CREEKWOOD

SB 330 PRELIMINARY APPLICATION

59 UNIT CONDOMINIUM PROJECT

VESTING TENTATIVE PARCEL MAP

PRELIMINARY LANDSCAPE PLANS

270 & 280 CASA GRANDE ROAD APN 017-040-051 & 016
PETALUMA, CALIFORNIA

PROJECT DATA

PROPERTY DATA:

SITE ADDRESS:	270 & 280 CASA GRANDE ROAD APN 017–040–051 & 016
SITE GROSS AREA:	5.198 ACRES (226,415 S.F.)

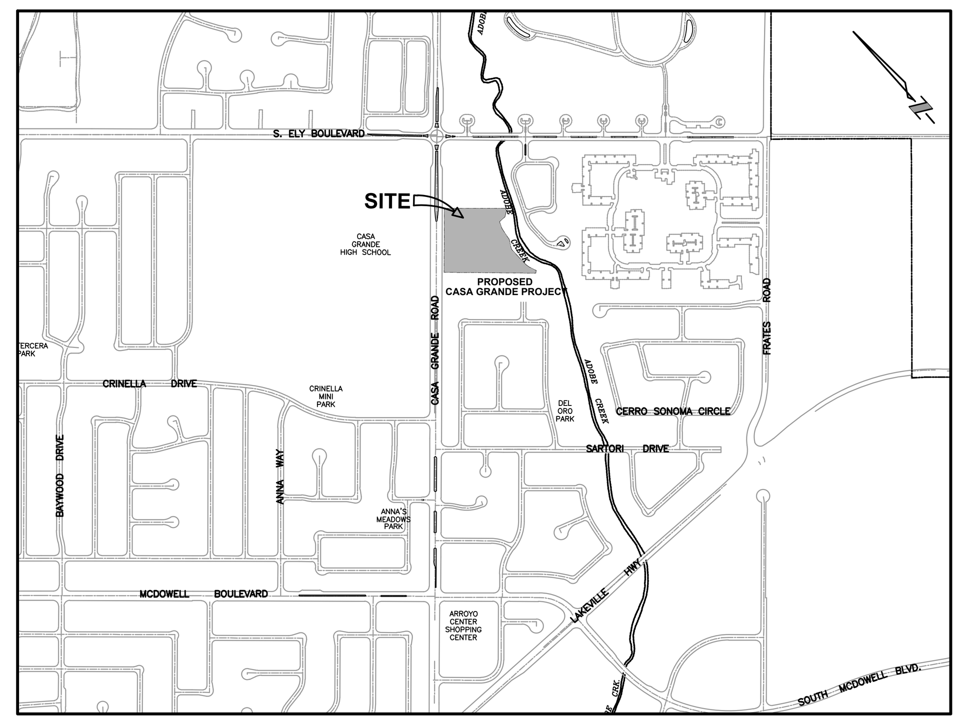
ZONING AND LAND USE:

EXISTING ZONING:	RESIDENTIAL 4 (R4)
EXISTING LAND USE:	MEDIUM DENSITY RESIDENTIAL (MDR) (8.1 TO 18.0 UNITS/ACRE)
COVERAGE:	60% MAXUMUM

PROJECT ZONING AND LAND USE:

PROJECT ZONING:	RESIDENTIAL 4 (R4)
PROJECT LAND USE:	MEDIUM DENSITY RESIDENTIAL (MDR) (8.1 TO 18.0 UNITS/ACRE)
PROJECT UNITS (TOTAL)	59 CONDOMINIUM UNITS
TOTAL SITE GROSS AREA:	5.198 ACRES (226,415 S.F.)
PROJECT SITE GROSS AREA:	4.561 ACRES (198,661 S.F.)*
PROJECT NET AREA:	4.072 ACRES (177,356 S.F.)**
PROJECT DENSITY:	14.49 UNITS/ACRE
PROJECT COVERAGE (TOTAL):	32.61%

* EXCLUDES DESIGNATED REMAINDER (NOT A PART OF PROJECT)
**EXCLUDES PUBLIC VEHICULAR ACCESS



VICINITY MAP
N.T.S.

OWNERS

MALNATI & PEDRANI TRUST
RON MALNATI
270 CASA GRANDE ROAD
PETALUMA, CALIFORNIA 94954
707–328–8559 VOICE
rlvka@yahoo.com

ALLENA TRUST
IN CARE OF RAY ALLENA
280 CASA GRANDE ROAD
PETALUMA, CALIFORNIA 94954
707–695–9690 VOICE
giantsfan0004@yahoo.com

APPLICANT

FALCON POINT ASSOCIATES, LLC
c/o DRG BUILDERS
3496 BUSKIRK AVENUE #104
PLEASANT HILL, CALIFORNIA 94523
925–939–3473 VOICE
doyle@drgbuilders.com

UTILITES

FIRE PROTECTION	CITY OF PETALUMA
WATER	CITY OF PETALUMA
SANITARY SEWER	CITY OF PETALUMA
STORM DRAIN	CITY OF PETALUMA

CONSULTANTS

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HYDROLOGIST	WEST CONSULTANTS, INC. 11440 W. BERNARDO CT., SUITE 360 SAN DIEGO, CALIFORNIA 92127 858.487.9378 VOICE dsmith@westconsultants.com
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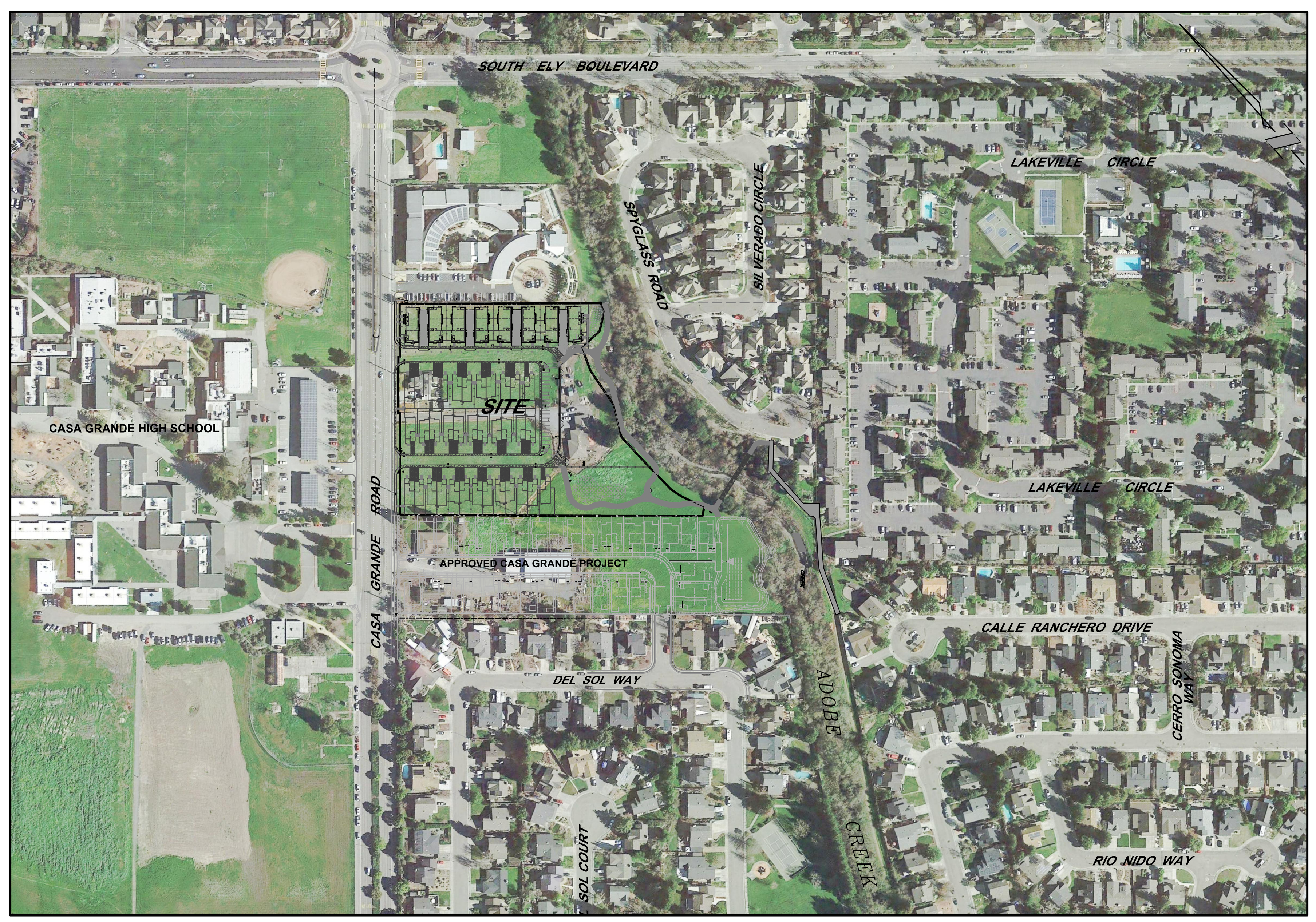

SITE DIAGRAM
SCALE: 1"=200'

LANDSCAPE PLANS SHEET INDEX

PHOTO DATE: 2021
SOURCE: GOOGLE EARTH

PROFESSIONAL LANDSCAPE ARCHITECT
ANDREA J. CHAPMAN
No. 6142
EXP. 10–31–24
STATE OF CALIFORNIA

DEVELOPMENT APPLICATION SUBMITTAL
JANUARY 2024

REVISIONS	BY

LANDSCAPE COVER SHEET
CREEKWOOD CONDOMINIUM PROJECT
270 & 280 CASA GRANDE ROAD APN 017-040-051 & -016
PETALUMA CALIFORNIA

STEVEN J. LAFRANCHI & ASSOCIATES, INC.
CIVIL ENGINEERS ~ LAND SURVEYORS
LAND PLANNERS ~ LANDSCAPE ARCHITECTS
PETALUMA THEATRE SQUARE
140 SECOND STREET, SUITE 312
PETALUMA, CALIFORNIA 94952
(707) 762-3122 FAX (707) 762-3239

DATE:	2023.12.20
SCALE:	AS SHOWN
DESIGN:	SJL,CRK,AJC
DRAWN:	CRK
CHECK:	SJL
JOB:	CREEKWOOD
JOB No:	192119

SHEET **L-0** OF **7** SHEETS

GRAPHIC SCALE 0 30 60 120

PRELIMINARY LANDSCAPE PLAN

CREEKWOOD CONDOMINIUM PROJECT
270 & 280 CASA GRANDE ROAD APN 017-040-051 & -016
PETALUMA CALIFORNIA

CONCEPTUAL LANDSCAPE LEGEND

SYMBOL	ABBR.	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SIZE (HxW)	QUANTITY	WATER USE	*REMARKS
TREES:	AR	ARBUTUS 'MARINA'	MARINA ARBUTUS	24" BOX	20'x30'	9	L	NN, E, STD
	PC	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	20'x30'	11	L	NN, D, STD
	CH	xCHITALPA TASHKENTENSIS 'PINK DAWN'	PINK DAWN CHILTALPA	15 GAL	25'x25'	9	L	NN, D, STD
	OE	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL FRUITLESS OLIVE	15 GAL	25'x25'	14	L	NN, E, MT
	CO	CERCIS OCCIDENTALIS (MITIGATION TREE) CERCIS OCCIDENTALIS	WESTERN REDBUD WESTERN REDBUD	15 GAL 15 GAL	15'x10' 15'x10'	28 30	L L	CN, D, MIT CN, D, MIT
	QA	QUERCUS AGRIFOLIA (MITIGATION TREE)	COAST LIVE OAK	24" BOX	65'x35'	14	L	CN, E, MIT
	QL	QUERCUS LOBATA (MITIGATION TREE)	VALLEY OAK	24" BOX	80'x50'	8	L	CN, D, MIT
	AC	AESCULUS CALIFORNICA (MITIGATION TREE)	CALIFORNIA BUCKEYE	24" BOX	30'x40'	23	L	CN, D, MIT
	DT	DECIDUOUS TREE BY OWNER	DECIDUOUS TREE	24" BOX	–	6	L	D, BY OWNER
OPEN SPACE:		NATIVE PLANTINGS	NATIVE PLANTINGS	SEE SHEET L–4 FOR PLANT PALETTE; CALIFORNIA NATIVE PLANTS FROM PLANT LIST WILL BE USED HERE, IN THE NATIVE PLANTINGS.				
BIORETENTION BASIN:		NATIVE SEED MIX	NATIVE SEED MIX	SEE SHEET L–4 FOR NATIVE SEED MIX PALETTE				
FLOOD MITIGATION BASIN:		NATIVE SEED MIX	NATIVE SEED MIX	SEE SHEET L–4 FOR NATIVE SEED MIX PALETTE				

SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SIZE (HxW)	WATER USE	*REMARKS
LANDSCAPE PLANTING:	SCREENING SHRUBS					
	DODONEA VISCOSA 'PURPUREA'	PURPLE HOPSEED BUSH	5 GAL	12'X6'	L	E, NN
	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL	8'X6'	L	CN, E
	PODOCARPUS ELONGATUS 'MONMAL'	ICEE BLUE YELLOW–WOOD	15 GAL	8'X5'	L	NN, E
	FOUNDATION PLANTS					
	COPROSMA REPENS 'PACIFIC SUNSET'	PACIFIC SUNSET MIRROR PLANT	5 GAL	5'x3'	M	E, NN
	DAPHNE ODORA 'AUREO–MARGINATA'	WINTER VARIEGATED DAPHNE	5 GAL	4'X3'	L	E, NN
	EUONYMUS JAPONICA 'GREEN SPIRES'	GREEN SPIRES JAPANESE SPINDLE	5 GAL	6'X2'	L	E, NN
	LAGERSTROEMIA INDICA 'RED FILLI'	RED FILLI CRAPE MYRTLE	5 GAL	2'x3'	L	D, NN
	LOROPETALUM 'CRIMSON FIRE'	DWARF CHINESE FRINGE FLOWER	5 GAL	4'x4'	L	E, NN
	MYRTUS COMMUNIS 'COMPACTA VARIEGATA'	VARIEGATED DWARF MYRTLE	5 GAL	3'x2'	L	E, NN
	NANDINA DOMESTICA 'FIREPOWER'	FIREPOWER HEAVENLY BAMBOO	5 GAL	2'x2'	L	E, NN
	ROSA X CARPET 'AMBER'	AMBER CARPET ROSE	5 GAL	2.5'X3'	M	D, NN
	SPIRAEA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIRAEA	5 GAL	4'x3'	M	D, NN
	OLEA EUROPEA 'LITTLE OLLIE'	DWARF OLIVE	15 GAL	6'X6'	L	NN, E
	ACHILLEA 'MOONSHINE'	YARROW	1 GAL	1.5'x2'	L	CN
	AGAPANTHUS 'TINKER BELL'	VARIEGATED LILY OF THE NILE	1 GAL	1'X1'	M	NN, E
	EPILOBIUM CANUM	CALIFORNIA FUCHSIA	1 GAL	2'X3'	L	CN, E
	EUPHORBIA x MARTINII 'ASCOT RAINBOW'	ASCOT RAINBOW SPURGE	1 GAL	2'X2'	L	NN, E
	IRIS DOUGLASIANA	PACIFIC COAST IRIS	1 GAL	2'x2'	L	CN
	LAVANDULA STOECHAS PENDUNCULATA 'GHOSTLY PRINCESS'	GHOSTLY PRINCESS SPANISH LAVENDAR	1 GAL	3'x3'	L	NN, E
	MIMULUS AURANTIACUS	STICKY MONKEY FLOWER	1 GAL	3'X3'	L	CN
	PHORMIUM TENAX 'MAORI MAIDEN'	MAORI MAIDEN NEW ZEALAND FLAX	5 GAL	2'X2'	L	NN
	SALVIA 'POZO BLUE'	GREY MUSK SAGE	1 GAL	4'X6'	L	CN
	SOLIDAGO CALIFORNICA	GOLDENROD	1 GAL	3'X3'	M	CN
	TEUCHRIUM CHAMAEDRYS	WALL GERMANDER	1 GAL	2'X3'	L	NN. E
	CAREX TESTACEA 'PRAIRIE FIRE'	PRAIRIE FIRE SEDGE	1 GAL	2'X2'	M	NN, E
	JUNCUS PATENS 'CARMENS GRAY'	CARMENS GRAY RUSH	1 GAL	2'x2'	L	CN, E
	LOMANDRA LONGIFOLIA SSP. RUBIGINO 'SEASCAPE'	SEASCAPE LOMANDRA	5 GAL	1'x2'	L	NN, E
	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	PINK MUHLY GRASS	1 or 5 GAL	3'x3'	L	NN
	GROUNDCOVERS					
	FESTUCA GLAUCA	BLUE FESCUE	1 GAL	18"O.C.	L	NN
	GAZANIA WHITE VARIETY'	WHITE GAZANIA	1 GAL	18"O.C.	L	NN, E
	SEDUM SPURIUM 'VOODOO'	VOODOO STONECROP	1 GAL	24"O.C.	L	NN, E
	DYMONDIA MARGARETAE	DYMONDIA	1 GAL	12"O.C.	L	NN, E
	SEDUM RUPESTRE 'ANGELINA'	ANGELINA STONECROP	1 GAL	24"O.C.	L	NN, E

*SEE PLANT ABBREVIATIONS

**DETERMINED BY WUCOLS: WATER USE CLASSIFICATION OF LANDSCAPE SPECIES, UNIVERSITY OF CALIFORNIA, CALIFORNIA DEPARTMENT OF WATER RESOURCES, 2022.

