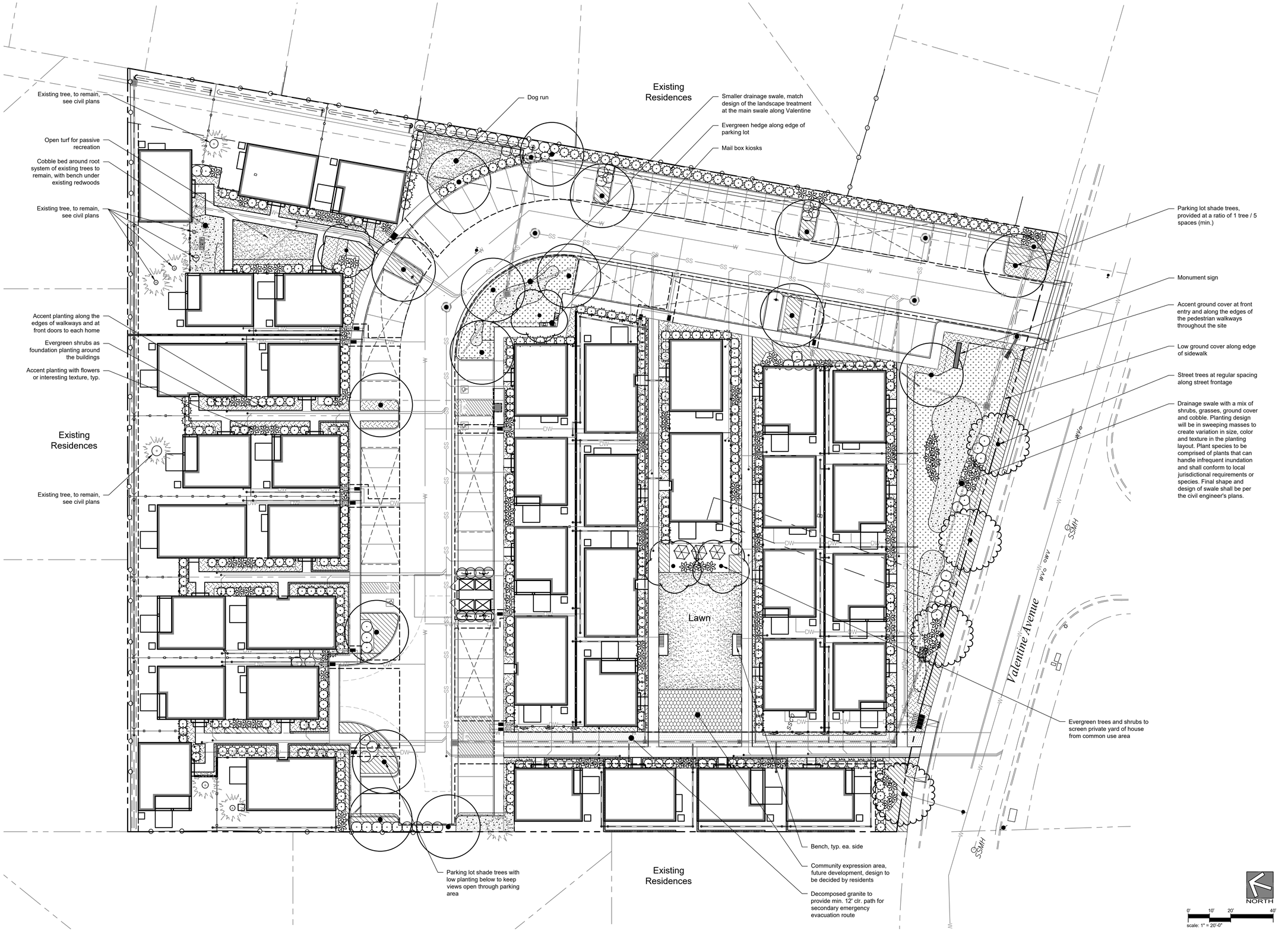


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Seal:

LICENSED LANDSCAPE ARCHITECT
SAMUEL HARNED, LIC. 6361
Expires
12/31/26
31 AUG 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:	31 August 2026
Drawn:	RSH
Checked:	RSH
Project No.:	25-55
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. The majority of the plant species provided in the preliminary plant palette are California Native and all area water-conscious species.

