

GREENHORN CREEK

DESIGN REVIEW GUIDELINES

JANUARY 2001

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RECEIPT FOR DESIGN REVIEW GUIDELINES

The undersigned, as Owner or prospective Owner of a lot in Greenhorn Creek, hereby acknowledges receipt of a copy of the Greenhorn Creek Design Review Guidelines, dated January, 2001.

I understand that it is my responsibility and the responsibility of my Architect and Builder to abide by the rules set forth in the Design Review Guidelines, the Greenhorn Creek CC&R's and the requirements of the City of Angels with respect to all improvements to be constructed on my lot.

Owner **Date**

Owner **Date**

All Design Review submittals may be dropped off at the Administration Building at 675 McCauley Ranch Road or sent to the attention of Dottie Shields at the address listed below:

Greenhorn Creek Design Review
711 McCauley Ranch Road
Angels Camp, CA 95222

Should you have any questions, please feel free to call Dottie at (209) 736-8153.

GREENHORN CREEK DESIGN PHILOSOPHY

The Greenhorn Creek community is geographically, politically and historically a part of the City of Angels Camp. The town itself grew around the gold mines that came and went near the McCauley and Selkirk ranches. The support that the City has consistently shown for the Greenhorn Creek Project and the philosophy of these Design Review Guidelines grew from a shared view of Greenhorn Creek as an integrated expansion of the City itself.

These Guidelines are created to ensure not only a high standard of design, but also a seamless flow of the heritage of the Gold Country into the 21st century.

The area's climate has historically determined building, siting and design in the Sierra foothills. Summer's hot days and warm evenings and winter's luxuriating rains, made generous porches both a protective response and an enjoyable transition between indoors and out. Vine covered arbors created sun protection and provided visual delight. Mature trees were valued for their shade, and deciduous trees were planted to the south and west of exposed houses.

Early homes started small and simple and grew over time. Medium pitched gable roofs over one or two-story rectangular volumes quickly sprouted low pitched porches and shed additions. Sections of porches would often be enclosed with screens and then windows, allowing the houses to stretch out in a casual manner. Simplicity of form was complemented by thoughtfulness in detailing.

This architectural tradition should be the foundation for the design of buildings at Greenhorn Creek.

This document has been adopted by the Design Review Committee ("DRC") as of the date on the cover page, and may be amended from time-to-time by the DRC. Before submitting any plans, it is the responsibility of each Owner to obtain and carefully review a copy of the most recently approved Design Review Guidelines.

ADMINISTRATION OF THE GUIDELINES

The Design Review Guidelines together with the Covenants, Conditions and Restrictions ("CC&R's") and applicable laws and regulations govern any development, construction, additions, landscaping or changes and alterations at Greenhorn Creek (except by Declarant).

Whereas the CC&R's state in general terms the limitations on site development, the Design Review Guidelines interpret and implement the provisions of the CC&R's by setting forth specific design standards.

These design standards will be administered by the Greenhorn Creek Design Review Committee ("DRC"). The DRC will consist of three members appointed by Declarant. The DRC shall use these Design Review Guidelines to review each Owner's proposed improvements for conformance with the overall community objectives. The DRC may also inspect actual grading, construction and landscaping to ensure conformity with the approved plans and specifications.

The design standards are not meant to duplicate or supercede the function or requirements of the City of Angels Camp or other governmental agencies. Custom homes must meet the requirements of the appropriate City authorities.

Architects, designers, builders and Owners should carefully review the subdivision maps for conditions of approval, and all pertinent County and State ordinances prior to commencing design efforts. Design recommendations made in the Guidelines shall be incorporated into all project submittals.

<p>Administration of these Guidelines and any items or issues not addressed in the governing instruments for this community are left to the discretionary judgment of the DRC.</p>

DEFINITIONS

Architect - A person licensed to practice architecture or landscape architecture in California.

Design Review Committee (DRC) - The committee appointed in accordance with Section 3.03 of the Declaration of Covenants, Conditions and Restrictions for Greenhorn Creek and recorded on June 29, 1995. The DRC shall review and either approve or disapprove proposals and/or plans and specifications for the construction, erection, painting or altering of any improvements within Greenhorn Creek.

Builder - A person or entity engaged by an Owner for the purpose of constructing any improvement within the project, or an Owner building on his or her own lot.

Buildable Area - That portion of a lot that encompasses the area in which all structures must be located as specified on the Buildable Area Map. Only certain lots shall have a specified Buildable Area.

Buildable Area Map - A map maintained by the Declarant or the DRC showing the Buildable Areas within certain lots.

Carriage Unit - A structure that combines a garage and guest quarters above.

City - The City of Angels (commonly known as Angels Camp) and its departments and agencies.

Declarant - Greenhorn Creek Properties.

Excavation - Any surface grading, or disturbance of the surface of the land (except to the extent reasonably necessary for planting of approved vegetation), including any trenching which results in the removal of earth, rock, or other substance to a depth of more than 12 inches below the natural surface of the land.

Fill - Any addition of earth, rock, or other materials to the surface of the land that increases the natural elevation of such surface.

Guidelines - These Design Review Guidelines as amended from time-to-time.

Improvement - Any improvement including, but not limited to any structure, remodel, addition or landscaping. Improvement shall also include any excavation, ditch or other thing or device which affects or alters the natural flow of surface or subsurface water from upon, under or across any portion of the project or the land adjacent to or in proximity to the project. Improvement shall also include any utility line, conduit, pipe or other related facility or equipment.

DEFINITIONS (cont.)

Lot - Those parcels of land, together with any appurtenances, described as Lots 1 through 58, inclusive, and 60 through 122, inclusive, as shown on the Subdivision Map of "Greenhorn Creek Subdivision Unit 1", filed for record in Book 7 of Subdivisions, at Pages 17-171, of the Official Records of Calaveras County, California, recorded on April 13, 1995; and Lots 125 through 213, inclusive, as shown on the Subdivision Map of "Greenhorn Creek Subdivision Unit 2", filed for record in Book 7 of Subdivisions, at Pages 23-23F, of the Official Records of Calaveras County, California, recorded on May 21, 1996; and Lots 215 through 320, inclusive, as shown on the Subdivision Map of "Greenhorn Creek Subdivision Unit 3", filed for record in Book 7 of Subdivisions, at Page 29 of the Official Records of Calaveras County, California, recorded on May 21, 1997, and shall also include each residential lot as shown on any subsequently recorded Final Subdivision Map for a future phase of the Greenhorn Creek project after such lot has been annexed under and made subject to the CC&R's.

Owner - The holder or holders of fee title to any lot or lots as shown on the Official Records of Calaveras County. The Owner may act through an agent provided that such agent is authorized in writing to act in such a capacity.

Project - All of the lots.

Residence - A dwelling structure on a lot, including a Carriage Unit, a "guest house" for the entertainment and housing of social guest, or servants' quarters for servants or other employees employed on the premises of a lot. "Main Residence" means the primary building on a lot.

Structure - Any tangible thing or device to be fixed permanently or temporarily to the real property, including without limitation, any residence, building, garage, outbuilding, driveway, walkway, concrete pad, deck, patio, fence, wall, pole, sign, antenna, sprinkling system, swimming pool, spa, tennis court, or trash enclosure.

SITE DEVELOPMENT AND LANDSCAPE GUIDELINES

To preserve and enhance the value of the Greenhorn Creek project, the site design and landscape of each lot shall be planned according to the following standards:

A. Buildable Area

The Buildable Area Map shall be maintained at the office of the DRC, and may be changed prospectively from time-to-time by the DRC or by Declarant as to lots that have not been conveyed by Declarant as of the date of such change. The Buildable Area Map shall be deemed a part of these Design Guidelines and is incorporated herein by this reference. The Buildable Area of each lot as shown on the Buildable Area Map in effect as of the time of the first conveyance of that lot by Declarant shall be the Buildable Area of such lot. If, at the time of the first conveyance of each lot by the Declarant to another Owner, there is no Buildable Area Map, or the Buildable Area Map shows no restricted Buildable Area for such conveyed lot, then the Buildable Area shall be the entirety of such conveyed lot. Wholly independent from the Buildable Areas, Owners must comply with applicable setback, coverage ratio and other requirements and restrictions of the City.

Increases and/or reconfiguration in the Buildable Area may be approved when justified in the Committee's opinion, giving weight to relevant considerations such as views, privacy and the overall character of the community. In cases where the Owner owns two or more contiguous lots and wishes to combine his/her property into a single homesite, the Owner must receive the consent of the City and of the DRC. A reconfiguration of the Buildable Area, if applicable, shall be submitted by the Owner early in the design phase and the DRC must approve the reconfiguration, at its sole discretion, prior to the Preliminary Design Review Submittal.

B. Building Setbacks

Setbacks are determined by a combination of recorded easements as shown on the Final Subdivision Map and approved ordinances of the City. **It is the Owner's responsibility to verify specific setbacks for individual lots.** The Design Review Committee, with approval of the City, may grant variances from established setbacks.

Refer to pages 28-34 for further setback information.

SITE DEVELOPMENT AND LANDSCAPE GUIDELINES (cont.)

C. Building Coverages

The Building Coverage Restrictions of the City are summarized below and quoted on page 30.

Building Coverage (maximum): Thirty-five (35%) for all lots excluding porches and decks, however, in no case shall the total Building Coverage exceed forty-five (45%) of the total lot.

D. Building Type, Height and Size

Building types should respond to the rural foothill setting and be compatible with the overall community. Arched features are discouraged and will be reviewed on a case by case basis. Designs which are encouraged include buildings with wide overhangs, which step to follow the natural terrain, and which are set into the landscape.

Maximum building height: thirty-five (35) feet.

Building scale and massing should harmonize with the natural terrain. All single-story residences shall be a minimum of 1300 sq. ft., and two-story residences shall be a minimum of 1600 sq. ft. (exclusive of garages, carports, accessory buildings, covered or uncovered patios and porches, guest houses and/or guest suites, outbuildings and pool houses).

E. Site Drainage and Grading

Of utmost importance is the manner in which buildings are placed upon the terrain. Placement should be sensitive to existing topography. The basic character of the land form should remain unchanged wherever practical.

Site drainage and grading shall be done with minimum disruption to existing land forms and vegetation. Grading and siting for structures shall be compatible with existing topography, and retain the natural features of the lot to the greatest extent possible. Drainage from gutters and /or improved surfaces shall be directed into natural swales or improved channels on the lot. Drainage criteria for lots shall emphasize reducing erosion, runoff, and adverse impacts to water quality. Retaining water on lots through a system of localized detention basins and depressions will be encouraged. Concentrated runoff from roofs, gutters, driveways, and other impervious surfaces onto adjacent property is prohibited except where a natural drainage condition previously exists. All grading and drainage improvements should avoid a "man-made" appearance and should blend into the natural setting. Limiting grading to the proximity of structures is

SITE DEVELOPMENT AND LANDSCAPE GUIDELINES (cont.)**Site Drainage and Grading (cont.)**

encouraged, except for grading necessary for driveway improvements. All grading operations on individual lots shall comply with the following grading standards as well as the specific grading provisions of the City Grading Ordinance.

Proper consideration shall be taken to minimize cuts and fills on the lot and to blend contours into the natural terrain.

Structures shall step to follow the natural contours of the lot avoiding "flat pad" grading.

All slope banks shall be revegetated with appropriate plant materials to minimize erosion.

Retaining walls shall be of a color and material compatible with proposed structures and the natural landscape. Examples of appropriate materials are: adobe, rock, stone or wood timbers. Crib walls and concrete block walls are generally unacceptable, unless faced with suitable materials.

Within the construction area, proper care shall be taken to protect all trees during grading. Precautions shall be taken to minimize compaction and/or drainage within the drip line area of any tree.

