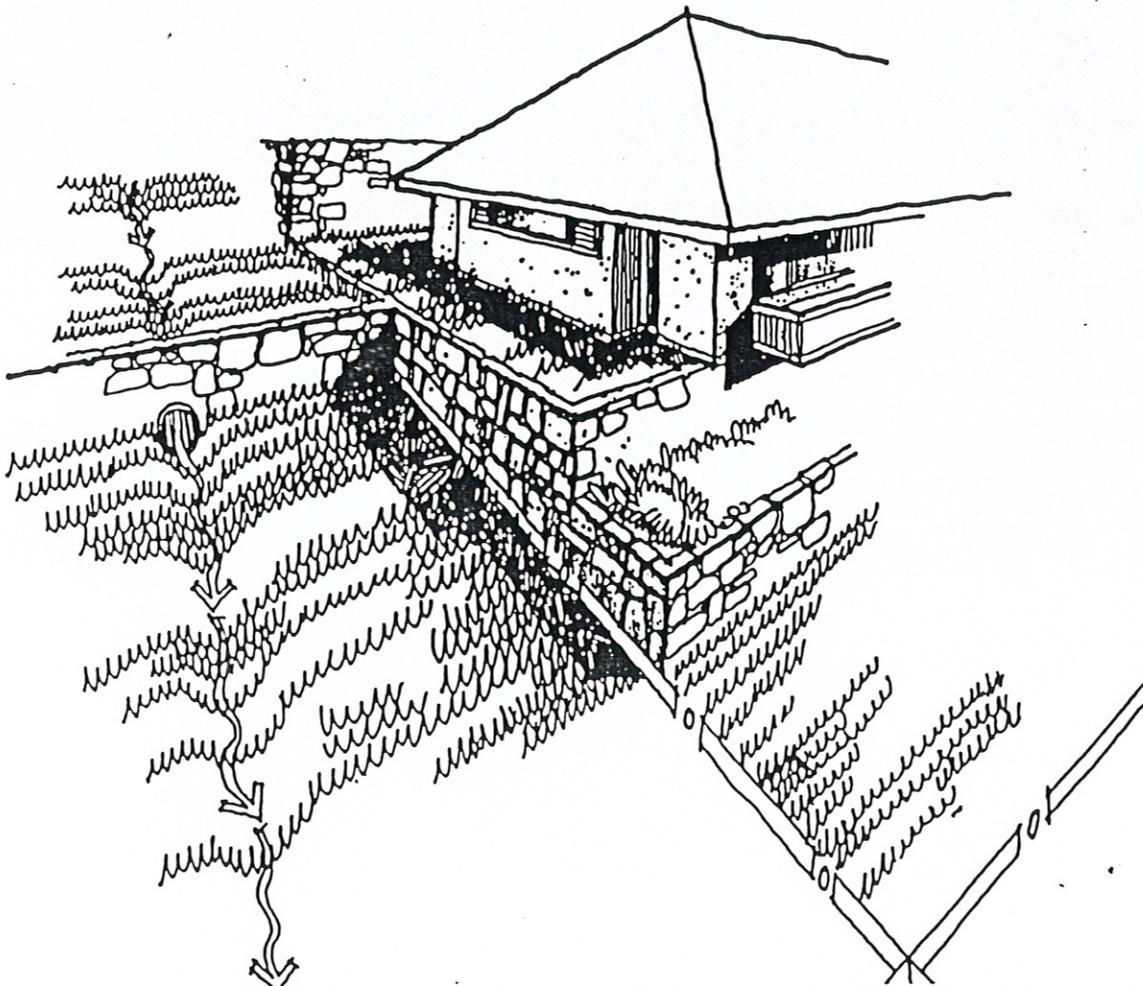
Example: (See Sketch)

Addition of a pipe restores the drainage pattern disturbed by adding the retaining wall.

Whenever excavation or fill creates a condition requiring a retaining wall, the owner will be responsible for installing and maintaining the structure.

Retaining walls placed on embankments of cut or fill more than 2 feet in height must be designed by a registered engineer or architect.

(See Excavation & Fill [CC&Rs Sec. 4.2.2])



tucked into the topography and landscape wherever possible. Every effort should be made to screen parking spaces from view from streets and neighboring properties through utilization of site contours, vegetation and approved structures.

Refer to the hardscape paving materials section of this Guideline for information on permitted paving materials.

## **STANDARDS FOR BUILDING DESIGN**

### **Architectural Criteria**

#### **Concept**

The architectural theme of the Project is one of "refined country living". Architectural design within the Project should at all times seek to promote a feeling of gracious country living in harmony with the rural western environment within which the Project is located.

#### **Character**

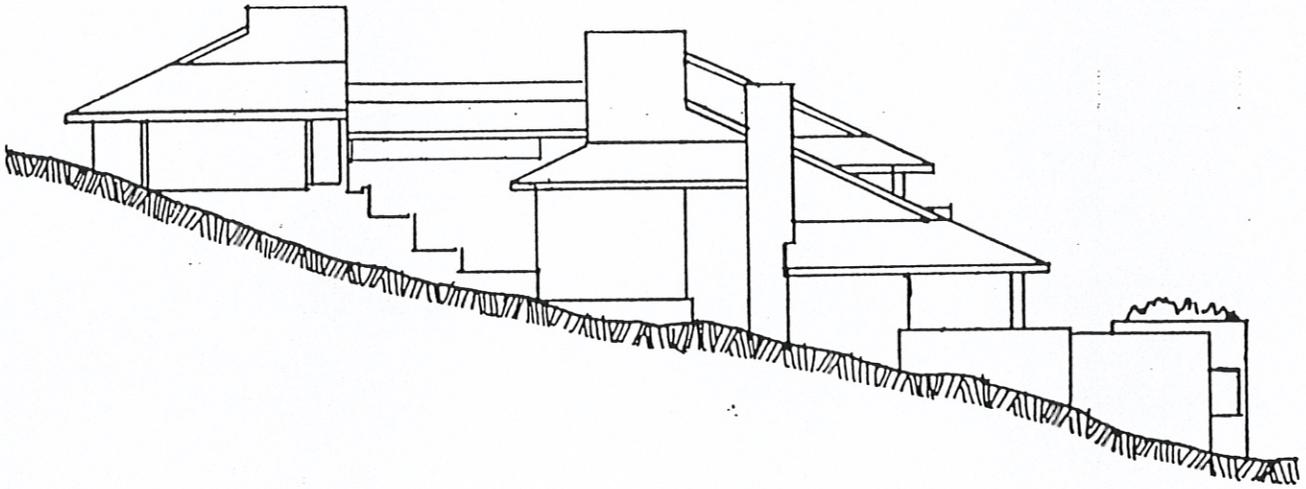
The selection of architectural style for the design of the Improvements on each Lot should be based on the facility of the chosen style to be adapted to and blended with the hillside terrain of the Project, rather than on the expectation that the terrain of the Lot can be adapted to meet the requirements of buildings designed for flatland development. Building height and scale should correspond to the natural topography, with the design emphasis and focus being on the horizontal, rather than vertical, development of Improvements on the Lots.

#### **Building Height and Roof Form**

In no event may any portion of any building or structure, except chimneys, project more than thirty-five (35) feet on a perpendicular line above existing grade, nor can any portion of any structure project above the structure's "height plane". The "height plane" for "bench" lots is that imaginary plane running horizontally from a point thirty-five (35) feet above the highest existing grade under the building or structure. The "height plane" for "hillside" lots is that imaginary plane running perpendicularly from a point twenty-eight (28) feet above the highest existing grade under the building or structure. For "ridgeline" lots the "height plane" is that imaginary plane running horizontally from a

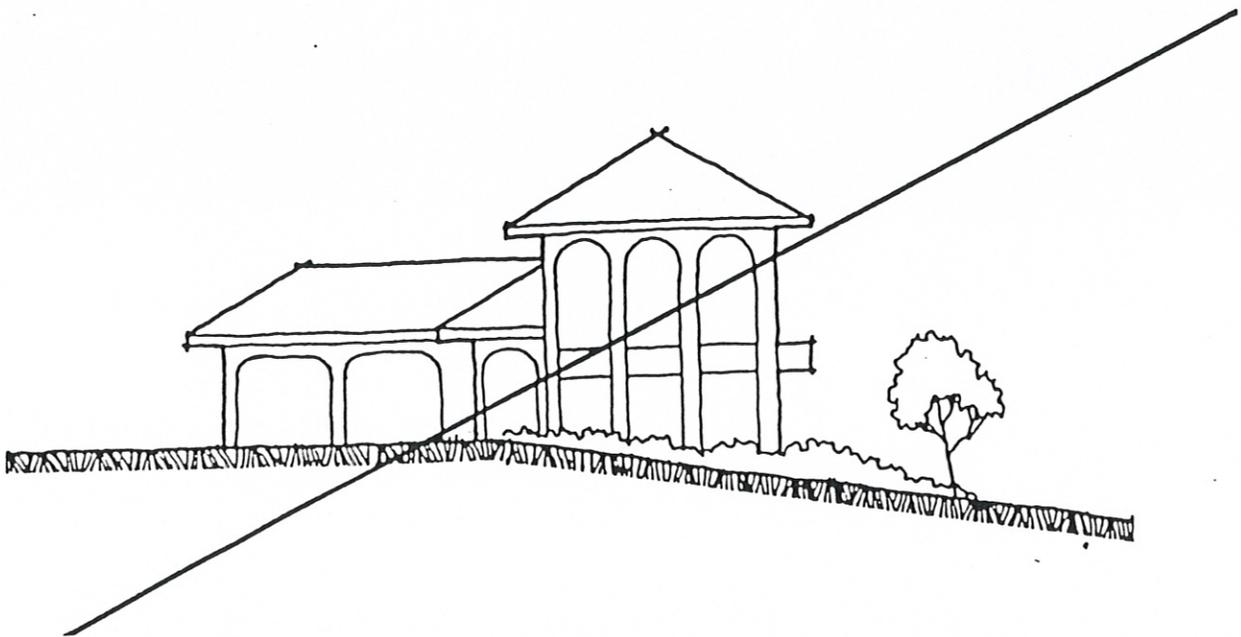
## Profile of Houses

Low profile buildings, when viewed from all angles, are preferable.



High profile buildings are discouraged.

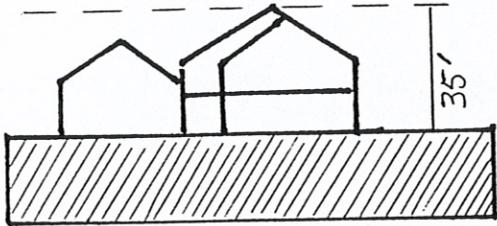
(See Profile of Houses [CC&Rs Sec. 4.1])



# BUILDING HEIGHT

## BENCH

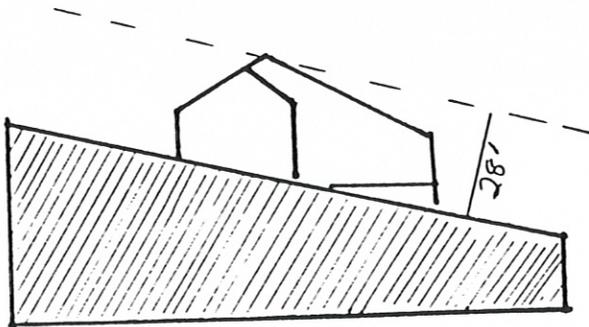
(Lots 41, 43, 44 and 45)



35 Foot Height Limit

## HILLSIDE

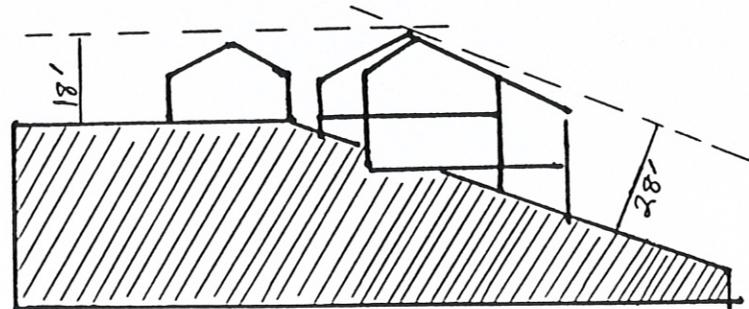
(All other lots not listed under Bench or Ridgeline)



28 Foot Height Limit

## RIDGELINE

(Lots 6, 11, 20, 21, and 22)

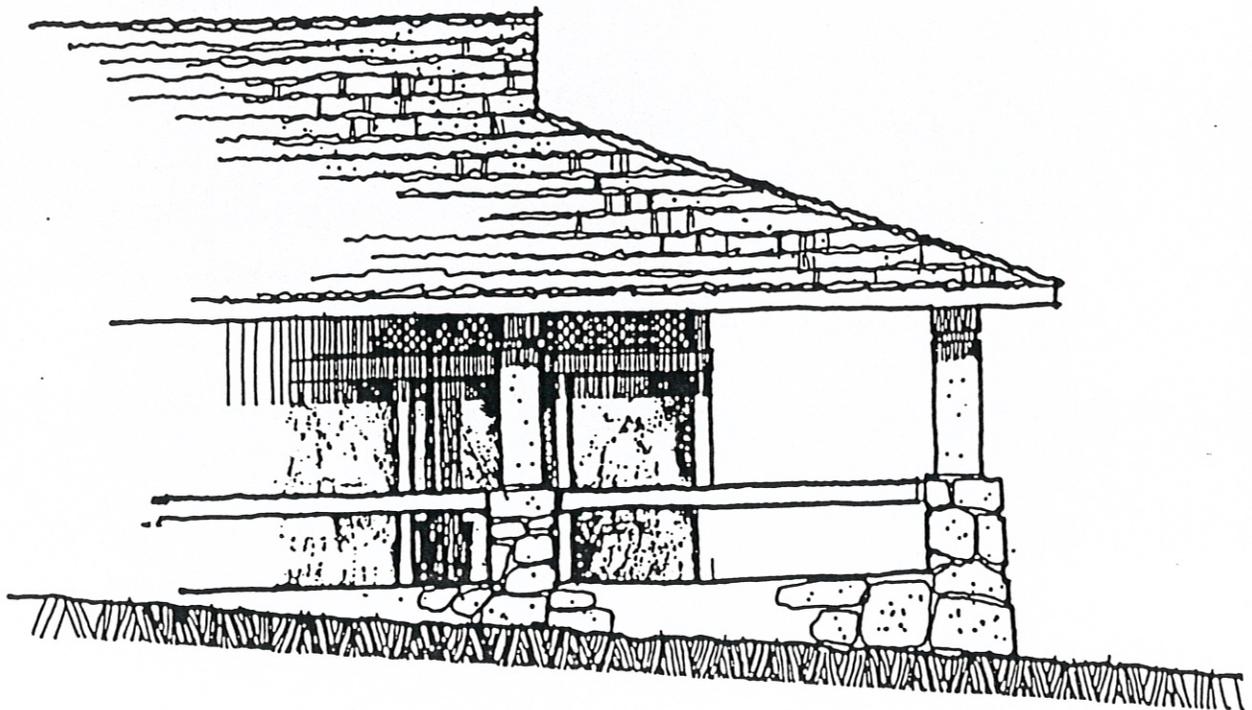


18 Foot Limit

## Roof Overhangs

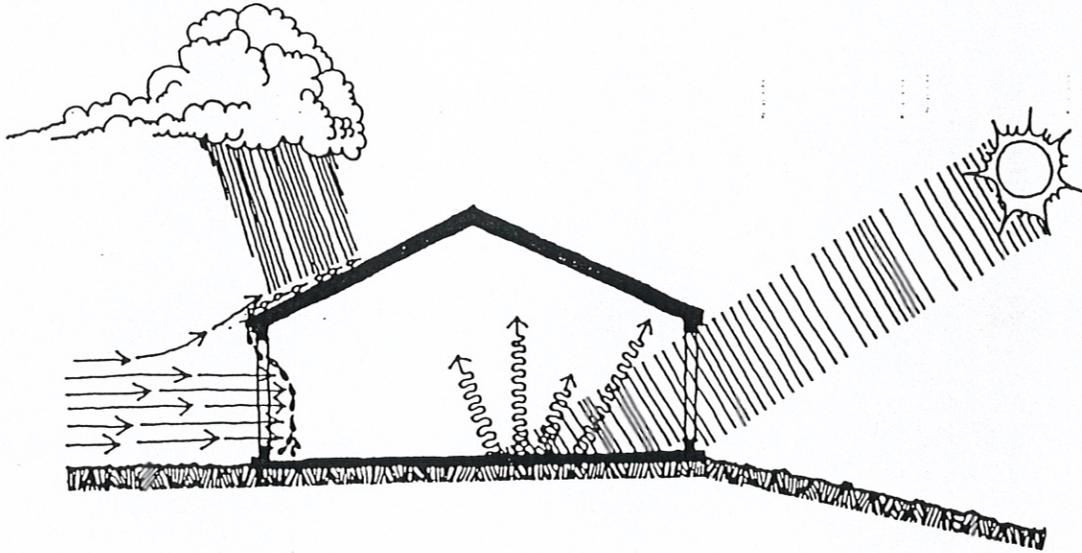
Owners are encouraged to provide roof overhangs to protect their home against wind, rain and sun.