LANDSCAPE NOTES

1. SEE SHEET L–2 FOR TYPICAL LANDSCAPE CONCEPT AND MORE DETAILED TYPICAL PLANT SCHEDULE.
2. SEE SHEET L–2.1 FOR RENDERED TYPICAL LANDSCAPE PLAN
3. SEE SHEET L–3 FOR PRELIMINARY FENCE PLAN, FENCING AND WALL DETAILS
4. SEE SHEET L–4 LANDSCAPE PALETTE FOR IMAGES OF PROPOSED LANDSCAPE IMAGERY.
5. SEE SHEET L–5 THRU L–5.2 FOR TREE REMOVAL AND PRESERVATION, EXISTING TREE INVENTORY AND TREE PROTECTION NOTES.
6. WITH EXCEPTION OF THE TREES ALL PLANTING SIZES AND QUANTITIES SHOWN ARE APPROXIMATE.
7. SEE CIVIL PLANS FOR GRADING AND DRAINAGE.
8. FOR LIGHTING INFORMATION REFER TO THE PHOTOMETRIC PLAN AND ASSOCIATED LIGHTING DETAILS FROM LIGHTING CONSULANT.
9. REFER TO ARCHITECTURAL PLANS FOR ALL DWELLING UNITS FLOOR PLANS, ELEVATIONS, 3D RENDERINGS AND OTHER BUILDING ARCHITECTURE RELATED ITEMS.
10. REFER TO SUPPLEMENTARY APPENDIX A FOR PRELIMINARY MAXIMUM APPLIED WATER ALLOWANCE CALCULATIONS FOR TYPICAL UNITS 3 & 47.
11. ALL PROPOSED LANDSCAPING AND FENCING SHALL BE LOCATED OUTSIDE THE RIPARIAN BOUNDARY. SEE CURRENT ARBORIST REPORT BY URBAN FORESTRY, DATED DECEMBER 2023 FOR A DESCRIPTION OF TREES WITHIN THE RIPARIAN AREA.
12. FOR TREE MITIGATION, SEE REVIEWED ARBORIST REPORT, BY URBAN FORESTRY, DATED DECEMBER 2023. ALSO SEE SHEETS L–5, L–5.1 AND L–5.2 TREE REMOVAL, PRESERVATION AND REPLACEMENT PLAN.

IRRIGATION NOTES

IRRIGATION NOTE:
IRRIGATION DESIGN WILL COMPLY WITH CITY OF PETALUMA WATER CONSERVATION REGULATIONS ORDINANCE CHAPTER 15.17 OF THE CITY MUNICIPAL CODE.

FOR NEW WATER SERVICE CONNECTIONS, LANDSCAPED IRRIGATED AREAS LESS THAN 5,000 SQUARE FEET SHALL BE PROVIDED WITH SEPARATE SUBMETERS OR METERING DEVICES FOR OUTDOOR POTABLE WATER USE.

THIS LANDSCAPE PROPOSES TO USE:
- LOW VOLUME DRIP IRRIGATION SYSTEM
- A CONTROLLER WITH AN ET SENSOR
- TREE BUBBLERS THAT IRRIGATE AT THE TREES ROOT ZONE
- CHECK VALVES AS NEEDED
- FLOW SENSOR
- MASTER CONTROL VALVE
- DROUGHT TOLERANT, MOSTLY LOW WATER USE PLANT MATERIAL
- AT MINIMUM 3" OF BARK MULCH IN ALL LANDSCAPE AREAS WHERE SOIL IS EXPOSED.
- PLANTS WITH SIMILAR WATER REQUIREMENTS WILL GROUPED TOGETHER ON THE SAME VALVES.

PLANT ABBREVIATIONS

CN	CALIFORNIA NATIVE
D	DECIDUOUS
E	EVERGREEN
H	HIGH WATER USE
L	LOW WATER USE
M	MODERATE WATER USE
MT	MULT–TRUNK
NN	NON–NATIVE
PLG	PLUG
SD	SEED
EDB	EDIBLE/FRUITING PLANT
U	UNKNOWN
MIT	MITIGATION TREE

OPEN SPACE AREA & TREE TOTAL

LOCATION	SQ. FT.	(E) TREES	(P) TREES
NATURAL AREAS	31,280	6	96
BLOCK 1	6,360	—	10
BLOCK 2	13,496	—	35
BLOCK 3	6,506	—	11

OPEN SPACE TREE TOTALS & REQUIREMENT

TOTAL SQ. FT.	TREE TOTAL	MINIMUM TREE REQUIREMENT TOTAL SQ. FT./500 SQ. FT.
57,642	152	57,642/500 ≈ 115 TREES MIN.

LEGEND

- EXISTING FENCING
- PROPERTY LINE
- CONCRETE
- CURB & GUTTER
- STORM DRAIN
- STORM DRAIN MANHOLE
- CATCH BASIN
- APPROXIMATE DRIPLINE OF PRESERVED TREE TO REMAIN AND TO BE PROTECTED
- APPROXIMATE DRIPLINE OF PRESERVED AND PROTECTED SPECIE TREE, AS DETERMINED BY THE CITY OF PETALUMA IZO CHAPTER 17 TREE PRESERVATION, TO REMAIN AND TO BE PROTECTED.
- SURVEYED DRIPLINE OF RIPARIAN CORRIDOR/WESTERLY LIMITS OF THE RIPARIAN HABITAT BIOLOGICAL STUDY AREA. LOCATION INFORMATION IS BASED UPON A FIELD SURVEY PERFORMED BY MONTROSE. SEE ARBORIST'S DATED DECEMBER 2023 AND SHEETS L–5.0 AND L–5.1 FOR DETAILED DESCRIPTION OF THE TREE SPECIES, TREE PROTECTION MEASURES, MITIGATION, TREE REPLACEMENT AND RIPARIAN VEGETATION WITHIN THIS PROTECTED AND PRESERVED AREA.
- FEMA FLOOD PLAIN EFFECTIVE SEPTEMBER 25, 2023 PER CLOMR PERFORMED BY BALANCE HYDROLOGICS.
- FLOOD PLAIN PER MODELING BY WEST CONSULTANTS JULY 2023.
- BIOLOGICAL STUDY AREA LIMITS, BY MONTROSE
- APPROXIMATE BOUNDARY OF RIPARIAN HABITAT, BY MONTROSE
- 50FT SETBACK FROM TOP OF BANK
- APPROXIMATE TOP OF BANK FOR ADOBE CREEK
- APPROXIMATE OHW PER AES BIOLOGICAL SURVEY
- BASIN AREA (BASMAA TREATMENT/FLOOD MITIGATION)
- 10' WIDE MULTI–USE PATH
- 3' WIDE GRAVEL PATH @ UNITS
- CONCRETE PAVING
- CONCRETE DRIVEWAY PLANKS
- 18–36" SONOMA BOULDERS
- FLAGSTONE STEPSTONES

PROFESSIONAL LANDSCAPE ARCHITECT
ANDREA J. CHAPMAN
No. 6142
EXP. 10–31–24
STATE OF CALIFORNIA

REVISIONS BY

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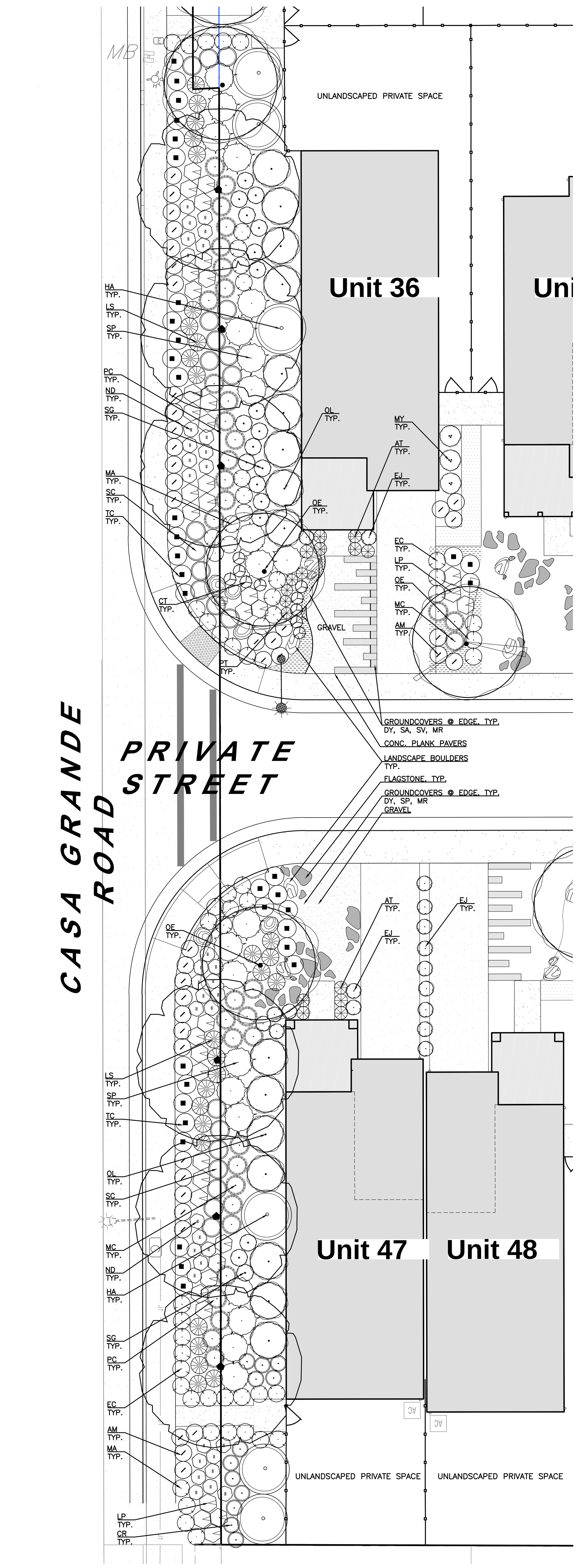
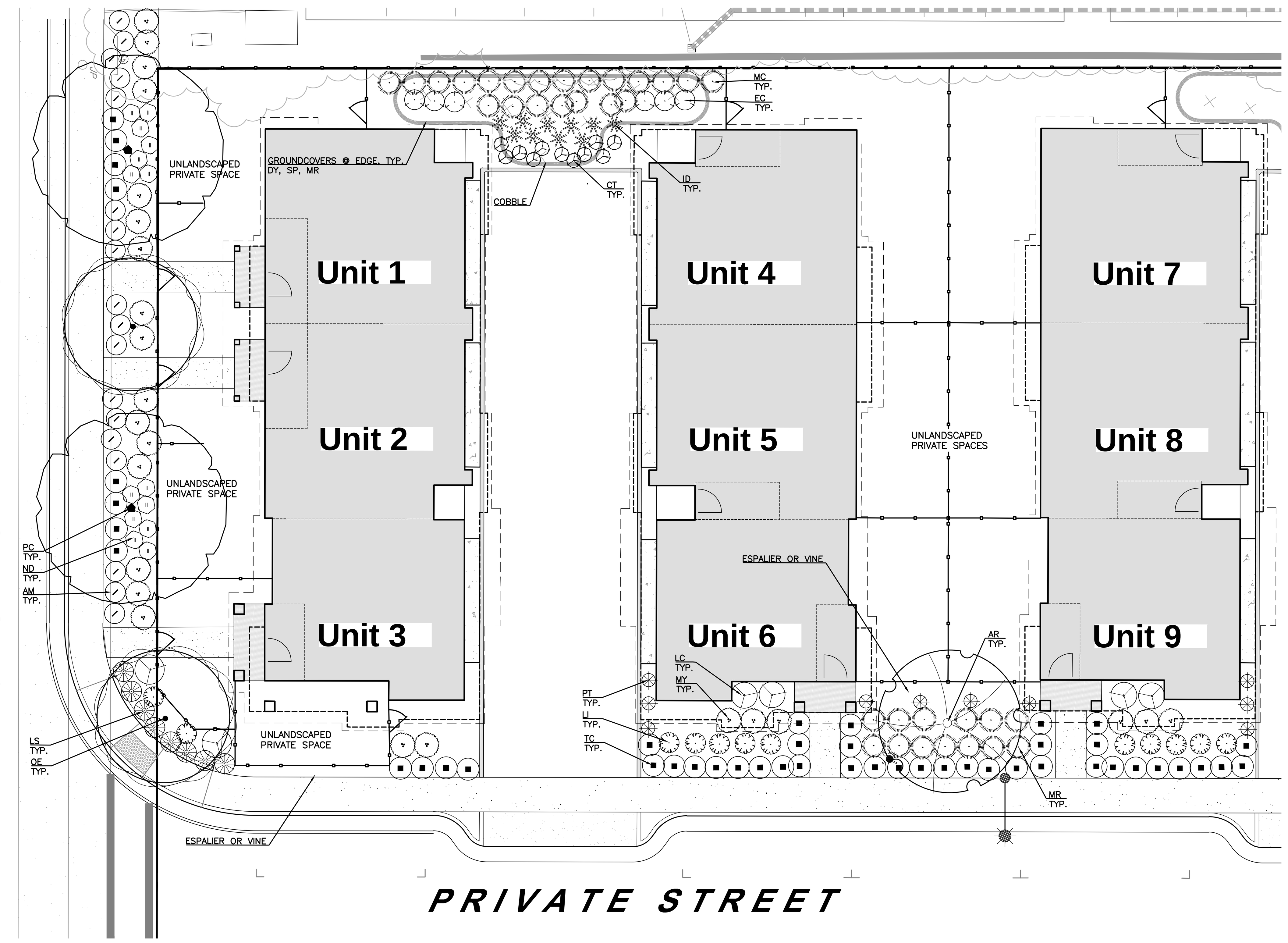
140 SECOND STREET, SUITE 312
PETALUMA, CALIFORNIA 94952
(707) 762-3122 FAX (707) 762-3239

DATE: 2023.12.15
SCALE: 1"=30'
DESIGN: SJL,CRK,AJC
DRAWN: CRK
CHECK: SJL
JOB: CREEKWOOD
JOB No: 192119



UNIT 47 - TYPICAL LANDSCAPE CONCEPT

1"=10'



TRIPLEX UNITS 1 THRU 9 - TYPICAL LANDSCAPE CONCEPT

1"=10'

PLANT LEGEND

SYMBOL PLANT KEY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SIZE (HxW)	WATER USE	REMARKS
TREES:						
AR	ARBUTUS 'MARINA'	MARINA ARBUTUS	24" BOX	20'x30'	L	NN, E, STD
PC	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	20'x30'	L	NN, D, STD
CH	xCHITALPA TASHKENTENSIS 'PINK DAWN'	PINK DAWN CHILTALPA	15 GAL	25'x25'	L	NN, D, STD
OE	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL FRUITLESS OLIVE	15 GAL	25'x25'	L	NN, E, MT
SHRUBS:						
DV	DODONEA VISCOSA 'PURPUREA'	PURPLE HOPSEED BUSH	5 GAL	12'X6'	L	E, NN
HA	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL	8'X6'	L	CN, E
PO	PODOCARPUS ELONGATUS 'MONMAL'	ICEE BLUE YELLOW-WOOD	15 GAL	8'X5'	L	NN, E
CR	COPROSMA REPENS 'PACIFIC SUNSET'	PACIFIC SUNSET MIRROR PLANT	5 GAL	5'x3'	M	E, NN
DO	DAPHNE ODORA 'AUREO-MARGINATA'	WINTER VARIEGATED DAPHNE	5 GAL	4'X3'	L	E, NN
EJ	EUONYMUS JAPONICA 'GREEN SPIRES'	GREEN SPIRES JAPANESE SPINDLE	5 GAL	6'X2'	L	E, NN
LI	LAGERSTROEMIA INDICA 'RED FILLI'	RED FILLI CRAPE MYRTLE	5 GAL	2'x3'	L	D, NN
LR	LOROPETALUM 'CRIMSON FIRE'	DWARF CHINESE FRINGE FLOWER	5 GAL	4'x4'	L	E, NN
MY	MYRTUS COMMUNIS 'COMPACTA VARIEGATA'	VARIEGATED DWARF MYRTLE	5 GAL	3'x2'	L	E, NN
ND	NANDINA DOMESTICA 'FIREPOWER'	FIREPOWER HEAVENLY BAMBOO	5 GAL	2'x2'	L	E, NN
RC	ROSA X CARPET 'AMBER'	AMBER CARPET ROSE	5 GAL	2.5'X3'	M	D, NN
SG	SPIRAEA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIRAEA	5 GAL	4'x3'	M	D, NN
OL	OLEA EUROPEA 'LITTLE OLLIE'	DWARF OLIVE	15 GAL	6'X6'	L	NN, E
PERENNIALS:						
AM	ACHILLEA 'MOONSHINE'	YARROW	1 GAL	1.5'x2'	L	NN
AT	AGAPANTHUS 'TINKER BELL'	VARIEGATED LILY OF THE NILE	1 GAL	1'X1'	M	NN, E
EC	EPILOBIUM CANUM	CALIFORNIA FUCHSIA	1 GAL	2'X3'	L	CN, E
EM	EUPHORBIA x MARTINII 'ASCOT RAINBOW'	ASCOT RAINBOW SPURGE	1 GAL	2'X2'	L	NN, E
ID	IRIS DOUGLASIANA	PACIFIC COAST IRIS	1 GAL	2'x2'	L	CN
LP	LAVANDULA STOECHAS PENDUNCULATA 'GHOSTLY PRINCESS'	GHOSTLY PRINCESS SPANISH LAVENDAR	1 GAL	3'x3'	L	NN, E
MA	MIMULUS AURANTIACUS	STICKY MONKEY FLOWER	1 GAL	3'X3'	L	CN
PT	PHORMIUM TENAX 'MAORI MAIDEN'	MAORI MAIDEN NEW ZEALAND FLAX	5 GAL	2'X2'	L	NN
SP	SALVIA 'POZO BLUE'	GREY MUSK SAGE	1 GAL	4'X6'	L	CN
SC	SOLIDAGO CALIFORNICA	GOLDENROD	1 GAL	3'X3'	M	CN
TC	TEUCHRIUM CHAMAEDRYS	WALL GERMANDER	1 GAL	2'X3'	L	NN. E
GRASSES:						
CT	CAREX TESTACEA 'PRAIRIE FIRE'	PRAIRIE FIRE SEDGE	1 GAL	2'X2'	M	NN, E
JP	JUNCUS PATENS 'CARMENS GRAY'	CARMENS GRAY RUSH	1 GAL	2'x2'	L	CN, E
LS	LOMANDRA LONGIFOLIA SSP. RUBIGINO 'SEASCAPE'	SEASCAPE LOMANDRA	5 GAL	1'x2'	L	NN, E
MC	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	PINK MUHLY GRASS	1 or 5 GAL	3'x3'	L	NN
GROUNDCOVERS/VINES:						
FG	FESTUCA GLAUCA	BLUE FESCUE	1 GAL	18"O.C.	L	NN
GK	GAZANIA WHITE VARIETY'	WHITE GAZANIA	1 GAL	18"O.C.	L	NN, E
SP	SEDUM SPURIUM 'VOODOO'	VOODOO STONECROP	1 GAL	24"O.C.	L	NN, E
FG	DYMONDIA MARGARETAE	DYMONDIA	1 GAL	12"O.C.	L	NN, E,
SP	SEDUM RUPESTRE 'ANGELINA'	ANGELINA STONECROP	1 GAL	24"O.C.	L	NN, E,
	ESPALIER OR VINE TBD		5 GAL	–	L	–

*SEE PLANT ABBREVIATIONS

**DETERMINED BY WUCOLS: WATER USE CLASSIFICATION OF LANDSCAPE SPECIES, UNIVERSITY OF CALIFORNIA, CALIFORNIA DEPARTMENT OF WATER RESOURCES, 2022.