It is the intent of these Guidelines to discourage excessive cut and fill. Only minimal grading may be done away from structures, and must have the approval of the DRC. All improvements should be designed to fit the existing contours of the site, minimizing excavation. Structures are encouraged to be recessed into the terrain in order to diminish their apparent height, and also to create a naturally soft juncture between land form, vegetation and structure.

Refer to Excavation, Grading and Tree Protection on Page 24, for further information.

F. Landscaping and Plant Materials

The landscape design of each lot should blend with the overall natural landscape character of Greenhorn Creek. New plantings should help to define use areas on lots, and screen outdoor service areas, pools, spas, parking, trash enclosures, storage sheds and similar improvements from adjacent lots and streets. Landscape improvements should incorporate and enhance existing vegetation and utilize indigenous and drought-tolerant species.

SITE DEVELOPMENT AND LANDSCAPE GUIDELINES (cont.)**Landscaping and Plant Materials (cont.)**

Natural plant life and vegetation should remain on the lot, except in the immediate area of the residence to minimize erosion. All large and/or significant size boulders and rock outcroppings should be left in their natural state whenever possible.

A more formal or ornamental landscape is allowed when it is directly related to residences. The top, bottom and corners of all artificial banks should be rounded to soften their appearances. See pages 48-55 for recommended plant and tree palettes for Greenhorn Creek. All other plants or trees will be reviewed on a case-by-case basis.

The landscaping and improvements on each Owner's lot shall be maintained in a neat and attractive manner. All grass, mass plantings, and other plantings shall be mowed, trimmed, and cut as necessary at reasonable regular intervals. Landscaping must be completed within nine (9) months after completion of home construction.

Yard decorations, statuary, water fountains and similar yard features are considered part of a landscape design and plans must be submitted for review by the DRC prior to any installation.

G. Lot Clearing

Undeveloped lots in Greenhorn Creek must comply with the California/Uniform Fire Code, Section 1103.2.4. Uncut, uncleared lots are considered a fire hazard and must be cut and maintained by the Owner on a regular basis. **Lots must be cut a minimum of one (1) time per year by June 30th of each year.**

H. Trees

Removal of trees over four (4) inches in diameter as measured six (6) inches above the ground level shall require specific approval of the DRC. "Removal" shall include the complete removal of any tree; and shall also include the trimming, cutting, or pruning of more than twenty percent (20%) of the living branches or foliage or a tree within any continuous twelve (12) month period.

If tree removal occurs without obtaining the proper permits or by accidental damage, the DRC may require replacement of damaged trees with trees of like kind and size. The removal of trees on lots should be avoided wherever possible to maintain the natural beauty of Greenhorn Creek.

SITE DEVELOPMENT AND LANDSCAPE GUIDELINES (cont.)**I. Driveways**

Driveways and walkways are important additions to the improvements of your home. Hardscape plans, including driveways and walkways, must be drawn to scale and must indicate material finish and detail dimensions. **Driveway plans must be submitted to the DRC for review and approval.**

Driveways should be located so as to minimize their visual impact on important natural features on a lot such as significant trees and other plant materials, boulder/rock outcroppings, drainage ways, and to minimize disruption of the existing landscape. Wherever possible driveways shall not be located inside the drip line of oak trees.

Driveways shall be a maximum of 16 feet wide at the property line, and shall intersect the street in such a way as not to interfere with drainage in the street right-of-way. One driveway entrance will be permitted for each lot except in special circumstances when the DRC may permit a second entrance.

J. Parking Improvements/Parking

Each developed lot shall contain parking space within the lot for at least two (2) automobiles in an enclosed garage either attached to or detached from the main residence, unless otherwise approved. A minimum of two (2) additional parking spaces (unless prohibited by terrain) should be provided to accommodate guest parking. Long-term parking on the street is prohibited. Vehicles may not be parked on any street for more than a consecutive period of seventy-two (72) hours.

Temporary parking of motor homes and other large recreational vehicles on any lot is limited to fourteen (14) days within any six (6) month period provided the vehicle(s) is not used as living quarters and is parked within the buildable area. Storage of boats, trailers, campers, trucks (other than a standard size pickup truck or van), recreational vehicles and motor homes will be permitted within the buildable area provided they are kept within a fully-enclosed parking structure. Refer to Section 4.11 of the CC&R's for further restrictions.

K. Garages

Each main residence shall have a garage for a minimum of two (2) cars, unless otherwise approved. Carports are permitted only in conjunction with elevated parking or excavated parking, where garages are not feasible. The improvements shall be sited to minimize the number of garage doors that face

SITE DEVELOPMENT AND LANDSCAPE GUIDELINES (cont.)**Garages (cont.)**

the street. Garages shall preferably have side entry, but direct entry from the street may be permitted.

Owners must incorporate measures in the design and siting of the garage so as to minimize the visual impact on the project, such as providing two (2) individual garage doors rather than one (1) door, and/or integrating the design of the garage with the overall residence. Garage door design must be submitted to the DRC for review and approval.

L. Fences, Walls and Hedges

Fences, walls and hedges are not encouraged. However, due to individual needs for security, aesthetics and screening, it is recognized that they may be necessary. Due to their sensitivity, fences, walls, hedges and their materials and location are considered critical to the quality and character of the Greenhorn Creek environment.

The DRC will review all proposed fencing for visual impact and consistency and compatibility with the community. Fences or walls interfering with views from neighboring lots will be prohibited. Every effort should be made to preserve view corridors when siting fences or walls. Plans for proposed fences, walls and hedges must be submitted to the DRC for review and approval.

Approved fences, walls and hedges are subject to the following rules:

1. No continual boundary line or other enclosure in the form of walls or fences will be allowed other than split rail, stone or other rustic and appropriate material as approved by the DRC.
2. Fences or walls forward of the street side residence will be considered on a case-by-case basis.
3. Lots adjoining the golf course shall not have any structure over 36" high in the setback area adjacent to the golf course.
4. Patio or pool areas may have a safety or privacy fence not to exceed 6' in height. Pool enclosure fences may be required to be of "see through" design, particularly on lots exposed to view from the golf course or public areas.
5. Chain link fences are prohibited.
6. Trellised or individually pruned grape vines or other vines approved by the DRC are encouraged as fencing. The use of vines for fencing will, in most cases, be given greater leeway as to area of application and greater height.

SITE DEVELOPMENT AND LANDSCAPE GUIDELINES (cont.)

M. Street Numbers

All residences must have street numbers located near the main residence front door, street side of the garage, or driveway post for easy visibility. Numbers must be a minimum of 3" in height and a maximum of 5" in height and provide a light-on-dark or dark-on-light contrast for visibility. Driveway post designs must be submitted to the DRC for review and approval.

N. Lighting

The lighting for Greenhorn Creek is intended to create a natural effect and minimize interference of nighttime views of the sky, valleys, surrounding woodlands and grassland areas. Lighting shall be restricted to the areas adjacent to structures except for security and/or driveway lighting, and is subject to review and approval of the DRC.

Building mounted lighting means lighting built into or attached to buildings either on walls, ceilings, eaves or fascias, for the purpose of providing general illumination or security illumination.

Building mounted lighting must be directed downward away from adjacent lots, streets and open spaces. Christmas lights are permitted during the holiday season, starting with December 1st and ending January 2nd.

Security lighting means lighting intended to provide bright general illumination of the area adjacent to a residence during emergency situations. Normally "off" security floodlights may be considered for review by the DRC. Such security fixtures shall not be used for landscape or event lighting. Security lighting may be permitted by the DRC with the restriction that it will only be used in emergencies, and will not be allowed to remain "on" for extended periods of time.

Directional lighting is permissible on the driveway. Light sources must be low-level and concealed to minimize glare. The use of infrared sensors, or similar operational components, with adjustable short duration sequencing of pathway or driveway lights is encouraged.

All lighting shall be incandescent with a maximum wattage of 75 watts allowed unless express approval is received from the DRC. Mercury vapor lights are prohibited. All lighting must provide for significant shielding of light sources. No bare lamps will be permitted.

SITE DEVELOPMENT AND LANDSCAPE GUIDELINES (cont.)**Lighting (cont.)**

Fixtures which house their light bulb(s) in a discrete manner so the source is not readily evident, such as by built-in diffusion baffles, reflectors, deep recessed tubes and cones, grille covered shields, and dense translucent "globes" are encouraged. Fixtures which display their light directly from the bulb or other light source, including through diffused glass or plastic "globes" with a resulting undesirable and offensive glare are not allowed.

All exterior and landscape lighting must be submitted for review by the DRC prior to any installation. Working samples of fixtures may be submitted. In some cases, the DRC may require the submittal and exhibit of working fixtures to analyze and evaluate various concerns, such as light intensity, glare, intrusion on neighbors and the community in general. Modifications to installed systems must be reviewed and approved.

O. Pools

Swimming pools shall be designed and sited to minimize disruption of the lot. Pools shall be in-ground only, and should utilize a combination of berming and planting, and fencing as required by the City.

Consideration should be given in the design of pool and spa areas to provide privacy for the users as well as neighbors and surrounding areas. Pools shall have a concrete or gainted structure. Pool and spa equipment shall be completely concealed from view, and sound insulated from surrounding areas. Pool deck paving and fencing shall comply with local ordinances. A minimum setback of 5' must be provided between all pools and pool equipment and property lines.

Pools and spas should be designed and sited so they do not impact adjoining properties with light and sound. All pool equipment "houses" must be constructed with material matching the main residence. All pool and spa drains must connect to the street or storm drains in accordance with local ordinances. Pools can not drain onto golf course property, adjoining lots or other adjoining property.

SITE DEVELOPMENT AND LANDSCAPE GUIDELINES (cont.)**P. Antennae**

The installation, placement, or maintenance of any video or television antenna, including a satellite dish or any device designed for over-the-air reception of television broadcast signals, multi-channel, multi-point distribution service, or direct broadcast satellite services (collectively referred to as "Antenna"), and any supporting structure for such Antenna which is visible from any street is prohibited on any lot, unless; (i) to the extent possible, the Antenna and supporting structure is either screened or enclosed within a fenced yard area; or (ii) such installation, placement, or maintenance conforms to applicable federal and state laws and the regulations promulgated under such laws. Laws allowing such placement and maintenance include the Federal Telecommunications Act of 1996 and all regulations issued pursuant to it. Antenna placement in areas other than fenced or screened areas is permitted only when necessary to avoid blocked signal reception by the Antenna from any building. The placement, installation and use of any Antenna requires the prior approval of the DRC. If applicable laws permit Antenna placement in visible areas, the DRC may prescribe the method for its screening, the consistency of the color of the Antenna with the dwelling it serves, and its construction in non-reflective materials. The DRC may also prescribe the maximum diameter or diagonal measurement of Antenna or satellite dish placed on any lot.

Q. Service Utility Areas

Walls or other appropriate screening are required for a service/utility area to enclose all above-ground garbage and trash containers, and other outdoor maintenance and service facilities. Utility storage sheds and garden buildings shall be constructed of material and color matching the main residence, and shall be screened from adjacent properties, streets and neighborhood views.

Portable metal work/storage sheds are prohibited. As piped LPG is available to each lot, fuel storage tanks of any kind are prohibited. It is suggested that trash containers be of plastic to minimize noise. All equipment, trash cans, wood piles and other storage should be concealed from view with approved fences or planting.

R. Guest Houses, Guest Suites with Kitchens and Carriage Units

Any such structures must be designed as a single visual element with the main residence, should be visually related to it by walls, courtyards, or major landscape elements, and must comply with zoning regulations. A guest house or carriage unit can only be constructed on designated lots greater than 10,000 square feet with approval from the DRC. No guest house, guest suite or

SITE DEVELOPMENT AND LANDSCAPE GUIDELINES (cont.)**Guest Houses, Guest Suites with Kitchens and Carriage Units (cont.)**

carriage unit may be leased or rented separate and apart from the lease or rental of the main residence.

