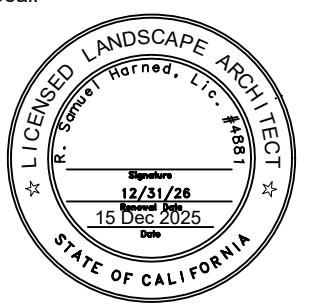




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Project:

VALENTINE AVENUE HOUSING
8100 VALENTINE AVENUE, SEBASTOPOL, CA

Revision:

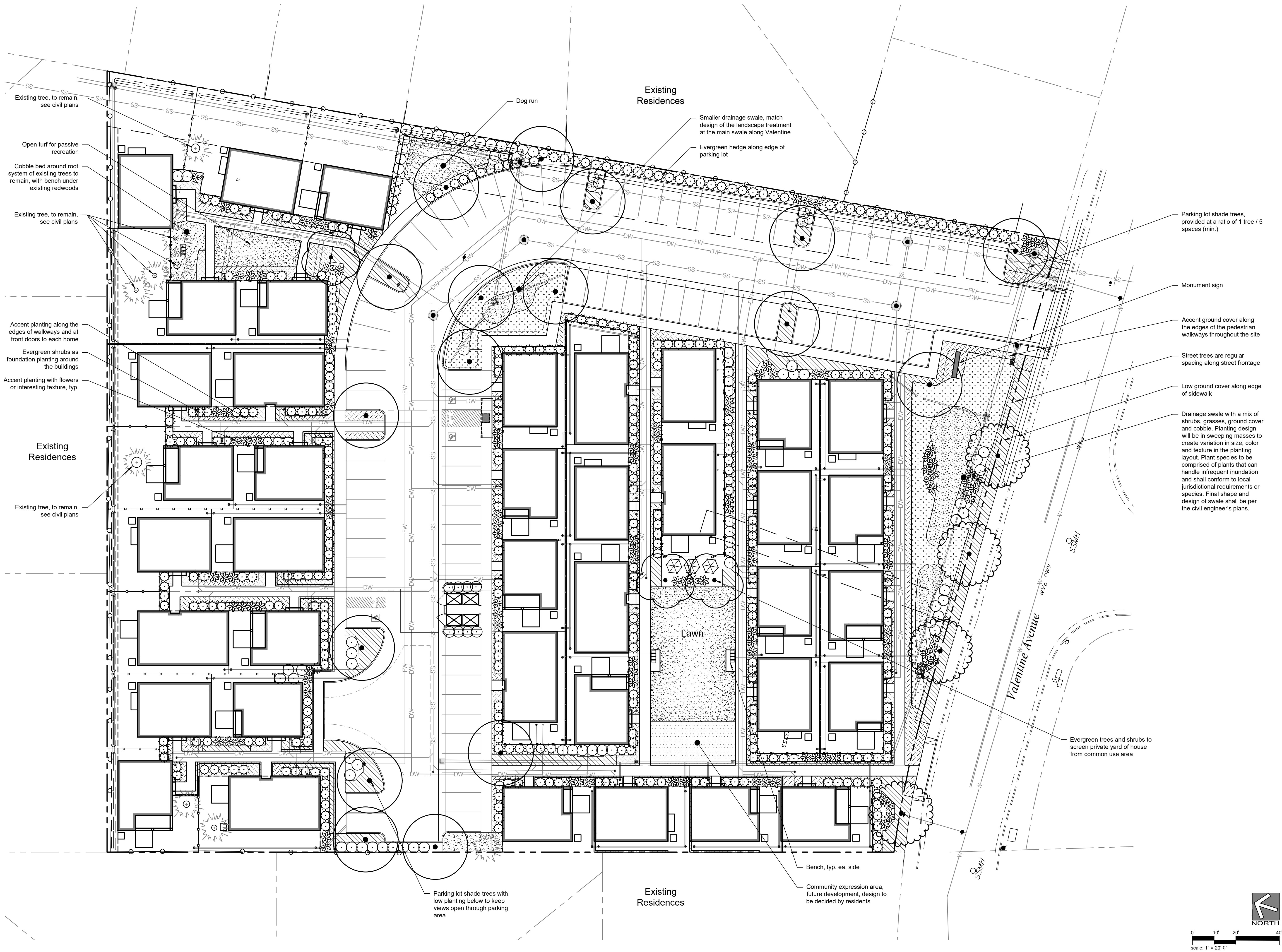
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Date: 15 Dec 2025
Drawn: RSH
Checked: RSH
Project No.: 25-55
Scale: none