(See Roof Overhangs [CC&Rs Sec. 4.1.2.7])



## Roof Overhangs

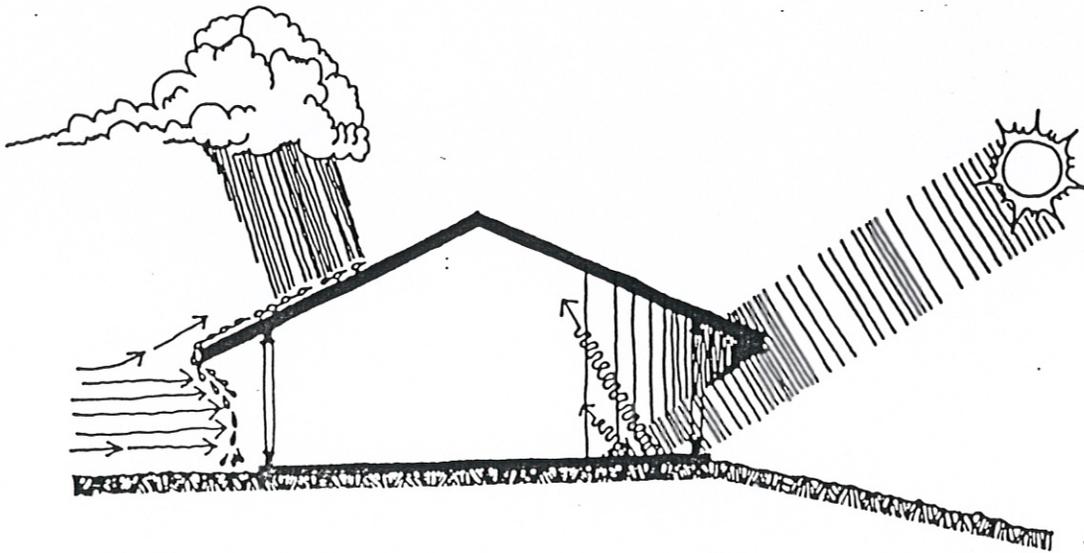
Problem: Windows & openings, unprotected by overhangs, will tend to allow more direct sunlight into the house, resulting in higher inside temperatures. They will also be more susceptible to leaking cause by wind-driven rain.



Overhangs will protect windows better from wind driven rain.

Overhangs will reduce the amount of sunlight entering the house, thereby lowering interior temperature.

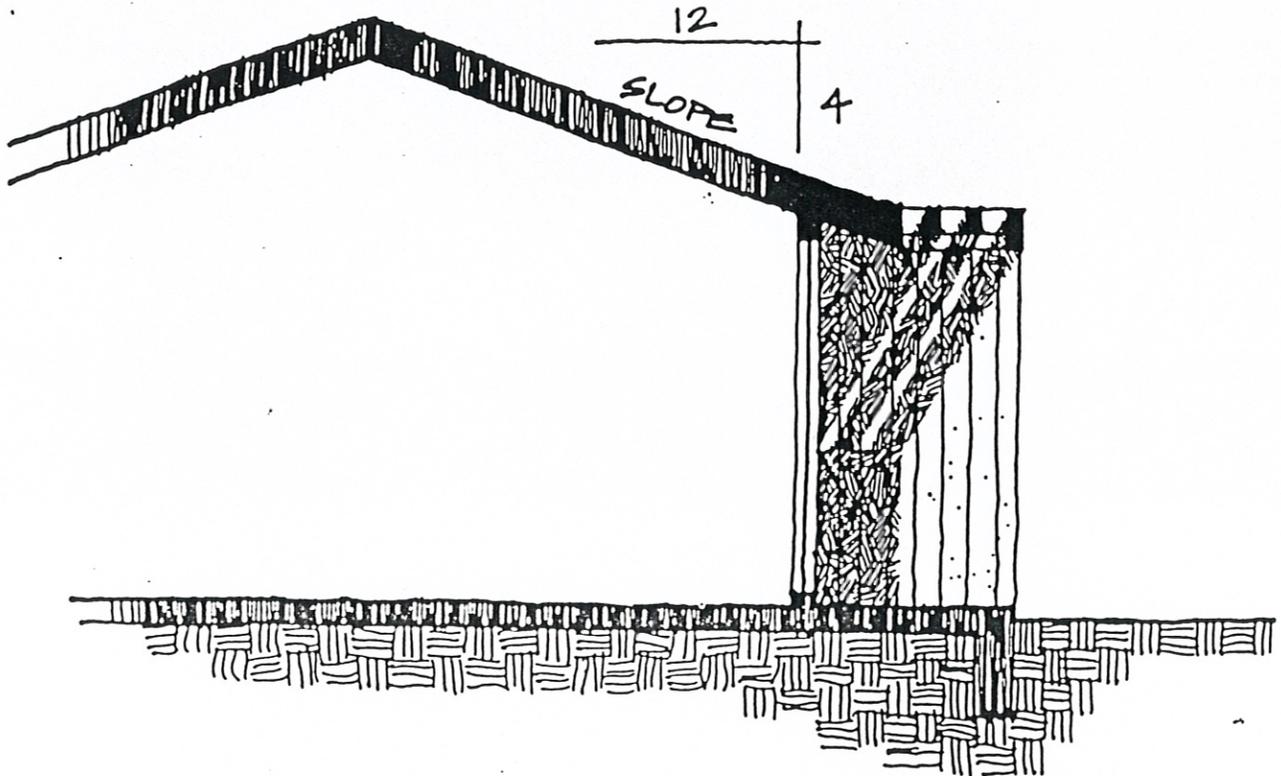
(See Roof Overhangs [CC&Rs Sec. 4.1.2.7])



## Roof Slopes

80% of the roof area must have a slope of at least four feet vertical in 12 feet horizontal.

(See Roof Slope  
[CC&Rs Sec. 4.1.2.7])



point eighteen (18) feet above the highest existing grade under the building or structure. . The Lots designated as "ridgeline" Lots are Lots 6, 11, 20, 21 and 22 as designated on the Project's Final Map; the Lots designated as "bench" Lots are Lots 41, 43, 44, and 45; and the Lots designated as "hillside" Lots are all Lots in the Project other than the "ridgeline" Lots and the "bench" Lots

Roofs should be stepped or pitched to reiterate the contoured form of the hills, with the most dominant roof form over the most significant part of the building. Eighty percent (80%) of the total roof area shall have a minimum slope of four (4) inches vertical in twelve (12) inches horizontal, but slopes of five (5) and six (6) inches in twelve (12) inches are considered preferable and are encouraged. In no event shall the roof slope in any area be less than two (2) inches vertical in twelve (12) inches horizontal, except where specifically approved by the Architectural Review Committee as being necessary for the installation of air conditioning, solar heating or other similar service equipment. Roof overhangs are strongly encouraged.

#### **Foundation and Structural Supports**

Foundations and other subfloor structural members should be screened from view through the use of architectural skin and landscaping. Buildings appearing to perch on slopes with foundations and subfloor structural components exposed are not appropriate.

#### **Building Colors and Finishes**

Building materials should blend with the hillsides and reflect a high quality residential community image. Stone, brick, smooth stucco finishes and other previously approved, natural materials are encouraged. Wood siding is also acceptable, but it should be either horizontal lap or shingle. The use of "used" wood, bricks or other materials is not encouraged, and specific approval for the use of such materials must be obtained from the Architectural Review Committee before they are incorporated in any Improvement.

A pastiche of several different wall materials should be avoided. Exterior wall materials should be consistent throughout the structure and bear a logical relationship to the architectural style of the house and to its changes in form.

Building colors should also complement the colors of the surrounding hillsides. Warm, muted earth tone colors such as cream, rust, buff, rose, beige and ochre are encouraged. Bright or glaring colors will not be permitted. Trim colors differing from the primary color of a structure can be utilized to accent, but must be appropriate to the overall visual presentation of the structure.

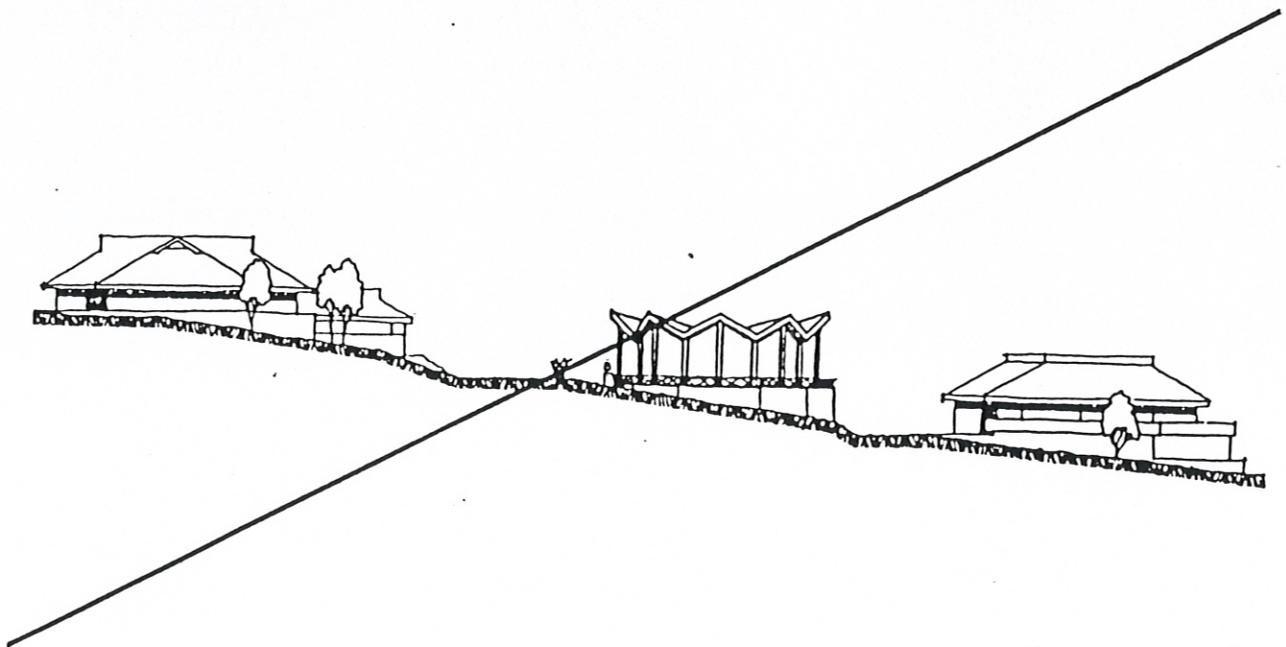
## Project Unity

Designs of houses should be compatible with the surrounding hillside environment.



Designs which are faddish, self-conscious, or which clash sharply with surrounding designs will not be approved.

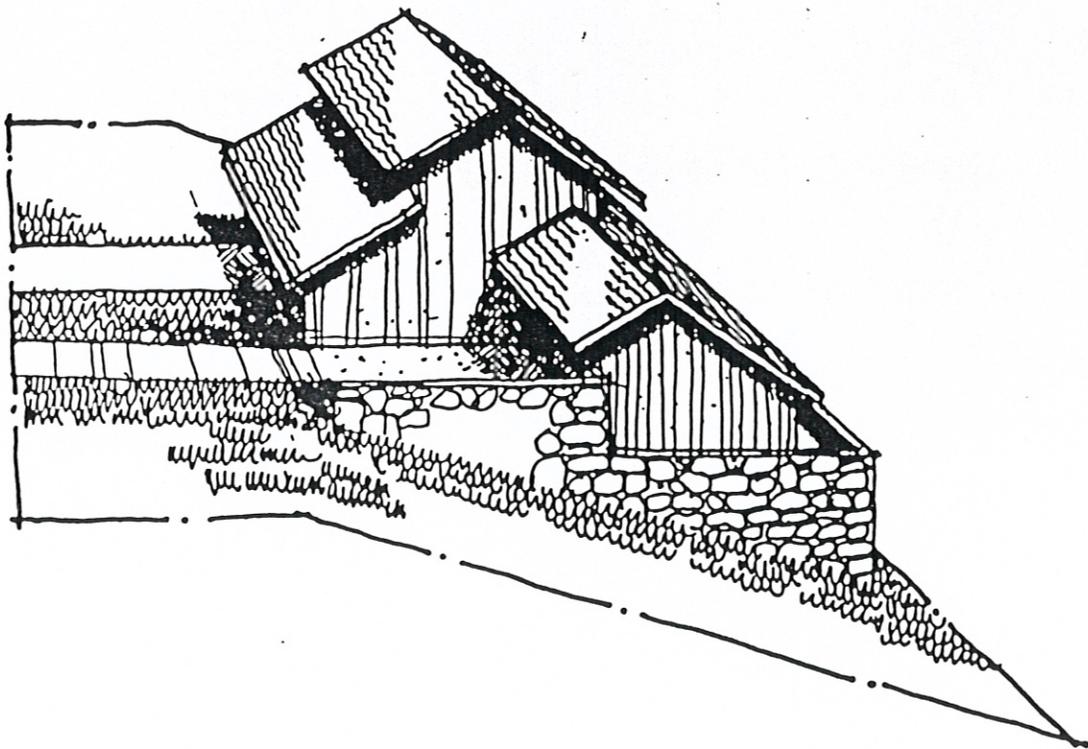
(See Project Unity  
[CC&Rs Sec 4.1])



## Under-House Support Members

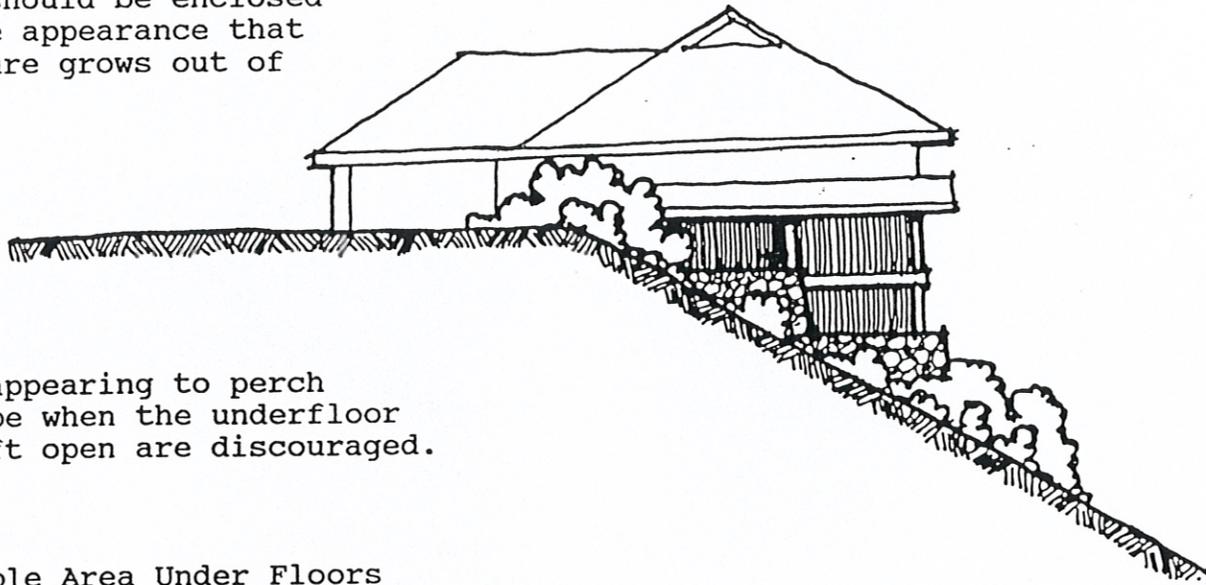
Improvements should be stepped to follow the contours of the land.