Such structures shall be located on the lot to appear as an accessory structure in support of the main residence, set back from the street beyond the main residence, and shall be designed with matching colors and materials. Guest houses or carriage units (exclusive of garage space) should not contain more than 600 square feet of enclosed space. Secondary structures will be considered for approval on appropriately sized lots with consideration of topography and vegetative cover for screening.

S. Miscellaneous Prohibitions

Flagpoles - All flagpoles designs must be submitted to the DRC for review and approval. Flagpoles are to be of non-reflective material. Flagpole plans shall include specifications as to location, height, rigging (i.e. interior of pole), and landscape at base of pole.

Sports Apparatus - The erection of basketball standards or fixed sports apparatus is prohibited, except as provided by this Subsection. A single basketball standard affixed to the structure of a dwelling and located over or adjacent to the garage door(s) is permitted, as is a free-standing standard located immediately adjacent to a house within owner's property and located so a ball in normal play cannot strike a neighboring house. A basketball standard must be maintained in good condition and repair. The backboard of a basketball standard is required to blend in color with the home. If the basketball standard is portable, it must remain out of sight when not in use. Basketball standards are not permitted in a public right-of-way or cul-de-sac.

ARCHITECTURAL GUIDELINES

The intent of the Greenhorn Creek Design Guidelines is to ensure a high standard of design thus creating a desirable, habitable and enduring community in harmony with the land. Traditional and vernacular designs appropriate and sensitive to the climate and character of Angels Camp and the foothill Gold Rush area are encouraged. Architectural elements, materials and finishes should be consistent with the rural surroundings.

A. Approved Building Materials

Materials shall be chosen to blend into the existing woodland setting and not detract from the scenic beauty of the natural landscape.

The following materials are recommended: natural or stained wood, natural stone, board and batt, stucco, adobe or earth tone colored concrete masonry. **All materials must be submitted to the DRC for review prior to installation.**

B. Use of Approved Building Materials

1. Exterior cover material treatment and articulation of the building walls shall be continuous and consistent on all elevations of a residence in order to achieve a uniform and complete architectural design. Exceptions will be made by the DRC where architectural style dictates a mixed medium.
2. Two-story wall surfaces should be treated in order to break up the flat appearance of the wall plane. Building walls should be broken with projections and reveals so as not to present extensive and continuous, straight facades or blank walls.
3. No highly reflective finishes (other than glass, which may not be mirrored) shall be used on exterior surfaces (other than surfaces of hardware fixtures), including without limitation the exterior surfaces of any of the following: roofs, all projections above roofs, retaining walls, doors, trim, fences, pipes and equipment.
4. All exposed sheet metal is to be colored to match related materials or surface being flashed with the approval of the DRC.
5. All exterior wall materials must be continued down to 8" above finish grade so as to minimize unfinished foundation walls.
6. All materials will be reviewed, approved or disapproved by the DRC. There may be additional conditions to use of approved materials.

ARCHITECTURAL GUIDELINES (cont.)**C. Roofs**

Roofscapes form an important part of the visual environment and must be carefully designed. Gable, hip or shed roofs are encouraged.

Recommended materials are clay-fired or concrete shake, wood, heavy or medium-split synthetic shake, "Corten", copper, galvanized or baked enamel metal, slate, and asphalt shingles. **All roofing materials must be submitted to the DRC for review prior to any installation.**

D. Building Projections

All projections from a residence or other improvement including, but not limited to, chimney flues, vents, gutters, downspouts, utility boxes, porches, railings and exterior stairways shall match the color of the surfaces from which they project, or shall be of another approved color. Proportions should be considered in design.

E. Approved Colors

All exterior materials and colors must be approved by DRC. The color of external materials must generally be subdued to emulate the colors of the natural landscape, and should harmonize with surrounding residences. The use of matt (dull), non-glossy finishes rather than high gloss is encouraged. Hardscape colors, pavings, surfaces and textures should be complementary to exterior building colors.

A limited materials and colors palette will usually appear best. The contrast of excessive lightness to excessive darkness is discouraged. Primary contrasts should come from proper use of form and its resulting lights and shadows, and not from paint or stain variation.

Weather resistive woods such as cedar and redwood may be left to age naturally, or may be stained or painted. White through earth tones provides the basic color range for large surface areas. Small areas, such as doors, wood sash, fascia and trim, provide opportunity for color accent if desired. Wood members may be colored with semitransparent or solid color stains or paints as approved.

A complete color and materials board must be submitted and approved by the DRC. Items to be submitted include stucco color, fascia and trim color, window frame color, roofing material and color, fence material, retaining wall materials, light fixtures, siding and decking materials and paving materials, textures and colors. **Colors of an approved palette may not be changed or altered without review and approval of the DRC.**

ARCHITECTURAL GUIDELINES (cont.)**F. Windows**

Windows shall not have a mirrored surface. Window frames of anodized aluminum or wood are preferred. Bright aluminum window frames are prohibited. Window style, design, and grid design must be submitted to the DRC for review and approval.

G. Gutters and Downspouts

Exposed gutters except for copper or anodized aluminum are to be colored to match roof or wall material. Exposed downspouts must be colored to match the surface to which they are attached, as approved by the DRC. Rain water leaders should outlet onto splash pads to minimize erosion, and the discharged water must be disposed of off each lot in an approved way.

H. Air Conditioning and Heating

All air conditioning and heating equipment must be completely screened from view. Screen to be constructed of material and color matching the main residence. Screen also to include landscaping as approved by the DRC.

Any solar device shall be aesthetically located and installed subject to DRC review and approval. All solar plumbing lines must be concealed and the method of installation shown and detailed. Any exterior plumbing lines must be painted to match the exterior of the building. Professionally drawn construction details that apply to specific installations shall be provided. Plans must be drawn to scale and must clearly show all elevations, assembly, their attachment to the roof structure and proposed location on the lot or building. **A meeting with the DRC is required to review further guidelines on solar installation.**

I. Utility Boxes/Meters

Gas and electrical meters are to be designed into the architecture and screened from view.

DESIGN REVIEW PROCEDURES

This section provides a guide for the design review process at Greenhorn Creek. The objectives of the design review process are to provide the Owner with a clear and streamlined process in which to gain approvals to construct improvements. All plans shall be carefully reviewed by the Design Review Committee to ensure that the design is compatible with the community as a whole and suitable to the particular lot. The design review process takes place in three (3) steps:

1. Preliminary Design Review
2. Final Design Review
3. Inspections

Deferred approvals can include a) final landscape design, b) exterior materials and colors, c) exterior lights, d) walkways and driveways. **Owners and architect(s) should carefully review the CC&R's prior to commencing with the design review process.**

A. Preliminary Design Review

1. Application and Documents

Owner may initiate preliminary design review by submitting a written application and appropriate fees for design review together with two (2) sets of preliminary design documents. **An Approvals Checklist of preliminary design documents is located on page 35, and the Design Review Fee schedule is located on page 37.**

2. Preliminary Landscape Plan Review

A preliminary landscape plan may be submitted along with other design documents at this time. The purpose of the preliminary landscape plan is to develop overall planting, massing and type. Refer to pages 48-55 for recommended approved plants. **Include all driveways, walkways, patios, arbors, fences and exterior lighting as part of the landscape plan.**

3. Staking

The Owner shall stake the location of corners of the proposed building and all other major improvements upon submittal of preliminary design documents. Trees to be removed and/or protected shall be properly tagged.

4. Preliminary Design Review Meeting

Upon completion of the required documents by Owner, the DRC shall notify the Owner of the scheduled meeting date to review the preliminary design

DESIGN REVIEW PROCEDURES (cont.)**Preliminary Design Review Meeting (cont.)**

documents. **An Approvals Checklist of preliminary design requirements is included on page 35.** Plans are to be submitted to the DRC office a minimum of five (5) working days prior to the next scheduled meeting. Application, plan review fee and security deposit are due with submission of preliminary design plans. Refer to page 37 for fee schedule. The submission of all required design documents and appropriate fees is the "application" referred to in Section 3.05 of the CC&R's. The DRC shall provide review and comment on the application at the meeting and provide Owner with written comments from the meeting. A second review meeting may be necessary to review corrected and/or new materials. Corrected materials shall be provided to the DRC a minimum of five (5) working days prior to the next scheduled meeting.

B. Final Design Review

After preliminary design review approval, the Owner may initiate the final design review by submitting the required final application and final design documents. **An Approvals Checklist of final design documents and procedures is included on page 35.** Within thirty-five (35) days of receipt by the committee of the submission of final design documents, the committee shall notify the Owner and/or the Owner's architect(s) in writing in the event additional plans and specifications are required by the Committee. The applicant shall submit additional plans and specifications for the proposed work in the form and content reasonably required by the committee and the application shall not be deemed finally submitted until that date.

Upon final submission of a completed, final design review application, the DRC shall proceed expeditiously to review all the documents to determine whether the proposed improvements are in compliance with the provisions and purposes of the CC&R's and the Design Guidelines in effect at the time the final design documents are finally submitted. If the DRC fails to approve an application, it shall notify the Owner and/or the Owner's architect(s) in writing of the specific matters to which it objects within thirty-five (35) days of submission of a final application. One set of plans and specifications as finally approved by both the DRC and the City shall be retained by the DRC as a permanent record.

Owner may request the DRC defer final approval of exterior materials and colors, hardscapes, exterior lights and landscaping. In such event, the Owner shall execute and submit as part of Owner's final design review submittal a request for deferral. **Owner's application for final design review shall not be deemed complete until submission of the required plans, materials/samples, and/or a request for deferral.**

DESIGN REVIEW PROCEDURES (cont.)**C. Building Permits**

The Owner may **apply** for approval for all applicable building permits from the City only after receiving **preliminary design review approval** from the DRC. The City requires **Final Design Approval** from the DRC **prior to issuing** a building permit.

D. Subsequent Changes

Additional construction, landscaping or other changes in the improvements **that differ from the approved preliminary and/or approved final design documents must be submitted in writing to the DRC** for review and approval prior to making changes. Refer to page 37 for fee schedule.

E. Resubmittal of Plans

In the event the Owner withdraws a preliminary or final submittal during the design review process and resubmits documents to the DRC, the Owner shall follow the same procedures as an original submittal. An additional design review fee shall accompany each resubmission as required by the DRC. Refer to page 37 for fee schedule.

F. Work in Progress Inspections

During construction, the DRC may check construction to ensure compliance with approved final design documents. If changes or alterations have been found which have not been approved, the DRC may issue a Notice of Noncompliance.

Owner shall immediately, and at its sole expense, correct any items specified in a Notice of Noncompliance. If Owner does not do so, the DRC may order the cessation of work until the specified conditions are corrected.

G. Notice of Completion

The Owner shall provide the DRC with a Notice of Completion of any improvement(s) given final design approval by the DRC. The DRC will make a compliance inspection of the property within thirty (30) days of the notification. If it is found the work was not done in compliance with the approved final design documents, the DRC may issue a Notice of Noncompliance within thirty (30) days of inspection. Owner shall immediately and, at its sole expense, correct any items specified in a Notice of Noncompliance. If Owner does not do so, the DRC may order the cessation of work until the specified conditions are corrected.

DESIGN REVIEW PROCEDURES (cont.)

H. Right of Waiver

The DRC reserves the right to waive or vary any of the procedures or standards set forth in this document provided there is good cause shown.

I. Design Review Schedule

1. Preliminary Design Review

Preliminary plans will be reviewed during regularly scheduled DRC meetings. Written comments from the DRC meeting will be provided to Owner within thirty-five (35) days of meeting.

