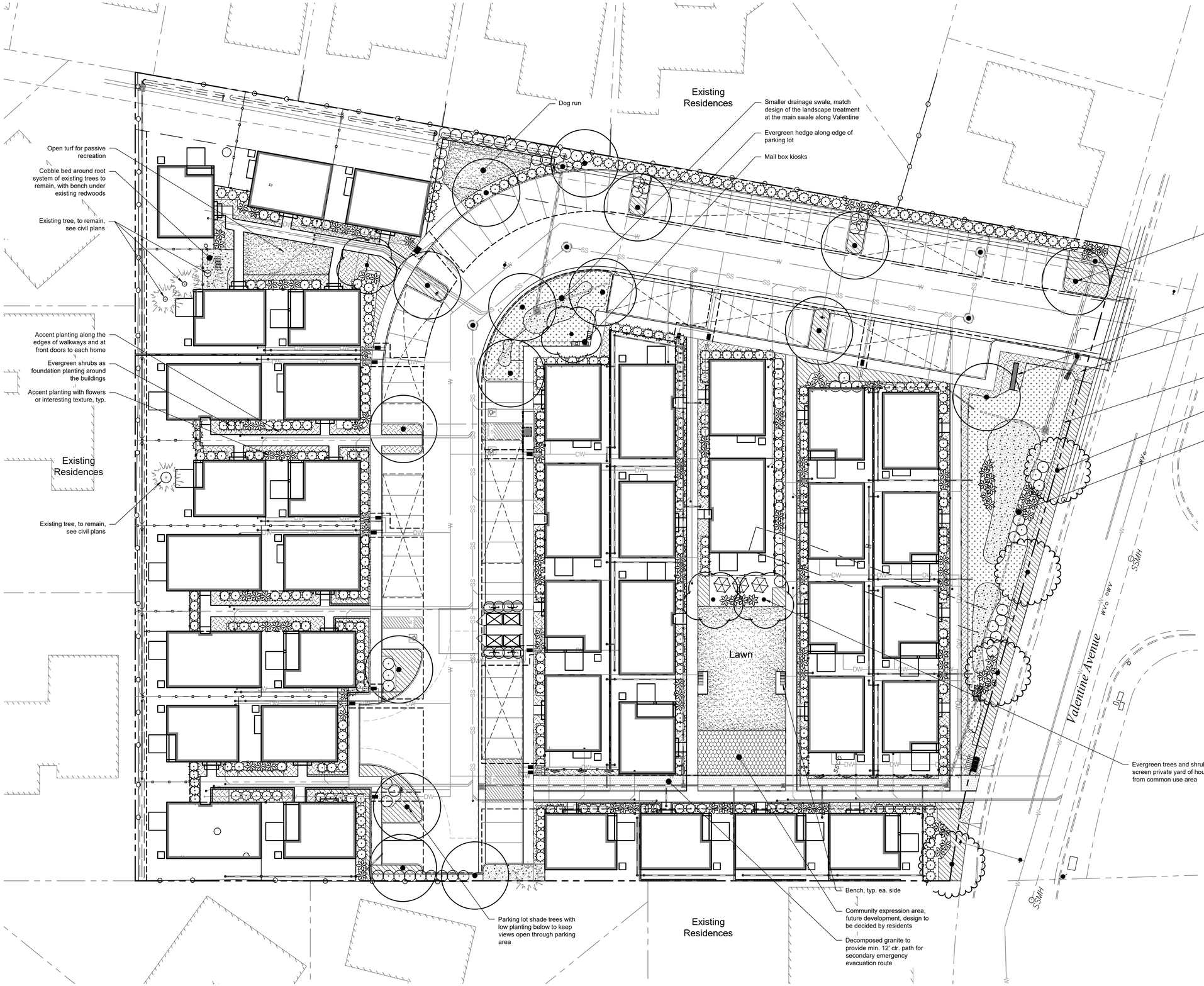


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Seal:

LICENSED LANDSCAPE ARCHITECT
SAMUEL HARNED, JR.
No. 6501
Renewal
12/31/26
29 OCT 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:	29 October 2026
Drawn:	RSH
Checked:	RSH
Project No.:	25-55
Scale:	none

Sheet:

