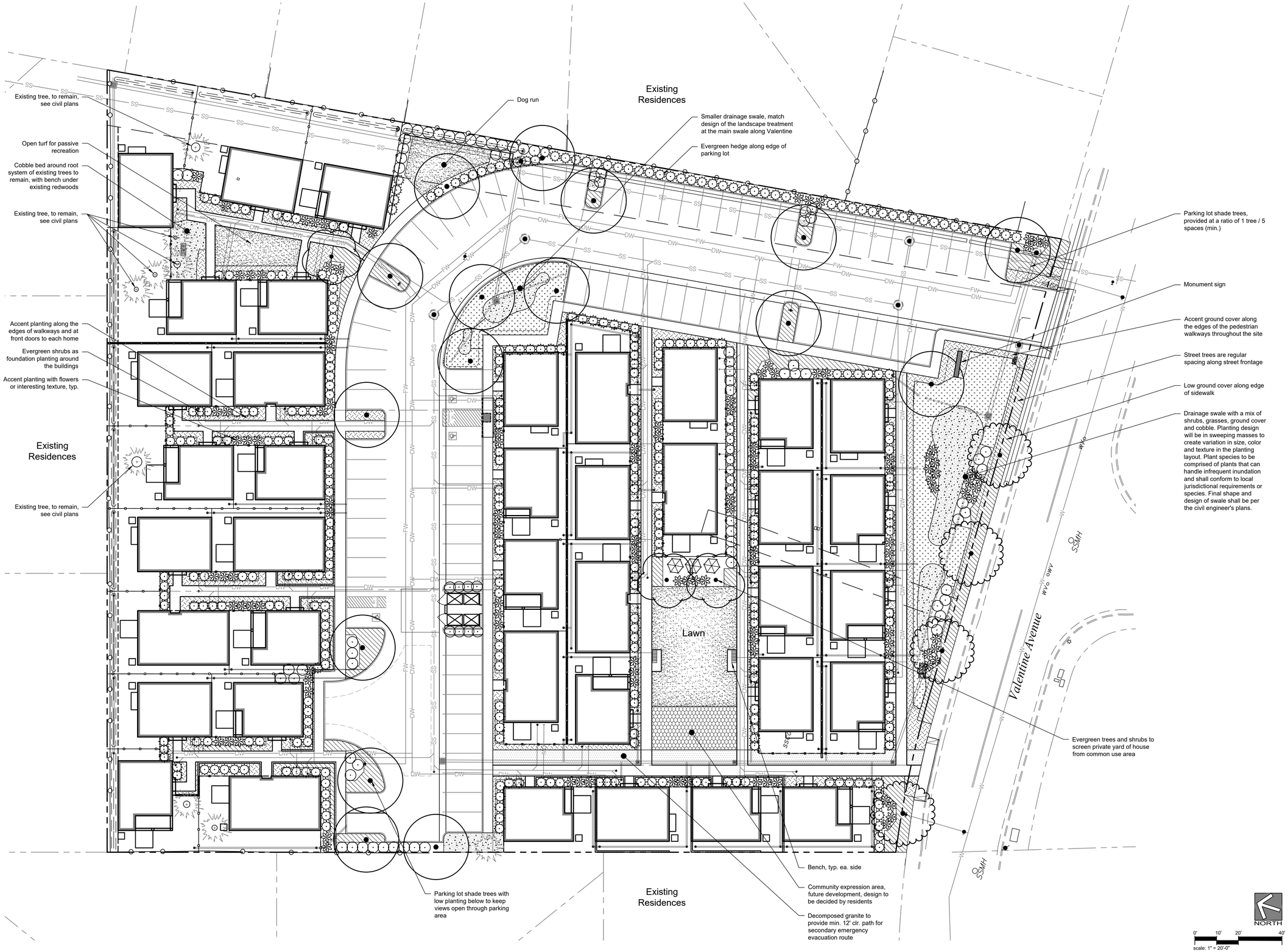
Received 3/4/2026



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Seal:

LICENSED LANDSCAPE ARCHITECT
SAMUEL HARNED, LA 5081
Expiration
12/31/26
03 March 2026
Date
STATE OF CALIFORNIA

Prepared for:

Grupe Investment Company, Inc.
3255 West March Lane
Suite 400
Stockton, CA 95219

Project:

VALENTINE AVENUE HOUSING

8100 VALENTINE AVENUE, SEBASTOPOL, CA

Revision:

No.	Desc.	Date

Date:	03 March 2026
Drawn:	RSH
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Scale:	none

Sheet:

Preliminary Landscape Plan

L1

WELO COMPLIANCE

This project has been designed to conform with the State's Model Water Efficient Landscape Ordinance (MWELO).

IRRIGATION DESIGN
The irrigation on the site will use drip irrigation, will meet the City's requirements, and will comply with the requirements of WELO. Equipment will include dedicated irrigation meter, smart controller, weather sensor, and efficient irrigation emitters, nozzles, and other equipment.