LANDSCAPE NOTES

1. SEE SHEET L-1 FOR PRELIMINARY OVERALL LANDSCAPE PLAN.
2. SEE EXHIBIT 1 FOR RENDERED TYPICAL LANDSCAPE PLAN FOR DUET.
3. SEE SHEET L-3 FOR FENCING PLAN AND FENCING DETAILS.
4. SEE SHEET L-4 FOR LANDSCAPE PALETTE FOR IMAGES OF PROPOSED LANDSCAPE IMAGERY.
5. SEE SHEET L-5 FOR TREE REMOVAL, PRESERVATION AND MITIGATION.
6. WITH EXCEPTION OF THE TREES ALL PLANTING SIZES AND QUANTITIES SHOWN ARE APPROXIMATE.
7. SEE CIVIL PLANS FOR GRADING AND DRAINAGE.
8. FOR LIGHTING INFORMATION SEE SHEET L-4 FOR IMAGE OF PROPOSED STREET LIGHTING. REFER TO THE PHOTOMETRIC PLAN BY OTHERS AND ASSOCIATED LIGHTING DETAILS FOR FURTHER INFORMATION.
9. REFER TO ARCHITECTURAL PLANS FOR ALL DWELLING UNITS FLOOR PLANS, ELEVATIONS, 3D RENDERINGS AND OTHER BUILDING ARCHITECTURE RELATED ITEMS.
10. REFER TO SUPPLEMENTARY APPENDIX A FOR PRELIMINARY MAXIMUM APPLIED WATER ALLOWANCE CALCULATIONS FOR TYPICAL UNITS 3 & 47.
11. ALL PROPOSED LANDSCAPING AND FENCING SHALL BE LOCATED OUTSIDE THE RIPARIAN BOUNDARY. SEE CURRENT ARBORIST REPORT BY URBAN FORESTRY FOR A DESCRIPTION OF TREES WITHIN THE RIPARIAN AREA.

IRRIGATION NOTES

IRRIGATION NOTE:
IRRIGATION DESIGN WILL COMPLY WITH CITY OF PETALUMA WATER CONSERVATION REGULATIONS ORDINANCE CHAPTER 15.17 OF THE CITY MUNICIPAL CODE.

THIS LANDSCAPE PROPOSES TO USE:
- LOW VOLUME DRIP IRRIGATION SYSTEM
- A CONTROLLER WITH AN ET SENSOR
- TREE BUBBLERS THAT IRRIGATE AT THE TREES ROOT ZONE
- CHECK VALVES AS NEEDED
- FLOW SENSOR
- MASTER CONTROL VALVE
- DROUGHT TOLERANT, MOSTLY LOW WATER USE PLANT MATERIAL
- AT MINIMUM 3" OF BARK MULCH IN ALL LANDSCAPE AREAS WHERE SOIL IS EXPOSED.
- PLANTS WITH SIMILAR WATER REQUIREMENTS WILL GROUPED TOGETHER ON THE SAME VALVES.

PLANT ABBREVIATIONS

CN	CALIFORNIA NATIVE
D	DECIDUOUS
E	EVERGREEN
H	HIGH WATER USE
L	LOW WATER USE
M	MODERATE WATER USE
MT	MULT-TRUNK
NN	NON-NATIVE
PLG	PLUG
SD	SEED
EDB	EDIBLE/FRUITING PLANT
STD	STANDARD

NORTH

PROFESSIONAL LANDSCAPE ARCHITECT
ANDREA J. CHAPMAN
No. 6142
EXP. 10-31-24
STATE OF CALIFORNIA

REVISIONS	BY

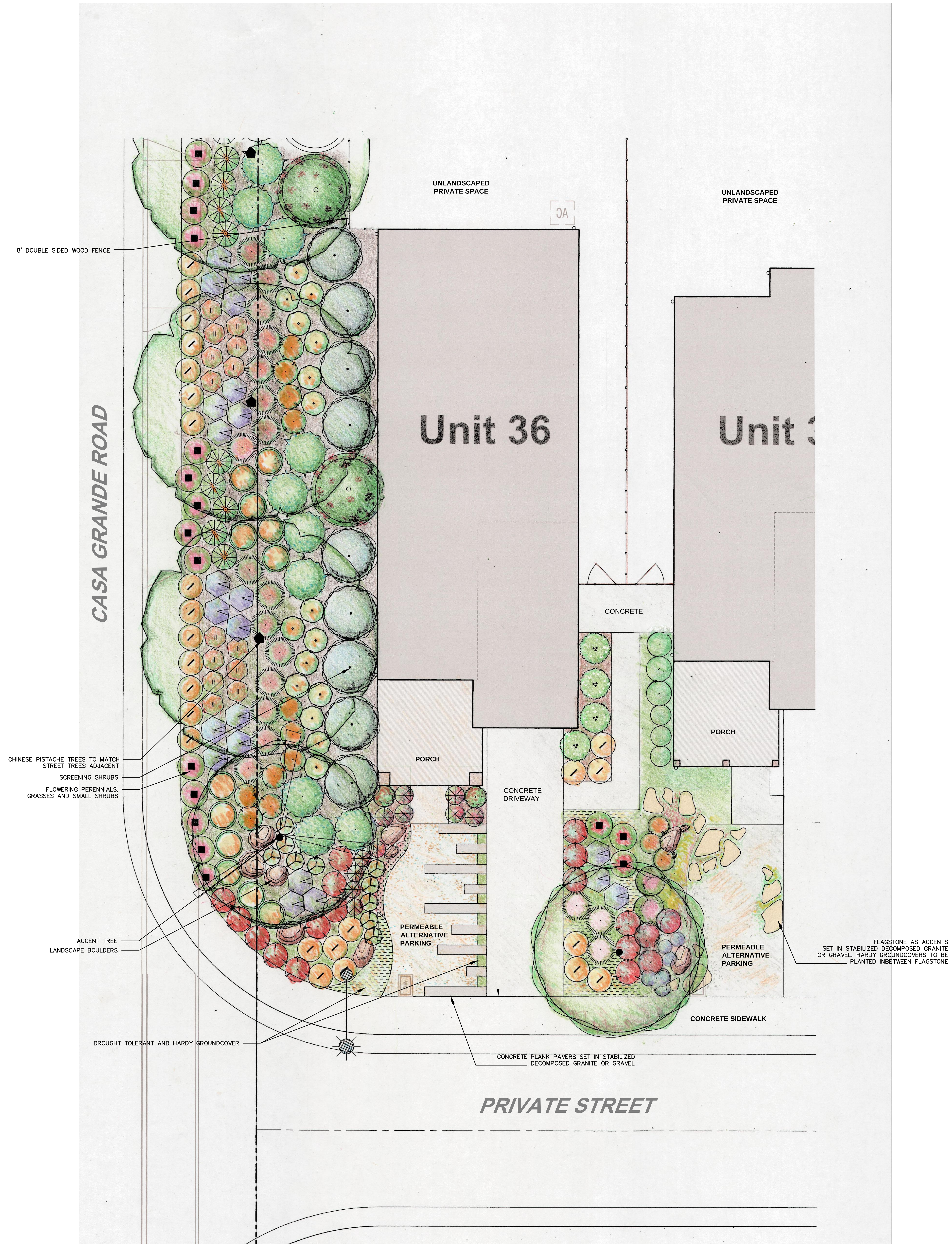
TYPICAL LANDSCAPE

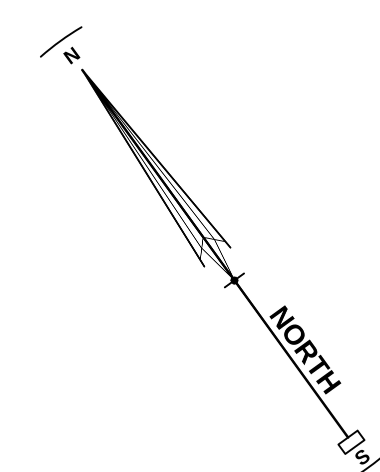
CREEKWOOD CONDOMINIUM PROJECT
270 & 280 CASA GRANDE ROAD APN 017-040-051 & -016
PETALUMA CALIFORNIA

STEVEN J. LAFRANCHI & ASSOCIATES, INC.
CIVIL ENGINEERS ~ LAND SURVEYORS
LAND PLANNERS ~ LANDSCAPE ARCHITECTS
PETALUMA THEATRE SQUARE
140 SECOND STREET, SUITE 312
PETALUMA, CALIFORNIA 94952
(707) 762-3122 FAX (707) 762-3239

DATE: 2023.12.15
SCALE: 1"=10'
DESIGN: SJL,CRK,AJC
DRAWN: CRK
CHECK: SJL
JOB: CREEKWOOD
JOB No: 192119

SHEET L-2
OF 8 SHEETS





REVISIONS	BY

RENDERED TYPICAL LANDSCAPE

CREEKWOOD CONDOMINIUM PROJECT
270 & 280 CASA GRANDE ROAD APN 017-040-051 & -016
PETALUMA CALIFORNIA

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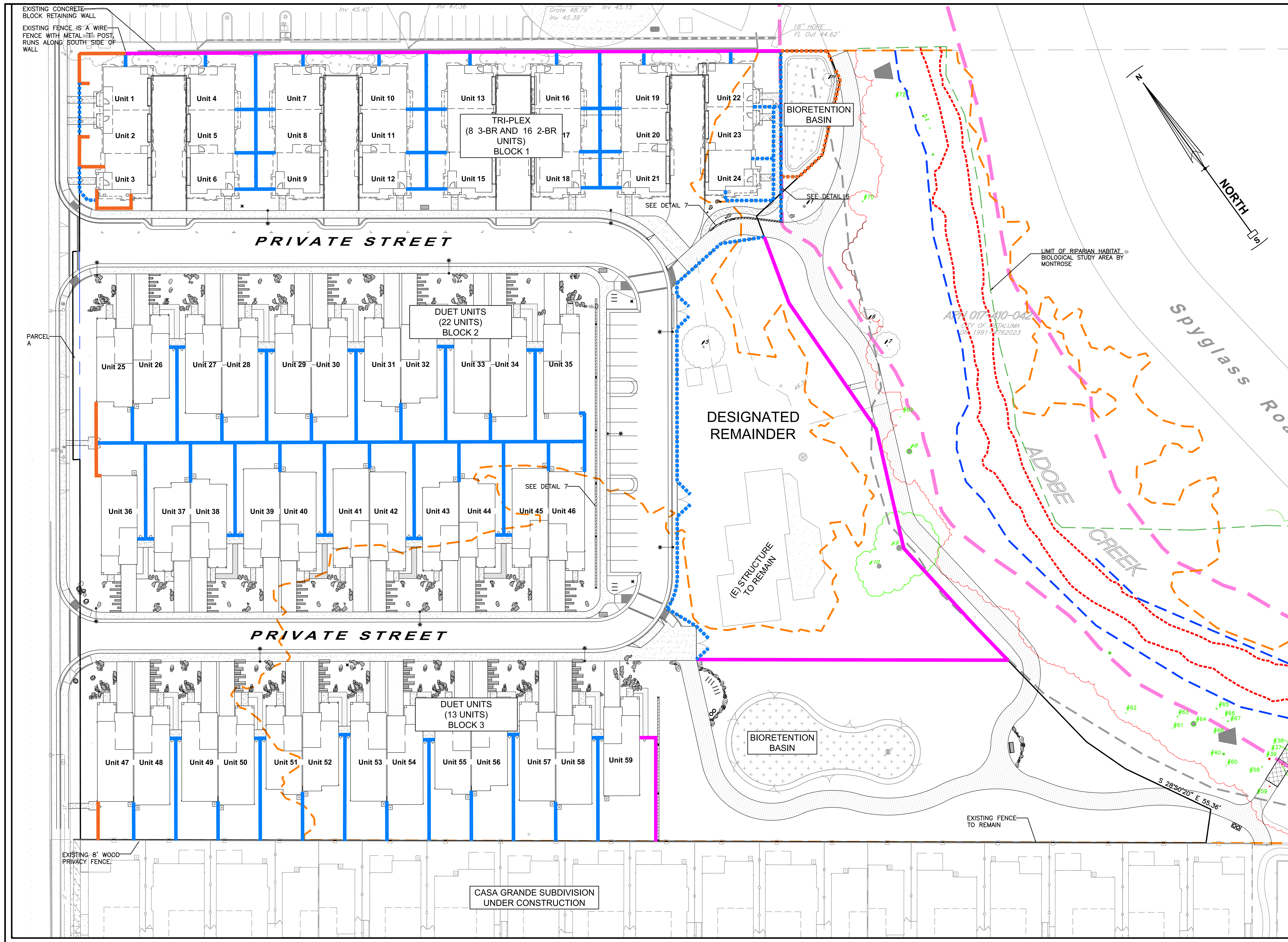
PROFESSIONAL LANDSCAPE ARCHITECT
ANDREA J. CHAPMAN
No. 6142
EXP. 10-31-24
STATE OF CALIFORNIA

DATE: 2023.12.15
SCALE: NTS
DESIGN: SJL,CRK,AJC
DRAWN: CRK
CHECK: SJL
JOB: CREEKWOOD
JOB No: 192119

SHEET
L-2.1
OF 8 SHEETS



GRAPHIC SCALE

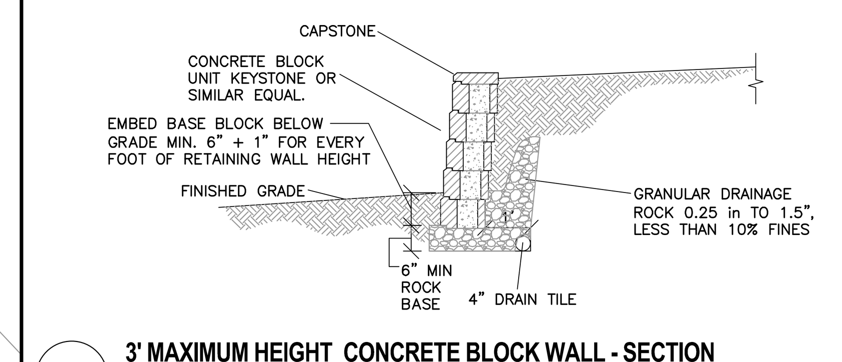
0 30 60 120

FENCING LEGEND

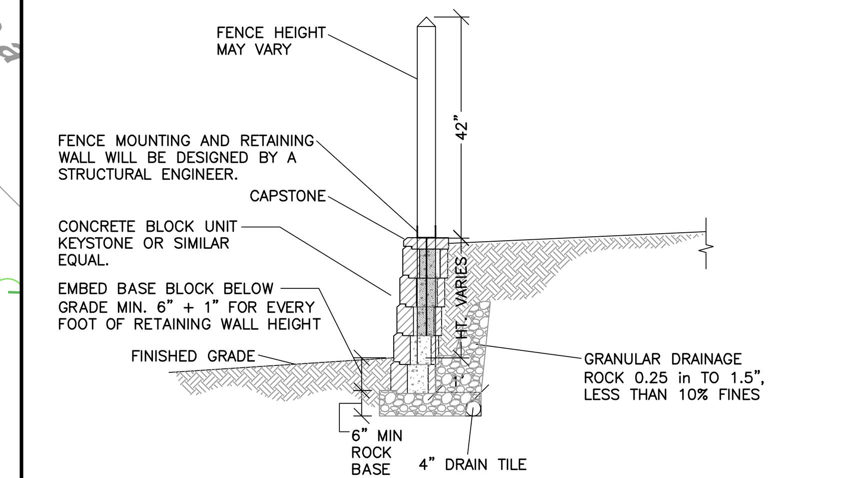
- PROPOSED 42" WOOD AND WIRE FENCE, SEE DETAIL 3, THIS SHEET
- PROPOSED 6' GOOD NEIGHBOR FENCE, SEE DETAIL 5, THIS SHEET
- PROPOSED 8' WOOD AND WIRE FENCE, SEE DETAIL 1, THIS SHEET
- PROPOSED 8' DOUBLE SIDED WOOD AND WIRE FENCE, SEE DETAIL 2, THIS SHEET
- PROPOSED 3' SPLIT RAIL FENCE, SEE DETAIL 4, THIS SHEET
- 8' WOOD FENCE, NOT PART OF THIS PROJECT. SEE APPROVED CASA GRANDE SUBDIVISION PLANS.

