

CHAPTER 6 - APPENDICES

- A. Residential Reserve Guidelines
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APPENDIX A - RESIDENTIAL RESERVE GUIDELINES

Intent of Residential Reserve designation

To identify an area for future residential expansion adjacent to the town of Gualala. The designation of the Residential Reserve is intended to concentrate future residential development within the Gualala Town Plan area where it could be served by community sewer and water systems and would include a public road connecting the commercial district to the ridge.

Recommended future LCP land use/zoning designation

If and when the General Plan amendments and rezoning for the Residential Reserve area occur, the Planned Development (PD) combining district designation shall be assigned to the parcels to ensure further opportunities for community review and comment in the planning process. The Planned Development designation requires comprehensive planning and permits clustering of development, while protecting the steep hillsides, gulches and other resources of the Residential Reserve area. The ultimate development density of the Residential Reserve shall be established during the Planned Development review process.

Development review process

At a minimum, the following elements shall be addressed in the Planned Development master plan:

- Environmental studies
- Environmental resource protection
- Water availability, sewer and roadway capacity, public service availability
- Designation of development areas
- Designation of open space areas
- Access and circulation plan
- Residential densities/parcel sizes/housing types
- Provision of inclusionary units
- Infrastructure and utilities plan
- Provision of public recreation facilities and trails
- Development standards (roads, grading, vegetation preservation and removal, drainage, etc.)
- Phasing plan
- Coastal Element consistency determination.

Types of housing

A mix of lot and house sizes, including small lots, attached units and multiple family housing, should be provided to create a range of housing opportunities for full-time residents.

Requirements for development of affordable housing units (inclusionary zoning)

A minimum of 10-15% of the total number of units developed in the Residential Reserve area shall be affordable to very low- and low-income households. Alternatively, in-kind contributions of land within the Gualala Town Plan area for affordable housing development may be made in accordance with standards established by the Mendocino County Board of Supervisors.

Clustering of development

Clustering of development within the Residential Reserve area shall be required, with a minimum of 50% of the Residential Reserve area remaining in open space. The 480-acre area is currently zoned with 40-acre (RMR) and 160-acre (FL) minimum lot sizes to protect timber and other natural resources on the site. Clustering development will help to preserve the natural resources, while accommodating relatively high residential development densities.

Protection of environmental resources

The gulches, streams and other environmental resources shall be protected with open space easements, setbacks and clustered development. Hillside development standards which address grading, erosion-control, and vegetation removal and protection shall be included in the Planned Development master plan. Consideration shall be given to the effect of development on views from town and Gualala Point Regional Park.

Access and circulation objectives

A road network shall be created to provide access through the Residential Reserve area, from Old Stage Road to the commercial district. A network of paths shall be included to encourage pedestrian and bicycle access to town and the school/park site and to provide public recreational opportunities in appropriate locations.

Infrastructure considerations

Development of the Residential Reserve area shall be predicated on the availability of community water and wastewater treatment systems, and sufficient reserve capacity on local roads and Highway 1. Consideration shall be given to the capabilities of emergency medical, fire protection and police service providers, solid waste disposal capacity, and schools.

School/park site

A school/park site has been proposed in the Residential Reserve area and is an appropriate element of the Residential Reserve concept.

Parks and Recreation

Adequate public recreational facilities, including trails, public parks and recreational facilities shall be required.

Development fee requirement

Ordinances requiring dedications or "in lieu" development fees may be adopted by the Board of Supervisors for the acquisition and development of open space, public facilities, pedestrian access facilities and streetscape improvements identified in the Gualala Town Plan. Development in the Residential Reserve area shall be required to participate once a fee schedule is adopted by ordinance of the Board of Supervisors.