(See Under-House Support  
Members [CC&Rs Sec. 4.8])



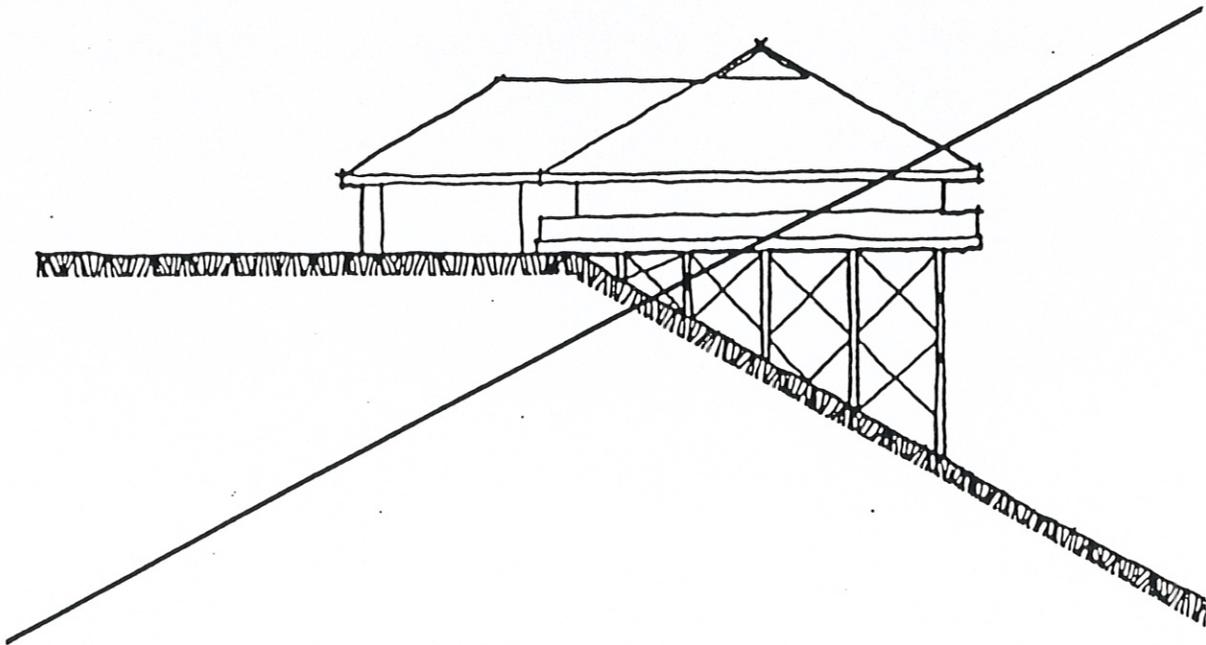
## Unusable Areas Under Floors

High unusable areas under buildings should be enclosed to give the appearance that the structure grows out of the site.



Buildings appearing to perch on the slope when the underfloor area is left open are discouraged.

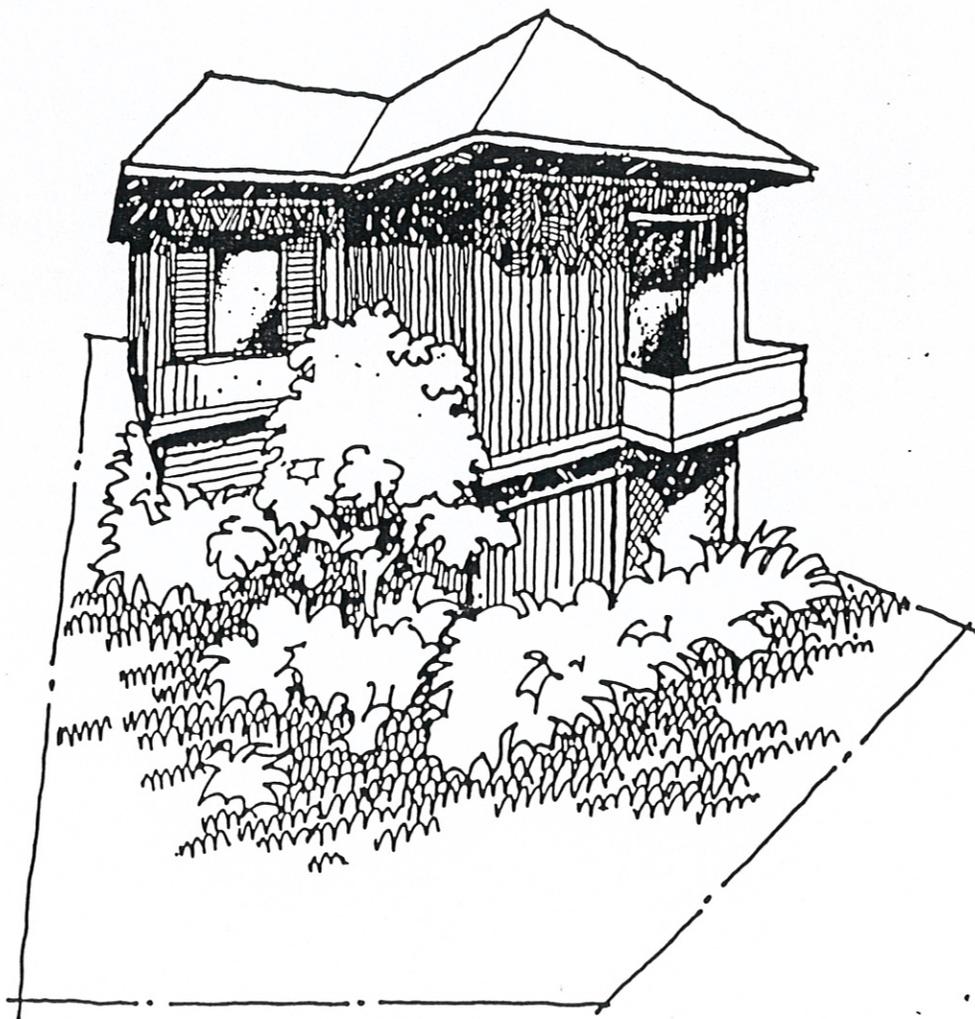
(See Unusable Area Under Floors  
[CC&Rs Sec. 4.1])



## Under-House Support Members

Example: Where slope conditions make high under-house support members necessary, such members can be hidden by enclosing or landscaping the area.

(See Under House Support Members [CC&Rs Sec. 4.1] and [CC&Rs Sec. 4.8.3])

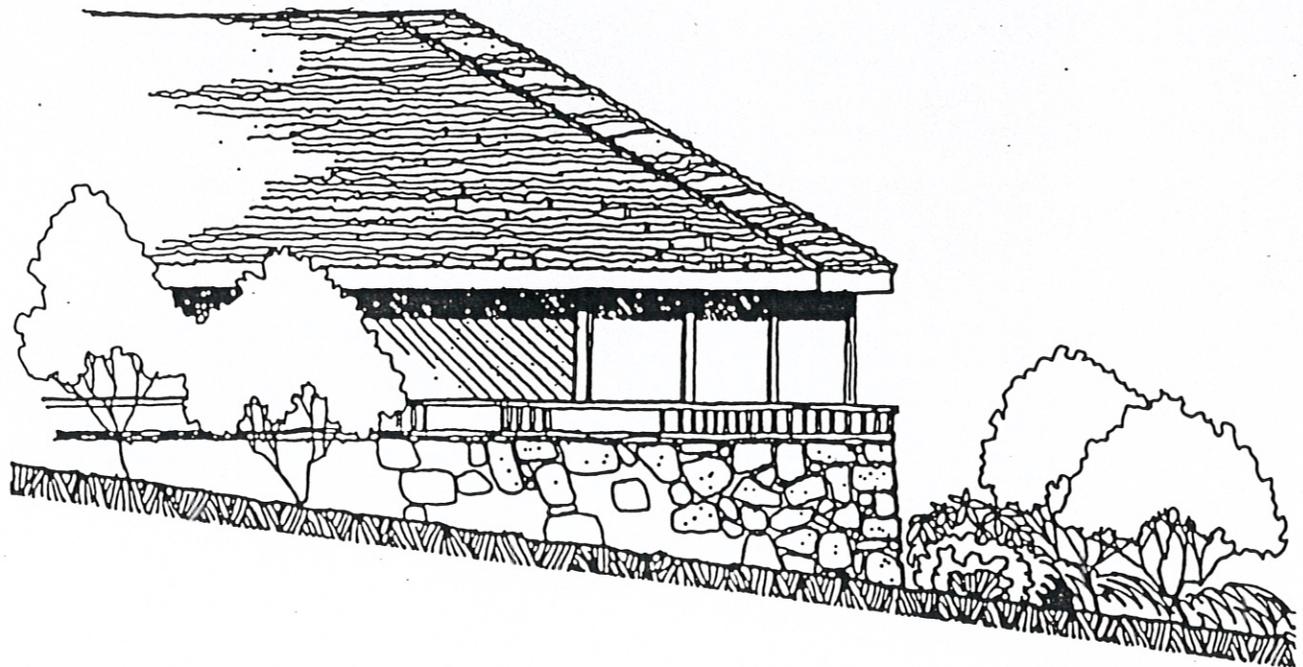


## Materials

The use of natural materials is encouraged.

Example: Tile Roofs, Wood Siding, Rock Walls.

(See Materials [CC&Rs Sec. 4.1])



All paint should be applied from the manufacturers' containers, undiluted except as allowed by the manufacturer's instructions. All painted surfaces must have paint applied in a minimum of two coats, one prime coat, and one finish coat, unless otherwise specifically directed by the manufacturer's instructions.

Finished roof surfaces should not produce glare or have significant reflective qualities, and all roof materials must be installed in strict accordance with manufacturers' specifications and directions. Corrugated metal, wood shake or shingle, standing seam or batten seam metal, white or bright rock, asbestos shingle, metal roofing tile, sheet metal, urethane foam and cap sheet roofing materials are not permitted. Composition shingle roofing is generally disfavored, but may be approved where it is shown to architecturally or aesthetically enhance the design or appearance of the proposed Improvements, and to be compatible with the design and appearance of the Improvements on neighboring Lots, and with the surrounding hillside. Roof colors are to be earth tones which complement the house colors and the surrounding environment.

Color and material boards must be submitted and approved by the Architectural Review Committee prior to receiving permits for construction.

#### **Exterior Glass**

Bronze-tinted or clear glass with wood or bronze-tinted metal framing is recommended. Mirrored or blue or green-tinted glass is prohibited, as are non-anodized and clear-anodized aluminum frames.

#### **Gutters and Downspouts**

Roof gutters and downspouts should be utilized for controlling roof water run-off, and should be fully integrated into the building design in terms of design, material and color. Often tacked on as an afterthought, if well integrated, they can be and should be almost unnoticeable.

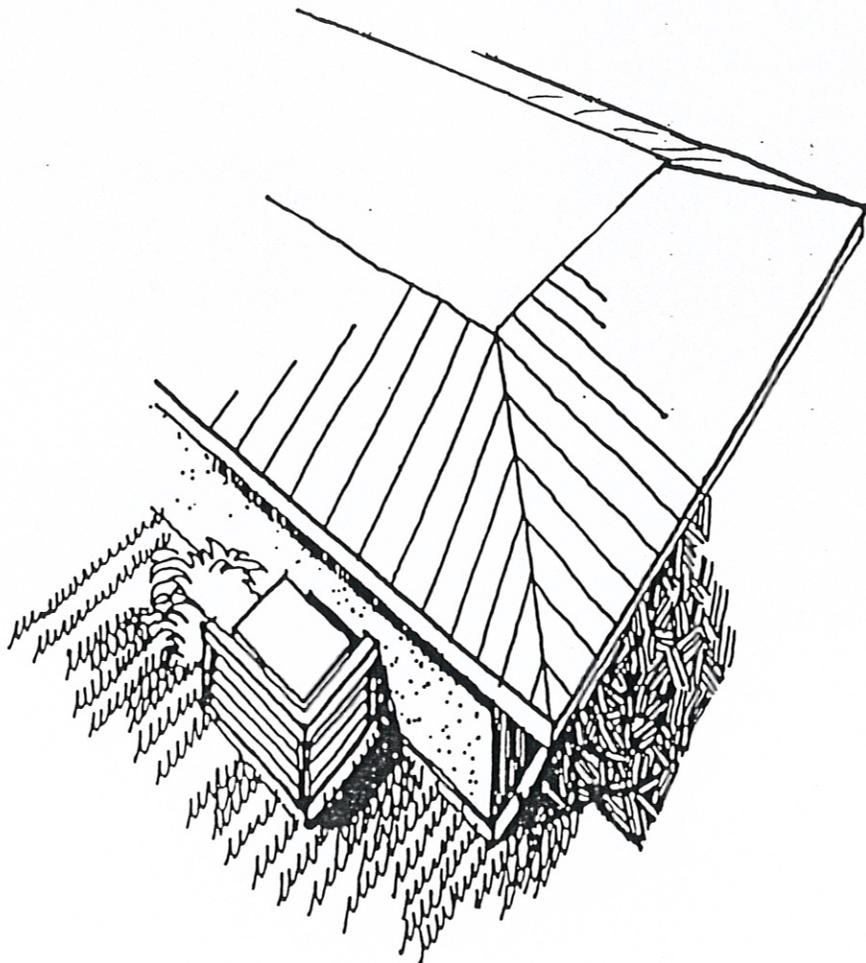
#### **Skylights, Air Conditioning and Solar Heating**

Skylights, air conditioning equipment and solar heating system components planned for rooftop installation should be fully integrated into the building's roof design such that they are unobtrusive, or in the case of air conditioning equipment and solar heating panels and related installations, hidden from view from below by parapets.

## Air Conditioning

Examples of how air conditioning units can be concealed by use of screens or parapets. (Units should be sound treated & must be accepted by the architectural committee before installation.)