2. Final Design Review

Final plans will be reviewed during regularly scheduled DRC meetings. Written notice of final design approval will be provided to Owner within thirty-five (35) days of meeting.

CONSTRUCTION REGULATIONS

To ensure the construction of any improvement on a lot shall occur in a safe and timely manner without damaging the natural woodland landscape or disrupting residents or guests, these regulations shall apply during the construction period

Construction shall not begin until final plan approvals have been issued from the DRC and a building permit has been obtained from the City.

A. Construction Operation Times

The time of construction shall be limited to the period from 7:00 a.m. to 6:00p.m. Monday through Saturday. Construction on Sunday is not permitted.

B. Construction Trailers

Any Owner or Builder who desires to locate a construction trailer or the like on a lot shall obtain written approval from the DRC. The DRC shall work closely with the Owner and/or Builder to site the trailer in the best possible location to minimize impacts to the site and to adjacent lot Owners.

C. Sanitary Facilities

Sanitary facilities shall be provided for construction personnel upon commencement of construction by Builder on site in an area approved by the DRC. **The facility shall be screened from view with lattice** and shall be maintained regularly.

D. Vehicles and Parking Areas

Parking for construction personnel vehicles or machinery other than within the construction site shall occur only in specific areas designated by the DRC so as to minimize damage to the existing landscape. **Construction crews shall not park on adjacent lots, any open space, or any area which would inhibit traffic.** Equipment and machinery shall be stored onsite only while needed.

E. Debris and Trash Removal

Owners and Builders shall clean up all trash and debris on the construction site at the end of each day. **Trash and debris shall be removed from each construction site at least once a week to a dumping site located off the project.** Debris containers are required, including, at a minimum, a temporary wire enclosure or pen in order to contain all debris in one location on the lot. Lightweight material, packaging, and other items

CONSTRUCTION REGULATIONS (cont.)**Debris and Trash Removal (cont.)**

shall be covered or weighted down to prevent wind from blowing such materials off the construction site. Owners and Builders are prohibited from dumping, burying, or burning trash anywhere on the lot or in Greenhorn Creek except in areas, if any, expressly designated by the Declarant. During the construction period, each construction site shall be kept neat and shall be properly monitored to prevent it from becoming a public eyesore, or affecting adjacent lots and any open space. **Any cleanup costs incurred by the DRC in enforcing these requirements shall be billed to the Owner. The DRC may use the Owner's Security Deposit for the purpose of hauling debris off of said Owner's lot or any adjacent property that has been impacted by Owner's construction, building contractors, landscape contractors, etc.** Dirt or debris resulting from activity on each construction site shall be promptly removed from roads, open spaces, and driveways or other portions of Greenhorn Creek.

F. Excavation, Grading, and Tree Protection

The builder shall take extreme care during excavation to assure that trees not authorized for removal are not damaged. All trees to be saved shall be properly tagged and protected prior to grading operations. Every effort shall be made to reduce compaction and/or disturbance within the drip line of trees to be protected.

All lots must be watered each day (via water truck, etc.) prior to proceeding with construction, especially during the grading process in order to eliminate or minimize dust.

It is the responsibility of the builder to monitor and control erosion on the construction site during storm events. During the course of construction, erosion shall be minimized on exposed cut and/or fill slopes through proper soil stabilization, water control and revegetation. Grading operations shall be suspended during periods of heavy rains or high winds.

G. Protection of Property

Damage and scarring to other property, including open space, adjacent lots, roads, driveways, and/or other improvements shall not be permitted. If any such damage occurs, it must be repaired and/or restored promptly by the Owner of the lot. Upon completion of construction, each Owner and builder shall clean the construction site and repair all property which was damaged, including but not limited to restoring grades, planting shrubs and trees as approved or required by the DRC, and repair of streets, driveways, pathways, drains, culverts, ditches, signs, lighting and fencing. Any property repair costs incurred by the DRC shall be billed to the Owner.

CONSTRUCTION REGULATIONS (cont.)

H. Signs

Construction, Real Estate, Open House, and For Rent

Refer to Sign Standards, pages 45-47. **Compliance with Sign Standards is required.**

I. No Pets

Construction personnel are prohibited from bringing pets into Greenhorn Creek.

J. Security

Security precautions at the construction site may include temporary fencing approved by the DRC. Security lights, audible alarms and guard animals are prohibited.

K. Noise

Builders and Owners shall make every effort to keep noise to a minimum. Radio sound shall be kept at a low level to minimize disturbance to neighbors.

Power generators may be used at construction start-up as a **temporary** power source until permanent power hook-up occurs. Generators shall be restricted to the period from 7:00 a.m. to 6:00 p.m. Monday through Saturday. Construction on Sunday is not permitted.

NON-LIABILITY AND COMPLIANCE WITH OTHER LEGAL REQUIREMENTS

The requirements and procedures set forth in these Design Guidelines relate only compliance with the CC&R's and the Design Guidelines. Each Owner and Builder must separately and independently comply with all other applicable governmental rules, ordinances and regulations ("Laws") affecting the improvements and the construction and installation thereof. Each Owner and Builder shall be responsible for complying with all applicable safety and health laws. Each Owner and Builder shall be solely responsible for obtaining a building permit from the City prior to commencement of construction of any structures or other improvements requiring such a permit. Each Owner and Builder shall be solely responsible for complying with applicable building codes and sound construction practices, and for adequate engineering of all improvements (whether structural, electrical, mechanical, civil or geological); and compliance with all City requirements with respect to setbacks, building heights, safety features and systems, mechanical features and systems, etc.

It is expressly understood that the Design Guidelines and the function of the DRC relate solely to the appearance and compatibility with the surroundings of proposed improvements, and not to their structural integrity, engineering, compliance with applicable building codes and other laws, or suitability for the purpose for which they are intended. Approval by the DRC of an application (including without limitation any plans and specifications forming a part of such application), or the issuance by the committee of an estoppel certificate under Section 3.09 of the CC&R's shall not be relied upon by the Owner or Builder, other applicant or any other person or entity for any purpose whatsoever, other than compliance with the terms of Section 3 of the CC&R's and the Design Guidelines. Without limiting the generality of the foregoing, DRC approval shall not be deemed an indication that the plans and specifications or proposed improvements comply with applicable building codes or sound construction practices; contain or reflect adequate engineering (whether structural, electrical, mechanical, civil or geological); comply with the requirements of the City and other governmental agencies having jurisdiction (including whether the City will issue a building permit for such proposed improvements); or comply with other provisions of the project documents (as defined in the CC&R's); all of which shall be the sole responsibility of each Owner or Builder with respect to improvements on such Owner's lot(s).

Neither the Declarant, the DRC, nor any members thereof shall be liable to any Owner's or to any third party under any circumstances or for any reason for any damages, loss, cost, expense or prejudice suffered or claimed on account of (a) the approval or disapproval of plans, drawings and specifications, whether or not defective; (b) the construction or performance of any work, whether or not pursuant to approved plans, drawings and specifications; or (c) the development of any property within the project.

Non-Liability and Compliance With Other Legal Requirements (cont.)

Neither the Declarant, the DRC, nor any committee member shall be liable to any Owner or to any third party for any damages, loss, cost, expense or prejudice suffered or claimed on account of (d) the execution and filing of an estoppel certificate pursuant to Section 3.09 of the CC&R's, or (e) the execution and filing of a notice of noncompliance or noncompletion, whether or not the facts therein are correct, if the Declarant, the DRC or such committee member has acted in good faith on the basis of such information as may be possessed by them.

SETBACKS

Standard R1-PD setbacks for Units 1, 2 and 3 are as follows:

Front:	20', except lots with side-loaded garages shall be 10'
Side:	5'
Rear:	20', except lots with common boundary to open space or golf course shall be 10'
Exterior side of corner lot:	10'

Exceptions to standard setbacks are as follows:

Unit 1

Lot #	Front	Rear	Left	Right
15		10'		
16		10'		
17		10'		
18		10'		
19		10'		
20		10'		
21		10'		
107		5'		
108		5'		
109		5'		
110		5'		

Unit 2

Lot #	Front	Rear	Left	Right
125	10'	20'	5'	20'
126	20'	20'	5'	5'
127	20'	20'	5'	5'
128	20'	20'	5'	5'
129	20'	20'	20'	5'
130	20'	20'	20'	5'
131	20'	20'	5'	5'
133	20'	20'	20'	10'
134	Refer to Subdivision Setback Diagram			
137	20'	20'	10'	20'
138	20'	20'	10'	20'
139	Refer to Subdivision Setback Diagram			
140	Refer to Subdivision Setback Diagram			
141	20'	20'	15'	20'
142	20'	20'	5'	10'
144	20'	40'	5'	5'
145	20'	40'	10'	5'

Unit 2

Lot #	Front	Rear	Left	Right
146	20'	10'	5'	10'
147	20'	10'	5'	5'
148	20'	20'	5'	25'
150	20'	10'	10'	20'
151	20'	10'	5'	10'
152	20'	10'	15'	10'
154	20'	20'	5'	5'
155	20'	20'	20'	20'
158	20'	5'	5'	10'
159	20'	20'	20'	20'
160	20'	5'	5'	20'
161	20'	20'	10'	10'
162	20'	20'	10'	20'
163	Refer to Subdivision Setback Diagram			
164	20'	10'	15'	10'
165	20'	10'	10'	15'
166	20'	10'	15'	5'
167	20'	10'	5'	15'
168	20'	10'	15'	5'
169	20'	10'	10'	10'
170	20'	10'	15'	10'
171	20'	10'	15'	10'
172	30'	10'	10'	10'
173	20'	10'	10'	5'
174	30'	5'	10'	20'
175	Refer to Subdivision Setback Diagram			
176	Refer to Subdivision Setback Diagram			
177	Refer to Subdivision Setback Diagram			
178	20'	5'	20'	10'
179	20'	5'	20'	5'

SETBACKS (cont.)