PLANTING DESIGN
The landscape design uses water-wise plant species suitable for this region and that are low maintenance and durable, uses trees to shade paved areas, and plants have been grouped into hydro-zones. References used for the landscape design include published information from the local jurisdiction, Sunset Western Garden Book and WUCOLS.

LANDSCAPE AREA CALCULATIONS

Total Site Area:		128,997 sf.
Total Landscape Area:		29,448 sf.
Planter Area:	18,435 sf	
Lawn:	3,275 sf.	
Bioswale:	7,738 sf	
Percentage of Total Site as Landscape:		23 %

PARKING LOT TREE REQUIREMENTS

Number parking spaces:	85
Req'd trees (1 tree per 5 parking spaces):	17
Trees Provided:	17

WATER EFFICIENT LANDSCAPE ORDINANCE WORKSHEET

	Reference Evapotranspiration			39.3 in/yr	$ETAF_{reg}$	Maximum Allowed ETAF		0.55
APPENDIX B WORKSHEET	**Hydro-zone** (see desc. below)	**Plant Factor (PF)**	**Irrigation Method**	**Irrigation Efficiency (IE)**	**ETAF (PF/IE)**	**Landscape Area (sq. ft.)**	**ETAF x Area**	**Estimated Total Water Use (ETWU)**
	Regular Landscape Areas ("RLA") - See Hydrozone Descriptions for Referenced Numbers							
	Shrubs, Mod.	0.50	Drip	0.81	0.62	8,256 sf	5,096.30	124,176 gals
	Shrubs, Low	0.30	Drip	0.81	0.37	10,179 sf	3,770.00	91,860 gals
	Bioswale	0.50	Drip	0.81	0.62	7,738 sf	4,776.54	116,385 gals
					Sub-totals	26,173.00	13,642.84	332,421 gals
	Special Landscape Areas ("SLA")							
	SLA1				1.00	3,275 sf	3,275.00	79,799 gals
					Sub-totals	3,275 sf	3,275.00	79,799 gals
		Total Landscape Area (RLA+SLA)				29,448 sf	16,917.84	
							ETWU Total	412,220 gals
		Maximum Allowed Water Allowance (MAWA)						430,551 gals
MAWA	**MAXIMUM ALLOWABLE WATER CALCULATION** ("MAWA")							
	MAWA =	(ETo)	(0.62)	[(ETAF	x LA) +	((1-ETAF)	x SLA)]	
	430,551 gal/yr	39.3 in/yr	0.62	0.55	29,448 sf	0.45	3,275 sf	
ETAF	ETAF CALCULATIONS							
	Regular Landscape Area (RLA) ETAF			Max Allowed ETAF				
	Total ETAF x RLA		13642.84					
	Divided by Total RLA		26,173 sf		If Average ETAF is less than Max. Allowed ETAF the Project complies with WELO			
	Average ETAF (RLA)		0.52	0.55				