(See Air Conditioning  
[CC&Rs Sec. 4.11.] )



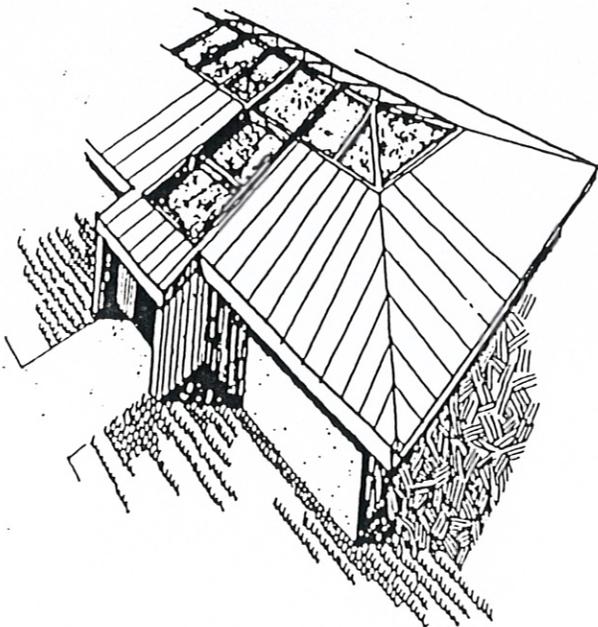
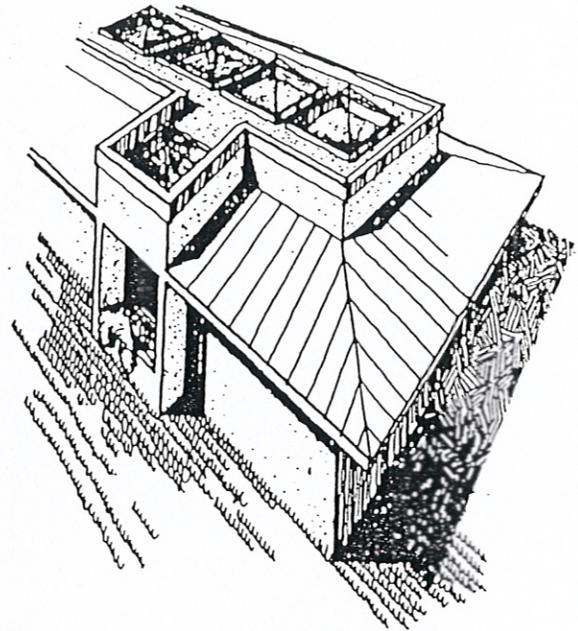
## Skylights

Example: Skylights can be hidden from ground level view by using parapet walls.

(See Skylights [CC&Rs Sec. 4.1.2.6])

Skylights can be integrated into the roof form. The frame color of the skylight should match the roof color.

(See Skylights [CC&Rs 4.1.2.6])

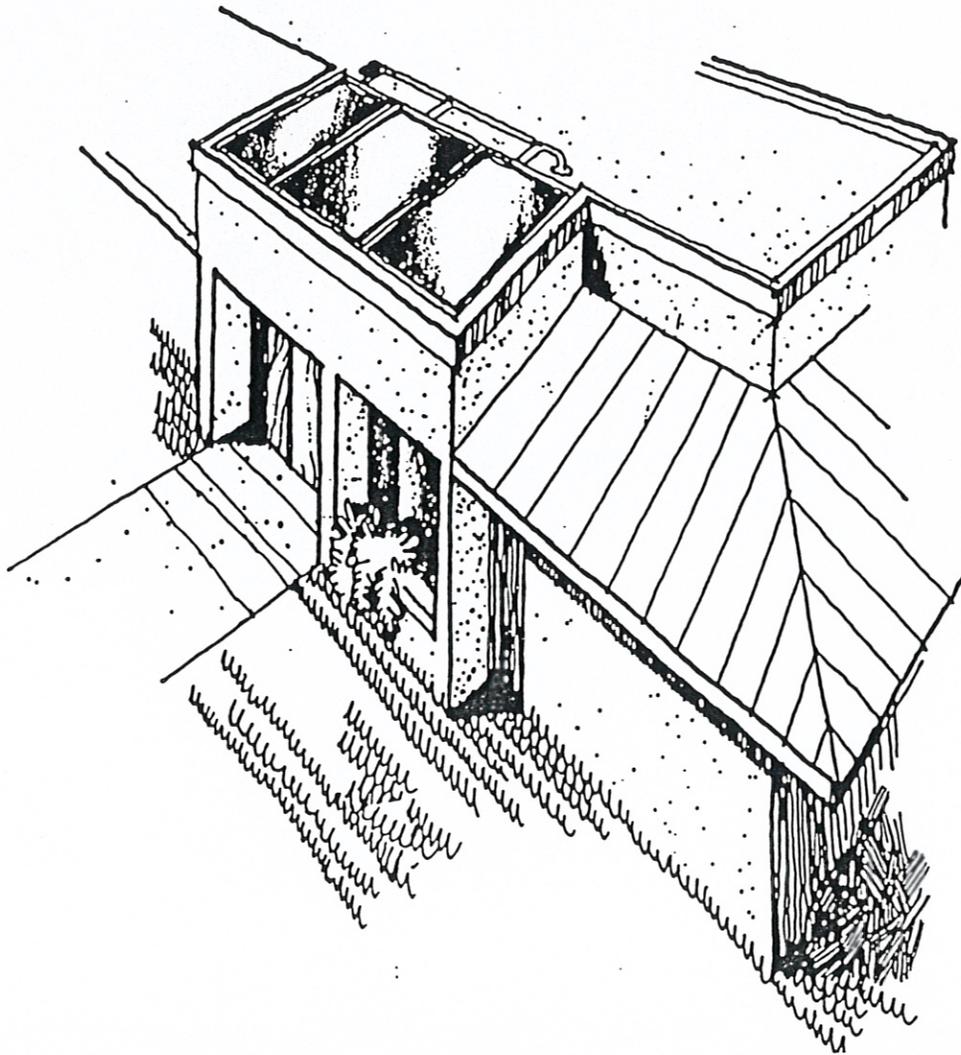


## Solar Heating

Solar water heating systems should be integrated into the roof design.

Example of acceptable way in which solar heating panels can be integrated into the building design. Note that the panels are hidden from view from below by parapets.

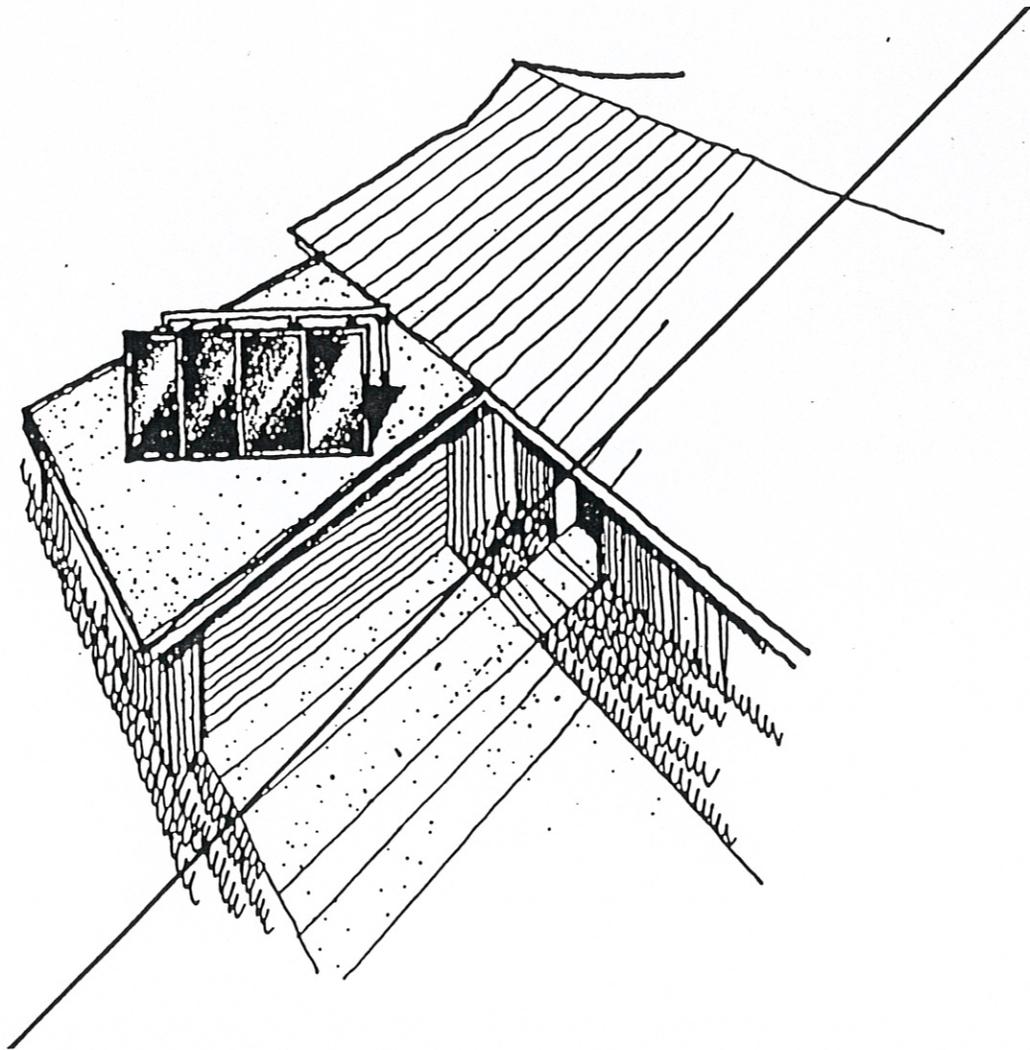
(See Solar Heating [CC&Rs Sec. 4.12])



## Solar Heating

Example of unacceptable installation of solar panels.  
(Solar panels protrude awkwardly from roof & do not relate to the design of the house.)

(See Solar Heating [CC&Rs Sec. 4.12.] )



## Fencing and Walls

Appropriate design and placement of walls and fences is vital to maintaining a high quality, natural image at Sierra Vista. Fences and walls significantly affect the overall appearance of any site, thus it is essential that the materials, patterns and textures chosen for these structures complement the neighboring architecture. Walls and fences are to be screened from view from the street to the extent possible through the appropriate use of site contours and landscaping.

Fences should be used sparingly and with consideration for the impact that they may have on neighboring Lot owners' views, as well as views from other off-site locations inside and outside of the Project. Lot perimeter fencing is not allowed. See-through fencing such as black or green vinyl-coated tubular steel or another similar material is encouraged for fencing between Zones 2 and 3. Barbed wire or welded wire mesh fences are inappropriate. Tubular steel fences may be located on low walls allowing views through the fence.

Walls should be hidden from view and complement the architectural theme employed in the design of the other structures on the Lot. It is preferable to use planted landscaping as a barrier, rather than walls or fences. No wall or fence may exceed six (6) feet in height as measured from the highest existing grade approved by the Architectural Review Committee. No two retaining walls shall be closer together than four (4) feet, and where closer together than ten (10) feet, the area between the walls shall be landscaped according to a plan specifically approved by the Architectural Review Committee for appropriate plant selection.

Retaining walls should be used sparingly. When walls are required they should become an interesting and integral part of the design, not an awkward afterthought. Not only should the retaining walls be designed with careful consideration given to strength requirements, a deep foundation, and provision for drainage, but they should also be configured to sensitively fit within the rolling hillside, and they should be made of a material which blends with the setting. Relatively permanent materials such as stone, masonry and concrete products should be used in the construction of retaining walls; the use of structural wooden retaining walls greater than two (2) feet in height is prohibited. Heights of retaining walls should be in scale with adjacent uses. Consider several two (2) foot to four (4) foot high terraced walls, rather than a single six foot wall. Retaining walls placed on embankments of cut or fill more than two (2) feet in height must be designed by a registered engineer or architect.

Long stretches of fences and walls should be stepped back or forward at no greater than twenty-five (25) foot intervals to provide visual relief and areas for planting. Plant materials or

landscape berming should soften the continuous mass and line of walls. When a change in elevation occurs, the wall or fence should be stepped at equal intervals such that within each interval the wall or fence remains at a constant height, and the difference in elevation between any two adjacent intervals of wall or fencing does not exceed one (1) foot.

Walls and fences shall be constructed from permitted materials only. Permitted materials are:

- (i) Textured concrete block, with a maximum of four (4) inch coursing, integrally colored or painted to harmonize with the color of the Residence;
- (ii) Textured, bush hammered, sandblasted or exposed aggregate concrete, integrally colored or painted to harmonize with the color of the Residence;
- (iii) Brick in earth tone colors;
- (iv) Textured plaster, integrally colored or painted to harmonize with the color of the Residence;
- (v) Stone;
- (vi) Wood;
- (vii) Combinations of wood and stone.
- (viii) Black or green vinyl coated chain-link fences or gates are permitted only for use around tennis courts and between landscape zones 2 and 3. All such fencing shall be located and landscaped so as to be visually unobtrusive.
- (ix) Clear glass or plexiglass for windscreens.

Wrought iron and ceramic tiles may be permitted as accents.

The following wall and fence materials and styles are **prohibited**:

- (i) Chain-link fences or gates, except where vinyl-coated and located so as to be visually unobtrusive
- (ii) Unpainted or uncolored gray concrete block;
- (iii) Open-slat wood; and
- (iv) Standard precision block.

### **Entryways, Entry Gates and Pilasters**

Entries to driveways at the street must be lighted such that the full width of the entry to the driveway is illuminated, as well as the adjoining street to its center-line. This can be achieved through lighting installations integrated into the design of entry pilasters, if so desired.

Entry gates should be set back from the street. Entry gates and the columns that support them, and walls that surround auto courts should blend with the architectural character of the house and should not dominate the view from the street. Materials similar to those for walls in Zone 3 are encouraged, i.e., local stone, masonry, brick, or materials with similar quality and visual characteristics, in earth tones which complement architectural colors. Wood or metal gate fencing should be designed in black or subtle earth tones. False stone or false fiber board stucco, exposed concrete block, and sheet siding materials such as plywood or metal are prohibited along with bright, intense hues or bright pastel colors. Pilasters may be used to house entry gate control mechanisms, or free standing controls may be used, but if used, they should be screened from view from the street with vegetation.

### **Mailboxes/Address Numerals**

Mailboxes should be located near the entry drive and housed in a decorative pilaster consistent with the character and materials used on the house. These pilasters should be simple in design and blend in with the streetscape character of the surrounding neighborhood. The design of mailbox pilasters must be approved by the Architectural Review Committee prior to construction, and the mailbox structures should conform with applicable post office regulations. Mailboxes may also be incorporated into entry gate pilasters.

Lighted street address designations are required by City Ordinance and must be designed and constructed in conformance with that law. Where possible, the required address designations should be placed on the same structure as the mailbox, and be constructed of materials meeting City requirements. Addresses may not be painted directly on or near mailboxes. The City of Antioch should be consulted for current requirements for the design of lighted street address designators.

### **Trash Containers and Collection**

No garbage, trash or other refuse of any kind, including plant cuttings and accumulations of fallen leaves, will be permitted on any Lot except in closed receptacles screened from view from any adjoining Lot or street.