LANDSCAPE AREA CALCULATIONS

Total Site Area:		128,997 sf.
Total Landscape Area:		28,238 sf.
Planter Area:	17,302 sf	
Lawn:	3,275 sf.	
Bioswale:	7,661 sf	
Percentage of Total Site as Landscape:		22 %

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: 42.0 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							
Lawn	0.70	Spray	0.75	0.93	3,275 sf	3,056.67	79,596 gals
Shrubs, Moderate	0.40	Drip	0.81	0.49	2,798 sf	1,381.73	35,980 gals
Shrubs, Low	0.30	Drip	0.81	0.37	14,504 sf	5,371.85	139,883 gals
Bio-swale	0.40	Drip	0.81	0.49	7,661 sf	3,783.21	98,515 gals
				Sub-totals	24,963.00	10,536.79	353,974 gals
Special Landscape Areas ("SLA")							
SLA1				1.00	0 sf	0.00	0 gals
				Sub-totals	0 sf	0.00	0 gals
		Total Landscape Area (RLA+SLA)			24,963 sf	10,536.79	
				ETWU Total			353,974 gals
		Maximum Allowed Water Allowance (MAWA)					357,520 gals

MAWA

MAXIMUM ALLOWABLE WATER CALCULATION ("MAWA")

MAWA =	(ETo)	(0.62)	[(ETAF	x LA) +	((1-ETAF)	x SLA)]
357,520 gal/yr	42.0 in/yr	0.62	0.55	24,963 sf	0.45	0 sf