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**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:	18,162 sf
Lawn:	3,548 sf.
Bioswale:	7,738 sf
Percentage of Total Site as Landscape:	23 %

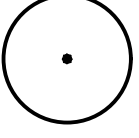
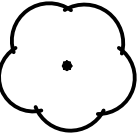
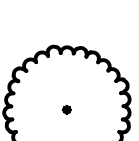
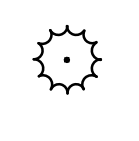
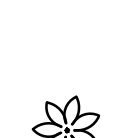
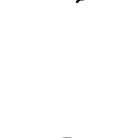
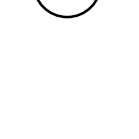
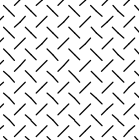
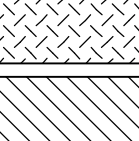
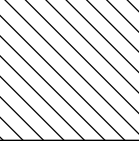
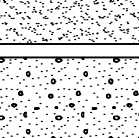
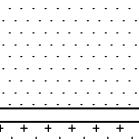
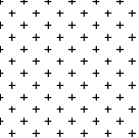
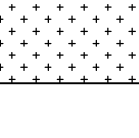
PARKING LOT TREE REQUIREMENTS

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

WATER EFFICIENT LANDSCAPE ORDINANCE WORKSHEET

APPENDIX B WORKSHEET	Reference Evapotranspiration			39.3 in/yr	ETAF _{max}	Maximum Allowed ETAF		0.55
	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	9,906 sf	3,668.89	89,396 gals
	Bioswale	0.50	Drip	0.81	0.62	7,738 sf	4,776.54	116,385 gals
					Sub-totals	25,900.00	13,541.73	329,958 gals
	Special Landscape Areas ("SLA")							
	SLA1				1.00	3,548 sf	3,548.00	86,451 gals
					Sub-totals	3,548 sf	3,548.00	86,451 gals
Total Landscape Area (RLA+SLA)						29,448 sf	17,089.73	
					ETWU Total		416,408 gals	
		Maximum Allowed Water Allowance (MAWA)						433,544 gals
MAWA	MAXIMUM ALLOWABLE WATER CALCULATION ("MAWA")							
	MAWA	=	$\left(E_{To} \right)$	$\left(0.62 \right)$	$\left[\left(ETAF \right) \times LA \right) + \left(\left(1-ETAF \right) \times SLA \right) \right]$			
	433,544 gal/yr		39.3 in/yr	0.62	0.55	29,448 sf	0.45	3,548 sf
ETAF	ETAF CALCULATIONS							
	Regular Landscape Area (RLA) ETAF				Max Allowed ETAF			
	Total ETAF x RLA			13541.73				
	Divided by Total RLA			25,900 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							
	PIS KEI	PARKING LOT SHADE TREE Medium to large tree with spreading canopy	Keith Davey Chinese Pistache	17			
	ULM PAR	MEDIUM SHADE TREE Medium sized shade tree with interesting branch pattern or form, for shading pedestrian use areas	Lacebark Elm	3	15 gal. 15 gal.	35' 35'	Low Low
	ARB MAR	Marina Strawberry Tree	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
	PLA RAC	STREET TREE Medium to large tree with spreading canopy.	California Sycamore	4	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		367			
	Arc dou	Arctostaphylos x 'John Dourley'	John Dourley Manzanita		5 gal.	4'	Low
	Ole lit	Olea europaea 'Montra'	Little Olle® Olive		5 gal.	5'	Very Low
	Rha min	Raphiolepis umbellata 'Minor'	Dwarf Yadda 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		126			