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING	WUCOLS
TREES							
		PARKING LOT SHADE TREE Medium to large tree with spreading canopy		16			
	PIS KEI	Pistacia chinensis 'Keith Davey'	Keith Davey Chinese Pistache		15 gal.	35`	Low
	ULM PAR	Ulmus parvifolia	Lacebark Elm		15 gal.	35`	Low
		MEDIUM SHADE TREE Medium sized shade tree with interesting branch pattern or form, for shading pedestrian use areas		3			
	ARB MAR	Arbutus x 'Marina'	Marina Strawberry Tree		24" box	20`	Low
	CER OKL	Cercis canadensis texensis 'Oklahoma'	Oklahoma Texas Redbud		24" box	25`	Moderate
	LAG IND	Lagerstroemia indica	Crape Myrtle		24" box	20`	Low
		STREET TREE Medium to large tree with spreading canopy.		4			
	PLA RAC	Platanus racemosa	California Sycamore		15 gal.	50`	Moderate
	PLA BLO	Platanus x acerifolia 'Bloodgood'	Bloodgood London Plane Tree		15 gal.	50`	Moderate
	QUE AGR	Quercus agrifolia	Coast Live Oak		15 gal.	50`	Very Low
	SEQ SEM	Sequoia sempervirens	Coast Redwood		15 gal.	50`	High
SHRUBS							
		EVERGREEN / HEDGE SHRUB Medium size evergreen shrubs, for massing, foundation planting, and borders		349			
	Arc dou	Arctostaphylos x 'John Dourley'	John Dourley Manzanita		5 gal.	4`	Low
	Ole lit	Olea europaea 'Montra'	Little Ollie® Olive		5 gal.	5`	Very Low
	Rha min	Rhaphiolepis umbellata 'Minor'	Dwarf Yedda Hawthorn		5 gal.	4`	Low
	Wes mor	Westringia fruticosa 'Morning Light'	Morning Light Coast Rosemary		5 gal.	4`	Low
		ACCENT SHRUB Medium size shrub, 30"-60", with flowers or interesting foliage and form, for focal point planting		122			
	Azalea	Azalea spp.	Azalea		5 gal.	3`	Moderate
	Ber cri	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Japanese Barberry		5 gal.	4`	Moderate
	Cal kar	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass		5 gal.	3`	Low
	Epi hum	Epilobium canum	California Fuchsia		5 gal.	3`	Low
	Leu hyb	Leucadendron x 'Jester'	Jester Conebush		5 gal.	5`	Low
	Muh cap	Muhlenbergia capillaris	Pink Muhly Grass		7 gal.	4`	Low
	Pho spp	Phormium spp	Small to Medium size species		5 gal.	4`	Low
	Ros wht	Rosa x 'Noaschnee'	Flower Carpet® White Groundcover Rose		5 gal.	3`	Moderate
	Sal gre	Salvia greggii	Autumn Sage		5 gal.	3`	Low
		BACKGROUND / BUFFER SHRUB Medium to large shrub, 5`-7`, for background and buffers		3			
	Arc thh	Arctostaphylos x 'Howard McMinn'	Howard McMinn Manzanita		5 gal.	8`	Low
	Cea con	Ceanothus x 'Concha'	Concha Wild Lilac		5 gal.	6`	Low
	Fei sel	Feijoa sellowiana	Pineapple Guava		5 gal.	12`	Low
		INFILL SHRUB Medium size shrub, 30"-48", for mass plantings mid-ground planting		82			
	Esc new	Escallonia x 'Newport Dwarf'	Newport Dwarf Escallonia		5 gal.	3`	Moderate
	Gre noe	Grevillea x 'Noellii'	Noel Grevillea		5 gal.	4`	Low
	Rha ind	Rhaphiolepis indica	Indian Hawthorn		5 gal.	4`	Moderate
	Ros tus	Rosmarinus officinalis 'Tuscan Blue'	Tuscan Blue Rosemary		5 gal.	4`	Low
	Teu fru	Teucrium fruticans	Bush Germander		5 gal.	4`	Low
GROUND COVERS							
		ACCENT GROUNDCOVER Low ground cover planting, 12"-24", with flowers or intesting foliage or texture, for focal planting		5,098 sf			
	Cea hor	Ceanothus griseus horizontalis	Carmel Creeper	11	1 gal.	60"	Low
	Cli min	Clivia miniata	Bush Lily	122	1 gal.	30"	Low
	Heb spp	Hebe spp.	Hebe	123	1 gal.	30"	Moderate
	Hem crb	Hemerocallis x 'Cranberry Baby'	Cranberry Baby Daylily	159	1 gal.	30"	Moderate
	Nan har	Nandina domestica 'Harbour Dwarf'	Harbour Dwarf Heavenly Bamboo	159	1 gal.	36"	Moderate
	Tra jas	Trachelospermum jasminoides	Chinese Star Jasmine	36	1 gal.	42"	Moderate
	Ver neb	Verbena x 'Homestead Purple'	Homestead Purple Verbena	183	1 gal.	30"	Low
		EVERGREEN GROUND COVER Low growing ground cover, 6"-20", for masses and foreground planting		3,648 sf			
	Arc rey	Arctostaphylos uva-ursi `Point Reyes`	Point Reyes Kinnikinnick	49	1 gal.	48"	Low
	Bac twi	Baccharis pilularis 'Twin Peaks #2'	Twin Peaks #2 Coyote Brush	32	1 gal.	60"	Low
	Cea hor	Ceanothus griseus horizontalis	Carmel Creeper	32	1 gal.	60"	Low
	Jun hor	Juniperus horizontalis	Creeping Juniper	47	1 gal.	48"	Low
	Myo par	Myoporum parvifolium	Trailing Myoporum	32	1 gal.	60"	Low
		LAWN Sod, for passive recreation		3,275 sf			
	Tur bol	Turf Sod Bolero Plus	Fescue blend	3,275 sf	sod		SLA
		COBBLE Rounded cobble, for use at drainage ways and as inert ground cover near existing trees to remain		2,130 sf			
		COMMUNITY EXPRESSION AREA Future development area for residents-use, to be provided by the HOA at complete build-out.		780 sf			
		BIO-SWALE PLANTING Plants for use at bio-swales. Species selected for ability to withstand infrequent inundation. Species shall conform to jurisdictionall standards and requirements.		3,235 sf			
	Car tum	Carex tumulicola	Foothill Sedge	74	1 gal.	36"	Low
	Dia var	Dianella tasmanica 'Variegata'	Variegated Flax Lily	41	1 gal.	42"	Moderate
	Jun pat	Juncus patens	California Gray Rush	112	1 gal.	36"	Low
	Muh rig	Muhlenbergia rigens	Deer Grass	27	1 gal.	60"	Low
	Spi awt	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spirea	20	1 gal.	60"	Moderate
		DECOMPOSED GRANITE Decomposed granite paving to meet fire department requirements for access.		1,183 sf			

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