Unit 2

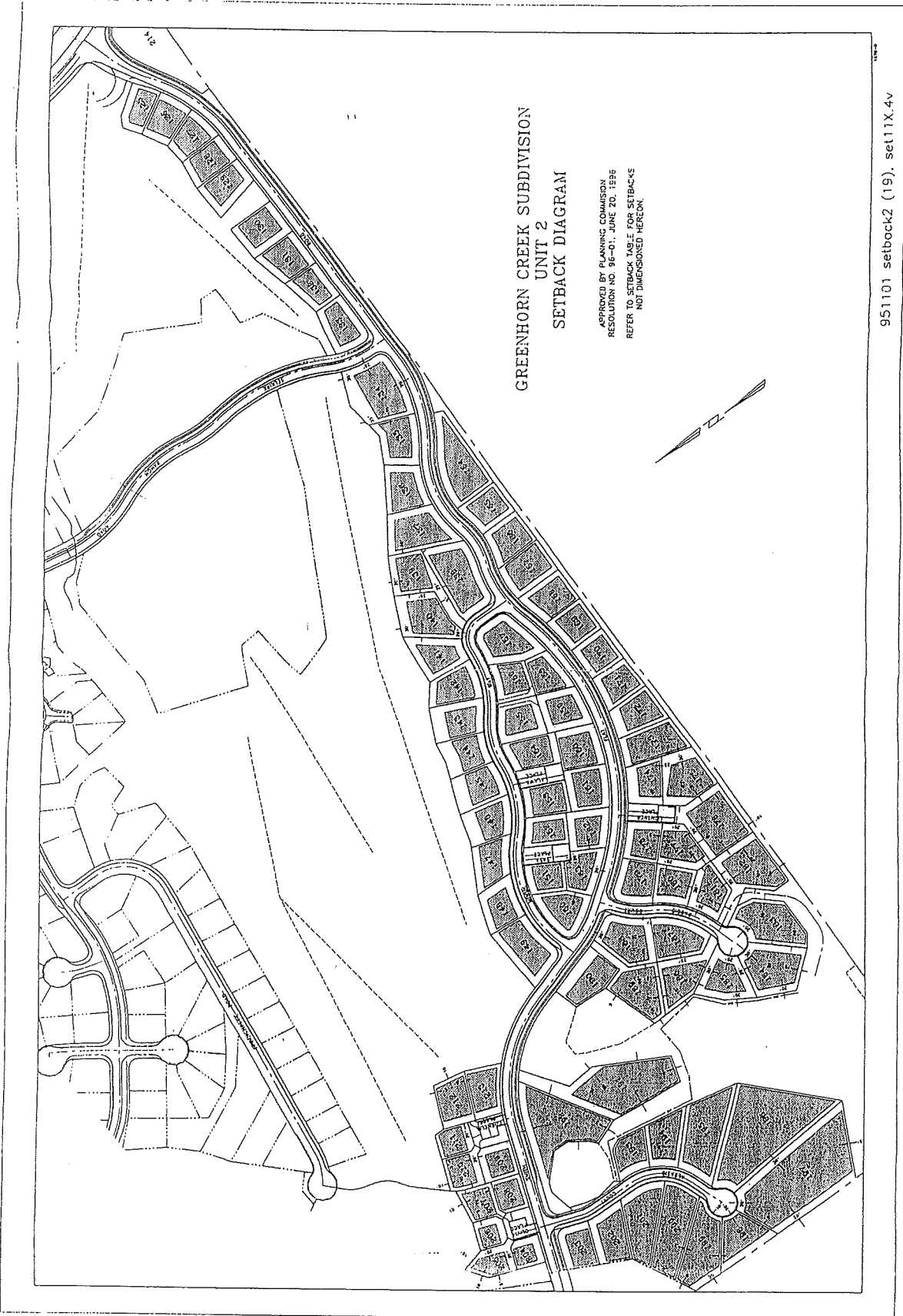
Lot #	Front	Rear	Left	Right
180	20'	10'	10'	10'
181	Refer to Subdivision Setback Diagram			
183	Refer to Subdivision Setback Diagram			
185	Refer to Subdivision Setback Diagram			
186	Refer to Subdivision Setback Diagram			
187	20'	10'	10'	5'
188	Refer to Subdivision Setback Diagram			
189	Refer to Subdivision Setback Diagram			
190	30'	5'	5'	5'
192	Refer to Subdivision Setback Diagram			
193	20'	5'	5'	5'
194	20'	5'	10'	10'
196	20'	5'	10'	10'
197	Refer to Subdivision Setback Diagram			
198	10'	20'	5'	5'
199	Refer to Subdivision Setback Diagram			
200	10'	5'	5'	5'
201	20'	5'	5'	5'
202	20'	5'	5'	20'
203	20'	5'	5'	20'
204	20'	10'	20'	5'
207	Refer to Subdivision Setback Diagram			
208	10'	10'	5'	10'
209	20'	10'	10'	20'
210	Refer to Subdivision Setback Diagram			
211	20'	10'	5'	5'

Unit 3

Lot #	Rear, Right Side	Rear, Left Side
255	66.56'	38.58'
256	38.58'	19.66'

Unit 3-A

Lot #	Front	Rear	Left	Right
Refer to Subdivision Setback Diagram for all Lots in Unit 3-A				
352	20'	10'	5'	5'
353	20'	30'	10/20'	5'
354	20'	30'	5'	5'
355	20'	10'	5'	5'
356	20'	10'	5'	5'



CITY OF ANGELS

ORDINANCE #347
AN ORDINANCE AMENDING TITLE 17 OF THE ANGELS
MUNICIPAL CODE

The City Council of the City of Angels does ordain as follows:

I. Chapter 17, Zoning

Section 17.19.070 Site Development Standards is hereby amended as follows:

- A. Minimum lot area for new lots, four thousand five hundred square feet;
- B. Building coverage (maximum):
 - 1. Thirty five percent (35%) for all lots excluding porches and decks, however, in no case shall the total building coverage exceed forty five percent (45%) of the total lot;
- C. Maximum building height thirty five (35) feet;
- D. Lot width, sixty (60) feet, minimum;
- E. Lot depth; eighty (80) feet minimum, except for lots with common boundary on golf course or open space, which shall be sixty (60) feet minimum.
- F. Minimum building setbacks
 - 1. Front, twenty feet (20), except lots having side loaded garages shall be ten (10) feet.
 - 2. Side
 - a. Five (5) feet
 - b. For lots 116, 117, 118, 119, 120 and 121 of unit one, contiguous with the lot line
 - 3. Exterior side of corner lot, ten (10) feet
 - 4. Rear
 - a. Principal building with common boundary on golf course or open space, ten (10) feet; all others, twenty (20) feet
 - b. For lots 107 through 114, of unit one, five (5) feet
 - c. Vision clearance, thirty five (35) feet

II. In all places where the term Gold Cliff is used, in Title 17, it shall be replaced with Greenhorn Creek.

EFFECTIVE DATE

The foregoing Ordinance or a summary shall, before the expiration of fifteen (15) days of the passage of same, be published with the names of the Council Members voting for and against the same once in a newspaper of general circulation printed and published in the County of Calaveras, State of California, and said ordinance shall take effect and be in force thirty (30) days after that passage thereof.

The foregoing Ordinance was duly passed and adopted this 3rd day of October, 1995 by the following vote:

AYES:	Johnson, Newcomb, Ramorini, Ambrose
NOES:	None
ABSTAIN:	Folendorf
ABSENT:	None

CITY OF ANGELS
Planning Commission
Resolution 96-01

VARIANCE APPLICATION
GREENHORN CREEK SUBDIVISION UNIT II

WHEREAS, the City of Angels Planning Commission on the 13th day of June, 1996, duly called and conducted a public hearing for the purpose of considering variances for the Greenhorn Creek Subdivision Unit II; and

WHEREAS, the public comments on the proposed variances were duly heard and considered; and

WHEREAS, the variances do not grant special privileges on one property inconsistent with the limitations on other properties in the same zone and vicinity; and

WHEREAS, the variances do not allow a use that is not otherwise authorized in the zone;

THEREFORE, BE IT RESOLVED, the variances for Greenhorn Creek Subdivision Unit II be approved as presented with the following conditions:

1. All comments contained within the Mother Lode Engineering correspondence must be incorporated in the Unit 2 setback variance list from Greenhorn Creek.
2. Lots 125, 198, 199, 200, 208, 209, 213 will require special noise requirements at the front of the residences if main dwelling is less than 20'.
3. Rear setback at lots 197, 198 and 199 must be changed from 5' to 20' as these lots back up to an adjacent property owner.
4. All roofing shall be minimum Class A rated.
5. Required fire flow shall be minimum 1,000 gpm @ 20psi residential throughout Unit 2.
6. Accessory buildings, and any combustible attachments such as decks may extend beyond building envelopes if approved by City Staff and Greenhorn Creek Design Review Committee.
7. Maintain a minimum distance of 10' between building envelopes irrespective of property boundaries.
8. Units 2, 3 and 4 were recognized early in the project and have Wildland Interface potentials, reference Res. 92-16, 1.2(e), and Res. 92-17, II.1(f).

9. Provide a minimum of 25' or more defensible space on all boundaries adjoining wildlife, subject to staff review. Defensible space shall not extend beyond project or City boundaries, however, defensible space need not be confined to private lot area providing the project participates in fuel management and abatement of hazards.
10. Setback requirements may change due to unforeseen events during construction of the subdivision, as well as the accompanying residences. Planning Department shall be allowed to authorize city Staff to revise setbacks on per lot basis on recommendation of Greenhorn Creek Architectural Review Committee.
11. Setbacks as follows:
 - Lot 184 - right from 30' to 10'
 - Lot 189 - rear 40' to 10'
 - Lot 190 - right 30' to 5'
 - Lot 212 - front 10' to 20'

PASSED AND ADOPTED this 13th day of June, 1996, by the following vote:

AYES: Griffin, Bergantz, Price, Tusoni, Rappaport
NOES: None
ABSENT: None
ABSTAIN: None

APPROVALS CHECKLIST

PRELIMINARY DESIGN REVIEW SUBMITTAL

Submit completed **Preliminary Application with application fee and security deposit**. Refer to page 37 for fee schedule.

Two sets of preliminary drawings to include:

1. Plot plan with setbacks
2. Indicate trees to be protected and/or removed
3. Front and rear elevations
4. Preliminary floor plan
5. General description of proposed exterior materials and roof

FINAL DESIGN REVIEW SUBMITTAL

Submit completed **Final Application**.

Four sets of complete construction drawings. One (1) set to be retained by the DRC as a permanent record, three (3) sets for submittal to the City. **Final drawings to include:**

1. **Location Map:** Show the location of the property in the development with adjacent streets.
2. **Lot Numbers:** Indicate assessor's parcel number, complete name, address and telephone number for both the Owner and the architectural designer.
3. **Site Plan:** 1"=20' minimum scale, showing property corners, dimensions, setback requirements, natural site topography (with contour intervals of one foot within the immediate building area, two feet within 100 feet of the building, ten feet on steep slopes and on the remainder of the property). Show existing and proposed finish grades, and location of structures with distance to property lines. **Indicate total square footage for house, garage and other structures.** Show driveway with parking area, turnarounds, fences and storage areas. **Trees to be protected and/or removed shall be indicated on Site Plan.**
4. **Staking:** Stake all corners of proposed improvements.
5. **Roof Plan:** Show roof direction and pitch.

APPROVALS CHECKLIST**FINAL DESIGN REVIEW SUBMITTAL** (cont.)

6. **Floor Plan:** $\frac{1}{4}" = 1'$ required.
7. **Exterior Elevations:** Show all elevations with existing and finished grades clearly marked. All exterior materials shall be noted. Indicate roof slopes and height above existing grade and finish grade.
8. **Sections:** Minimum of one wall section at $1\frac{1}{2}" = 1'$ scale from roof to foundation, including window detail. Note all materials.
9. **Samples:** Provide samples of exterior colors and materials. Owner may request deferral. Refer to Final Design Review, page 20.
10. **Remodeling or Additions:** Provide photographs of existing structure.
11. **Landscape Plan:** Refer to Landscape Application, page 40 for requirements. **Plans to be submitted in 24" x 36" blueprint format with site plans (2 sets).** Include planting and irrigation plan. Include exterior lighting and all hardscapes for driveways, walkways and patio area. Include all trellises, fences, gates, gazebos and garden sheds. Owner may request deferral of plan submittal. Refer to Final Design Review, page 20. **Landscaping must be completed within 9 months of completion of home construction.**
12. **Time Schedule:** Construction time schedule must be submitted with final drawings.

FAILURE TO SUPPLY COMPLETE INFORMATION MAY RESULT IN DELAYS IN APPROVAL AS WELL AS ADDITIONAL FEES TO OWNER.

CONSTRUCTION REGULATIONS

It is the Owner's responsibility to provide the information contained in the Design Review Guidelines to their Builder. Builder must abide by the rules and restrictions set forth in the Design Review Guidelines.

***Please note that an approval stamp from the DRC is required on the plans before the City of Angels Camp will review the plans.**

DESIGN REVIEW FEE

- | | |
|---|------------|
| 1. Architectural Plan Review Fee
(Non-Refundable; due upon submittal of preliminary drawings) | \$500.00 |
| 2. Architectural Security Deposit
(Refundable Deposit is due upon submittal of preliminary drawings) | \$2,000.00 |
| 3. Landscape Plan Review Fee
(Non-Refundable; due upon submittal of preliminary and/or final drawings) | \$500.00 |
| 4. Landscape Security Deposit
(Refundable Deposit due upon submittal of preliminary and/or drawings) | \$2,000.00 |

Applicants requiring more than the standard two (2) conferences (i.e., preliminary and final conferences) will be billed at a rate of \$250.00 per additional conference.