## Trash Containers

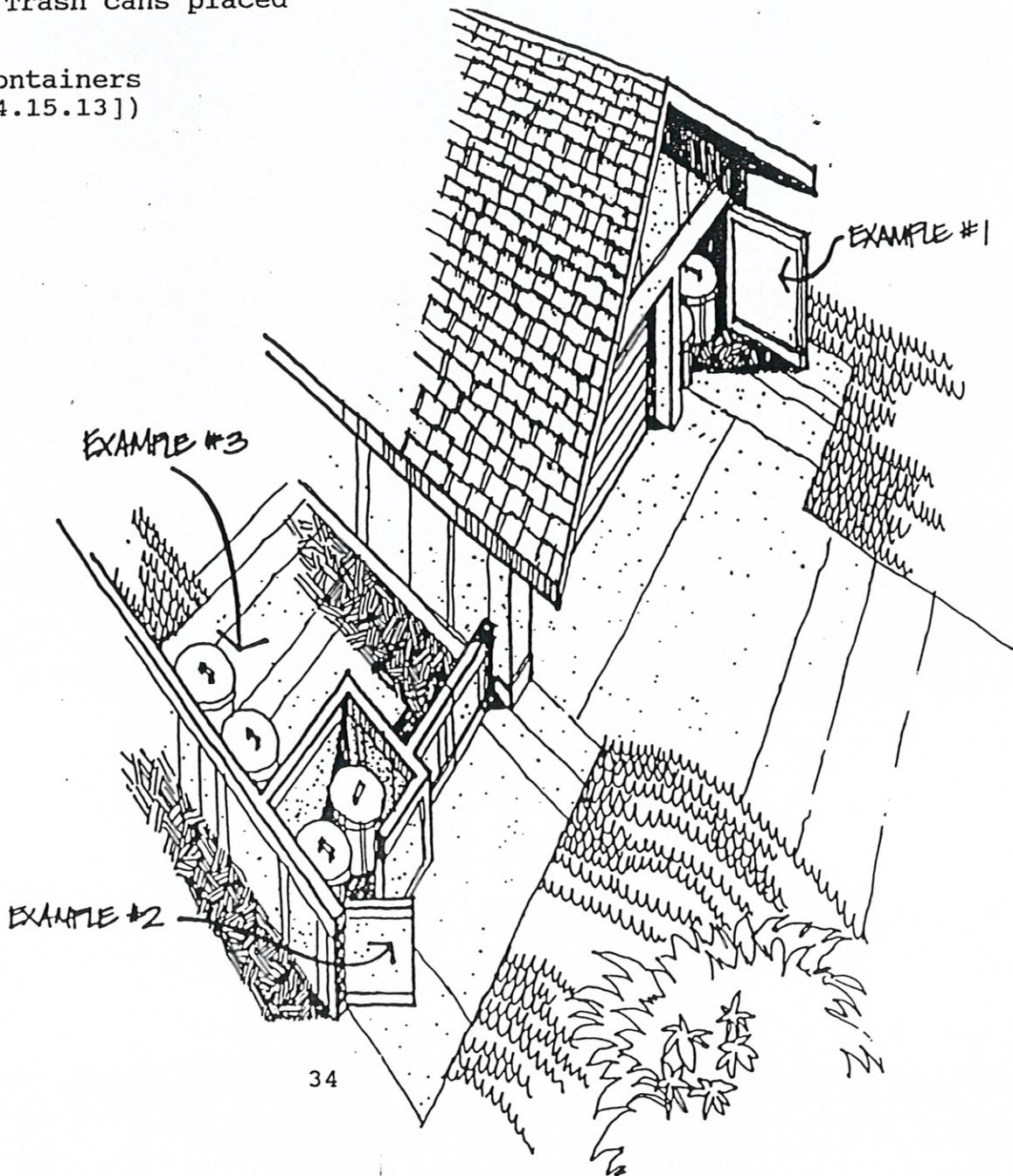
Garbage or trash should be kept in closed receptacles screened from view of adjacent lots and streets.

Example #1: Storage room for trash cans including garage

Example #2: Fenced enclosures for trash cans

Example #3: Trash cans placed behind fence

(See Trash Containers [CC&Rs Sec. 4.15.13])



## **Swimming Pools and Decorative Ponds**

The design and construction of swimming pools and ponds must adhere to the written comments or requirements of the Architectural Review Committee in its approval of proposed plans for such structures. Filtering pumps and other sound generating equipment must be sound treated to prevent noise nuisance.

## **Landscape Decking**

Decks should be designed and located for views and privacy, and for access to or protection from sun and shade. Decking should not be prominently visible from any street, but may be visible from neighboring property. All decks should be designed to blend with the contours of the Lot, with stepped changes in levels of the decking being favored over designs which necessitate exposure of structural supports or other foundational components of the deck design. Where structural supports are exposed, they should be screened with vegetation or clad with an architectural skin. Deck designs which project unnecessarily out over sloped terrain or which are otherwise visually obtrusive will not be approved.

Decking must be detailed to compliment the architectural design of other structures on the Lot in finish, texture and color. Decking which is undetailed, unfinished, unstained, too prominent or visually detached from the ground plane will not be approved.

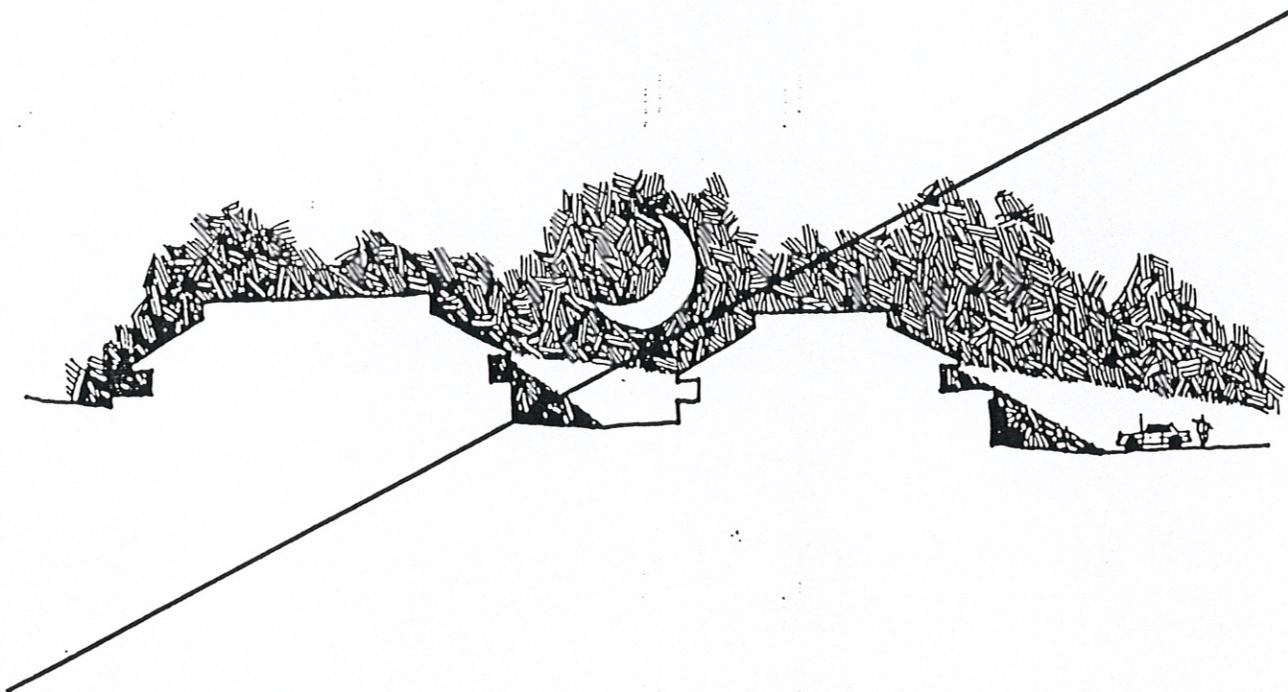
A sense of enclosure for the deck area can be created with benches, fence railings, and strong vertical elements such as trellises and nearby trees. Changes in level can provide variety and may highlight movements from one use area to another. Decks should be designed to give a feeling of being blended with and tucked into their surroundings.

## **Landscape Lighting**

Indirect landscape lighting, mounted at or below ground level, may be used in Zones 2 and 3. Lighting in these areas can be used to highlight specimen plants, natural features, or architectural elements. Bollards or fixture lighting which complement architectural features are allowed in Zone 3. Low level lighting is permissible for use along entry drives and walkways. Landscape lighting in Zone 1 is disfavored, and tennis court lighting, except at the Recreation Center, and colored lighting are prohibited in all Zones. In no event should lighting be directed toward off-site areas (e.g. neighboring lots), nor shall lighting be permitted which materially and unreasonably affects nighttime views otherwise available from within the Project. Except as specifically otherwise approved by the Architectural Review Committee, light sources (e.g. light bulbs, lenses and reflector openings) must be

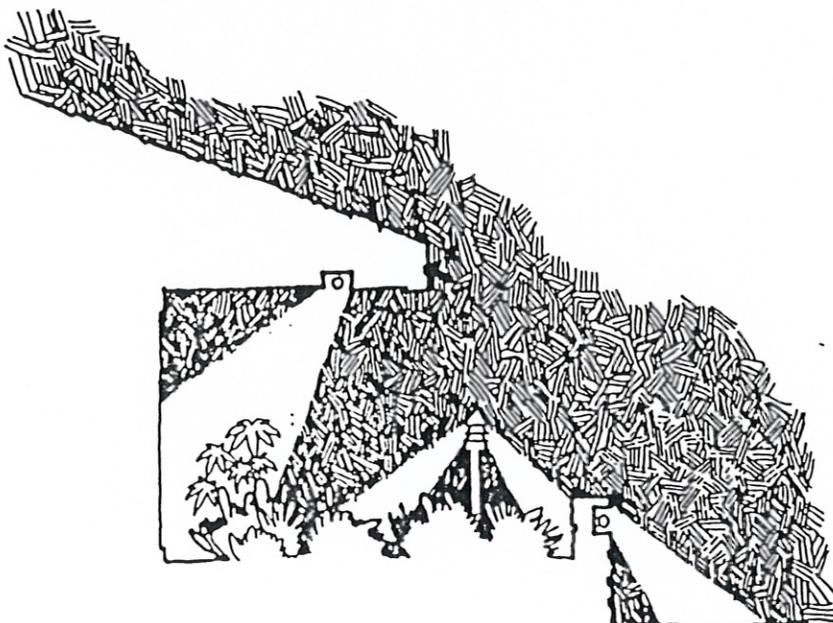
## Exterior Lighting

Exterior lights, with light sources that can be seen from adjacent streets or lots, will not be allowed. (Examples of light sources are bulbs, lenses, reflector openings, etc.)



Example of acceptable exterior lighting: Lighting is directed or screened to prevent the light source from being visible from adjacent streets or lots.

(See Exterior Lighting [CC&Rs Sec. 4.1.3])



screened from view from neighboring Lots and streets. Design plans for all landscape lighting must be submitted to the Architectural Review Committee for approval prior to construction.

### **Cut and Fill**

All fill material used on the site must be free of deleterious materials, and shall meet such standards for engineered fill as may be from time to time adopted by the Architectural Review Committee. Any cut or fill on the Lot which in the judgment of the Architectural Review Committee creates or requires an unsightly grading scar or retaining wall may be disapproved.

### **Hardscape Paving Materials**

Paving materials appropriate for Sierra Vista are those with a natural, rustic appearance when finished.

Permitted materials include paving stones in earth tone colors, integrally colored concrete with textured or exposed aggregate finish, quarry tile in earth tone colors, cobblestone, stamped concrete, washed terrazzo, or integrally colored, pre-cast concrete paver tile. Use of asphaltic concrete is prohibited.

Bands of field stones or exposed aggregate concrete can be used for emphasis. Planted turf-stone or turf-crete can be utilized in guest or temporary parking areas. The first twenty (20) linear feet of driveway measured from the roadside curb shall be dark colored concrete, dark colored exposed aggregate concrete or any approved brick or stone, the balance may be of any approved material.

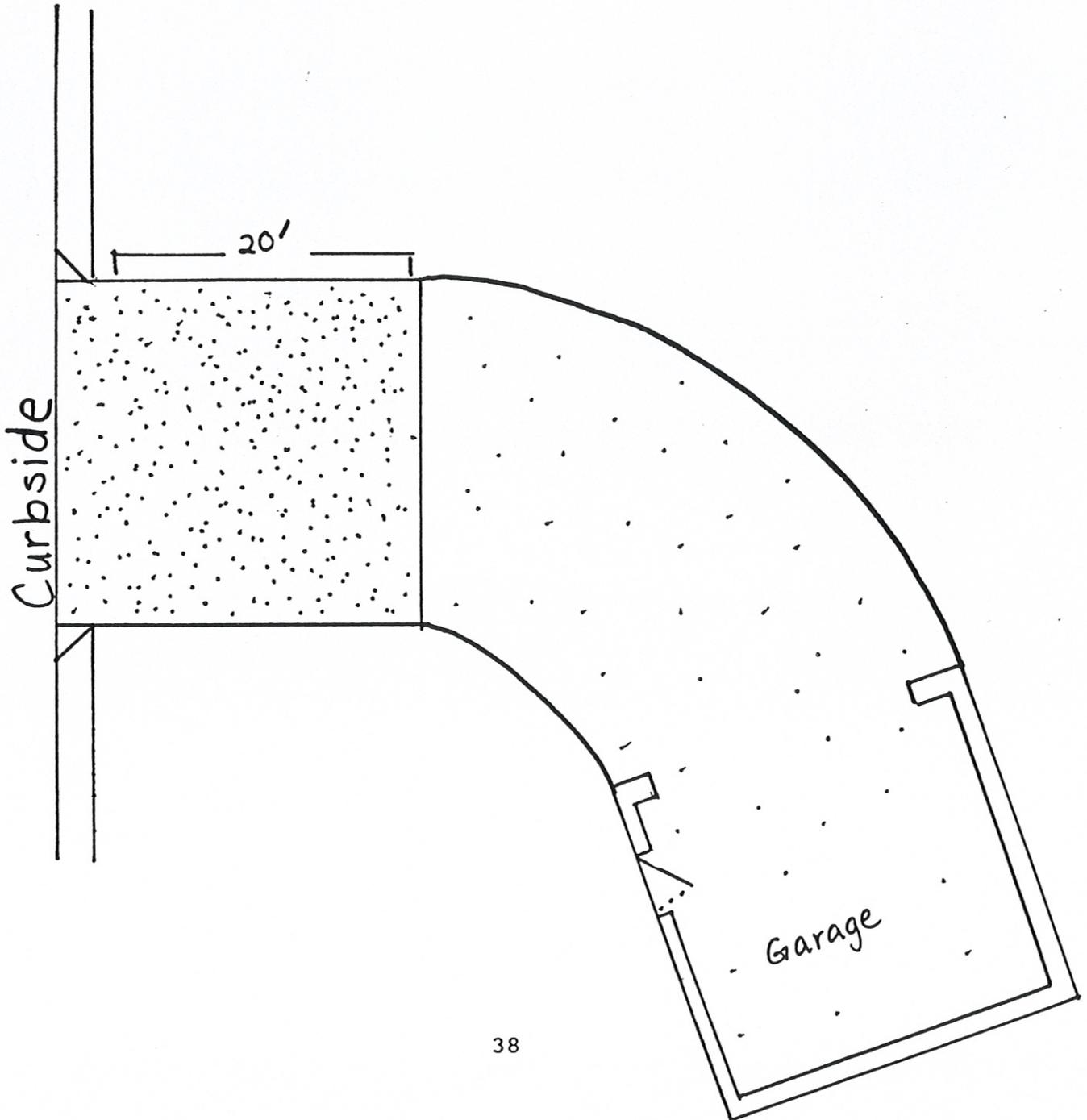
Use of permeable paving materials or permeable spaces between paving units is encouraged. Brick, masonry or interlocking concrete pavers set in sand; turf block; and textured, patterned and colored concrete resembling natural or ceramic materials are all appropriate paving types. Light earth tones complementing surrounding architecture or landscape are encouraged.

Gravel or unpaved parking areas are prohibited.