APPENDIX B - LANDSCAPING SPECIES LIST

The following lists identify species which are recommended for use in landscaping plans in the Gualala Town Plan area. The plants on the lists are mostly drought-tolerant, adapted to wind, and proven performers on the coast. Species marked with an asterisk (*) are native plants. Undoubtedly, there are plants which meet these criteria which have been inadvertently omitted from this list and therefore, landscaping plans are not restricted to the listed species.¹¹

Windbreaks

<i>Calocedrus decurrens</i> *	Incense cedar
<i>Chamaecyparis lawsoniana</i> *	False cypress
<i>Cupressocyparis leylandii</i>	Cypress
<i>Eucalyptus cinerea</i>	Eucalyptus
<i>Eucalyptus ficifolia</i>	Red-flowering Gum
<i>Melaleuca quinquenervia</i>	Melaleuca
<i>Pinus contorta</i> v. <i>contorta</i> *	Shore Pine
<i>Pinus muricata</i> *	Bishop Pine
<i>Pinus sylvestris</i>	Scotch Pine
<i>Pittosporum</i> sp.	Pittosporum

Trees/Large Shrubs

<i>Abies grandis</i> *	Grand fir
<i>Acer macrophyllum</i> *	Big Leaf Maple
<i>Alnus oregona</i> *	Red Alder
<i>Arbutus menziesii</i> *	Madrone
<i>Arbutus unedo</i>	Strawberry Tree
<i>Callistemon</i> sp.	Bottlebrush
<i>Ceanothus</i> 'Dark Star'*	Wild Lilac
<i>Ceanothus</i> Pigeon Point*	Wild Lilac
<i>Ceanothus</i> 'Ray Hartman'*	Wild Lilac
<i>Cedrus atlantica</i>	Atlas Cedar
<i>Cedrus libani</i>	Cedar of Lebanon
<i>Cercis occidentalis</i> *	Redbud
<i>Castanopsis chrysophylla</i> *	Giant Chinquapin
<i>Cornus</i> sp.	Dogwood
<i>Cotoneaster lacteus</i>	Cotoneaster
<i>Crataegus</i> sp.	Hawthorne
<i>Dodonea viscosa</i>	Hop Bush
<i>Drimys landceolata</i>	Winter's Bark
<i>Eriobotrya deflexa</i>	Bronze Loquat
<i>Eucalyptus ficifolia</i>	Red Flowering Gum
<i>Eucalyptus nicholii</i>	Nichol's Willow Leafed Peppermint
<i>Garrya elliptica</i> *	Coast Silk Tassel
<i>Heteromeles arbutifolia</i> *	Toyon, California Holly

¹¹The species lists were compiled with the advice of several local landscape designers including Bob Guffanti, manager of The Growing Concern; Patricia Swengel of Seagal Enterprises; Darren Gabriel of Gualala Redwoods; and The Sea Ranch Association. In addition, the lists were reviewed and revised by MarySue Ittner of the Dorothy King Young Chapter of the California Native Plant Society.

Trees/Large Shrubs (cont'd)

<i>Laurus nobilis</i>	Sweet Bay
<i>Leptospermum laevigatum</i>	Australian Tea Tree
<i>Leptospermum scoparium</i>	New Zealand Tea Tree
<i>Lithocarpus densiflorus</i> *	Tanbark Oak
<i>Liriodendron tulipifera</i>	Tulip Tree
<i>Luma apiculata</i>	Luma
<i>Lyanothamnus floribunda</i> *	Catalina Ironwood
<i>Mahonia</i> sp.*	Mahonia
<i>Malus</i> sp.	Crabapple
<i>Melaleuca</i> sp.	Melaleuca
<i>Myoporum laetum</i>	Myoporum
<i>Myrica californica</i> *	Pacific Wax Myrtle
<i>Photinia fraseri</i>	Photina
<i>Picea sitchensis</i>	Sitka Spruce
<i>Pinus contorta</i> *	Shore Pine
<i>Pinus muricata</i> *	Bishop Pine
<i>Pinus sylvestris</i>	Scotch Pine
<i>Pittosporum</i> sp.	Pittosporum
<i>Prunus</i> sp.	Prunus
<i>Pseudotsuga menziesii</i> *	Douglas Fir
<i>Pyracantha</i> sp.	Firethorn
<i>Pyrus</i> sp.	Ornamental Pear
<i>Quercus</i> sp.	Oak
<i>Rhododendron</i> sp.	Rhododendron, Azalea
<i>Rhus ovata</i> *	Sugar Bush
<i>Sambucus</i> sp.	Elderberry
<i>Schinus molle</i>	California Pepper Tree
<i>Schinus terebinthifolia</i>	Brazilian Pepper
<i>Sequoia sempervirens</i> *	Coast Redwood
<i>Taxus brevifolia</i> *	Western Yew
<i>Torreya californica</i> *	California Nutmeg
<i>Tsuga heterophylla</i> *	Western Hemlock
<i>Umbellularia californica</i> *	California Bay
<i>Xylosma congesta</i>	Xylosma