LEGEND

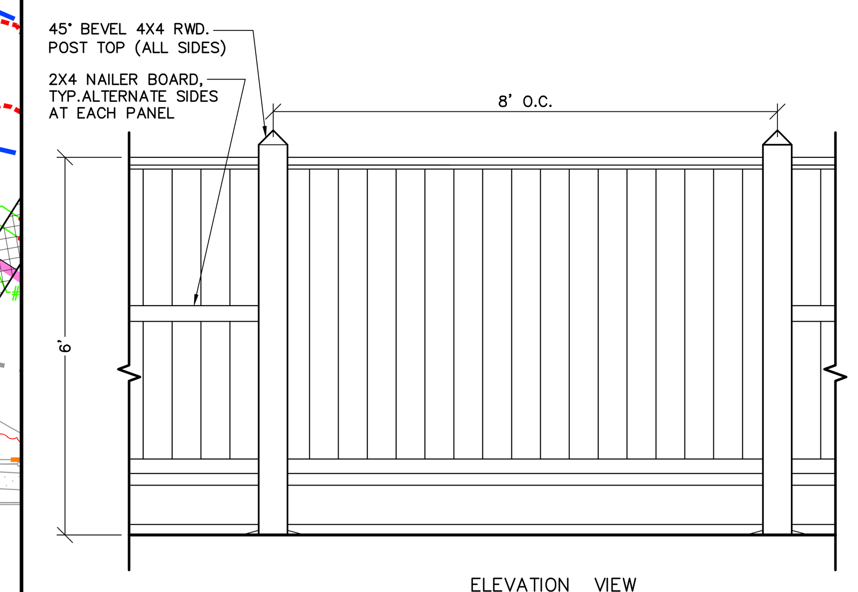
- EXISTING FENCING
- PROPERTY LINE
- CONCRETE
- CURB & GUTTER
- STORM DRAIN
- STORM DRAIN MANHOLE
- CATCH BASIN
- APPROXIMATE DRIPLINE OF PRESERVED TREE TO REMAIN AND TO BE PROTECTED
- APPROXIMATE DRIPLINE OF PRESERVED AND PROTECTED SPECIE TREE, AS DETERMINED BY THE CITY OF PETALUMA IZO CHAPTER 17 TREE PRESERVATION, TO REMAIN AND TO BE PROTECTED.
- SURVEYED DRIPLINE OF RIPARIAN CORRIDOR/WESTERLY LIMITS OF THE RIPARIAN HABITAT BIOLOGICAL STUDY AREA. LOCATION INFORMATION IS BASED UPON A FIELD SURVEY PERFORMED BY MONTROSE. SEE ARBORIST'S DATED DECEMBER 2023 AND SHEETS L-5.0 AND L-5.1 FOR DETAILED DESCRIPTION OF THE TREE SPECIES, TREE PROTECTION MEASURES, MITIGATION, TREE REPLACEMENT AND RIPARIAN VEGETATION WITHIN THIS PROTECTED AND PRESERVED AREA.
- APPROXIMATE BOUNDARY OF RIPARIAN HABITAT, BY MONTROSE
- FEMA FLOOD PLAIN EFFECTIVE SEPTEMBER 25, 2023 PER CLOMR PERFORMED BY BALANCE HYDROLOGICS.
- FLOOD PLAIN PER MODELING BY WEST CONSULTANTS JULY 2023.
- LIMIT OF RIPARIAN HABITAT BIOLOGICAL STUDY AREA BY MONTROSE
- 50FT SETBACK FROM TOP OF BANK
- APPROXIMATE TOP OF BANK FOR ADOBE CREEK
- APPROXIMATE OHW PER AES BIOLOGICAL SURVEY
- BASIN AREA (BASMAA TREATMENT/FLOOD MITIGATION)
- 10' WIDE MULTI-USE PATH
- 3' WIDE GRAVEL PATH @ UNITS
- CONCRETE PAVING
- CONCRETE DRIVEWAY PLANKS
- 18–36" SONOMA BOULDERS
- FLAGSTONE STEPSTONES
- RETAINING WALL. SEE CIVIL PLANS FOR HEIGHTS. SEE PRELIMINARY DETAIL 6 FOR WALL AND FENCE AND 7 FOR RETAINING WALL ONLY, THIS SHEET.



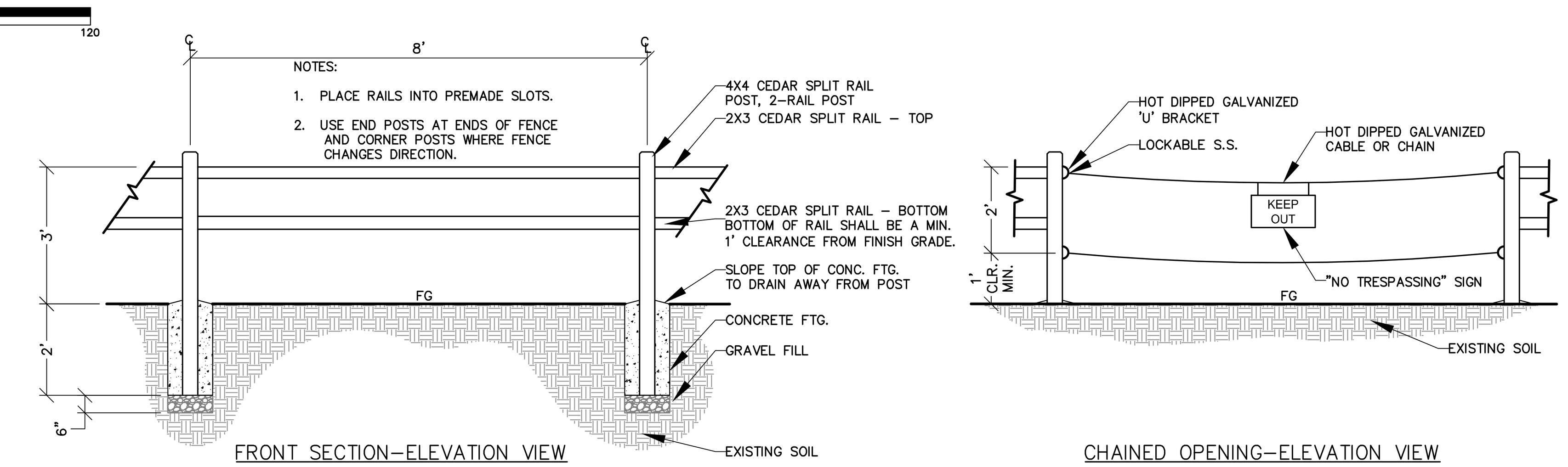
7 3' MAXIMUM HEIGHT CONCRETE BLOCK WALL - SECTION N.T.S.



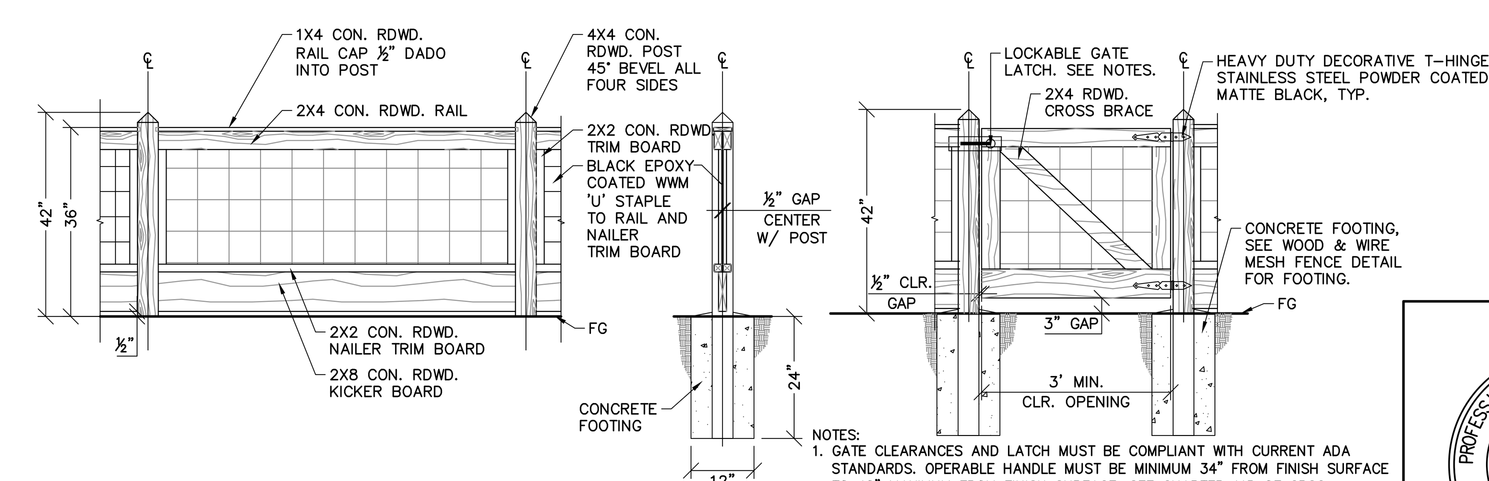
6 FENCE AND CONCRETE BLOCK WALL - SECTION N.T.S.



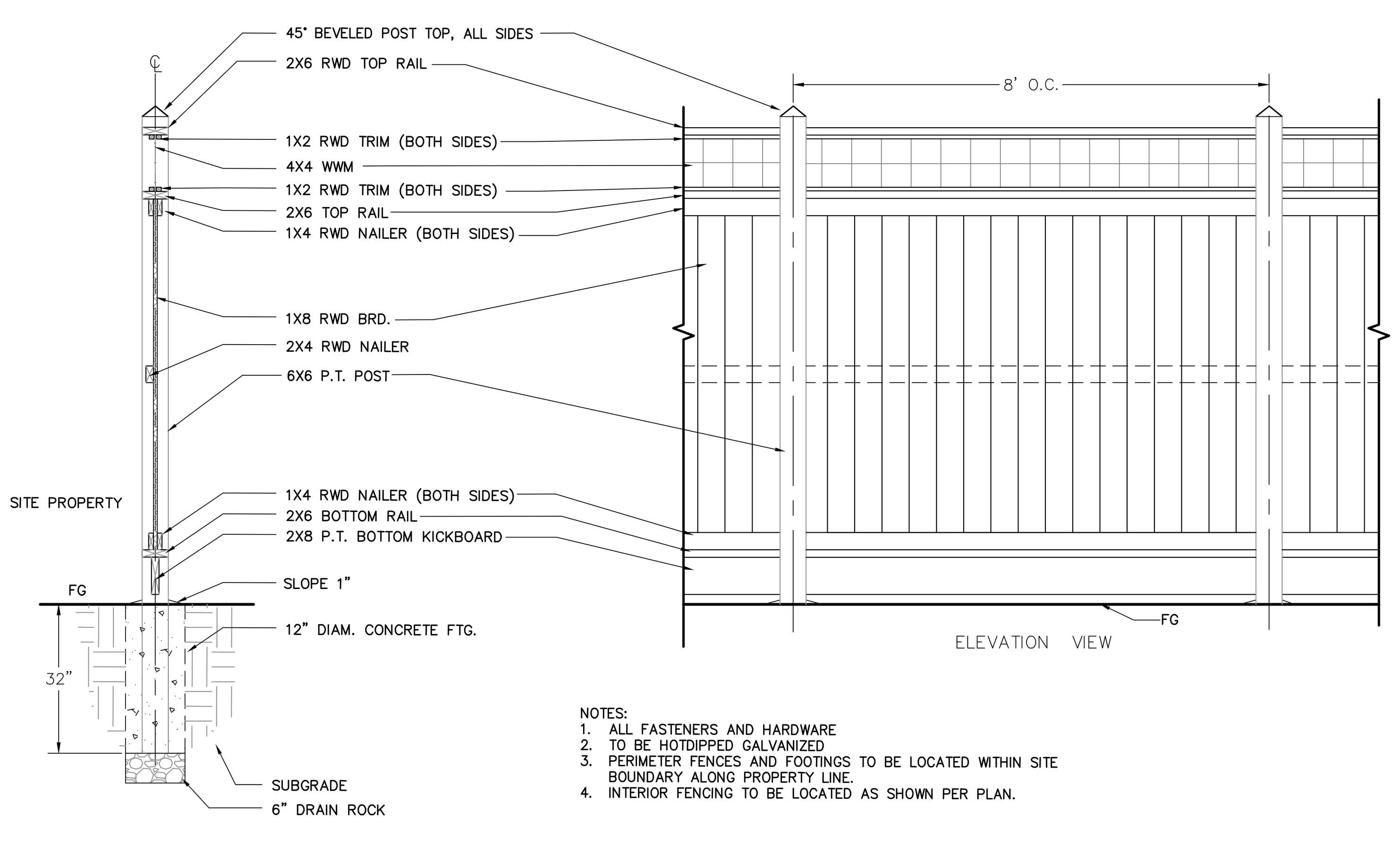
5 6' WOOD INTERIOR LOT FENCING (GOOD NEIGHBOR FENCING TYPE) N.T.S.



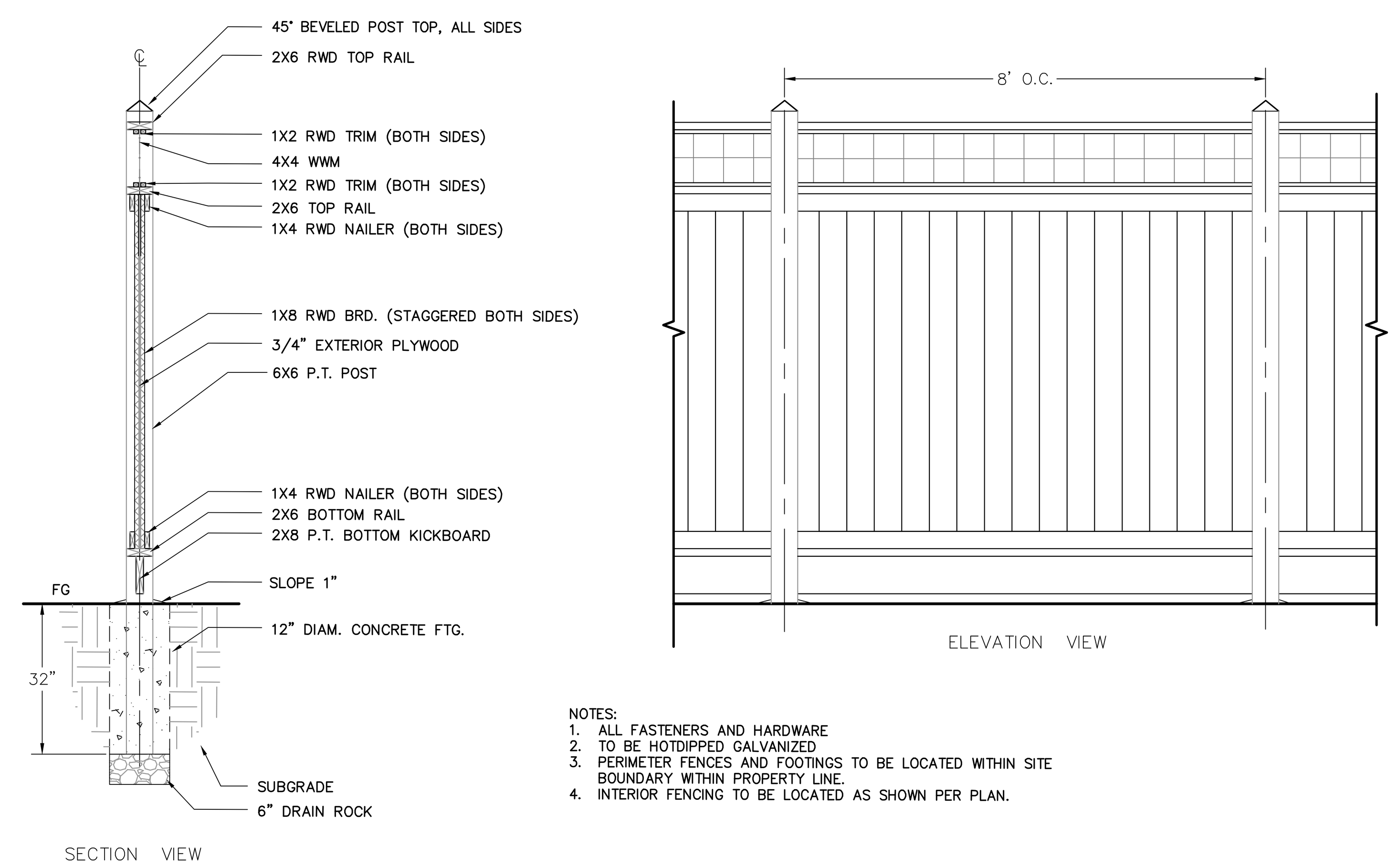
4 3' CEDAR SPLIT RAIL FENCE N.T.S.



3 42" WOOD AND WIRE FENCE N.T.S.



1 8' WOOD FENCE WITH HOG PANEL WIRE PRIVACY SCREEN N.T.S.



2 8' DOUBLE SIDED WOOD FENCE WITH HOG PANEL WIRE PRIVACY SCREEN N.T.S.