# DRIVEWAYS

The first twenty (20) linear feet of driveway shall be perpendicular to the roadside curb and shall be dark stained concrete, dark stained exposed aggregate concrete or any approved brick or stone, the balance may be of any approved material.

(See Driveways [CC&Rs Sec. 4.14.1])



## **LANDSCAPE STANDARDS**

Each landscape element in this "Landscape Standards" section is discussed relative to the four landscape zones defined in the Concepts section, above.

In Zone 1, the "Natural Landscape Zone", existing vegetation should be preserved and protected, or restored in a pattern consistent and compatible with that of indigenous vegetation on the site, if the natural vegetation or grade have been disturbed since the Owner obtained title to the Lot. In Zone 2, the "Transitional Landscape" Zone, existing vegetation should be preserved, while other plants compatible in form, drought-tolerance, and other aspects may be introduced. In Zone 3, the "Private Landscape Garden" Zone, existing vegetation may be preserved, while other native, naturalized, and exotic plants compatible in form and other aspects may be planted. Landscaping is discouraged in Zone 1, except for restoration of the natural environment, and in no event should it contrast with the surrounding landscape. In Zones 2 and 3, planting may be more formal in character, but materials should be selected that are compatible in form and scale with the landscape and architectural character of the surrounding location.

Replanting of oaks and native shrubs is encouraged, and hydroseeding of redesigned banks in Zones 1 and 2 is required. Along entry drives and at the edges of Zones 2 and 3, Owners are encouraged to . Plant native or naturalized, drought-tolerant vegetation in Zones 1 and 2.

Planting of non-native, non-indigenous vegetation in Zone 1 is prohibited, as is extensive planting of trees which will contrast in scale or form with the native oaks in Zones 2 and 3 (such as the Canary Island Date Palm). Landscaping that includes gravel, lava rocks, or cobble is prohibited in Zones 1, 2 and 4 and in any portions of Zone 3 visible from neighboring Lots or streets.

### **Plant Material Selection of the Four Landscape Zones**

Planting should follow the general landscape design concepts developed for the four landscape zones as follows:

#### **Zone 1: Natural Landscape**

##### **Encouraged:**

- \* Plant indigenous California native plants. Provide no irrigation beyond that needed to establish plants. Use drip irrigation until plants are established.
- \* Planting distribution should resemble the distribution of trees, shrubs, herbaceous plants and grasses in the

adjacent natural landscape. Trees and shrubs should be scattered or grouped informally in single-species clumps.

- \* Where slopes have been graded, erosion-controlling grass cover is required and should be planted as soon as possible via a hydroseed application.

Prohibited:

- \* Exotic or naturalized exotic plants.

#### Zones 2 and 3: Transitional Landscape and Private Garden

Planting in Landscape Zone 2 serves several important functions. In addition to other functions, Zone 2 acts as a buffer zone between the naturally occurring landscape of Zone 1, and the more formal landscape design of the Zone 3 private garden.

It also serves an important role in the fire control scheme for the Project, as well as serving as a habitat for wildlife.

Encouraged: The grouping of plants with similar requirements for water, sunlight, soil, and nutrients is encouraged. Drip irrigation is encouraged, but sprinkler irrigation may be used in Zone 3. Planting forms or patterns in the transitional areas should visually recall the previously existing natural vegetation.

Turf may be planted in Zone 3, including a ten (10) to twenty (20) foot wide zone on either side of driveways. Limiting lawn to areas of high use such as backyards is strongly urged.

#### Zone 4: Streetscape

Homeowners are responsible for landscaping (except to the extent that the Architectural Review Committee approves the Declarant's original landscaping as complying with landscaping requirements applicable at the time of the initial purchase of the Lot from the Declarant) and for maintenance of the streetscape on their property. The intent is to create a cohesive streetscape image that is compatible with the natural setting of the Project, i.e., random clusters of oaks as street trees, meadows of annual grasses and wildflowers, and borders of flowering drought-tolerant shrubs.

#### Streetscape Planting

Quercus agrifolia (Coast Live Oak) spaced at 12-30 ft. on-center  
Quercus lobata (Valley Oak) spaced at 15-30 ft. on-center  
Quercus virginiana (Southern Live Oak) spaced at 12-30 ft. on-center.

Plant above species in random, informal clusters.

30% of oaks planted shall be 24" box;  
70% of oaks planted shall be 14 gallon.

#### Shrubs

To be planted at outer edge of streetscape right-of-way:

\* Major Street Edge Shrub:

Arctostaphylos densiflora 'Howard McMinn', 40% 5 gallon,  
60% 1 gallon can, spaced at 5 feet on-center, meandering  
row varying in width from 2 to 5 shrubs.

\* Major Street Edge Shrub at Cul-de-Sacs:

Select from one of the following plant species:

Escallonia fradesii, spaced at 3-1/2 feet on-center, or  
Nerium oleander 'Petite Pink', spaced at 3-1/2 feet on-  
center.

Plant in meandering row, varying in width from 1 to 4  
shrubs.

40% 5 gallon can, 60% 1 gallon can.

\* Minor Shrubs:

To be planted between major street edge shrub and  
groundcover.

Plant in single species masses no less than 5' long;  
Cistus species (Rockrose), 1 gallon spaced at 2-5 ft.  
on-center.

Ceanothus g. 'Horizontalis', 1 gallon spaced at 3-6 ft.  
on-center.

Oenothera berlandierii (Mexican Evening Primrose), 1  
gallon can, spaced at 2-4 ft. on center.

#### Groundcover:

- \* Hydroseed with Creeping Red Fescue between shrubs and  
edge of curb. See the Plant Materials List for Zone 4 in  
Appendix C for the hydroseed mix. Turf may be used  
instead of groundcover in the streetscape zone of cul-  
de-sacs.

#### **Streetscape Planting at Side yards and Rear yards**

Plant trees, shrubs and groundcover as detailed in the front  
yard streetscape planting guidelines, except for properties  
adjacent to view areas, open space, or open meadows. If your  
property is adjacent to one of these areas, hydroseed disturbed  
areas only with the erosion-control seed mix specified in Appendix  
C.

### **Tree, Shrub and Groundcover Planting**

The planting and care of all landscaping should be undertaken in compliance with standards recognized in the landscape design and maintenance, and nursery industries. Because of the importance of landscaping to both erosion control and the aesthetics of the Project, use of qualified landscape architects, contractors and nurserymen is strongly encouraged.

### **Turf**

Use of turf at Sierra Vista should be carefully considered, taking into account visual compatibility with the oak woodland setting, as well as water consumption. Turf lawns in public and front yard situations should be limited to Zone 3 as well as the central recreation area and cul-de-sacs.

New turf types have been bred that use as little as half the water used by a traditional bluegrass lawn. Use of drought-tolerant grasses, including the turf-type tall fescues, is encouraged.

Maintenance practices, including mowing and aeration also influence the drought tolerance of lawns. Lawn areas should be mowed to no less than 2-1/2 inches in height and aerated at least twice a year to maintain good water penetration.

### **Hydroseeding**

Hydroseeding is a quick, efficient and inexpensive method of covering large areas of landscape with perennial and annual grasses that prevent erosion of the soil in disturbed areas. Several hydroseed mixes for erosion control or for a lawn substitute are specified in Appendix C. Because of the importance of these grasses to erosion control within the Project, and recognizing the importance of proper application and preparation of the seed bed to successful hydroseeding, hydroseeding should be performed by a qualified landscape contractor familiar with correct hydroseeding techniques and procedures.

### **Fire Retardant Planting**

Brush and range fires common in the dry California hills pose a potential threat to homes located in natural grassland areas. It is therefore important to consider these guidelines for the selection of plants for use in each of the landscape zones .

#### **Zone 3**

- \* Plants should consist of species that do not easily catch fire (refer to fire retardant list)

- \* Limit the number of tall trees adjacent to the house.
- \* Plants should be carefully placed. Trees planted within 10' of a house should be carefully pruned to minimize the amount of foliage growing against building walls. Prune back tree limbs or foliage that are growing near the ground.

#### Zone 2

- \* Plant low growing, slow burning plant species within the 20' band around your house.
- \* Do not plant shrubs under trees, as they carry flames up into the tree branches.

#### Zone 1

- \* Within 100-150' of a residence the foliage mass of the shrubs, groundcover, and native grasses should be thinned.

The Riverview Fire Protection District should be consulted regarding specific local regulations pertaining to the clearance or modification of natural vegetation around your home. For a list of recommended fire retardant plants see Appendix C.

#### Deer Resistant Planting

No plant can be considered deer resistant since the likes and dislikes of deer vary according to location, time of year, and individual deer preferences. It is recommended that you utilize deer resistant plants as much as possible in your landscape planning. Chickenwire will be permitted as fencing around individual plants until they have had a chance to establish. Chickenwire fencing will be permitted at distances of up to twelve (12) inches from tree trunks and around the foliage of plants.

Appendix C includes a list of plants that deer typically ignore. Your local nurseryman may also have some suggestions for deer resistant plant materials in your area.

#### Gophers

Gophers, like deer, rank as among the more destructive of garden pests. If your garden is being invaded by gophers, you should immediately consult your local nurseryman for different methods of eradication. It may be wise to take precautionary

measures to prevent gophers from destroying new plant materials by lining the sides and bottoms of planting holes with hardware cloth or chicken wire to protect the roots. This initial precaution should help in preventing gophers from destroying newly planted vegetation.

### **Specimen Tree Preservation**

It is the intent of these Guidelines to encourage the protection and preservation of the native trees found throughout the Project. Preservation of existing specimen trees at Sierra Vista is a high priority. These trees are valuable to the community in many ways: they assist in erosion control; they help establish a visual coherence with the surrounding countryside; they are centerpieces in the "natural setting" ambiance intended for the Project, and they stand as symbols of the undaunted western heritage of Antioch.

Preservation generally involves avoiding major changes to the environment of a given tree. Influences that can negatively affect a tree, and should therefore be avoided, include:

- \* raising the soil level around the trunk
- \* directing drainage water toward the trunk
- \* paving over roots
- \* damaging trunk or limbs
- \* severe pruning, such as heading back
- \* changing the moisture level by irrigating the root zone

Oak trees are especially intolerant of any disturbance to their root systems. As a California native, the oak tree has evolved to tolerate the dry summer months. Extra water application to a tree that was previously unwatered during this dry period can cause root and crown rotting diseases which will eventually kill the tree.

#### **Condition**

Oaks should be field-checked for oak root fungus (*Armillaria mellea*), insects, and mistletoe, and measures taken to encourage general health.

Dead trees should be retained for their value as wildlife habitat, until they pose a danger to people or property.

#### **Protect the Specimen During Construction**

Temporary fencing shall be required to prevent the operation of construction equipment within the dripline of existing oaks to protect tree branches, trunks and roots.

Neither landscape grading, cuts nor fills are allowed within the dripline of existing trees. Neither the ground level at the trunk, nor the natural drainage near oaks should be altered. Any utility trench within a tree driplines should be hand dug or a utility line drilled.

Where soil under oaks has been compacted, it should be loosened by light spading. Any roots exposed during construction should be covered with six inches of mulch and leaf litter. Should any roots be broken, they should be cut or sawn to provide a clean face at the break. A corresponding volume of the tree's branches should be pruned.

Retaining walls should not be constructed within tree drip lines where reasonably avoidable, especially in Zone 3.

Paving within the driplines of oak trees is discouraged, and in no case will it be permitted within five feet of existing tree trunks. When paving is absolutely necessary, porous materials should be used, or aeration piping should be installed within six inches of natural grade.

#### Removal and Planting of Trees

No trees shall be cut, harvested, or removed without prior approval in writing from the Architectural Review Committee. Except under the most exceptional of circumstances, indigenous oak trees shall be preserved and protected, and in no event shall any indigenous oak tree be felled or otherwise removed without the express, written consent of both the Architectural Review Committee and the City of Antioch. Prior approval is not required for the removal of oak trees within the building envelope on Lot 16 only.

Trees removed to facilitate the construction of homes or other Improvements, must be replaced as soon as practicable in accordance with plans approved by the Architectural Review Committee on a one-to-one basis with seedlings of Coast Live Oak or Blue Oak.

One-gallon seedlings up to six month old should be planted in bottomless tree sleeve containers. Soil should be cultivated to a depth of 12 inches in undisturbed soil and to 18 inches in compacted soil. The planting hole for seedlings should be one foot wide in undisturbed soils and three feet wide in compacted soils.

The hole should be watered prior to planting to saturate the soil. Water-absorbing polymer particles may be added to the soil with fertilizer to increase the water-holding capacity of the soil.

Each cubic yard of native backfill soil should be mixed with ten pounds of 0-10-10 fertilizer.

A fine wire mesh screen cylinder, securely fastened to the ground, should protect seedlings from browsers such as deer.

Periodically, weeds should be hand cleared from around the seedling.

Landscaping under oaks should be limited to porous, non-plant groundcovers such as wood chips or cobblestone, or to plant species which tolerate the natural dry conditions, such as annual grasses. Non-fire retardant shrubs should not be planted under oaks.

#### **Watering Oaks**

Seedlings or newly planted trees should be watered thoroughly every two weeks in the first growing season to establish them, as water will not travel into the root ball from surrounding soil. At the same time, drip irrigation will encourage deep rooting.

Different measures may be necessary to ensure the survival of more mature oaks with disturbed root systems. Placing mulch over the entire dripline to temporize soil temperatures, and deep watering a maximum of two to three irrigations per summer are two procedures that have proven helpful in regenerating lost or damaged roots. Recommendations for the treatment of established oak trees that have disturbed root systems should be obtained from a qualified arborist on an tree by tree basis.

Established oaks do not need summer water in their natural state, and should not receive irrigation within four to ten feet of the trunk or within the dripline. However, oaks in well-drained soils may tolerate occasional summer water, and oaks less than 20 years old can adapt to some summer watering. Avoiding watering helps control the spread of *Armillaria mellea*, a soil fungus which attacks oaks when they are overwatered.

#### **Maintenance**

Maintenance of roads, sidewalks, cul-de-sac islands, trail systems, the recreation complex, and all Zone 1 landscape areas in the Project will be the responsibility of the Association.

Individual property owners will be responsible for the landscaping and maintenance within their building and landscape envelopes (these being all of Zones 2, 3 and 4).

The following is a partial list of maintenance items that property owners will be responsible for around their homes:

- \* Weed and grass abatement: Keeping annual grasses and weeds cut back in accordance with the City of Antioch and Riverview Fire Protection District requirements. This will generally involve raking of fallen leaves and woody debris, as well as reducing the amount of dead wood.

- \* Pruning of trees and shrubs: Trim trees and shrubs as necessary while trying to consider the natural form of the plant. Sculptured pruning of trees and shrubs is prohibited. For example, sculpturing plants into balls, squares, lollipops or animal forms is a violation of this prohibition.
- \* Care of existing vegetation and oak trees, including fertilization and watering.
- \* Inspection of irrigation and drainage systems.

#### **Maintenance of Oaks**

Young oaks should be mulched thickly near the edge of the dripline, especially when daily or seasonal temperatures vary greatly.

Tree stakes and rubber ties may be used for stabilization but should be removed from trees after their third year of growth.

Pruning should be minimal. Annually prune trees which are at least four feet tall to encourage branching from a main leader. Side branches help to increase the growth of the trunk and strengthen its wind resistance. Trees in windy locations may need to be pruned and braced against the wind.