	Ber cri	Azalea spp.	Azalea		5 gal.	3'	Moderate
	Cal car	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Japanese Barberry		5 gal.	4'	Moderate
	Epi hum	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass		5 gal.	3'	Low
	Leu hyb	Epilobium canum	California Fuchsia		5 gal.	3'	Low
	Muh cap	Leucadendron x 'Jester'	Jester Conebush		5 gal.	5'	Low
	Pho spp	Muhlenbergia capillaris	Pink Muhly Grass		7 gal.	4'	Low
	Ros wht	Phormium spp	Small to Medium size species		5 gal.	4'	Low
	Sal gre	Rosa x 'Noaschnee'	Flower Carpet® White Groundcover Rose		5 gal.	3'	Moderate
		Salvia greggii	Autumn Sage		5 gal.	3'	Low
	Arc thh	BACKGROUND / BUFFER SHRUB Medium to large shrub, 5'-7' , for background and buffers		3			
	Cea con	Arctostaphylos x 'Howard McMinn'	Howard McMinn Manzanita		5 gal.	8'	Low
	Fei sel	Ceanothus x 'Concha'	Concha Wild Lilac		5 gal.	6'	Low
	Esc new	Feijoa sellowiana	Pineapple Guava		5 gal.	12'	Low
	Gre noe	INFILL SHRUB Medium size shrub, 30"-48", for mass plantings mid-ground planting		88			
	Rha ind	Escallonia x 'Newport Dwarf'	Newport Dwarf Escallonia		5 gal.	3'	Moderate
	Ros tus	Grevillea x 'Noellii'	Noel Grevillea		5 gal.	4'	Low
	Teu fru	Rosmarinus officinalis 'Tuscan Blue'	Indian Hawthorn		5 gal.	4'	Moderate
		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		5,275 sf			
	Cea hor	Ceanothus griseus horizontalis	Carmel Creeper	11	1 gal.	60"	Low
	Cli min	Hebe spp.	Bush Lily	126	1 gal.	30"	Low
	Heb spp	Hemerocallis x 'Cranberry Baby'	Hebe	127	1 gal.	30"	Moderate
	Hem crb	Nandina domestica 'Harbour Dwarf'	Cranberry Baby Daylily	165	1 gal.	30"	Moderate
	Nan har	Trachelospermum jasminoides	Harbour Dwarf Heavenly Bamboo	165	1 gal.	36"	Moderate
	Tra jas	Verbena x 'Homestead Purple'	Chinese Star Jasmine	38	1 gal.	42"	Moderate
	Ver neb	EVERGREEN GROUND COVER Low growing ground cover, 6"-20", for masses and foreground planting	Homestead Purple Verbena	189	1 gal.	30"	Low
	Arc reyes	Arctostaphylos uva-ursi 'Point Reyes'	Point Reyes Kinnikinnick	53	1 gal.	48"	Low
	Bac twi	Baccharis pilularis 'Twin Peaks #2'	Twin Peaks #2 Coyote Brush	34	1 gal.	60"	Low
	Cea hor	Ceanothus griseus horizontalis	Carmel Creeper	34	1 gal.	60"	Low
	Jun hor	Juniperus horizontalis	Creeping Juniper	50	1 gal.	48"	Low
	Myo par	Myoporum parvifolium	Trailing Myoporum	34	1 gal.	60"	Low
		LAWN					
		Sod, for passive recreation		3,548 sf			
	Tur bol	Turf Sod Bolero Plus	Fescue blend	3,548 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 jurisdictional 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



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No. Desc. Date

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Preliminary Landscape Plan

L2