- | | |
|---|-----------|
| 5. Plan review for remodels, additions and redesigns to existing residences (Non-Refundable; rate per meeting) | \$ 250.00 |
| 4. Plan review for revisions. Review and approval for previously approved, stamped plans (Non-Refundable; rate per meeting) | \$ 250.00 |

Plan Review Fees and Security Deposits shall be submitted as stated above for a new residence, major improvement to an existing residence, and additions and alterations requiring DRC approval. Plan Review Fees and Security Deposits are due upon submittal of plans and are held by the DRC to ensure the Owner will conform to the CC&R's and DRC requirements, as well as ensure the construction site will be kept neat and orderly during all phases of construction and landscaping. Streets and neighboring lots adjacent to the construction site must be kept clean, unobstructed and undamaged, and the lot must be cleared of all debris during construction and landscaping. Security Deposits may be used by the DRC following written notice of non-compliance to Owner to defray the costs to cleanup any construction site, street, or neighboring lot not attended to by Owner during and following construction and landscaping. Security Deposits may also be used by the DRC following written notice on non-compliance to Owner for correcting other areas of non-compliance in construction and landscaping. Any funds not expended or held for non-compliance will be returned to the Owner within sixty (60) days of written notice of completion of construction and landscaping from the Owner to the DRC.

Please note that Owner will still be required to submit the Landscape Plan Review Fee and the Landscape Security Deposit with the landscape plans if the home was built by the Declarant.

APPLICATION FOR PRELIMINARY DESIGN REVIEW

Lot #: _____

Date: _____

Owner: _____

Address: _____ City: _____

Phone: (W) _____ Fax: (W) _____

Phone: (H) _____ Fax: (H) _____

Email: _____

Builder: _____

Address: _____ City: _____

Phone: _____ Fax: _____

Email: _____

Architect/Designer: _____

Address: _____ City: _____

Phone: _____ Fax: _____

As a Greenhorn Creek Lot Owner I/We have read the current Design Guidelines and the CC&R's, and fully understand the requirements set forth as they pertain to this application. All work will be completed in conformance with the approved documents and application. Any change to any improvements subject to this application shall be resubmitted to the DRC and further approval obtained prior to commencement of construction of any and all improvements.

Signature: _____ Date: _____

For Office Use Only

Date

Initials

Date received by DRC for review: _____

Date of preliminary review: _____

Date of written notification: _____

Application Fee: Check # _____

Security Deposit: Check # _____

APPLICATION FOR FINAL DESIGN APPROVAL

Lot #: _____

Date: _____

Owner:

Address: _____ City: _____

Phone: (W) _____ Fax: (W) _____

Phone: (H) _____ Fax: (H) _____

Builder:

Address: _____ City: _____

Phone: _____ Fax: _____

Architect/Designer:

Address: _____ City: _____

Phone: _____ Fax: _____

THE FOLLOWING PLANS AND SUPPORTING DOCUMENTS ARE BEING SUBMITTED FOR FINAL DESIGN REVIEW. TWO SETS OF PLANS ARE REQUIRED. PLEASE CHECK ALL ITEMS INCLUDED IN THIS PACKAGE BELOW. (Incomplete packages will be returned to the Owner, Builder or Agent.)

____ Complete Working Drawings

____ Exterior Colors

INCLUDING:

____ Plot Plans

____ Proposed Construction Schedule

____ Floor Plans

____ Roof Plans & Materials

____ Landscaping (may be deferred)

____ Exterior Elevations

Please refer to the CC&R's or Design Review Guidelines if you require further explanation.

For Office Use Only**Date****Initials**

Date received by DRC for review:

Date of DRC review:

Date of conditional approval:

Date of disapproval:

Date of final approval:

Date of written notification

APPLICATION FOR LANDSCAPE APPROVAL

Lot #: _____

Date: _____

Owner:

Address: _____ City: _____

Phone: (W) _____ Fax: (W) _____

Phone: (H) _____ Fax: (H) _____

Landscape Architect/Designer:

Address: _____ City: _____

Phone: _____ Fax: _____

Landscape Contractor:

Address: _____ City: _____

Phone: _____ Fax: _____

THE FOLLOWING LANDSCAPE DESIGN PLANS ARE BEING SUBMITTED FOR APPROVAL. TWO SETS OF PLANS ARE REQUIRED. PLEASE CHECK ALL ITEMS INCLUDED IN THIS PACKAGE BELOW:

(Incomplete packages will be returned to the Owner, Builder or Agent.)

- _____ The number, size and species of all proposed plants, shrubs, ground cover and trees
- _____ Irrigation plan
- _____ Exterior lighting, type and wattage of all fixtures
- _____ Any final grading, terracing or improvements not shown on the site plan, including additional concrete
- _____ Additional trellises, fences, gates, gazebos and garden sheds
- _____ Pools, spas, fountains and related equipment screening

For Office Use Only**Date****Initials**

Date received by DRC for review: _____

Date submitted for consultant's review: _____

Date of conditional approval: _____

Date of final approval: _____

Date of notification: _____

**GREENHORN CREEK DESIGN REVIEW
Landscape Notice of Completion**

Lot #: _____

Date: _____

Owner: _____

Lot Address: _____ City: _____

Gentlemen:

As of this date, _____, this letter shall serve as written notice to the Greenhorn Creek Design Review Committee that the **landscape improvements** for the above referenced lot have been completed.

It is understood that upon receipt of this letter, the Design Review Committee will perform an onsite inspection, and will return my security deposit within one (1) week of inspection and approval.

Sincerely,

Owner

Mailing Address

City, State Zip

Day Time Telephone Number

GREENHORN CREEK DESIGN REVIEW
Architectural Notice of Completion

Lot #: _____

Date: _____

Owner: _____

Lot Address: _____ City: _____

Gentlemen:

As of this date, _____, this letter shall serve as written notice to the Greenhorn Creek Design Review Committee that the **architectural improvements** for the above referenced lot have been completed.

It is understood that upon receipt of this letter, the Design Review Committee will perform an onsite inspection, and will return my security deposit within one (1) week of inspection and approval.

Sincerely,

Owner

Mailing Address

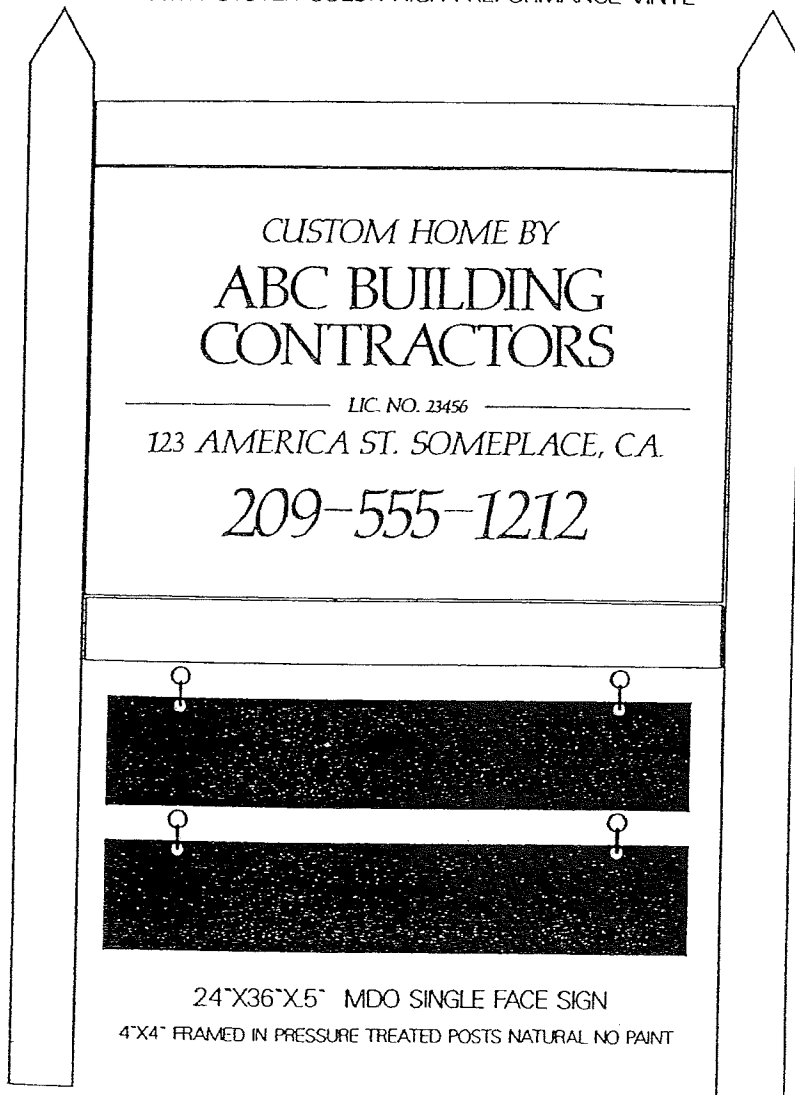
City, State Zip

Day Time Telephone Number



SIGN SPECIFICATIONS

COLOR CAN BE EITHER PANTON 4545 CREAM BKGND.
WITH BOTTLE GREEN HIGH PERFORMANCE VINYL
OR PANTONE 5605 GREEN BKGND.
WITH OYSTER COLOR HIGH PERFORMANCE VINYL



1.25" PALATINO ITALIC

2.25" PALATINO Y-3.5"

2.25 PALATINO Y-3"

.75" PALATINO ITALIC Y-2.25"

1.25 PALATINO ITALIC Y-2.25"

3" PALATINO ITALIC Y-4.5"

PANELS ARE 6"x32"
ATTACHED WITH 2 EYE BOLTS
PAINT IS OPPOSITE OF FACE

MAXIMUM OF 2 PANELS
ATTACHED TO BOTTOM OF SIGN

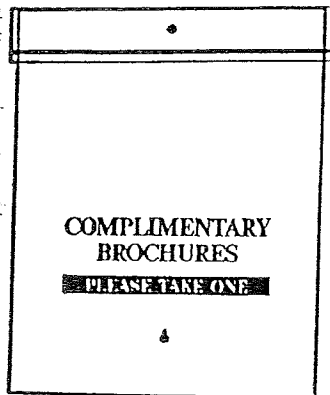
ONE SIGN PER LOT

SET 10' BACK FROM PROPERTY LINE

SIGN TEXT MUST BE SUBMITTED TO DRC FOR APPROVAL
SIGN TO BE REMOVED AT CLOSE OF ESCROW OR ISSUANCE OF CERTIFICATE OF OCCUPANCY



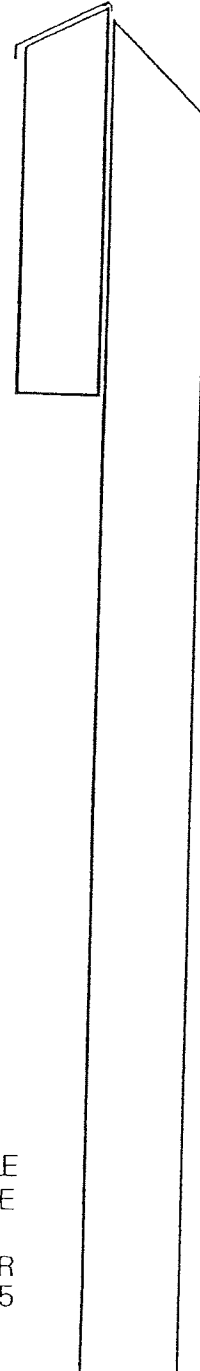
SIGN SPECIFICATIONS



FACE 12.25"X11.25"
BACK 13.25"X11.24"
CLEAR PLEX
W/ 45 DEGREE LID

TIMES BOLD COPY

2 MIL HIGH
PERFORMANCE VINYL
LETTERING IN BURGUNDY



48"X4"X4" POST WITH A 45 DEGREE ANGLE
BOTTOM OF BROCHURE BOX IS 24" ABOVE GRADE

POST PAINT COLOR
PMS #4545



SIGN SPECIFICATIONS



A-BOARD NOT TO EXCEED
36"X24" MDO

3.75"
FUTURA BOLD "O" SPACING

3.75" FUTURA BOLD Y-4.75

2.5" FUTURA EXTRA BOLD CONDENSED Y-5
COPY NOT TO EXCEED 19"