Preliminary Landscape Plan

L1

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	2,630 sf	1,298.77	33,820 gals
	Shrubs, Low	0.30	Drip	0.81	0.37	14,295 sf	5,294.44	137,867 gals
	Bio-swale	0.40	Drip	0.81	0.49	7,661 sf	3,783.21	98,515 gals
					Sub-totals	24,586.00	10,376.42	349,798 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)			24,586 sf	10,376.42	
							ETWU Total	349,798 gals
					Maximum Allowed Water Allowance (MAWA)			352,121 gals
MAWA	**MAXIMUM ALLOWABLE WATER CALCULATION** ("MAWA")							
	MAWA =	(ETo)	(0.62)	[(ETAF	x LA) +	((1-ETAF)	x SLA)]	
	352,121 gal/yr	42.0 in/yr	0.62	0.55	24,586 sf	0.45	0 sf	
ETAF	ETAF CALCULATIONS							
	Regular Landscape Area (RLA) ETAF				Max Allowed ETAF			
	Total ETAF x RLA			10376.42				
	Divided by Total RLA			24,586 sf		If Average ETAF is less than Max. Allowed ETAF the Project complies with WELO		
	Average ETAF (RLA)			0.42	0.55			

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.

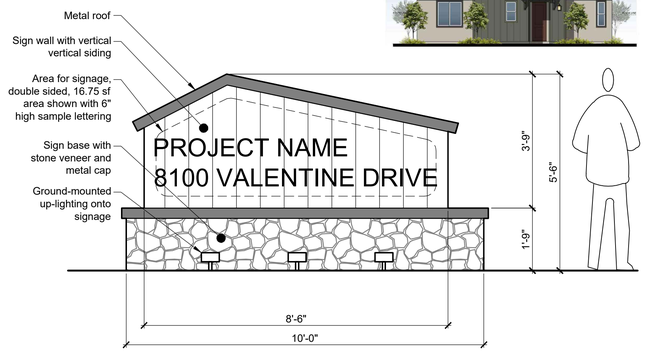
LANDSCAPE AREA CALCULATIONS

Total Site Area:		128,997 sf.
Total Landscape Area:		27,861 sf.
Planter Area:	16,925 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





NOTES:
1. Materials and colors to match houses.
2. Signage to be per Owner via separate sign submittal.

A **MONUMENT SIGNAGE - ELEVATION**

1/2" = 1'-0" P-PR-SEB-01

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING	WUCOLS
TREES							
		PARKING LOT SHADE TREE		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		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		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		122			
	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 byb	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		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		345			
	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		4			
	Clem	Clematis spp.	Clematis		5 gal.	8`	Moderate
	Har vio	Hardenbergia violacea	Lilac Vine		5 gal.	8`	Moderate
		INFILL SHRUB		76			
	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		5,220 sf			
	Cea hor	Ceanothus griseus horizontalis	Carmel Creeper	51	1 gal.	60"	Low
	Esc cal	Eschscholzia californica	California Poppy	83	1 gal.	24"	Low
	Heb spp	Hebe spp.	Hebe	135	1 gal.	30"	Moderate
	Heu max	Heuchera maxima	Island Alum Root	133	1 gal.	36"	Low
	Mon rus	Monardella villosa 'Russian River'	Russian River Coyote Mint	170	1 gal.	30"	Low
	Sal bee	Salvia x 'Bee's Bliss'	Bee's Bliss Sage	84	1 gal.	48"	Low
		EVERGREEN GROUND COVER		3,679 sf			
	Arc rey	Arctostaphylos uva-ursi `Point Reyes`	Point Reyes Kinnikinnick	59	1 gal.	48"	Low
	Arc ecp	Arctostaphylos x 'Emerald Carpet'	Emerald Carpet Manzanita	59	1 gal.	42"	Low
	Bac pig	Baccharis pilularis 'Pigeon Point'	Pigeon Point Coyote Brush	47	1 gal.	60"	Low
	Cea hor	Ceanothus griseus horizontalis	Carmel Creeper	35	1 gal.	60"	Low
		LAWN		3,275 sf			
	Tur bol	Turf Sod Bolero Plus	Fescue blend	3,275 sf	sod		SLA
		COBBLE		1,937 sf			
		COMMUNITY EXPRESSION AREA		780 sf			
		BIO-SWALE PLANTING		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		1,183 sf			

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