REVISIONS BY

PRELIMINARY FENCE PLAN AND DETAILS

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PROFESSIONAL LANDSCAPE ARCHITECT ANDREA J. CHAPMAN No. 6142 EXP. 10-31-24 STATE OF CALIFORNIA

DATE: 2023.12.15
SCALE: 1"=30'
DESIGN: SJL,CRK,AJC
DRAWN: CRK
CHECK: SJL
JOB: CREEKWOOD
JOB No: 192119

SHEET L-3 OF 7 SHEETS

PLANT PALETTE

TREES:

XCHITALPA TASHKETENSIS
XCHITALPA

OLEA EUROPEA 'SWAN HILL
FRUITLESS OLIVE TREE

ARBUTUS MARINA
MARINA STRAWBERRY TREE

PISTACHIA CHINENSIS
CHINESE PISTACHE

QUERCUS AGRIFOLIA
COAST LIVE OAK TREE

AESCULUS CALIFORNICA
CALIFORNIA BUCKEYE TREE

QUERCUS LOBATA
VALLEY OAK

SAMBUCUS MEXICANA
ELDERBERRY

CERCIS OCCIDENTALIS
WESTERN REDBUD

DAPHNE ODORA 'AUREO-MARGINATA'
WINTER VARIEGATED DAPHNE

MYRTUS COMMUNIS 'COMPACTA VARIEGATA'
DWARF VARIEGATED MYRTLE

NANDINA NANA 'FIREPOWER'
FIREPOWER HEAVENLY BAMBOO

ROSA X CARPET 'AMBER'
AMBER CARPET ROSE

LAGERSTROEMIA INDICA 'RED FILLI'
RED FILLI CRAPE MYRTLE

LOROPETALUM 'CRIMSON FIRE'
DWARF CHINESE FRINGE FLOWER

COPROSMA 'PACIFIC SUNSET'
MIRROR PLANT

SPIRAEA X BUMALDA 'GOLDFLAME'
GOLDFLAME SPIRAEA

EUONYMUS JAPONICA 'GREEN SPIRES'
GREEN SPIRES
JAPANESE SPINDLE

DODONEA VISCOSA 'PURPUREA'
PURPLE HOPSEED BUSH

ROSA CALIFORNICA
CALIFORNIA ROSE

HETEROMELES ARBUTIFOLIA
TOYON

CEANOTHUS GRISEUS 'YANKEE POINT'
CALIFORNIA WILD LILAC

GRASSES:

CAREX TESTACEA 'PRAIRIE FIRE'
ORANGE SEDGE

JUNCUS PATENS 'CARMENS GRAY'
CARMENS GRAY JUNCUS

LOMANDRA CONFERTIFOLIA SSP, RUBIGINO 'SEASCAPE'
SEASCAPE MAT RUSH

MUHLENBERGIA CAPILLARIS 'REGAL MIST'
PINK MUHLY GRASS

MUELENBERGIA RIGENS
DEER GRASS

PANICUM VIRGATUM 'HEAVY METAL'
HEAVY METAL BLUE SWITCH GRASS

PERENNIALS:

EUPATORIUM PURPUREUM 'BABY JOE'
DWARF JOE PYE WEED

ACHILLEA MILLEFOLIUM 'MOONSHINE'
YARROW

AGAPANTHUS 'TINKER BELL'
VARIEGATED LILY OF THE NILE

PHORMIUM TENAX 'JACK SPRATT'
JACK SPRATT NEW ZEALAND FLAX

EUPHORBIA X MARTINII 'ASCOT RAINBOW'
ASCOT RAINBOW SPURGE

IRIS DOUGLASIANA
PACIFIC COAST IRIS

SOLIDAGO CALIFORNICA
CALIFORNIA GOLDENROD

EPILOBIUM CANUM
CALIFORNIA FUCHSIA

LANTANA 'RADIATION'
LANTANA

TEUCHRIUM CHAMAEDRYS
GERMANDER

LAVANDULA STOECHAS PENDUNCULATA 'GHOSTLY PRINCESS'
GHOSTLY PRINCESS
SPANISH LAVENDAR

MIMULUS AURANTICUS'
STICKY MONKEY FLOWER

STACHYS BYZANTINA 'BIG EARS'
BIG EARS LAMBS EARS

SALVIA 'POZO BLUE'
GREY MUSK SAGE

SALVIA SPATHACEA
HUMMINGBIRD SAGE

GROUNDCOVERS:

FESTUCA GLAUCA 'ELIJA BLUE'
BLUE FESCUE

GAZANIA 'KISS WHITE'
GAZANIA

DYMONDIA MARGARETAE
SILVER CARPET

SEDUM SPURIUM 'VOODOO'
VOODOO STONECROP

SEDUM RUPESTRE 'ANGELINA'
GOLDEN SEDUM

SEED FOR BIORETENTION BASIN:

BROHMUS CARINATUS
CALIFORNIA BROME

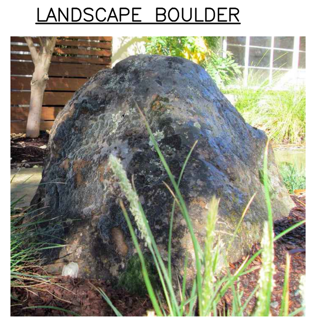
ELYMUS GLAUCUS
CALIFORNIA BLUE WILDRYE

ESCHOLZIA CALIFORNICA
CALIFORNIA POPPY

ACHILLEA MILLEFOLIUM
COMMON YARROW

LANDSCAPE MATERIALS

LANDSCAPE BOULDER

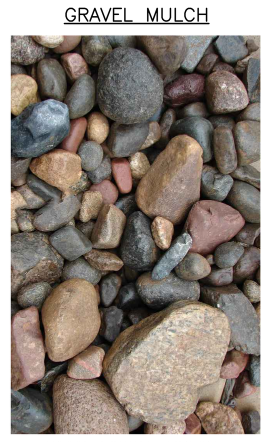


SONOMA BOULDER

MULCH

BROWN COLOR MULCH

GRAVEL MULCH



RIVER COBBLE MULCH

RETAINING WALL MATERIAL OPTION

KEYSTONE COMPAQ CONCRETE UNIT RETAINING WALL

PAVING MATERIALS

ALTERNATIVE PARKING MATERIAL

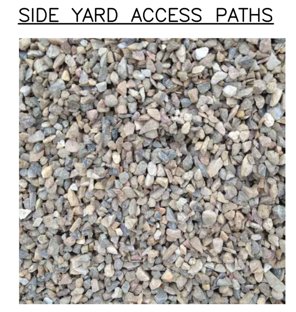
MULTI-BLEND FLAGSTONE EMBEDDED IN GRAVEL OR DECOMPOSED GRANITE.

CONCRETE PLANKS EMBEDDED IN GRAVEL OR DECOMPOSED GRANITE.

PAVING AT BENCHES ALONG RECREATIONAL TRAIL

COMPACTED DECOMPOSED GRANITE, COLOR: TAN

SIDE YARD ACCESS PATHS



3/8" GRAVEL PAVING YUMA-TRINITY

SITE FURNISHINGS

RAIN WATER CATCHMENT

RAIN BARREL RAIN CATCHMENT SYSTEMS-FOR EACH REAR LOT

BOLLARD

AMERICAN TIMBER MADE 36" REMOVABLE BOLLARD

MAILBOXES

MODEL# 3312R BLACK FINISH
MODEL# 3313R BLACK FINISH

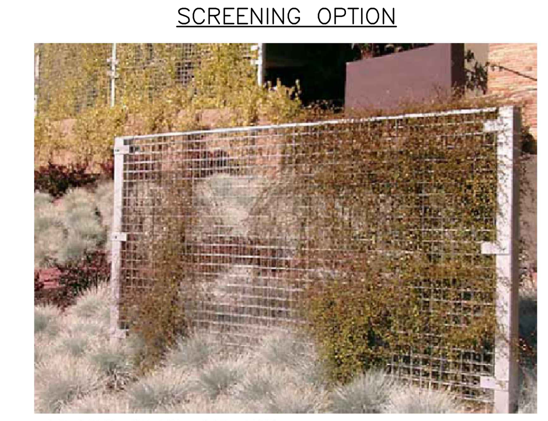
RECYCLED PLASTIC BENCH

BIKE RACK

MANUFACTURER:THE PARK CATALOG
MODEL: 509-2044
COLOR: GALVANIZED

TRASH RECEPTACLES

SCREENING OPTION



AIR CONDITION UNIT SCREENING - 4' HIGH GREEN SCREEN PANELS WITH EVERGREEN VINE PLANTING

PROFESSIONAL LANDSCAPE ARCHITECT
ANDREA J. CHAPMAN
No. 6142
EXP. 10-31-24
STATE OF CALIFORNIA

REVISIONS	BY

LANDSCAPE PALETTE
CREEKWOOD CONDOMINIUM PROJECT
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DATE:	2023.12.15
SCALE:	NONE
DESIGN:	SJL,CRK,AJC
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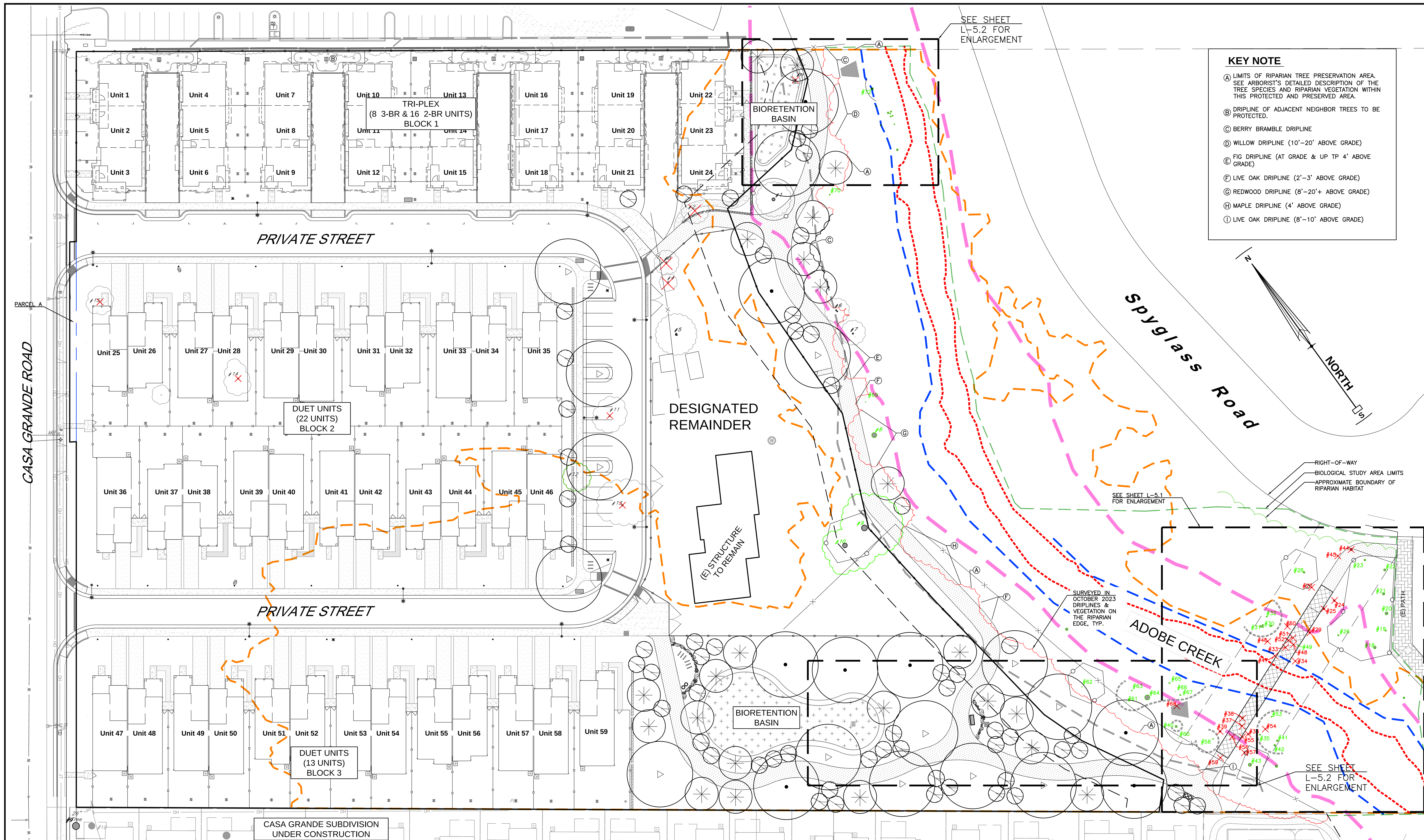
CHECK:	SJL
JOB:	CREEKWOOD
JOB No:	192119

SHEET
L-4
OF 7 SHEETS



KEY NOTE

Ⓐ LIMITS OF RIPARIAN TREE PRESERVATION AREA. SEE ARBORIST'S DETAILED DESCRIPTION OF THE TREE SPECIES AND RIPARIAN VEGETATION WITHIN THIS PROTECTED AND PRESERVED AREA.

Ⓑ DRIPLINE OF ADJACENT NEIGHBOR TREES TO BE PROTECTED.

Ⓒ BERRY BRAMBLE DRIPLINE

Ⓓ WILLOW DRIPLINE (10'–20' ABOVE GRADE)

Ⓔ FIG DRIPLINE (AT GRADE & UP TP 4' ABOVE GRADE)

Ⓕ LIVE OAK DRIPLINE (2'–3' ABOVE GRADE)

Ⓖ REDWOOD DRIPLINE (8'–20'+ ABOVE GRADE)

Ⓗ MAPLE DRIPLINE (4' ABOVE GRADE)

Ⓘ LIVE OAK DRIPLINE (8'–10' ABOVE GRADE)