Medium Shrubs

<i>Abelia grandiflora</i>	White Forsythia
<i>Acacia verticillata</i>	Acacia
<i>Arctostaphylos</i> sp.*	Manzanita
<i>Baccharis pilularis</i> v. <i>consanguinea</i> *	Coyote Brush
<i>Boronia megastigma</i>	Boronia
<i>Brugmansia sanguineum</i>	Datura
<i>Brugmansia suaveolens</i>	Datura
<i>Carpenteria californica</i> *	Bush Anemone
<i>Ceanothus</i> sp.*	Ceanothus
<i>Cestrum elegans</i>	Red Cestrum
<i>Chamaelaucium uncinatum</i>	Geraldton Waxflower
<i>Chrysanthemum fruticosa</i>	Chrysanthemum
<i>Cistus</i> sp.	Rockrose
<i>Coleonema pulchrum</i>	Breath of Heaven
<i>Coprosma</i> sp.	Coprosma

Medium Shrubs (cont'd)

Corokia cotoneaster	Corokia
Corylus cornuta californica*	California Hazel
Cotoneaster sp.	Cotoneaster
Echium fastuosum	Pride of Madiera
Elaeagnus pungens	Silver Berry
Erica canaliculata	Heath
Erica veitchii	Heath
Escallonia rubra	Escallonia
Euryops pectinatus	Euryops
Garrya elliptica*	Silk Tassel Bush
Grevillea sp.	Grevillea
Hakea sp.	Hakea
Halimium sp.	Sunrose
Hebe sp.	Hebe
Hydrangea macrophylla	Hydrangea
Impatiens oliveri	Poor Man's Rhododendron
Juniperus sp.	Juniper
Lavandula sp.	Lavender
Lavatera sp.	Tree Mallow
Leucodendron sp.	Leucodendron
Leucospermum sp.	Pincushion
Lonicera involucrata*	Twinberry
Lupinus arboreus*	Yellow Bush Lupine
Mimulus aurantiacus*	Sticky Monkey Flower
Myrica californica*	Wax Myrtle
Rhamnus californica*	Coffee Berry
Rhododendron occidentale*	Western azalea
Ribes sanguineum*	Red Flowering Currant
Romneya coulteri*	Matilija Poppy
Rosa californica*	California Wild Rose
Rosa nutkana*	Sweet Briar
Rosa rugosa	Sea Tomato
Rosmarinus officinalis	Rosemary
Salvia sp.	Sage
Thymus sp.	Thyme
Vaccinium ovatum*	Huckleberry
Westringia rosmarinifolia	Westringia

Vines/Vinelike Shrubs

Acer circinatum*	Vine Maple
Hedera helix	English Ivy
Jasminum polyanthum	Jasmine
Lonicera japonica	Honeysuckles
Plumbago capensis	Cape Plumbago
Polygonum aubertii	Silver Lace Vine
Solanum jasminoides	Potato Vine
Sollya heterophylla	Australian Bluebell Creeper