#### **Water Conservation**

An easy and effective way to reduce the frequency of irrigation and to conserve water is to use mulch in planting areas. Not only does mulch insulate the soil and prevent plant roots from drying out, but it reduces weeds and minimizes erosion. Other ways of reducing water consumption are as follows:

- \* Use water-efficient irrigation systems: bubbler, low volume spray heads in Zone 3, drip in Zone 2, and drip or no irrigation in Zone 1.
- \* Water in the morning while temperatures and wind are at minimum levels.
- \* Repeat short irrigation cycles to minimize soil saturation and run-off.
- \* Adjust irrigation system according to the time of year or season.
- \* Inspect irrigation system frequency to check for leaking or broken sprinklers, risers or valves. Trim back lawn or foliage from shrubs or groundcover that may be blocking spray heads.

- \* Minimize amount of lawn, and use more drought-resistant turf species where lawn is desired.

### **Erosion Control**

Soil erosion can be controlled by individual property owners in a number of ways. Keeping water out of the soil and keeping running water off of susceptible slopes are both crucial to preventing erosion.

Certain erosion control measures are related to property maintenance:

- \* Check that roof drains and gutters deposit run-off into a storm drain system.
- \* Inspect slope and yard for wet areas caused by leaking sprinkler systems, pools and drain pipes; perform repair as needed.

Other erosion control measures are related to landscape irrigation. Typical irrigation of a slope over a year is the approximate equivalent of 25 to 60 inches of rainfall. High volumes of water, added to slopes that have evolved and stabilized in a climate of 20 to 30 inches of rain per year, can seriously reduce slope stability. Thus, it is important that property owners monitor irrigation rates to avoid runoff and overwatering.

Selection of plans appropriate to bank locations also serves as a form of erosion control (see Appendix C).

At the top of banks, vegetation with low water requirements should be planted. Water-conserving plants will reduce the need for irrigation and reduce the weight of the soil at the top of the bank, factors crucial to avoiding slope failure.

On the bank itself, erosion commonly occurs as shallow wide slabs that carry off the surface soil. Planting deep-rooted trees and densely-rooted groundcovers can aid the retention of surface soils. Cover the steepest slopes with jute netting through which plants may be installed as an added precaution.

Erosion control measures go hand in hand with water conservation guidelines:

- \* Minimize the amount of irrigation on slopes by using low volume irrigation and drip methods.
- \* Do not overwater plants on slopes.
- \* Slopes greater than six percent should be planted with grasses, groundcovers and shrubs which help to prevent

erosion. Such plants should have a strong, fibrous root system to hold soil particles. They should be fast-spreading to cover ground quickly and should have thick foliage to deflect the impact of wind and rain on slope soil particles. Also desirable are plants which have trailing or prostrate branches which reroot. They should be well suited to the soil condition on a slope. See the list of recommended erosion control plants in Appendix C.

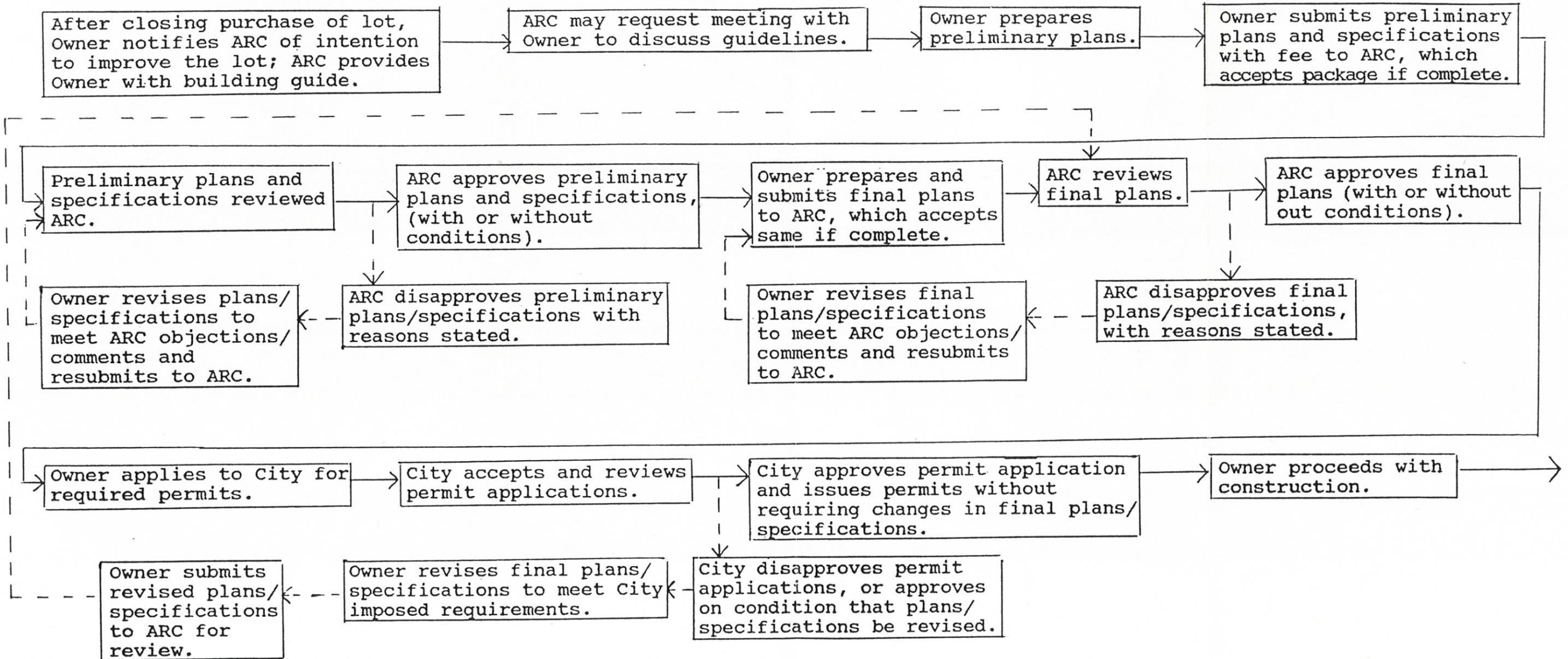
- \* Use jute netting with groundcover on steep or unstable slopes.

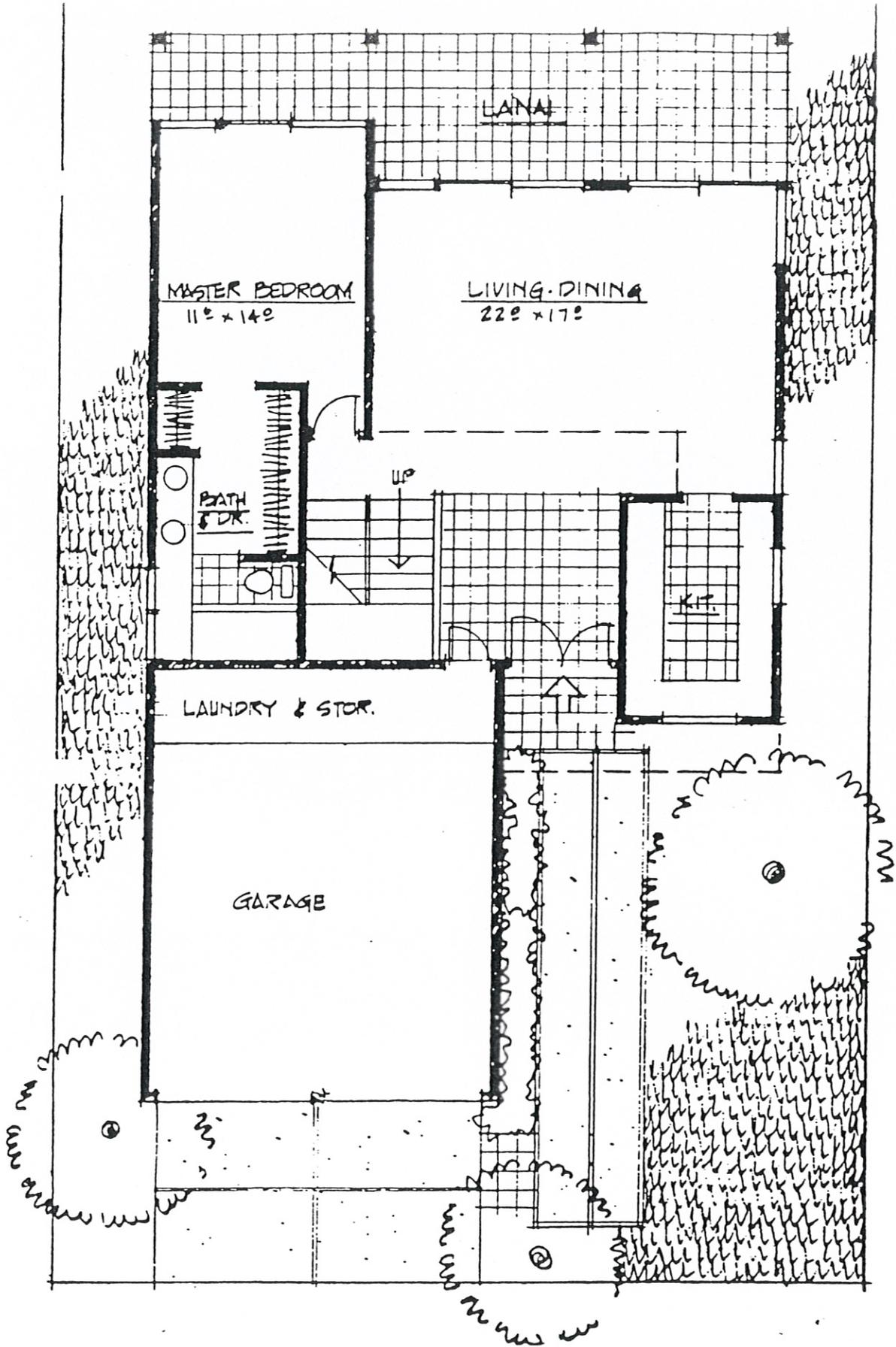
### **Soil Treatment and Mulching**

In Zones 2 and 3, soil tests must be conducted and soil amended according to the soil report recommendations. At least two inches of organic soil amendment should be mixed into the top six inches of soil, unless a soil report indicates otherwise.

At least two inches of mulch should be added to the soil surface after planting to retain water and preserve soil texture.

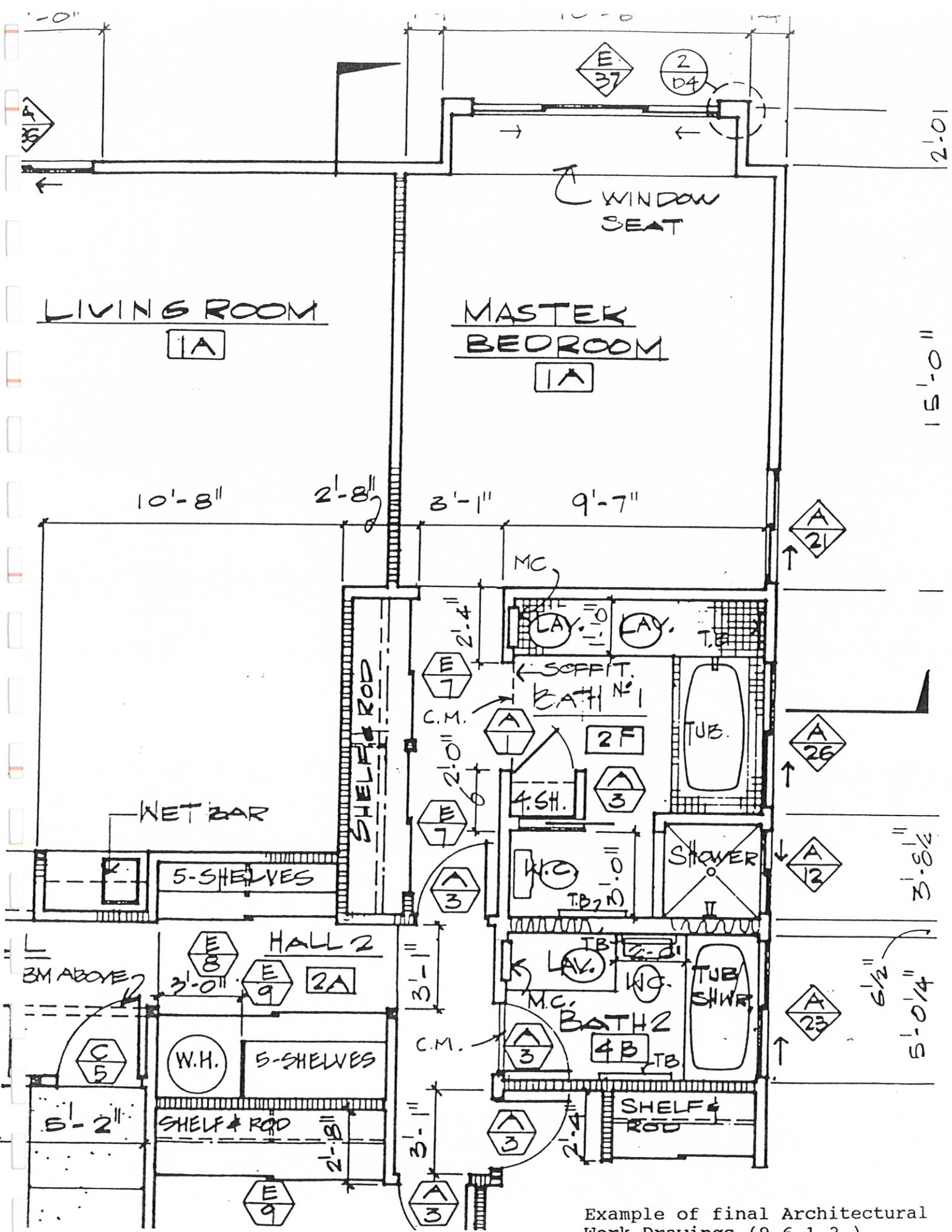
# SIERRA VISTA DESIGN REVIEW PROCESS





Example of submission requirement for Architectural Preliminary Plan. (9.6.1.2)

Note: This example is reduced in size. Scale of Submission Drawings shall be as described in CC&Rs 9.6.1.2



Example of final Architectural Work Drawings (9.6.1.2.)

AT TOP OF SLOPE

VINEY FLOWERING SHRUB

FLOWERING ACCENT TREES FOR PRIVACY TO SOFTEN FACADE AND FOCUS ATTENTION ON THE ENTRY.