GRAPHIC SCALE
0 30 60 120

PRELIMINARY TREE INVENTORY

Tree #	Common Name	Botanical Name	Trunk Diameter(s) (Inches)	Health & Structure (1-5)	Protected Status	Comments	Construction Status/Recom'd
1	Edible Fig	*Ficus carica*	7, 6.4, 6.2	5	Unprotected		Preserve and protect with fencing.
2	Apple	*Malus domestica*	6	4	Unprotected	Sun burn and associated necrosis on main trunk. In footprint of development.	Remove tree.
3	Plum sp.	*Prunus sp.*	14.5	4	Unprotected	Near footprint of development.	Remove tree.
4	Plum sp.	*Prunus sp.*	11.5	3	Unprotected	Near footprint of development.	Remove tree.
5	English Walnut	*Juglans regia*	8.5, 7.5, 5.5	5	Unprotected	Near footprint of development.	Preserve and protect with fencing.
6	Edible Fig	*Ficus carica*	8, 6.5	5	Unprotected	Outside footprint of development.	Preserve and protect with fencing.
7	Edible Fig	*Ficus carica*	10	5	Unprotected	Outside footprint of development.	Preserve and protect with fencing.
8	Coast Redwood	*Sequoia sempervirens*	37	5	Protected	Outside footprint of development.	Preserve and protect with fencing.
9	Coast Redwood	*Sequoia sempervirens*	38	4	Protected	The tree bifurcates at approximately 25 feet above grade. The stems are codominant and there is bark pressed between the two stems. Outside footprint of development.	Preserve and protect with fencing.
10	Coast Redwood	*Sequoia sempervirens*	33	4	Protected	Outside footprint of development.	Preserve and protect with fencing.
11	Olive	*Olea europaea*	6, 6, 4	5	Unprotected	In footprint of development.	Remove tree. To be transplanted onto designated remainder parcel.
12	English Walnut	*Juglans regia*	7	5	Unprotected	In footprint of development.	Remove tree.To be transplanted onto designated remainder parcel.
13	Sweetgum	*Liquidambar styraciflua*	14	4	Unprotected	In footprint of development.	Remove tree.
14	Photinia	*Photinia fraseri*	7, 5, 4	4	Unprotected	In footprint of development.	Remove tree.
15	Crape Myrtle	*Lagerstroemia sp.*	6	4	Unprotected	In footprint of development.	Remove tree.
16	Riparian zone	Various native species		4	Protected	The riparian zone is populated with native tree and plant species. The predominant tree species are: Willow (*Salix spp*.); Buckeye (*Aesculus californica*); Coast live oak (*Quercus agrifolia*); Toyon (*Heteromeles arbutifolia*). In general trees are in good health and the vast majority will not be impacted by development. Two outfall locations (See map) will be installed within the riparian zone, which will require project arborist involvement.	Preserve and protect with fencing.
17	Row of Upright English oaks	*Quercus robur 'Fastigiata"*	4 to 12	5	Unprotected	Outside footprint of development. Small diameter limbs extend over property line.	Preserve. Existing fence is sufficient protection.
18	Coast live oak	*Quercus agrifolia*	19.5	5	Protected		Preserve and Protect with trunk armor.
19	Valley oak	*Quercus lobata*	7.5	4	Protected	Leggy.	Preserve and Protect with trunk armor.
20	Coast live oak	*Quercus agrifolia*	21.5	4	Protected		Preserve and protect. Consider building a pedestrian bridge on piers to span the root system of this tree and provide space for future growth.
21	Coast live oak	*Quercus agrifolia*	17	5	Protected		Preserve and protect with fencing.
22	Coast live oak	*Quercus agrifolia*	16, 6.5	5	Protected	Lean southeast.	Preserve and Protect with trunk armor.
23	Coast live oak	*Quercus agrifolia*	12.5	5	Protected	Trunk lean south.	Preserve and Protect with trunk armor.
* 24	Coast live oak	*Quercus agrifolia*	8.5, 7.5	5	Protected		Remove tree.
* 25	Coast live oak	*Quercus agrifolia*	12.5	5	Protected		Remove tree.
26	Valley oak	*Quercus lobata*	9	4	Protected		Preserve and Protect with trunk armor.
* 27	Valley oak	*Quercus lobata*	6	5	Protected		Remove tree.
28	Coast live oak	*Quercus agrifolia*	12.5	5	Protected		Preserve and Protect with trunk armor.
* 29	Valley oak	*Quercus lobata*	10	4	Protected		Remove tree.
30	California Buckeye	*Aesculus californica*	6, 6, 4	4	Protected	Leans towards footprint of proposed bridge. May need to be pruned for bridge clearance.	Preserve and protect. Prune to create clearance for bridge.
31	red willow	*Salix laevigata*	13.5, 10.5, 7.5	4	Protected	Smallest stem leans toward proposed bridge. This stem may have to be removed for bridge clearance.	Preserve and protect. Prune to create clearance for bridge.
32	Oregon Ash	*Fraxinus latifolia*	7.5	5	Protected		Preserve and Protect.
* 33	Northern CA. walnut	*Juglans hindsii*	6	5	Protected		Remove tree.
* 34	Oregon Ash	*Fraxinus latifolia*	6	5	Protected		Remove tree.
35	red willow	*Salix laevigata*	8.5	4	Protected	Moderate amount of deadwood in canopy. Trunk leans north.	Preserve and Protect with trunk armor.
* 36	red willow	*Salix laevigata*	9.5	1	Protected	Significant canopy dieback.	Remove tree.
* 37	red willow	*Salix laevigata*	8	3	Protected	Strong trunk lean southwest.	Remove tree.
* 38	red willow	*Salix laevigata*	11	4	Protected	Moderate amount of deadwood in canopy.	Remove tree.
* 39	California Buckeye	*Aesculus californica*	6, 6, 5	4	Protected	Low spreading canopy.	Remove tree.
40	Valley oak	*Quercus lobata*	15	5	Protected		Preserve and Protect with trunk armor.
41	red willow	*Salix laevigata*	12.5	5	Protected		Preserve and Protect with trunk armor.
42	red willow	*Salix laevigata*	13	4	Protected	Leans away from proposed path/bridge.	Preserve and Protect with trunk armor.
43	Coast live oak	*Quercus agrifolia*	23	5	Protected	Fill soil to be installed near this tree.	Preserve and Protect. Retain fill soil at least three feet from the trunk of this tree.
* 44	red willow	*Salix laevigata*	17.5	2	Protected		Remove tree.
* 45	valley oak	*Quercus lobata*	7	5	Protected		Remove tree.
* 46	Oregon Ash	*Fraxinus latifolia*	1.5	4	Protected		Remove tree.
* 47	red willow	*Salix laevigata*	3	2	Protected	Heavy lean over creek bank. Poorly ancored on bank.	Remove tree.
* 48	red willow	*Salix laevigata*	3	4	Protected		Remove tree.
49	red willow	*Salix laevigata*	4	3	Protected	Strong lean away from bridge alignment.	Preserve and Protect.
* 50	red willow	*Salix laevigata*	5, 3.5, 3	2	Protected	Poor health. Major deadwood in the canopy.	Remove tree.
* 51	red willow	*Salix laevigata*	3.5	3	Protected	Poor form. Strong lean southeast away from bridge.	Remove tree.
* 52	California Buckeye	*Aesculus californica*	1.5	4	Protected		Remove tree.
53	red willow	*Salix laevigata*	3	3	Protected	Leggy form and lean toward the bridge alignment.	Preserve and protect. Prune to create clearance for bridge.
* 54	red willow	*Salix laevigata*	3	3	Protected	Lean northwest toward bridge alignment.	Remove tree.
* 55	California Buckeye	*Aesculus californica*	3.5	4	Protected	Lean away from the bridge. Suppressed and intertwined with adjacent trees.	Remove tree.
* 56	California Buckeye	*Aesculus californica*	3, 2.5, 2.5	4	Protected	Five stems total.	Remove tree.
* 57	California Buckeye	*Aesculus californica*	5, 2.5	2	Protected	Poor form. Large necrotic area on trunk.	Remove tree.
58	California Buckeye	*Aesculus californica*	2.5, 2.5, 1.5	4	Protected		Preserve and Protect.
* 59	Toyon	*Heteromeles arbutifolia*	3, 1.5	4	Protected	Growing through fence.	Remove tree.
South Storm drainage Outfall							
60	Coast live oak	*Quercus agrifolia*	2.5	4	Protected? Outside of creek and less than 4"	Outside of existing chainlink fence.	Preserve and Protect.
61	Coast live oak	*Quercus agrifolia*	2	4	Protected		Preserve and Protect.
62	Coast live oak	*Quercus agrifolia*	2.5, 1	4	Protected? Outside of creek and less than 4"	Outside of existing chainlink fence.	Preserve and Protect.
63	California Buckeye	*Aesculus californica*	6	4	Protected	Trunk lean NW	Preserve and Protect.
64	California Buckeye	*Aesculus californica*	10 stems 4-8"	4	Protected	The tree is composed of approximately 10 stems all arising from ground level.	Preserve and Protect. Prune for drainage outfall clearance.
65	California Buckeye	*Aesculus californica*	6, 3	4	Protected	Trunk lean NE	Preserve and Protect.
66	California Buckeye	*Aesculus californica*	2	3	Protected	Trunk lean NE	Preserve and Protect.
67	California Buckeye	*Aesculus californica*	6, 3	4	Protected	Trunk lean NE	Preserve and Protect.
* 68	California Buckeye	*Aesculus californica*	4	4	Protected	In footprint of drainage outfall as shown on plans but could potentially be preserved.	Remove tree.
Northern Storm Drainage Outfall/Pedestrian path trees							
69	Coast live oak	*Quercus agrifolia*	4	4	Protected	Tree has been regularly sheared over its life and has taken on a shrub form. The tree stands near the proposed pedestrian path. At least four feet of clearance should be provided between the trunk and path.	Preserve and Protect.
70	Coast live oak	*Quercus agrifolia*	7	4	Protected	Tree has been regularly sheared over its life and has taken on a shrub form. The tree stands near the proposed pedestrian path. At least four feet of clearance should be provided between the trunk and path.	Preserve and Protect.
71	Fruiting pear	Pyrus spp.	3	2	Unprotected	Exhibits poor health.	Remove tree.
72	Oregon Ash	*Fraxinus latifolia*	8, 8, 7, 6	4	Protected	The tree is on the stream bank outside the existing wire fence.	Preserve and Protect. Prune to raise canopy for outfall construction clearance.

TREE INVENTORY NOTES:

SEE THE GREEN DESCRIPTION BOXES IN TREE INVENTORY FOR PRUNING RECOMMENDATIONS.

* SEE TREE REPLACEMENT CALCULATIONS FOR MITIGATION

○ = ANY EXISTING TREE DESIGNATED AS A PROTECTED SPECIES UNDER THE CITY OF PETALUMA IZO CHAPTER 17 TREE PRESERVATION

LEGEND

EXISTING FENCING
PROPERTY LINE
CONCRETE
CURB & GUTTER
STORM DRAIN
STORM DRAIN MANHOLE
CATCH BASIN
APPROXIMATE DRIPLINE AND TRUNK OF TREE TO BE REMOVED
APPROXIMATE DRIPLINE OF PRESERVED TREE TO REMAIN AND TO BE PROTECTED
APPROXIMATE DRIPLINE OF PRESERVED AND PROTECTED TREE SPECIE, AS DETERMINED BY THE CITY OF PETALUMA IZO CHAPTER 17 TREE PRESERVATION, TO REMAIN AND TO BE PROTECTED.
SURVEYED DRIPLINE OF RIPARIAN CORRIDOR/WESTERLY LIMITS OF THE RIPARIAN HABITAT BIOLOGICAL STUDY AREA. LOCATION INFORMATION IS BASED UPON A FIELD SURVEY PERFORMED BY MONTROSE. SEE ARBORIST'S DATED DECEMBER 2023 AND SHEETS L-5.0 AND L-5.1 FOR DETAILED DESCRIPTION OF THE TREE SPECIES, TREE PROTECTION MEASURES, MITIGATION, TREE REPLACEMENT AND RIPARIAN VEGETATION WITHIN THIS PROTECTED AND PRESERVED AREA.
LIMIT OF BRIDGE CONSTRUCTION
50FT SETBACK FROM TOP OF BANK (DEVELOPMENT LINE)
TOP OF BANK FOR ADOBE CREEK
OHWM PER MONTROSE
BASIN AREA (BASMAA BIORETENTION)
10' WIDE MULTI-USE PATH
3' WIDE GRAVEL PATH @ UNITS
CONCRETE PAVING
CONCRETE DRIVEWAY PLANKS
18–36" SONOMA BOULDERS
FLAGSTONE STEPSTONES
FEMA FLOOD PLAIN EFFECTIVE SEPTEMBER 25, 2023
FLOOD PLAIN PER HYDRAULIC ASSESSMENT BY WEST CONSULTANTS SEPTEMBER 2023.
VIEWPORT ENLARGEMENTS, SEE SHEET L-5.1 & L-5.2
TREE PROTECTION FENCING LOCATED AT LIMITS OF TREE PROTECTION ZONE (TPZ)
TREE PROTECTION WITHIN RIPARIAN ZONE. SEE ARBORISTS REPORT.
BIOLOGICAL STUDY AREA LIMITS, BY MONTROSE
APPROXIMATE BOUNDARY OF RIPARIAN HABITAT, BY MONTROSE

REPLACEMENT TREE (MITIGATION TREES) SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SIZE (HxW)	QUANTITY	WATER USE
	QUERCUS AGRIFOLIA (MITIGATION TREE)	COAST LIVE OAK	24" BOX	65'x35'	14	L
	QUERCUS LOBATA (MITIGATION TREE)	VALLEY OAK	24" BOX	80'x50'	8	L
	AESCULUS CALIFORNICA (MITIGATION TREE)	CALIFORNIA BUCKEYE	24" BOX	30'x40'	23	L
	CERCIS OCCIDENTALIS (MITIGATION TREE) CERCIS OCCIDENTALIS	WESTERN REDBUD WESTERN REDBUD	15 GAL 15 GAL	15'x10' 15'x10'	28 30	L L

Tree Replacement Calculations

(1:1 Mitigation Replacement Ratio with select 2:1 Mitigation)

Tree #	Common Name	Botanical Name	Trunk Diameter(s) (Inches)	Health Condition	Calculated Dbh	Mitigation Ratio	Number of Replacement Trees
24	Coast Live Oak	*Quercus agrifolia*	8.5, 7.5	5	12.3	1 to 1	6.1
25	Coast Live Oak	*Quercus agrifolia*	12.5	5	12.5	1 to 1	6.3
27	Valley Oak	*Quercus lobata*	6	5	6.0	1 to 1	3.0
29	Valley Oak	*Quercus lobata*	10	4	10.0	1 to 1	5.0
33	California Walnut	*Juglans hindsii*	6	5	6.0	1 to 1	3.0
34	Oregon Ash	*Fraxinus latifolia*	6	5	6.0	1 to 1	3.0
36	Red Willow	*Salix laevigata*	9.5	4	9.5	1 to 1	4.8
37	Red Willow	*Salix laevigata*	8	3	8.0	1 to 1	4.0
38	Red Willow	*Salix laevigata*	11	4	11.0	1 to 1	5.5
39	California Buckeye	*Aesculus californica*	6, 6, 5	4	11.5	1 to 1	5.8
*44	Red Willow	Salix laevigata	17.5	2	17.5	2 to 1	4.4
45	Valley Oak	*Quercus lobata*	7	5	7	1 to 1	3.5
46	Oregon Ash	*Fraxinus latifolia*	1.5	4	1.5	1 to 1	0.8
*47	Red Willow	Salix laevigata	3	2	3.0	2 to 1	0.8
48	Red Willow	*Salix laevigata*	3	4	3.0	1 to 1	1.5
*50	Red Willow	Salix laevigata	5, 3.5, 3	2	8.0	2 to 1	2.0
51	Red Willow	*Salix laevigata*	3.5	3	3.5	1 to 1	1.8
52	California Buckeye	*Aesculus californica*	1.5	4	1.5	1 to 1	0.8
54	Red Willow	*Salix laevigata*	3	3	3.0	1 to 1	1.5
55	California Buckeye	*Aesculus californica*	3.5	4	3.5	1 to 1	1.8
56	California Buckeye	*Aesculus californica*	3, 2.5, 2.5	4	5.0	1 to 1	2.5
*57	California Buckeye	Aesculus californica	5, 2.5	2	6.0	2 to 1	1.5
59	Toyon	*Heteromeles arbutifolia*	3, 1.5	4	4.0	1 to 1	2.0
68	California Buckeye	*Aesculus californica*	4	4	4.0	1 to 1	2.0

Proposed Replacement Totals

Proposed Replacement Trees Quantity	Proposed Replacement Tree Species/Sizes
45	*Proposed 24" box Oak or CA Buckeye Replacement Trees*
26	*2" diameter Red Willow stakes and/or 15 gal Western Red Bud*
2	*Proposed 15 gal Western Redbud Replacement Trees*
73	Required Replacement Trees
73	Mitigation Trees
0	*Remaining Replacement Trees Needed*

TREE MITIGATION NOTES

1. MITIGATION FOR THE TREES REMOVED WITHIN THE AREA WILL HEED TO THE CITY OF PETALUMA TREE PRESERVATION ORDINANCE (CHAPTER 17 IZO).
2. IN ACCORDANCE WITH THE CITY OF PETALUMA TREE ORDINANCE, ALL PROTECTED TREES THAT ARE REMOVED FROM THE SITE THAT ARE DETERMINED BY THE PROJECT ARBORIST TO BE IN GOOD (4) OR EXCELLENT (5) HEALTH, AND/OR WITH MODERATE (3) TO GOOD (4) STRUCTURE, WILL BE REPLACED ON A ONE-TO-ONE TRUNK DIAMETER BASIS. ALL PROTECTED TREES THAT ARE TO BE REMOVED FROM THE SITE, DETERMINED BY THE PROJECT ARBORIST TO HAVE FAIR (3) OR MARGINAL (2) HEALTH, AND/OR WITH MARGINAL (2) STRUCTURE, SHALL BE REPLACED ON A TWO-TO-ONE TRUNK DIAMETER BASIS.
3. REPLACEMENT OF THE RED WILLOWS WILL PRIORITIZE MITIGATION WITHIN THE RIPARIAN CORRIDOR, ADJACENT TO THE SITE IF THERE IS ADEQUATE ROOM. WILLOWS GROW WITHIN THE CREEK AND THE INTENT WILL BE TO PROVIDE 1–2" WILLOW STAKES WHERE POSSIBLE WITHIN THE RIPARIAN CORRIDOR, USING BRANCHES FROM ARROYO WILLOWS. IF SPACE RUNS OUT, THEN REMAINING MITIGATION OF THE WILLOWS WILL BE DONE USING THE WESTERN REDBUDS ON THE UPLAND PORTION OF THE SITE, ADJACENT TO THE CREEK.

INSPECTION OF PROTECTION & PRESERVATION MEASURES

1. PRIOR TO MOBILIZATION OF CONSTRUCTION ARBORIST WILL MEET WITH THE CONTRACTOR TO REVIEW TREE PROTECTION/PRESERVATION MEASURES, DESIGNATE TREE REMOVALS, DELINEATE THE LOCATION OF TREE PROTECTION/NON-INTRUSION ZONE FENCING, SPECIFY EQUIPMENT ACCESS ROUTES AND MATERIALS STORAGE AREAS AND REVIEW EXISTING CONDITION OF TREES TO PROVIDE ANY ADDITIONAL NECESSARY RECOMMENDATIONS.
2. AFTER INSTALLATION OF THE NIZ FENCING, THE ARBORIST WILL INSPECT FOR ADEQUATE INSTALLATION OF TREE PROTECTION MEASURES, REVIEW ANY CONTRACTOR REQUEST FOR ACCESS, SOIL DISTURBANCE OR EXCAVATION AREAS WITHIN ROOT ZONES OF PROTECTED TREES. ASSESS ANY CHANGES IN THE HEALTH OF TREE SINCE LAST INSPECTION.
3. DURING EXCAVATION/CONSTRUCTION ACTIVITIES NEAR THE TREES, ARBORIST WILL INSPECT ACTIVITY WITHIN THE NON-INTRUSION ZONES OF THE PRESERVED TREES AND ANY RECOMMENDATIONS IMPLEMENTED. ASSESS ANY CHANGES IN THE HEALTH OF TREE SINCE LAST INSPECTION.
4. AT THE FINAL INSPECTION THE ARBORIST WILL INSPECT TREE HEALTH AND MAKE ANY NECESSARY RECOMMENDATIONS.