Small Flowering Shrubs, Perennials, Groundcovers

<i>Achillea</i> sp.	Yarrow
<i>Adiantum pedatum</i> *	Five-finger Fern
<i>Arctostaphylos</i> sp.*	Manzanita
<i>Arctotis acaulis</i>	African Daisy
<i>Armeria maritima</i> *	Thrift
<i>Artemesia pycnocephala</i> *	Sandhill Sage
<i>Baccharis pilularis</i> *	Coyote Brush
<i>Brodiaea laxa</i> *	Ithuriel's Spear
<i>Calluna</i> sp.	Scotch Heather
<i>Ceanothus gloriosus</i> *	Point Reyes Ceanothus
<i>Ceanothus griseus</i> *	Carmel Creeper
<i>Convolvulus cneorum</i>	Bush Morning Glory
<i>Convolvulus mauritanica</i>	Ground Morning Glory
<i>Correa</i> sp.	Australia Fuschia
<i>Delosperma</i>	Iceplant
<i>Dryopteris</i> sp.	Wood Fern
<i>Dudleya farinosa</i> *	Live Forever
<i>Erigeron glaucus</i> *	Beach Aster
<i>Erigeron karwinskiana</i>	Mexican Daisy
<i>Eriogonum</i> sp.*	Wild Buckwheat
<i>Erodium</i> sp.	Cranesbill
<i>Erysimum linifolium</i>	Wallflower
<i>Felicia amelloides</i>	Blue Marguerite
<i>Fragaria chiloensis</i> *	Sand Strawberry
<i>Fuchsia</i> sp.	Fuschia
<i>Gaultheria shallon</i> *	Salal
<i>Gazania</i> sp.	Gazania
<i>Geranium</i> sp.	Cranesbill
<i>Grindelia stricta</i> *	Gum Plant
<i>Helichrysum</i> sp.	Strawflower
<i>Iris douglasiana</i> *	Wild Iris
<i>Juniperus conferta</i>	Shore Juniper
<i>Lamprantus</i>	Iceplant
<i>Lantana</i> sp.	Lantana
<i>Lavandula</i> sp.	Lavender
<i>Limonium perezii</i>	Statice
<i>Lupinus arboreus</i> *	Yellow Bush Lupine
<i>Lotus</i> sp.*	Trefoil
<i>Mimulus aurantiacus</i> *	Sticky Monkey Flower
<i>Monardella villosa</i> *	Coyote Mint
<i>Origanum</i> sp.	Marjoram
<i>Osteospermum fruticosa</i>	African Daisy
<i>Penstemon</i> sp.	Beard Tongue
<i>Polystichum munitum</i> *	Sword Fern
<i>Ribes viburnifolium</i> *	Evergreen Currant
<i>Santolina</i> sp.	Santolina
<i>Salvia</i> sp.	SageSatureja douglasii* Yerba Buena
<i>Scaevola aemula</i>	Mauve Clusters
<i>Sedum</i>	Stonecrop
<i>Sollya heterophylla</i>	Australian Bluebell Creeper
<i>Thymus</i> sp.	Thyme

Small Flowering Shrubs, Perennials, Groundcovers (cont'd)

Tulbaghia violacea	Society Garlic
Verbena rigida	Verbena
Verbena tenuisecta	Verbena

**INVASIVE SPECIES: NOT RECOMMENDED FOR USE
IN LANDSCAPING PLANS**

Ammophila arenaria	European Beach Grass
Acacia dealbata	Green Wattle
Carpobrotus chilensis	Iceplant
Carpobrotus edulis	Iceplant
Centaurea solstitialis	Yellow Star-thistle
Cirsium vulgare	Bull Thistle
Conium maculatum	Poison Hemlock
Cortaderia jubata	Pampas Grass
Cortaderia selloana	Pampas Grass
Cytisus scoparius	Scotch Broom
Eucalyptus globulus	Eucalyptus (Blue Gum)
Erechtites glomerata	New Zealand Fireweed
Foeniculum vulgare	Fennel
Genista monspessulana	French Broom
Mesembryanthemum	Iceplant
Pinus radiata	Monterey Pine
Ranunculus repens	Creeping Buttercup
Raphanus sativus	Wild Radish
Rubus discolor	Himalayan Blackberry
Senecio jacobaea	Tansy Ragwort
Senecio mikanioides	German Ivy
Silybum marianum	Milk Thistle
Spartium junceum	Spanish Broom
Ulex europaea	Gorse
Vinca major	Periwinkle
Watsonia bulbifera	Watsonia