ETAF

ETAF CALCULATIONS

Regular Landscape Area (RLA) ETAF		Max Allowed ETAF	
Total ETAF x RLA	10536.79		
Divided by Total RLA	24,963 sf		If Average ETAF is less than Max. Allowed ETAF the Project complies with WELO
Average ETAF (RLA)	0.42	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			
	PRU LYO	Prunus ilicifolia lyonii	Catalina Cherry		24" box	25`	Low
	QUE AGR	Quercus agrifolia	Coast Live Oak		24" box	50`	Very Low
		MEDIUM SHADE TREE Medium sized shade tree with interesting branch pattern or form, for shading pedestrian use areas		4			
	CER OCC	Cercis occidentalis	Western Redbud		24" box	20`	Low
	CER BET	Cercocarpus betuloides	Mountain Mahogany		24" box	20`	Low
	CHI LIN	Chilopsis linearis	Desert Willow		24" box	20`	Low
		STREET TREE Medium to large tree with spreading canopy.		4			
	QUE AGR	Quercus agrifolia	Coast Live Oak		24" box	50`	Very Low
	SEQ SEM	Sequoia sempervirens	Coast Redwood		24" box	50`	High
SHRUBS							
		ACCENT SHRUB Medium size shrub, 30"-60", with flowers or interesting foliage and form, for focal point planting		120			
	Ach mil	Achillea millefolium	Common Yarrow		5 gal.	2`	Low
	Azalea	Azalea spp.	Azalea		5 gal.	3`	Moderate
	Epi hum	Epilobium canum	California Fuchsia		5 gal.	3`	Low
	Leu hyb	Leucadendron x 'Jester'	Jester Conebush		5 gal.	5`	Low
	Sal po4	Salvia x 'Pozo Blue'	Pozo Blue Sage		5 gal.	4`	Low
	Tri woo	Trichostema lanatum	Woolly Blue Curls		5 gal.	5`	Low
	Ver lil	Verbena lilacina 'De la Mina'	De la Mina Lilac Verbena		7 gal.	5`	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
	Fra cal	Frangula californica	California Coffeeberry		5 gal.	7`	Low
	Myr cal	Myrica californica	Pacific Wax Myrtle		5 gal.	6`	Moderate
		EVERGREEN / HEDGE SHRUB Medium size evergreen shrubs, for massing, foundation planting, and borders		346			
	Arc sen	Arctostaphylos densiflora 'Sentinel'	Sentinel Vine Hill Manzanita		5 gal.	7`	Low
	Car cal	Carpenteria californica 'Elizabeth'	Bush Anemone		5 gal.	4`	Low
	Mah aqu	Mahonia aquifolium	Oregon Grape		5 gal.	3`	Low
	Wes mor	Westringia fruticosa 'Morning Light'	Morning Light Coast Rosemary		5 gal.	4`	Low
		VINE Clinging or twining vine for covering walls and fences		4			
	Clem	Clematis spp.	Clematis		5 gal.	8`	Moderate
	Har vio	Hardenbergia violacea	Lilac Vine		5 gal.	8`	Moderate
		INFILL SHRUB Medium size shrub, 30"-48", for mass plantings mid-ground planting		82			
	Arc dou	Arctostaphylos x 'John Dourley'	John Dourley Manzanita		5 gal.	4`	Low
	Arc sns	Arctostaphylos x 'Sunset'	Sunset Manzanita		5 gal.	5`	Low
	Ros tus	Rosmarinus officinalis 'Tuscan Blue'	Tuscan Blue Rosemary		5 gal.	4`	Low
	Sal api	Salvia apiana	White Sage		5 gal.	4`	Low
	Teu fru	Teucrium fruticans	Bush Germander		5 gal.	4`	Low
		ESPALIER		8			
	Cea har	Ceanothus x 'Ray Hartman'	Ray Hartman Wild Lilac		15 gal.	per plan	Low
	Fre cal	Fremontodendron x 'Ken Taylor'	Ken Taylor Flannel Bush		15 gal.	per plan	Low
GROUND COVERS							
		ACCENT GROUNDCOVER Low ground cover planting, 12"-24", with flowers or intesting foliage or texture, for focal planting		5,286 sf			
	Cea hor	Ceanothus griseus horizontalis	Carmel Creeper	51	1 gal.	60"	Low
	Esc cal	Eschscholzia californica	California Poppy	81	1 gal.	24"	Low
	Heb spp	Hebe spp.	Hebe	135	1 gal.	30"	Moderate
	Heu max	Heuchera maxima	Island Alum Root	134	1 gal.	36"	Low
	Mon rus	Monardella villosa 'Russian River'	Russian River Coyote Mint	172	1 gal.	30"	Low
	Sal bee	Salvia x 'Bee's Bliss'	Bee's Bliss Sage	83	1 gal.	48"	Low
		EVERGREEN GROUND COVER Low growing ground cover, 6"-20", for masses and foreground planting		3,636 sf			
	Arc rey	Arctostaphylos uva-ursi `Point Reyes`	Point Reyes Kinnikinnick	58	1 gal.	48"	Low
	Arc ecp	Arctostaphylos x 'Emerald Carpet'	Emerald Carpet Manzanita	58	1 gal.	42"	Low
	Bac pig	Baccharis pilularis 'Pigeon Point'	Pigeon Point Coyote Brush	46	1 gal.	60"	Low
	Cea hor	Ceanothus griseus horizontalis	Carmel Creeper	34	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.		3,209 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	111	1 gal.	36"	Low
	Muh rig	Muhlenbergia rigens	Deer Grass	33	1 gal.	60"	Low
	Spi awt	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spirea	13	1 gal.	60"	Moderate
		DECOMPOSED GRANITE Decomposed granite paving to meet fire department requirements for access.		1,183 sf			

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L2