NOTES

1. PLAN ONLY SHOWS MITIGATION TREES. SEE SHEET L-1 FOR ALL PROPOSED TREE LOCATIONS.
2. TREE PROTECTION INFORMATION SHOWN IS BASED ON THE ARBORIST REPORT AND INVENTORY PREPARED BY URBAN FORESTRY DATED DECEMBER 2023. SEE FULL ARBORIST REPORT FOR DETAILED PRESERVATION AND PROTECTION, OBSERVATIONS, AND MITIGATION RECOMMENDATIONS
3. TREES WERE MEASURED AT BREAST HEIGHT ABOVE THE GROUND WHERE PRACTICAL. TREES MAY EXIST ON SITE THAT HAVE MULTIPLE TRUNKS, BRANCHES THAT TOUCH THE GROUND OR HAVE GROWN IN AN IRREGULAR MANNER.
4. TREES SHOWN WITH A RED CROSS AT THE TRUNK REPRESENT EXISTING TREE TO BE REMOVED. SEE LEGEND.
5. TREES 11 AND 12 ARE PROPOSED TO BE PRESERVED AND CAREFULLY EXCAVATED AND TRANSPLANTED ONTO THE DESIGNATED REMAINDER SITE, AT THE DISCRETION OF THE DESIGNATED REMAINDER OWNER.
6. THE TREE PROTECTION ZONES (TPZ) INDICATED ON THE ARBORISTS MAP WERE DETERMINED BY THE TREES TRUNK DIAMETER, CANOPY SPREAD AND DISTRIBUTION, TOPOGRAPHY AROUND THE TREE AND ACCESS NEEDS. IT IS NOT A WORK EXCLUSION ZONE, BUT A ZONE WHERE THE ROOTS NEED TO BE PROTECTED FROM SOIL COMPACTION AND GRADING. INSTALLATION OF FENCING WHERE THE BRIDGE IS PROPOSED MAY BE DIFFICULT UNLESS SIGNIFICANT BRUSH CLEARANCE IS PERFORMED. AT MINIMUM THE TRUNKS OF TREES NEAR AREAS OF CONSTRUCTION SHOULD BE PROTECTED WITH 2X4S STRAPPED TO THE TRUNK. HEAVY EQUIPMENT USAGE SHOULD BE LIMITED AS MUCH AS POSSIBLE WITHIN TEN FEET OF ANY TREE. WOOD CHIP MULCH MAY BE USED LIBERALLY WHERE EQUIPMENT USE IS EXPECTED TO MITIGATE SOIL COMPACTION.
7. TREE PROTECTION IS TO BE PLACED AT THE DRIPLINE OF THE EXISTING TREES TO BE PRESERVED AS SPECIFIED IN THE ARBORIST REPORT DATED DECEMBER 2023.

TREE PROTECTION NOTES

1. BRIDGE CONSTRUCTION WILL BE DONE DURING THE DRY SEASON AND INCORPORATION OF SOME TEMPORARY IRRIGATION WILL BE STRONGLY CONSIDERED FOR THE TREES WITHIN 50' OF THE BRIDGE ALIGNMENT SINCE THERE WILL BE SOME NEW EXPOSURE OF THE SUN TO AREAS OF THE RIPARIAN CORRIDOR FLOOR THAT HAVE BEEN OTHERWISE SHADED. THIS IRRIGATION WOULD REMAIN THROUGH THE DRY SEASON AND THE TREES WOULD BE MONITORED BY THE PROJECT ARBORIST AND BIOLOGIST TO DETERMINE WHEN THE IRRIGATION COULD BE REMOVED.
2. AN URBAN FORESTER, CERTIFIED OR CONSULTING ARBORIST SHALL ESTABLISH THE TREE PROTECTION ZONE (TPZ) PRIOR TO STARTING THE DEMOLITION WORK. FOUR-FOOT-HIGH METAL WIRE DEER FENCING WILL BE ERECTED BY THE CONTRACTOR AND INSPECTED BY THE ARBORIST TO LIMIT ACCESS TO THE TPZ. THIS WILL PROTECT THE TRUNK AND ROOT ZONE THROUGHOUT CONSTRUCTION.
3. THE ARBORIST SHALL HAVE A PRE-DEMOLITION MEETING WITH CONTRACTOR OR RESPONSIBLE PARTY AND ALL OTHER FOREMEN OR CREW MANAGERS ON SITE PRIOR TO ANY WORK TO REVIEW ALL WORK PROCEDURES, ACCESS AND HAUL ROUTES, AND TREE PROTECTION. THE CONTRACTOR MUST NOTIFY THE ARBORIST IF ROOTS ARE EXPOSED OR IF TRUNK OR BRANCHES ARE WOUNDED.
4. ANY TRUNK AND ROOT CROWN THAT IS NOT PROTECTED BY A TPZ WHERE HEAVY EQUIPMENT OPERATION IS LIKELY TO WOUND THE TRUNK, INSTALL A BARREL STAVE-LIKE TRUNK WRAP OUT OF 2 X 4 STUDS CONNECTED TOGETHER WITH METAL STRAPS, ATTACHED TO THE 2 X 4'S WITH DRIVER SCREWS OR 1" NAILS.
5. PLYWOOD LAID OUT OVER THE RIPARIAN FLOOR WOULD BE CONSIDERED WHERE TREE PROTECTION ZONES/CRITICAL ROOT ZONES EXIST AND WHERE EQUIPMENT MAY BE USED/STORED, TO HELP DISPERSE WEIGHT OF EQUIPMENT AND REDUCE SOIL EROSION AND ROOT COMPACTION. AREAS WHERE SOIL IS EXPOSED MAY ALSO RECEIVE 3" DEEP OF ARBOR MULCH TO HELP RETAIN MOISTURE AND TO ALSO MITIGATE AGAINST SOIL COMPACTION WITHIN THE TREE PROTECTION/CRITICAL ROOT PROTECTION ZONE.
6. HEAVY EQUIPMENT USE SHOULD BE LIMITED AROUND TREES AND THE ROOTS. NO EQUIPMENT MAY BE TRANSPORTED OR USED ON BARE GROUND WITHIN THE ROOT ZONE. A 6" LAYER OF MULCH AND PLYWOOD MUST BE PLACED UNDER THE PATH FOR ACCESS AND EGRESS. THE PROTECTIVE "BRIDGE' SHALL BE MAINTAINED BY THE CONTRACTOR AND INSPECTED BY THE ARBORIST WHEN ON SITE.
7. ANY DAMAGE TO TREES DUE TO DEMOLITION OR CONSTRUCTION ACTIVITIES SHALL BE REPORTED TO THE ARBORIST WITHIN 6 HOURS, SO THAT REMEDIAL ACTION CAN BE TAKEN.
8. THE CONTRACTOR WILL HAVE TO USE THE LEAST IMPACTFUL METHOD OF EXCAVATION IF IN CLOSE PROXIMITY TO EXISTING TREE ROOTS. ALL TRENCHING WITHIN THE NIZ SHALL BE DONE PNEUMATICALLY OR BY HAND, BEING CAREFUL NOT TO DAMAGE ANY OF THE BARK OF ANY ROOT ENCOUNTERED.
9. IF CONSTRUCTION CREATES A LOT OF DUST ON EXISTING VEGETATION IT WILL BE RECOMMENDED THAT THE CONTRACTOR WASH DOWN VEGETATION THAT HAS THICK LAYERS OF DUST.
10. AN ARBORIST SHALL INSPECT ALL GRADING, TRENCHING, TUNNELING OR OTHER EXCAVATION WITHIN THE ROOT ZONES OF TREES PRIOR TO BACKFILL.
11. NO CHEMICALS OR OTHER WASTE MATERIALS SHALL BE DUMPED WITHIN 20' OF THE BASE OF ANY TREE. THERE SHALL BE NO MATERIAL STORAGE IN THE NIZ.
12. ANY TREE PRUNING WILL BE DONE IN ACCORDANCE WITH THE LATEST VERSION OF ISA OR ANSI BEST MANAGEMENT PRACTICES/ STANDARDS. ALL PRUNING WILL BE INSPECTED BY THE ARBORIST.
13. THE ARBORIST MUST PERFORM A FINAL INSPECTION TO ENSURE THAT NO UNMITIGATED DAMAGE HAS OCCURRED AND TO SPECIFY ANY PEST, DISEASE OR OTHER HEALTH CARE. THE ARBORIST SHALL SPECIFY AND OVERSEE ANY NECESSARY RESTORATIVE ACTIONS.
14. ANY SUSPECTED OMISSIONS OR CONFLICT BETWEEN VARIOUS ELEMENTS OF THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE ARBORIST AND RESOLVED BEFORE PROCEEDING WITH THE WORK.

TREE CONDITION RATINGS

RATING CATEGORY	HEALTH	STRUCTURE	FORM
EXCELLENT 5	HIGH VIGOR AND NEARLY PERFECT HEALTH WITH LITTLE OR NO TWIG DIEBACK, DISCOLORATION, OR DEFOLIATION.	NEARLY IDEAL & FREE OF DEFECTS	NEARLY IDEAL FOR THE SPECIES. GENERALLY SYMMETRIC. CONSISTENT WITH THE INTENDED USE.
GOOD 4	VIGOR IS NORMAL FOR THE SPECIES. NO SIGNIFICANT DAMAGE DUE TO DISEASES OR PESTS. ANY TWIG DIEBACK, DEFOLIATION, OR DISCOLORATION IS MINOR.	WELL-DEVELOPED STRUCTURE. DEFECTS ARE MINOR AND CAN BE CORRECTED.	MINOR ASYMMETRIES OR DEVIATIONS FROM SPECIES NORM. MOSTLY CONSISTENT WITH THE INTENDED USE. FUNCTION AND AESTHETICS ARE NOT COMPROMISED.
FAIR 3	REDUCED VIGOR. DAMAGE DUE TO INSECTS OR DISEASES MAY BE SIGNIFICANT AND ASSOCIATED WITH DEFOLIATION BUT IS NOT LIKELY TO BE FATAL. TWIG DIEBACK, DEFOLIATION, DISCOLORATION, AND/OR DEAD BRANCHES MAY COMPRISE UP TO 30% OF THE CROWN.	A SINGLE DEFECT OF A SIGNIFICANT NATURE OR MULTIPLE MODERATE DEFECTS. DEFECTS ARE NOT PRACTICAL TO CORRECT OR WOULD REQUIRE MULTIPLE TREATMENTS OVER SEVERAL YEARS.	MAJOR ASYMMETRIES OR DEVIATIONS FROM SPECIES NORM AND/OR THE INTENDED USE. FUNCTION AND/OR AESTHETICS TO A SIGNIFICANT DEGREE.
POOR 2	UNHEALTHY OR DECLINING IN APPEARANCE. LOW FOLIAGE DENSITY AD POOR FOLIAGE COLOR ARE PRESENT. POTENTIALLY FATAL PEST INFESTATION. EXTENSIVE TWIG AND/OR BRANCH DIEBACK.	A SINGLE SERIOUS DEFECT OR MULTIPLE SIGNIFICANT DEFECTS. OBSERVED STRUCTURAL PROBLEMS CANNOT BE CORRECTED. FAILURE MAY OCCUR AT ANY TIME.	LARGELY ASYMMETRIC OR ABNORMAL. DETRACTS FROM INTENDED USE AND/OR AESTHETICS TO A SIGNIFICANT DEGREE.
VERY POOR 1	POOR VIGOR. APPEARS TO BE DYING AND IN THE LAST STAGES OF LIFE. LITTLE LIVE FOLIAGE.	SINGLE OR MULTIPLE SEVERE DEFECTS. FAILURE IS PROBABLE OR IMMINENT.	VISUALLY UNAPPEALING. PROVIDES LITTLE OR NO FUNCTION IN THE LANDSCAPE.
DEAD			

TABLE 1. SOURCED FROM "THE GUIDE FOR PLANT APPRAISAL, 10TH EDITION"

PROFESSIONAL LANDSCAPE ARCHITECT
ANDREA J. CHAPMAN
No. 6142
EXP. 10-31-24
STATE OF CALIFORNIA

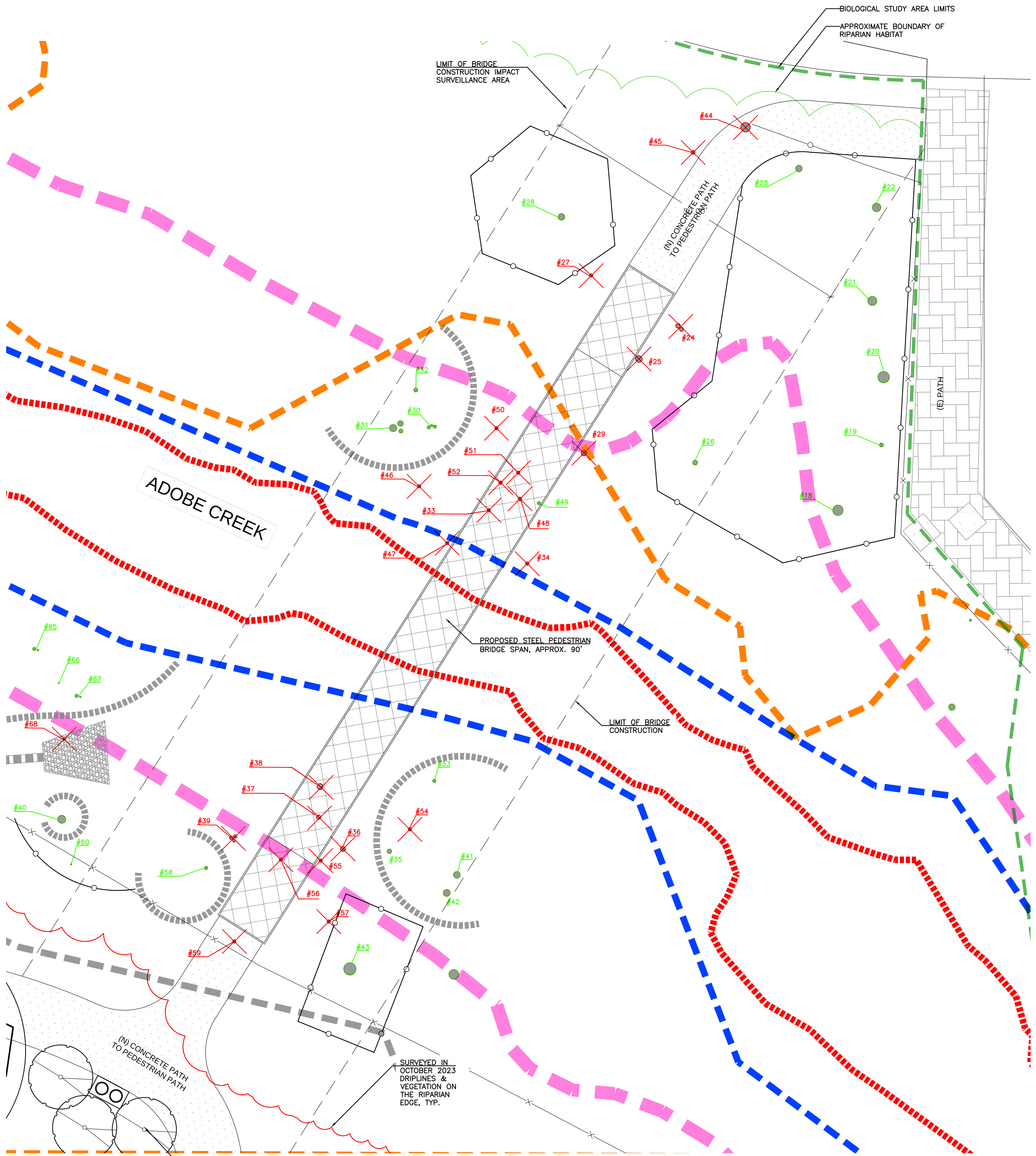
REVISIONS BY

TREE REMOVAL, PRESERVATION & REPLACEMENT PLAN

CREEKWOOD CONDOMINIUM PROJECT
270 & 280 CASA GRANDE ROAD APN 017-040-051 & -016
PETALUMA CALIFORNIA

STEVEN J. LAFRANCHI & ASSOCIATES, INC.
CIVIL ENGINEERS • LAND SURVEYORS
LAND PLANNERS • LANDSCAPE ARCHITECTS
PETALUMA THEATRE SQUARE
140 SECOND STREET, SUITE 312
PETALUMA, CALIFORNIA 94952
(707) 762-3122 FAX (707) 762-3239

DATE: 2023.12.15
SCALE: 1"=30'
DESIGN: SJL,CRK,AJC
DRAWN: CRK
CHECK: SJL
JOB: CREEKWOOD
JOB No: 192119
SHEET L-5
7 OF SHEETS



PEDESTRIAN FOOT BRIDGE PLAN VIEW

SCALE: 1"=10'