2.5" FUTURA EXTRA BOLD CONDENSED
REDUCE LINES BY EQUAL PORPORTION -3.25"

.1"X19" PINLINE

2.5" FUTURA BOLD CONDENSED Y-5.25

BACKGROUND IS
1 SHOT LETTERING ENAMEL
108-L MAROON

VINYL COPY IS
HIGH PREFORNC 2 MIL OYSTER

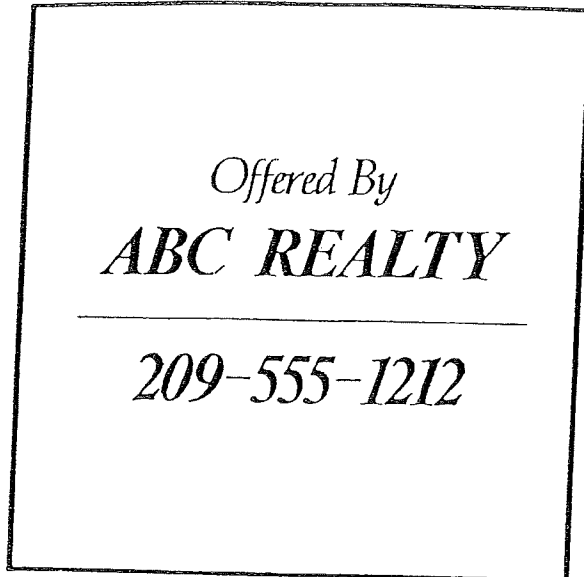
ONE SIGN PER LOT

SIGN TEXT MUST BE SUBMITTED TO DRC FOR APPROVAL



SIGN SPECIFICATIONS

Greenhorn Creek
OFFERED BY
SIGN



24"x24" MDO SINGLE FACE SIGN

BACKGROUND IS
1 SHOT LETTERING ENAMEL
PANTON 4545 CREAM

15" PALATINO ITALIC -55

2" TIMES ITALIC BOLD -55
Y- 3.3 COPY NOT TO EXCEED 19"

.09"x19" PIN LINE CENTERED

2" TIMES ITALIC BOLD Y-5.25

VINYL COPY IS
HIGH PERFORANCE 2 MIL BURGANDY
.25" BURGANDY BORDER TO EDGE

4"x4"x60" POST
INSTALLED 24" IN GROUND

POST PAINT COLOR
PMS #4545

ONE SIGN PER LOT

SET 10' BACK FROM PROPERTY LINE

RIDERS ARE NOT PERMITTED, THIS INCLUDES "SOLD" AND "PENDING" RIDERS

SIGN TO BE REMOVED AT CLOSE OF ESCROW
OR ISSUANCE OF CERTIFICATE OF OCCUPANCY

SIGN TEXT MUST BE SUBMITTED TO DRC FOR APPROVAL

RECOMMENDED PLANT AND TREE PALETTES

The following plant palette was prepared by Greenhorn Creek to assist the homeowner and landscape designer in the selection of appropriate plant material for the climatic conditions and the historical character of Greenhorn Creek. A major concern in the selection of the plant material has been the adaptability of plants to the hard clay soil, the extreme summer heat, and deep winter freezes which have historically occurred in the area. The plant list has been broken into sub-categories with multiple alternatives for each plant use. This plant list is meant to be representative rather than all-inclusive.

TREES:

Native and/or Transitional Trees:

These trees are California natives or trees that can naturalize to the climate. They are to be used primarily as transition trees from built areas (ornamental landscapes) into natural landscapes (native oak woodlands). Most require irrigation only during their establishment period and look as if they grew on the site naturally.

<u>Botanical Name</u>	<u>(Common Name)</u>	<u>Qualities/Comment</u> (See Legend - Page 55)
Aesculus californica	(California Buckeye)	[SC] [R] [NA] [DR]
Calocedrus decurrens	(Incense Cedar) *	[NA] [DR]
Lithocarpus densiflorus	(Tanbark Oak)	[R] [NA] [DR]
Quercus douglasii	(Blue Oak) *	[R] [NA] [DR]
Quercus kelloggii	(Black Oak)	[R] [NA] [DR]
Quercus lobata	(Valley Oak)	[R] [NA] [DR]
Quercus wislizenii	(Interior Live Oak)*	[R] [NA] [DR]
Robinia pseudoacacia	(Black Locust)	[SC] [FC] [R] [NA] [DR]
Sequoiadendron giganteum	(Giant Sequoia) *	[NA] [DR]
Sorbus aucuparia	(Mountain Ash)	[FC]

Large Canopy Shade and Street Trees:

These large trees will form a full spreading canopy, that when mature, will grow together to create a complete overhead canopy. Fewer but larger species of trees are encouraged at Greenhorn Creek. This will provide a full canopy over the streets and individual residences, providing cool summer shade as well as interesting winter branch silhouettes.

<u>Botanical Name</u>	<u>(Common Name)</u>	<u>Qualities/Comment</u> (See Legend - Page 55)
Aesculus carnea	(Red Horsechestnut)	[SC]
Acer rubrum	(Red Maple)	[FC]
Acer saccharinum	(Silver Maple)	[FC]
Alnus rhombifolia	(White Alder)	[FC] [R] [NA]

RECOMMENDED PLANT AND TREE PALETTES

<u>Botanical Name</u>	<u>(Common Name)</u>	<u>Qualities/Comment</u> (See Legend - Page 55)
Large Canopy Shade and Street Trees: (cont.)		
Betula jacquemontii	(NCN)	[FC]
Betula nigra	(River/Red Birch)	[FC]
Catalpa speciosa	(Western Catalpa)	[SC] [FC]
Celtis sinensis	(Chinese Hackberry)	[FC] [DR]
Fagus sylvatica	(Beech)	[FC]
Fraxinus oxycarpa	(Raywood Ash)	[FC]
Liquidambar styraciflua	(Sweet Gum)	[FC] [XC]
Liriodendron tulipifera	(Tulip Tree)	[FC]
Nyssa sylvatica	(Tupelo, Sour Gum)	[FC]
Pinus ponderosa	(Ponderosa)	[DR]
Pistache chinensis	(Chinese Pistache)	[FC] [DR]
Platanus acerifolia, spcs.	(Plane Tree)	[FC]
Platanus racemosa, spcs.	(Sycamore)	[FC] [R] [NA]
Quercus agrifolia	(Coast Live Oak) *	[R]
Quercus coccinea	(Scarlet Oak)	[FC]
Quercus ilex	(Holly Oak) *	[R]
Quercus kelloggii	(Black Oak)	[R] [NA] [DR]
Quercus lobata	(Valley Oak)	[R] [NA] [DR]
Quercus suber	(Cork Oak) *	[R] [DR]
Quercus virginiana	(Southern Live Oak)	
Robinia pseudoacacia	(Black Locust)	[SC] [FC] [R] [NA] [DR]
Salix babylonica	(Weeping Willow)	[FC]
Salix 'Crispa'	(Corkscrew Willow)	
Sequoiadendron giganteum	(Giant Sequoia) *	[NA] [DR]
Ulmus americana	(American Elm)	

Small/Medium Ornamental Trees:

These are the smaller trees directly adjacent to homes, and trees that will form an under-story beneath the canopy of the larger trees mentioned above. The ornamental trees offer a wide range of flowers, size, texture, and color. Use these smaller trees to accentuate architectural features and create and emphasize outdoor spaces.

<u>Botanical Name</u>	<u>(Common Name)</u>	<u>Qualities/Comment</u> (See Legend - Page 55)
Acer palmatum	(Japanese Maple)	[FC]
Alnus rhombifolia	(White Alder)	[FC] [R] [NA]
Betula alba	(Birch)	[FC]
Betula jacquemontii	(NCN)	[FC]
Betula nigra	(River/Red Birch)	[FC]

RECOMMENDED PLANT AND TREE PALETTES

<u>Botanical Name</u>	<u>(Common Name)</u>	<u>Qualities/Comment</u> (See Legend - Page 55)		
Small/Medium Ornamental Trees (cont.):				
Cercis canadensis	(Eastern Redbud)	[SC]	[R]	
Cornus florida	(Dogwood)	[SC]	[FC]	
Cornus nuttalli	(Pacific/Western Dgwd.)	[SC]	[FC]	[NA]
Cotinus coggygia	(Smoke Tree)		[XC]	
Diospyros khaki	(Persimmon)	[FC]	[FB]	
Fagus sylvatica	(Beech)	[FC]		
Fraxinus oxycarpa	(Raywood Ash)	[FC]		
Ginkgo biloba	(Ginkgo)	[FC]	[FB]	
Koelreuteria bipinnata	(Chinese Flame Tree)	[FC]		
Lagerstroemia indica	(Crepe Myrtle)		[FC]	
Laurus nobilis	(Sweet Bay) *		(1)	
Magnolia soulangiana	(Saucer Magnolia)	[SC]	[FC]	
Magnolia soul. 'Stellata'	(Star Magnolia)	[SC]		
Malus, spcs.	(Crabapple)	[SC]	[FC]	
Nyssa sylvatica	(Tupelo, Sour Gum)	[FC]		
Olea europaea	(Olive) *		(1)	[DR]
Pinus pinea	(Italian Stone Pine) *		(1)	[DR]
Pinus thunbergiana	(Japanese Black Pine) *			
Pinus nigra	(Austrian Black Pine) *			
Pistache chinensis	(Chinese Pistache)	[FC]		[DR]
Platanus acerifolia, spcs	(Plane Tree)	[FC]		
Prunus mume	(Jap. Flowering Apricot)	[SC]		
Prunus ser., 'Akebono'	(Flowering Cherry)	[SC]		
Prunus 'Peach'	(Flowering Peach)	[SC]		
Prunus cerasifera	(Flowering Plum)	[SC]		
Pyrus calleryana	(Ornamental Pear)	[SC]	[FC]	
Sapium sebiferum	(Chinese Tallow Tree)	[FC]		
Styrax japonicus	(Japanese Snowbell)	[FC]	[XC]	

Trees of Historical Context:

These trees were used during the early settling of the region and can be seen at older homesites and ranch houses throughout the foothills.

<u>Botanical Name</u>	<u>(Common Name)</u>	<u>Qualities/Comment</u> (See Legend - Page 55)	
<i>Calocedrus decurrens</i>	(Incense Cedar) *		[NA] [DR]
<i>Catalpa speciosa</i>	(Western Catalpa)	[SC] [FC]	
<i>Crataegus, spcs.</i>	(Hawthorn)	[SC]	
<i>Cercis occidentalis</i>	(Western Redbud)	[SC]	[NA] [DR]
<i>Diospyros khaki</i>	(Persimmon)	[FC] [FB]	

RECOMMENDED PLANT AND TREE PALETTES

<u>Botanical Name</u>	<u>(Common Name)</u>	<u>Qualities/Comment</u> (See Legend - Page 55)
Ginkgo biloba	(Ginkgo)	[FC] [FB]
Lagerstroemia indica	(Crepe Myrtle)	[FC]
Magnolia grandiflora 'St. Marys'	(Dwarf So. Magnolia) *	(1)
Magnolia soulangiana	(Saucer Magnolia)	[SC] [FC]
Malus, spcs.	(Crabapple)	[SC] [FC]
Olea europaea	(Olive) *	(1) [DR]
Platanus acerifolia, spcs.	(Plane Tree)	[FC]
Platanus racemosa, spcs.	(Sycamore)	[FC] [R] [NA]
Populus nigra 'Italica'	(Lombardi Poplar)	[FC] [R]
Salix babylonica	(Weeping Willow)	[FC]
Sorbus aucuparia	(Mountain Ash)	[FC]
Tamarix parviflora	(Tamarisk)	[SC] [NA] [DR]

SHRUBS:

Native or Naturalized Shrubs:

Transition from formal landscape to natural areas. Most are extremely drought tolerant and will naturalize to the climate.