GRASS SIDEWALK

±4'0" RETAINING WALL

TICK ENCLOSURE

ENTER TO INFORMALLY ENTRY FROM DRIVE

DRIVEWAY

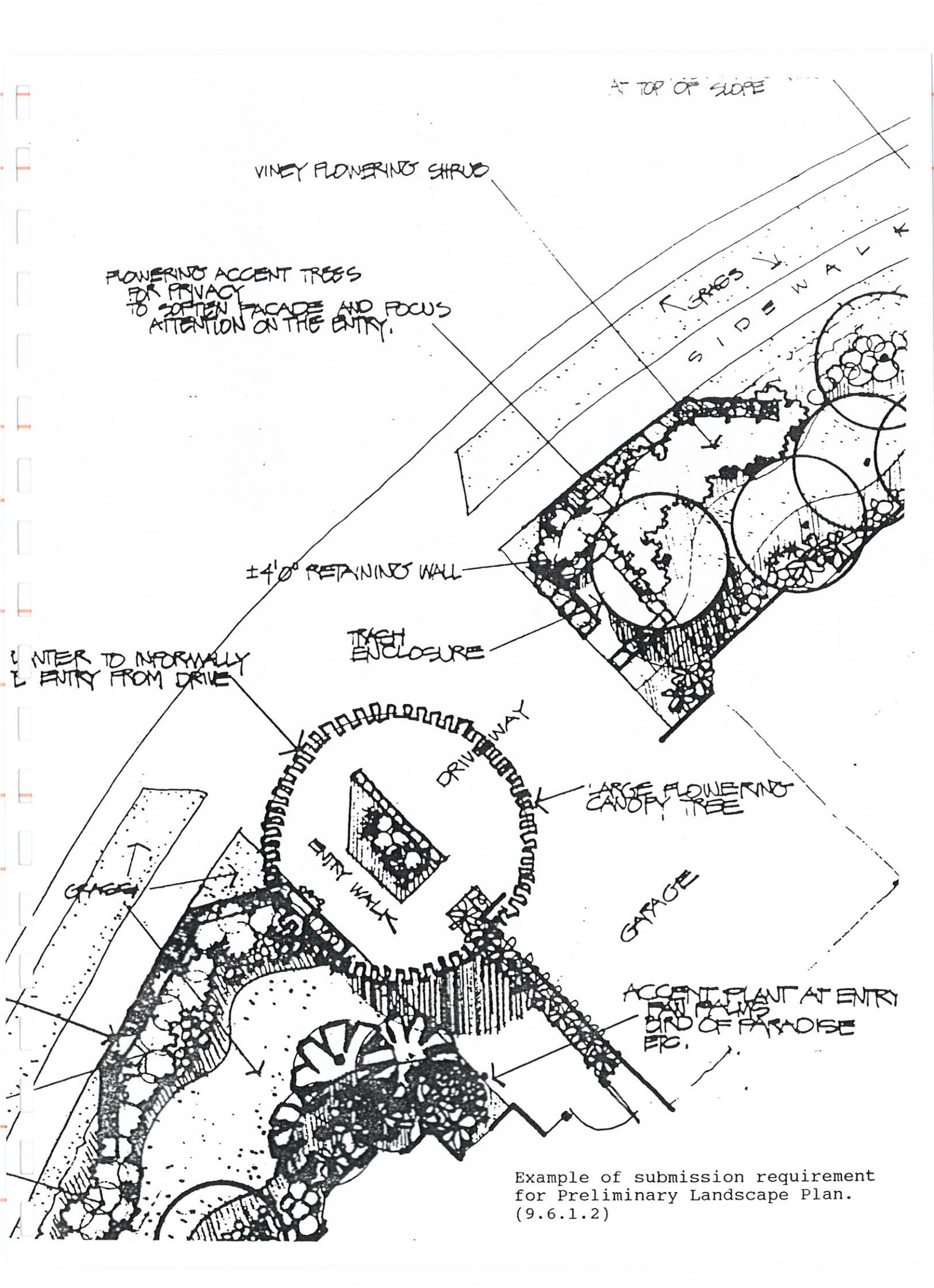
LARGE FLOWERING CANOPY TREE

ENTRY WALK

GARAGE

ACCENT PLANT AT ENTRY  
PALM TREES  
END OF PARADISE  
ETC.

Example of submission requirement for Preliminary Landscape Plan. (9.6.1.2)



## APPENDIX C

### Plant Materials for the Four Landscape Zones

The following are representative, but not all inclusive lists of plants for each landscape zone. Any plant in Zone 1 is recommended for Zone 2. Most plants in Zones 1 and 2 are encouraged for Zone 3. The use of plants not on these lists, but similar in character, form, and drought tolerance to those on the lists, may be permitted.

#### Zone 1: Natural Landscape

##### Oak Woodland Trees:

Blue Oak (*Quercus douglasii*)  
California Bay Laurel (*Umbellularia californica*)  
California Black Oak (*Quercus kelloggii*)  
Coast Live Oak (*Quercus agrifolia*)  
Valley Oak (*Quercus lobata*)

##### Shrubs in Oak Woodland or Chaparral Areas

Coffee Berry (*Rhamnus californica*)  
Coyote Bush (*Baccharis* species)  
Holly Leaf Cherry (*Prunus illicifolia*)  
Manzanita (*Arctostaphylos* species)  
Toyon (*Heteromeles arbutifolia*)  
Wild Lilac (*Ceanothus* species)

#### Zone 2: Transitional Landscape

Includes all plants recommended for Zone 1 plus plants such as the following:

##### Canopy Trees:

(appropriate for entry drive)

Australian Willow (*Geijera parviflora*)  
Bradford Pear (*Pyrus calleryana* 'Bradford')  
Chinese Hackberry (*Celtis sinensis*)  
London Plane Tree (*Platanus acerifolia* 'Yarwood')  
Raywood Ash (*Fraxinus oxycarpa* 'Raywood')  
Southern Live Oak (*Quercus virginiana*)

##### Evergreen Screen Trees:

Glossy Privet (*Ligustrum lucidum*)  
Holly Oak (*Quercus ilex*)

##### Accent Trees:

Eastern Redbud (*Cercis canadensis*)  
Evergreen Pear (*Pyrus kawakamii*)  
Washington Thorn (*Crataegus phaenopyrum*)

Shrubs:

Australian Bluebell (*Sollya heterophylla*)  
Australian Bluebell (*Correa puchella*)  
Bush Sage (*Salvia* Species)  
Cotoneaster (*Cotoneaster* species)  
Grevillea (*Grevillea* species)  
Oleander (*Nerium oleander*)  
Rockrose (*Cistus* species)

Groundcover:

Aaron's Beard (*Hypericum calycinum*)  
Blue Eyed Grass (*Sisyrinchium bellum*)  
Capeweed (*Arctotheca calendula*)  
Coprosma 'Verde Vista'  
Cotoneaster congesta 'Likiang'  
Creeping Coprosma  
Dwarf Coyote Brush (*Baccharis pilularis* 'Twin Peaks')  
Gazania species  
Myoporum parvifolium 'Putah Creek'  
Hall's Honeysuckle (*Lonicera japonica* 'Halliana')  
Manzanita (*Arctostaphylos* 'Emerald Carpet' and 'Point Reyes')  
Santolina (*Santolina chamaecyparissus*)  
Sunrose (*Helianthemum numularium*)  
Wild Lilac (*Ceanothus griseus* 'Horizontalis')  
Wild Strawberry (*Fragaria chiloensis*)

**Zone 3: Private Garden Landscape**

Any plant listed for Zones 1 and 2, as well as other native, naturalized or exotic species similar in form and scale, are appropriate here. Other species may be used as long as they do not provide a highly visible, strong contrast with the natural landscape. Limited areas of turf may also be planted in this Zone.

**Zone 4: Streetscape Planting**

Accent Plants

Daisy (*Chrysanthemum*)  
Daylily (*Hemerocallis*)  
Gazania (*Gazania* species)  
Lily of the Nile (*Agapanthus*)  
Rockrose (*Cistus* species)  
Rosemary (*Romarinus* species)  
Society Garlic (*Tulbaghia violacea*)

\* Also refer to perennials in deer resistant list as possible accent plants.

### Hydroseed Mix for Groundcover Areas

345 lbs./acre	Creeping Red Fescue
2 lbs./acre	Lupinus nanus
1 lb./acre	Eschscholtzia californica (California poppy)
<u>2 lbs./acre</u>	<u>Alyssum</u>
350 lbs./acre	Total

### **Special Purpose Plants**

#### **Fire Retardant Plants**

The plants listed below have moderate to high fire resistance. The fire retardance of these species increases with supplemental irrigation and a higher moisture content in their foliage. Following the list of fire retardant plants is a list of high fire-hazard species which are not recommended for planting at Sierra Vista.

African Daisy (*Osteospermum fruticosum*)  
Creeping coprosma (*Coprosma kirkii*)  
Currant, Gooseberry (*Ribes* species)  
Dwarf Coyote Brush (*Baccharis pilularis*)  
Gazania species (*Myoporum parvifolium* 'Putah Creek')  
O'Connor's Legume (*Trifolium fragiferum* v. O'Connor's)  
Oleander (*Nerium oleander*)  
Pittosporum (*Pittosporum* species)  
Rockrose (*Cistus* species)  
Rosemary (*Rosmarinus officinalis*)  
Strawberry Tree (*Arbutus unedo*)

#### **High Fire Hazard Plants to be Avoided**

Acacia (*Acacia* species)  
Cedar (*Cedrus* species)  
Cypress (*Cupressus* species)  
Hopseed Bush (*Dodonaea viscosa*)  
Eucalyptus (*Eucalyptus* species)  
Juniper (*Juniperus* species)  
Pine (*Pinus* species)

#### **Deer Resistant Plants**

##### Trees:

Albizia (*Albizia*)  
American Sweet Gum (*Liquidambar styraciflua*)  
Ash (*Fraxinus*)  
Carob (*Ceratonia siliqua*)  
European Hackberry (*Celtis australis*)  
Hawthorn (*Crataegus*)  
Maidenhair Tree (*Ginkgo biloba*)  
Maples (*Acer* species)

Mayten Tree (*Maytenus boaria*)  
Olive (*Olea europea*)  
Podocarpus (*Podocarpus*)  
Redbud (*Cercis occidentalis*)  
Vine Maple (*Acer circinatum*)

Shrubs:

Australian Fuchsia (*Correa* species)  
Boxwood (*Buxus* species)  
Bush Germander (*Teucrium fruticans*)  
Ceanothus (*Ceanothus* species)  
Coyote Bush (*Baccharis pilularis*)  
Currant (*Ribes* species)  
Daylily (*Hermerocallis* hybrids)  
Excallonia (*Excallonia*)  
Euryops (*Euryops pectinatus*)  
Grevillea (*Grevillea* species)  
Heavenly Bamboo (*Nandina domestica*)  
Lavendar (*Lavandula* species)  
Mahonia (*Mahonia* species)  
Mexican orange (*Choisya ternata*)  
Mirror Plant (*Coprosma repens*)  
Oleander (*Nerium oleander*)  
Pittosporum (*Pittosporum* species)  
Rhododendron (*Rhododendron*)  
Rockrose (*Cistus* species)  
Rosemary (*Rosmarinus officinalis*)  
Sage (*Salvia*)  
St. Johnswort (*Hypericum* species)  
Strawberry Tree (*Arbutus unedo*)  
Sugar Bush (*Rhus ovata*)  
Tea Tree (*Leptospermum*)  
Toyon (*Heteromeles arbutifolia*)  
Tree Anemone (*Carpenteria californica*)  
True Myrtle (*Myrtus communis*)

Groundcovers/Vines:

Acacia (*Acacia redolens*)  
African Daisy (*Osteospermum fruticosum*)  
Bugle Weed (*Ajuga reptans*)  
Carolina Jessamine (*Gelsemium sempervirens*)  
Clematis (*Clematis* species)  
Creeping St. Johnswort (*Hypericum calycinum*)  
Dwarf Manzanita (*Arctostaphylos uva-ursi*)  
Dwarf Rosemary (*Rosmarinus officinalis 'Prostratus'*)  
English Ivy (*Hedera helix*)  
Potato Vine (*Solanum jasminoides*)  
Sand Strawberry (*Fragaria chiloensis*)  
Star Jasmine (*Trachelospermum jasminoides*)  
Vinca, Myrtle (*Vinca major*)

Perennials:

Columbine (*Aquilegia* species)  
Coreopsis (*Coreopsis grandiflora*)  
Daffodil, Narcissus (*Narcissus* species)  
Euryops (*Euryops*)  
Ferns (*Polystichum* species, *Woodwardia* species)  
Flowering Maple (*Abutilon* species)  
Fortnight Lily (*Diets vegeta*)  
Iris (*Iris* species)  
Lavender (*Lavandula* species)  
Lily of the Nile (*Agapanthus* species)  
Lily Turf (*Liriope muscari*)  
Matillaja Poppy (*Romneya coulteri*)  
New Zealand Flax (*Phormium tenax*)  
Penstemon (*Penstemon* species)  
Shasta Daisy (*Chrysanthemum maximum*)

Plants for Erosion Control

Brewer's Salt Bush (*Atriplex lentiformis breweri*)  
Capeweed (*Arctotheca calendula*)  
Wild Lilac (*Ceanothus gloriosus porrectus*)  
Common Snowberry (*Symphoricarpos albus*)  
Creeping Snowberry (*Symphoricarpos mollis*)  
Dwarf Cotoneaster (*Cotoneaster 'Lowfast'*)  
Dwarf Coyote Bush (*Baccharis pilularis*)  
Lemonade Berry (*Rhus integrifolia*)  
Rock Cotoneaster (*Cotoneaster horizontalis*)  
Rockrose (*Cistus crispus*)

Erosion Control Seed Mix:

30 lbs./acre	Blando Brome
12 lbs./acre	Hykon Clover
9 lbs./acre	California Brome
6 lbs./acre	<i>Elymus glaucus</i> (Wild Blue Rye)
<u>3 lbs./acre</u>	California native mix (40% California poppy, 20% <i>Lupinus nanus</i> , 20% <i>Layia platyglossa</i> , 20% <i>Clarkia amonena</i> )
60 lbs./acre	Total

## APPENDIX D

### Nurseries

If you have trouble locating plant material listed in this booklet, ask your local retail nursery to contact the following wholesale nurseries:

Blue Oak Nursery  
2731 Mountain Oak Lane, Rescue, CA 95672

Calaveras Nursery  
1622 Highway 12, Valley Springs, CA 95252

Christensen Nursery Company  
935 Old County Road, Belmont, CA 94002

Leonard Coates Nurseries, Inc.  
400 Casserly Road, Watsonville, CA 95076

G&N Native Plant Nursery  
164 Panoramic Way, Walnut Creek, CA 94545

Greener 'N' Ever Tree Farm and Nursery  
P.O. Box 222435, Carmel, CA 93922

H&H Forest Tree Nursery  
P.O. Box 479, Sebastopol, CA 95472

Heritage Garden Growers, Inc.  
Box 7184, Menlo Park, CA 94026

Pacific Nurseries of California  
2099 Hillside Boulevard, Colma, CA 94014

Saratoga Horticultural Foundation  
15185 Murphy Avenue, San Martin, CA 95046

Shooting Star Propagation  
9950 O'Connell Road, Sebastopol, CA 94062

Shrub Growers Nursery/Woodside Gardens  
1965 Portola Road, Woodside, CA 94062

Skylark Wholesale Nursery  
6735 Sonoma Highway, Santa Rosa, CA 95405

Tiedemann Nursery  
4835 Cherryvale Avenue, Soquel, CA 95073

Wapumne Native Plant Nursery Co.,  
8305 Cedar Crest Way, Sacramento, CA 95826

Wildwood Farm  
10300 Highway 12, Kenwood, CA 95452

Yerba Buena Nursery  
19500 Skyline Boulevard, Woodside, CA 94062

Zenny's Native Plants  
76 Howell Lane, Corralitos, CA 95076

## APPENDIX E

### Resources

#### Useful books and references:

Water Conservation Plants and Landscape for the Bay Area

Published by:

East Bay Municipal Utility District, 1986

California Interagency Seeding Guide for Erosion Control Plantings

Published by:

California Association of Resource Conservation Districts

Water Conservation Landscapes for California

Published by:

California Department of Water Resources, 1985

California Native Trees and Shrubs

Published by:

Rancho Santa Ana Botanic Garden, 1981  
Claremont, CA 91711

Trees and Shrubs for Dry California Landscapes

Published by:

Land Design Publishings, 1981  
P.O. Box 857, San Dimas, CA 91773

Trees and Shrubs of Temperate Climates

Published by:

Timber Press  
P.O. Box 1631, Beaverton, OR 97075

An Annotated Checklist of Woody Ornamental Plants for California, Oregon & Washington: Number 4091

Published by:

Division of Agricultural Sciences, 1979  
University of California  
Berkeley, CA 94720

Sunset Western Garden Book

Published by:

Lane Publishing Company  
Menlo Park, CA