<u>Botanical Name</u>	<u>(Common Name)</u>	<u>Qualities/Comment</u> (See Legend - Page 55)
Arbutus unedo	(Strawberry Tree)	[FB] [NA] [DR]
Ceanothus, spcs.	(California Wild Lilac)	[SC] [2] [DR]
C. 'Julia Phelps'	(Ceanothus)	[NA]
C. 'Joyce Coulter'	(Coulter Ceanothus)	[NA]
C. Gieseus 'Santa Ana'	(Santa Ana Ceanothus)	[NA]
C. 'Dark Star'	(Dark Star Ceanothus)	[NA]
C.T. 'Skylark'	(NCN)	
Cercis occidentalis	(Western Redbud)	[SC] [NA]
Fremontodendron	(Flannel Bush)	[SC] [NA] [DR]
Garrya elliptica	(Silktassel)	[NA] [DR]
Heteromeles arbutifolia	(Toyon)	[FB] [NA] [DR]
Myrica californica	(Pacific Wax Myrtle)	
Rhamnus californica	(Coffee Berry)	[FB] [NA] [DR]
Rhus glabra	(Smooth Sumac)	[NA]
Rhus ovata	(Sugar Bush)	[NA] [DR]
Rhus typhina	(Staghorn Sumac)	[FC]
Ribes, spcs.	(Currant, Gooseberry)	[XC] [NA] [DR]

RECOMMENDED PLANT AND TREE PALETTES

<u>Botanical Name</u>	<u>(Common Name)</u>	<u>Qualities/Comment</u> (See Legend - Page 55)			
Large Background and Screen Shrubs:					
Acer circinatum	(Vine Maple)	[FC]	[NA]		
Arbutus unedo	(Strawberry Tree)		[FB]	[NA]	[DR]
Ceanothus spcs.	(California Wild Lilac)	[SC]	(2)		[DR]
C. 'Julia Phelps'	(Ceanothus)			[NA]	
C. 'Joyce Coulter'	(Coulter Ceanothus)			[NA]	
C. Griesseus 'Santa Ana'	(Santa Ana Ceanothus)				[NA]
C. 'Dark Star'	(Dark Star Ceanothus)			[NA]	
C.T. 'Skylark'	(NCN)				
Cercis occidentalis	(Western Redbud)	[SC]		[NA]	
Cotoneaster glaucophyllu	(NCN)		[FB]		
Cotoneaster lacteus	(Parney Cotoneaster)		[FB]		[DR]
Dodonea vis. autro.	(Hopseed)				[DR]
Elaeagnus, spcs.	(Russian Olive)			[NA]	[DR]
Escallonia fradesii	(NCN)		[XC]		[DR]
Fiejoa sellowiana	(Pineapple Guava)				
Mahonia aquif. comp.	(Oregon Grape)		[FB]	[XC]	[NA][DR]
Nandina dom. comp. nana	(Nandina)		[FC]		
Nerium oleander	(Oleander)			[XC]	[NA][DR]
Prunus caroliniana	(Carolina Cherry Lrl.)				[DR]
Prunus illicifolia	(Hollyleaf Cherry)			[NA]	[DR]
Prunus lyoni	(Catalina Cherry)			[NA]	[DR]
Prunus triloba	(Flowering Almond)	[SC]			
Punica granatum	(Pomegranate)		[SC]		
Rhamnus californica	(Coffee Berry)			[FB]	[NA][DR]
Rhus glabra	(Smooth Sumac)				[NA]
Rhus ovata	(Sugar Bush)				[NA][DR]
Rhus typhina	(Staghorn Sumac)		[FC]		
Syringa vulgaris	(English Lilac)		[SC]		
Viburnum burkwoodi	(NCN)		[SC]		
Viburnum p. tom. 'Sterile'	(Snowball Bush)	[SC]	[FC]		

<u>Botanical Name</u>	<u>(Common Name)</u>	<u>Qualities/Comment</u> (See Legend - Page 55)	
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Medium to Small Shrubs (Ornamental):

<i>Arctostaphylos uva-ursi</i>	(Bayberry)		
<i>Arctostaphylos 'Em. Carpet'</i>	(Manzanita)	[SC]	[NA] [DR]
<i>Arctostaphylos 'H. McMinn'</i>	(McMinn Manzanita)	[SC]	[NA]
<i>Arctostaphylos 'Sentinel'</i>	(NCN)	[SC]	[NA]
<i>Azalea</i> , spcs.	(Azalea)	[SC]	
<i>Baccharis pilularis</i>	(Dwarf Coyote Bush)		[NA] [DR]

RECOMMENDED PLANT AND TREE PALETTES

<u>Botanical Name</u>	<u>(Common Name)</u>	<u>Qualities/Comment</u> (See Legend - Page 55)
Medium to Small Shrubs (Ornamental, cont.):		
<i>Berberis darwinii</i>	(Darwin Barberry)	[FC]
<i>Berberis thunbergia</i> auto.	(Redleaf Barberry)	[FC]
<i>Camellia japonica</i>	(Camellia)	[SC] [FC]
<i>Camellia sasanqua</i>	(Camellia)	[SC] [FC]
<i>Chaenomeles speciosa</i>	(Flowering Quince)	[SC]
<i>Cistus hybridus cobariensis</i>	(White Rockrose)	[XC] [NA][DR]
<i>Cistus purpureus</i>	(Orchid Rockrose)	[XC] [NA][DR]
<i>Cornus kousa</i>	(Kousa Dogwood)	[FC] [XC]
<i>Cornus stolonifera</i>	(Redtwig Dogwood)	[SC] [FC] [NA]
<i>Cotinus coggygria</i> auto	(Purple Smoke Tree)	[XC] [DR]
<i>Cotoneaster horizontalis</i>	(Rock Cotoneaster)	[FB][NA] [DR]
<i>Dietes vegea</i>	(Fortnight Lily)	[XC] [DR]
<i>Enkianthus</i> , spcs.	(NCN)	[FC]
<i>Escallonia fradesii</i>	(NCN)	[XC] [DR]
<i>Euonymus alata</i>	(NCN)	[FC]
<i>Forsythia intermedia</i>	(NCN)	[SC]
<i>Hemerocalis hybridus</i>	(Daylily)	[XC]
<i>Ilex</i> , spcs.	(Holly)	[FB] [DR]
<i>Juniper</i> , spcs.	(Juniper)	[DR]
<i>Lavendula</i> , spcs.	(Lavender)	[XC] [DR]
<i>Mahonia aquif. comp.</i>	(Oregon Grape)	[FB] [XC] [NA][DR]
<i>Nandina dom. comp. nana</i>	(Nandina)	[FC]
<i>Nerium oleander</i>	(Oleander)	[XC] [NA][DR]
<i>Pennisetum setaceum</i>	(Fountain Grass)	[DR]
<i>Phormium</i> , spcs.	(Flax)	[DR]
<i>Pinus densiflora</i>	(Table Pine)	[DR]
<i>Pinus mugo mughus</i>	(Mugho Pine)	[NA] [DR]
<i>Prunus caroliniana</i>	(Carolina Cherry Lrl.)	[DR]
<i>Raphiolepis indica</i>	(India Hawthorne)	[SC] [DR]
<i>Ribes</i> , spcs.	(Currant, Gooseberry)	[XC] [NA][DR]
<i>Rosa floribunda</i> (et al.)	(Roses)	[SC] [XC]
<i>Rosemary prostratus</i>	(Rosemary)	[SXC] [NA] [DR]
<i>Rosemary 'Huntington Blue'</i>	(Rosemary)	[SXC] [DR]
<i>Spiraea vanhouttei</i>	(Bridal Wreath Spiraea)	[FC] [XC] [DR]
<i>Spirea b. 'Ant. Wat.'</i>	(Waterer's Spirea)	[FC] [XC]
<i>Teucrium fruiticans</i>	(Bush Germander)	[XC] [NA][DR]
<i>Thuja</i> , spcs.	(Arborvitae)	[DR]
<i>Viburnum davidi</i>	(NCN)	[SC] [FB]

RECOMMENDED PLANT AND TREE PALETTES

<u>Botanical Name</u>	<u>(Common Name)</u>	<u>Qualities/Comment</u> (See Legend - Page 55)
Heritage Shrubs:		
Azalea, spcs.	(Azalea)	[SC]
Camellia japonica	(Camellia)	[SC] [FC]
Chaenomeles speciosa	(Flowering Quince)	[SC]
Euonymus alata	(NCN)	[FC]
Forsythia intermedia	(NCN)	[SC]
Hybiscus syriacus	(Rose of Sharon)	[XC]
Ilex, spcs.	(Holly)	[FB] [DR]
Lonicera japonica (et al.)	(Japanese Honeysuckle)	[XC]
Philadelphus coronarius	(Sweet Mock Orange)	[SC]
Prunus illicifolia	(Hollyleaf Cherry)	[NA] [DR]
Prunus lyoni	(Catalina Cherry)	[NA] [DR]
Punica granatum	(Pomegranate)	[SC]
Rhamnus californica	(Coffee Berry)	[FB] [NA]
Syringa vulgaris	(English Lilac)	[SC]
Viburnum p. tom. 'Sterile'	(Snowball Bush)	[SC] [FC]
Weigela florida	(Weigela)	[SC]

<u>Botanical Name</u>	<u>(Common Name)</u>	<u>Qualities/Comment</u> (See Legend - Page 55)
VINES:		
Wisteria sinensis	(Wisteria)	[SC] [DR]
Clematis, spcs.	(Clematis)	[SC] [FC] [XC]
Lonicera japonica (et al.)	(Japanese Honeysuckle)	[XC]
Parthenocissus quinquefolia	(Virginia Creeper)	[FC]
Parthenocissus tricuspidata	(Boston Ivy)	[FC]

GROUND COVER:		
Festuca ovina glauca	(Festuca)	[DR]
Hedera helix	(English Ivy)	
Hypericum calycinum	(Creeping St. Johnswort)	[XC]
Mahonia repens	(Creeping Mahonia)	[NA] [DR]
Vinca minor	(Periwinkle)	[SC] [DR]

PERENNIALS, ANNUALS, BULBS, ETC.:

There are a multitude of perennials, annuals, bulbs, and other plants that do extremely well in this climate. Consult local nurseries, garden books, and look at what appears to be doing well in people's homes throughout the area.

**RECOMMENDED PLANT
AND TREE PALETTES**

LEGEND

Qualities:

[SC]	SPRING COLOR
[XC]	SUMMER COLOR
[FC]	FALL COLOR
[FB]	COLORFUL FRUITS & BERRIES
[DR]	DROUGHT RESISTANT
[R]	OAK REPLACEMENT
[NA]	NATIVE OR "NEAR NATIVE"
*	CONIFEROUS & BROAD-LEAVED EVERGREENS

Comments:

- (1) MAY SUSTAIN SNOW BREAKAGE
- (2) SHORT LIVED