TREE INVENTORY - PROPOSED PEDESTRIAN BRIDGE

Tree #	Common Name	Botanical Name	Trunk Diameter(s) (Inches)	Health & Structure (1-5)	Protected Status	Comments	Construction Status/Recom'd
18	Coast live oak	*Quercus agrifolia*	19.5	5	Protected		Preserve and Protect with trunk armor.
19	Valley oak	*Quercus lobata*	7.5	4	Protected	Leggy.	Preserve and Protect with trunk armor.
20	Coast live oak	*Quercus agrifolia*	21.5	4	Protected		Preserve and protect. Consider building a pedestrian bridge on piers to span the root system of this tree and provide space for future growth.
21	Coast live oak	*Quercus agrifolia*	17	5	Protected		Preserve and protect with fencing.
22	Coast live oak	*Quercus agrifolia*	16, 6.5	5	Protected	Lean southeast.	Preserve and Protect with trunk armor.
23	Coast live oak	*Quercus agrifolia*	12.5	5	Protected	Trunk lean south.	Preserve and Protect with trunk armor.
24	Coast live oak	*Quercus agrifolia*	8.5, 7.5	5	Protected		Remove tree.
25	Coast live oak	*Quercus agrifolia*	12.5	5	Protected		Remove tree.
26	Valley oak	*Quercus lobata*	9	4	Protected		Preserve and Protect with trunk armor.
27	Valley oak	*Quercus lobata*	6	5	Protected		Remove tree.
28	Coast live oak	*Quercus agrifolia*	12.5	5	Protected		Preserve and Protect with trunk armor.
29	Valley oak	*Quercus lobata*	10	4	Protected		Remove tree.
30	California Buckeye	*Aesculus californica*	6, 6, 4	4	Protected	Leans towards footprint of proposed bridge. May need to be pruned for bridge clearance.	Preserve and protect. Prune to create clearance for bridge.
31	red willow	*Salix laevigata*	13.5, 10.5, 7.5	4	Protected	Smallest stem leans toward proposed bridge. This stem may have to be removed for bridge clearance.	Preserve and protect. Prune to create clearance for bridge.
32	Oregon Ash	*Fraxinus latifolia*	7.5	5	Protected		Preserve and Protect.
33	Northern CA. walnut	*Juglans hindsii*	6	5	Protected		Remove tree.
34	Oregon Ash	*Fraxinus latifolia*	6	5	Protected		Remove tree.
35	red willow	*Salix laevigata*	8.5	4	Protected	Moderate amount of deadwood in canopy. Trunk leans north.	Preserve and Protect with trunk armor.
36	red willow	*Salix laevigata*	9.5	1	Protected	Significant canopy dieback.	Remove tree.
37	red willow	*Salix laevigata*	8	3	Protected	Strong trunk lean southwest.	Remove tree.
38	red willow	*Salix laevigata*	11	4	Protected	Moderate amount of deadwood in canopy.	Remove tree.
39	California Buckeye	*Aesculus californica*	6, 6, 5	4	Protected	Low spreading canopy.	Remove tree.
41	red willow	*Salix laevigata*	12.5	5	Protected		Preserve and Protect with trunk armor.
42	red willow	*Salix laevigata*	13	4	Protected	Leans away from proposed path/bridge.	Preserve and Protect with trunk armor.
43	Coast live oak	*Quercus agrifolia*	23	5	Protected	Fill soil to be installed near this tree.	Preserve and Protect. Retain fill soil at least three feet from the trunk of this tree.
44	red willow	*Salix laevigata*	17.5	2	Protected		Remove tree.
45	valley oak	*Quercus lobata*	7	5	Protected		Remove tree.
46	Oregon Ash	*Fraxinus latifolia*	1.5	4	Protected		Remove tree.
47	red willow	*Salix laevigata*	3	2	Protected	Heavy lean over creek bank. Poorly ancored on bank.	Remove tree.
48	red willow	*Salix laevigata*	3	4	Protected		Remove tree.
49	red willow	*Salix laevigata*	4	3	Protected	Strong lean away from bridge alignment.	Preserve and Protect.
50	red willow	*Salix laevigata*	5, 3.5, 3	2	Protected	Poor health. Major deadwood in the canopy.	Remove tree.
51	red willow	*Salix laevigata*	3.5	3	Protected	Poor form. Strong lean southeast away from bridge.	Remove tree.
52	California Buckeye	*Aesculus californica*	1.5	4	Protected		Remove tree.
53	red willow	*Salix laevigata*	3	3	Protected	Leggy form and lean toward the bridge alignment.	Preserve and protect. Prune to create clearance for bridge.
54	red willow	*Salix laevigata*	3	3	Protected	Lean northwest toward bridge alignment.	Remove tree.
55	California Buckeye	*Aesculus californica*	3.5	4	Protected	Lean away from the bridge. Suppressed and intertwined with adjacent trees.	Remove tree.
56	California Buckeye	*Aesculus californica*	3, 2.5, 2.5	4	Protected	Five stems total.	Remove tree.
57	California Buckeye	*Aesculus californica*	5, 2.5	2	Protected	Poor form. Large necrotic area on trunk.	Remove tree.
58	California Buckeye	*Aesculus californica*	2.5, 2.5, 1.5	4	Protected		Preserve and Protect.
59	Toyon	*Heteromeles arbutifolia*	3, 1.5	4	Protected	Growing through fence.	Remove tree.
60	Coast live oak	*Quercus agrifolia*	2.5	4	Protected? Outside of creek and less than 4"	Outside of existing chainlink fence.	Preserve and Protect.
65	California Buckeye	*Aesculus californica*	6, 3	4	Protected	Trunk lean NE	Preserve and Protect.
66	California Buckeye	*Aesculus californica*	2	3	Protected	Trunk lean NE	Preserve and Protect.
67	California Buckeye	*Aesculus californica*	6, 3	4	Protected	Trunk lean NE	Preserve and Protect.
68	California Buckeye	*Aesculus californica*	4	4	Protected	In footprint of drainage outfall as shown on plans but could potentially be preserved.	Remove tree.

TREE INVENTORY NOTE:

SEE THE GREEN DESCRIPTION BOXES IN TREE INVENTORY FOR PRUNING RECOMMENDATIONS

LEGEND

- EXISTING FENCING
- PROPERTY LINE
- CONCRETE
- CURB & GUTTER
- STORM DRAIN
- STORM DRAIN MANHOLE
- CATCH BASIN
- APPROXIMATE DRIPLINE AND TRUNK OF TREE TO BE REMOVED
- APPROXIMATE DRIPLINE OF PRESERVED TREE TO REMAIN AND TO BE PROTECTED
- APPROXIMATE DRIPLINE OF PRESERVED AND PROTECTED TREE SPECIE, AS DETERMINED BY THE CITY OF PETALUMA IZO CHAPTER 17 TREE PRESERVATION, TO REMAIN AND TO BE PROTECTED.
- SURVEYED DRIPLINE OF RIPARIAN CORRIDOR/WESTERLY LIMITS OF THE RIPARIAN HABITAT BIOLOGICAL STUDY AREA. LOCATION INFORMATION IS BASED UPON A FIELD SURVEY PERFORMED BY MONTROSE. SEE ARBORIST'S DATED DECEMBER 2023 AND SHEETS L-5.0 AND L-5.1 FOR DETAILED DESCRIPTION OF THE TREE SPECIES, TREE PROTECTION MEASURES, MITIGATION, TREE REPLACEMENT AND RIPARIAN VEGETATION WITHIN THIS PROTECTED AND PRESERVED AREA.
- LIMIT OF BRIDGE CONSTRUCTION IMPACT SURVEILLANCE AREA
- 50FT SETBACK FROM TOP OF BANK (DEVELOPMENT LINE)
- TOP OF BANK FOR ADOBE CREEK
- OHWM PER MONTROSE
- BASIN AREA (BASMAA BIORETENTION)
- 10' WIDE MULTI-USE PATH
- 3' WIDE GRAVEL PATH @ UNITS
- CONCRETE PAVING
- FEMA FLOOD PLAIN EFFECTIVE SEPTEMBER 2023
- FLOOD PLAIN PER HYDRAULIC ASSESSMENT BY WEST CONSULTANTS SEPTEMBER 2023.
- TREE PROTECTION FENCING LOCATED AT LIMITS OF TREE PROTECTION ZONE (TPZ)
- TREE PROTECTION WITHIN RIPARIAN ZONE. SEE ARBORISTS REPORT.
- BIOLOGICAL STUDY AREA LIMITS, BY MONTROSE
- APPROXIMATE BOUNDARY OF RIPARIAN HABITAT, BY MONTROSE

NOTES

1. FOR MITIGATION SUMMARY & TREE REPLACEMENT LOCATION, SEE SHEET L-5.
2. SEE ARBORIST REPORT BY URBAN FORESTRY, DATED DECEMBER 2023 FOR MORE INFORMATION.
3. PROVIDE TREE PROTECTION AT THE DRIPLINES AS DETERMINED BY THE ARBORIST IN THE FIELD. SEE PLAN FOR RECOMMENDED PROTECTION MEASURES. TREE PROTECTION MAY BE ADJUSTED AS NEEDED FOR CERTAIN CONSTRUCTION ACCESS WITH OVERSIGHT OF THE MONITORING ARBORIST. ADDITIONAL TREE PROTECTION MEASURES MAY BE APPLIED PER THE ARBORIST RECOMMENDATIONS. THERE WILL BE LIMITED CONSTRUCTION ALLOWED WITHIN THE BRIDGE SPAN FOOTPRINT.

NORTH

GRAPHIC SCALE

0 10 20 40

PROFESSIONAL LANDSCAPE ARCHITECT
ANDREA J. CHAPMAN
No. 6142
EXP. 10-31-24
STATE OF CALIFORNIA

REVISIONS	BY

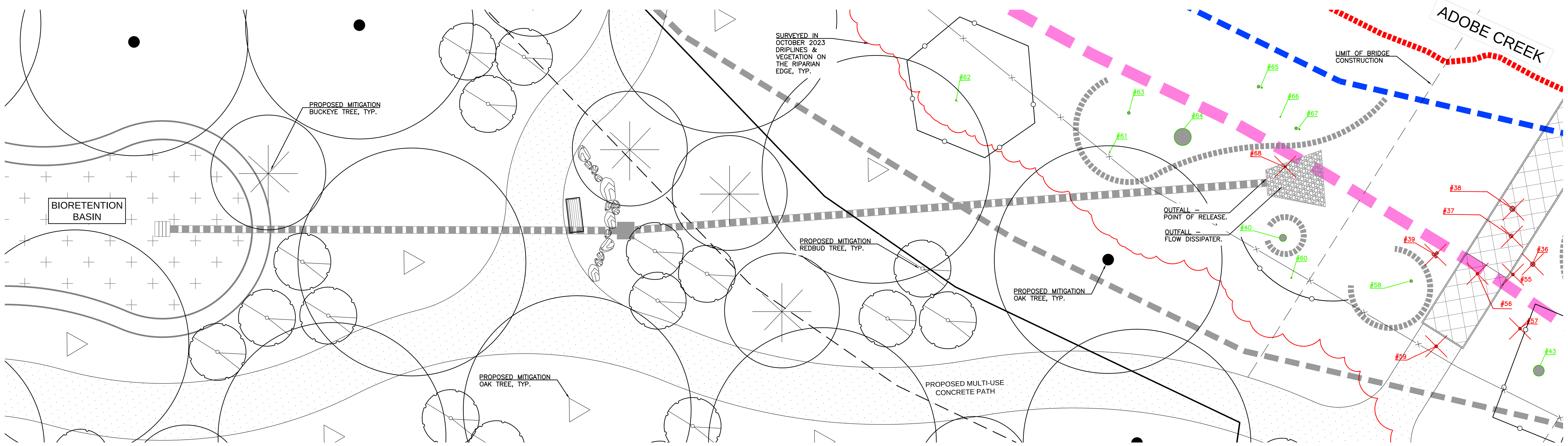
TREE REMOVAL, PRESERVATION & REPLACEMENT PLAN - ENLARGED VIEW: PEDESTRIAN BRIDGE

CREEKWOOD CONDOMINIUM PROJECT
270 & 280 CASA GRANDE ROAD APN 017-040-051 & -016
PETALUMA CALIFORNIA

STEVEN J. LAFRANCHI & ASSOCIATES, INC.
CIVIL ENGINEERS - LAND SURVEYORS
LAND PLANNERS - LANDSCAPE ARCHITECTS
PETALUMA THEATRE SQUARE
140 SECOND STREET, SUITE 312
PETALUMA, CALIFORNIA 94952
(707) 762-3122 FAX (707) 762-3239

DATE: 2023.12.15
SCALE: 1"=30'
DESIGN: SJL,CRK,AJC
DRAWN: CRK
CHECK: SJL
JOB: CREEKWOOD
JOB No: 192119

SHEET L-5.1 OF 7 SHEETS



SOUTH OUTFALL

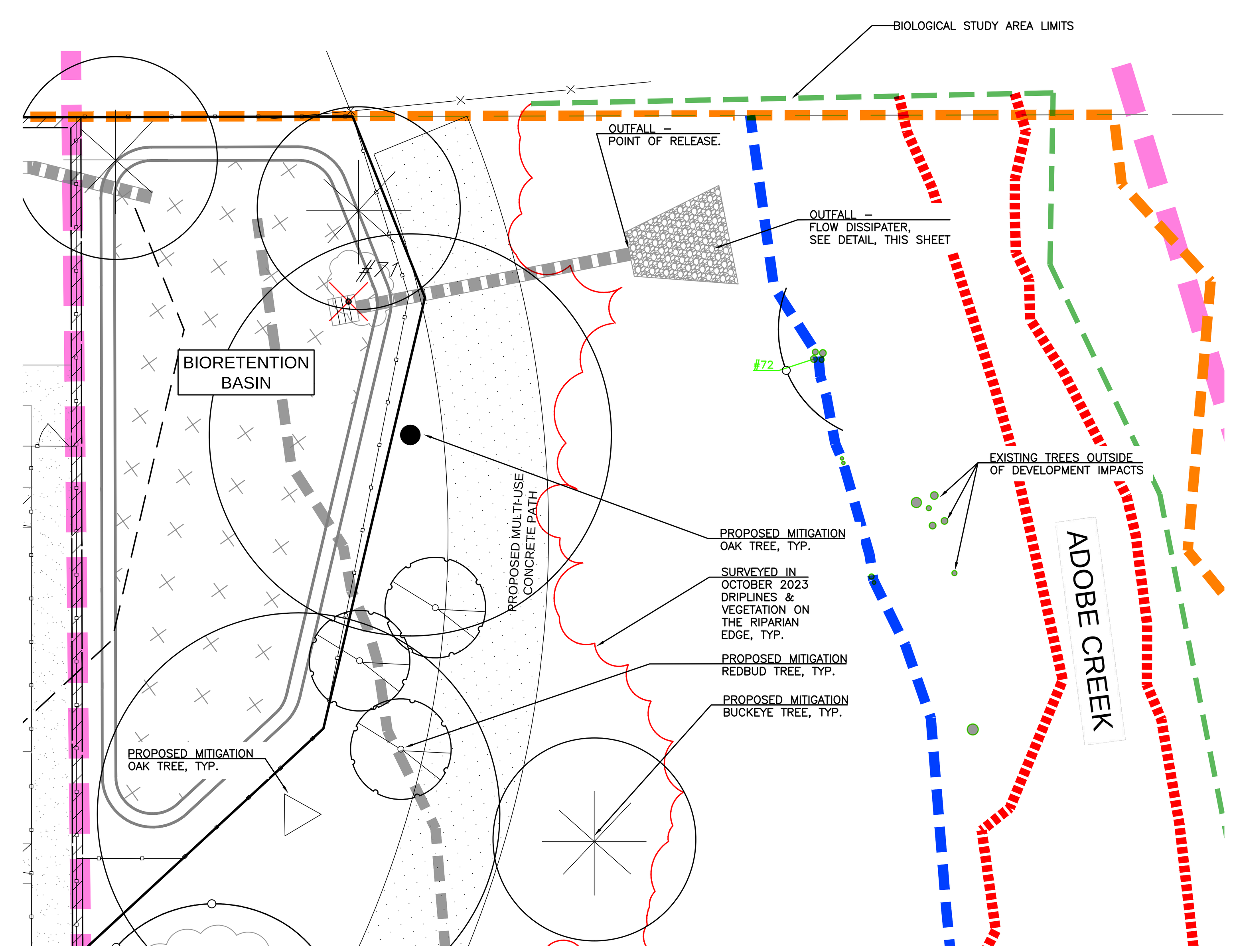
SCALE: 1"=10'

TREE INVENTORY - SOUTH OUTFALL LOCATION

Tree #	Common Name	Botanical Name	Trunk Diameter(s) (Inches)	Health & Structure (1-5)	Protected Status	Comments	Construction Status/Recom'd
36	red willow	*Salix laevigata*	9.5	1	Protected	Significant canopy dieback.	Remove tree.
37	red willow	*Salix laevigata*	8	3	Protected	Strong trunk lean southwest.	Remove tree.
38	red willow	*Salix laevigata*	11	4	Protected	Moderate amount of deadwood in canopy.	Remove tree.
39	California Buckeye	*Aesculus californica*	6, 6, 5	4	Protected	Low spreading canopy.	Remove tree.
40	Valley oak	*Quercus lobata*	15	5	Protected		Preserve and Protect with trunk armor.
43	Coast live oak	*Quercus agrifolia*	23	5	Protected	Fill soil to be installed near this tree.	Preserve and Protect. Retain fill soil at least three feet from the trunk of this tree.
55	California Buckeye	*Aesculus californica*	3.5	4	Protected	Lean away from the bridge. Suppressed and intertwined with adjacent trees.	Remove tree.
56	California Buckeye	*Aesculus californica*	3, 2.5, 2.5	4	Protected	Five stems total.	Remove tree.
57	California Buckeye	*Aesculus californica*	5, 2.5	2	Protected	Poor form. Large necrotic area on trunk.	Remove tree.
58	California Buckeye	*Aesculus californica*	2.5, 2.5, 1.5	4	Protected		Preserve and Protect.
59	Toyon	*Heteromeles arbutifolia*	3, 1.5	4	Protected	Growing through fence.	Remove tree.
South Storm drainage Outfall							
60	Coast live oak	*Quercus agrifolia*	2.5	4	Protected? Outside of creek and less than 4"	Outside of existing chainlink fence.	Preserve and Protect.
61	Coast live oak	*Quercus agrifolia*	2	4	Protected		Preserve and Protect.
62	Coast live oak	*Quercus agrifolia*	2.5, 1	4	Protected? Outside of creek and less than 4"	Outside of existing chainlink fence.	Preserve and Protect.
63	California Buckeye	*Aesculus californica*	6	4	Protected	Trunk lean NW	Preserve and Protect.
64	California Buckeye	*Aesculus californica*	10 stems 4-8"	4	Protected	The tree is composed of approximately 10 stems all arising from ground level.	Preserve and Protect. Prune for drainage outfall clearance.
65	California Buckeye	*Aesculus californica*	6, 3	4	Protected	Trunk lean NE	Preserve and Protect.
66	California Buckeye	*Aesculus californica*	2	3	Protected	Trunk lean NE	Preserve and Protect.
67	California Buckeye	*Aesculus californica*	6, 3	4	Protected	Trunk lean NE	Preserve and Protect.
68	California Buckeye	*Aesculus californica*	4	4	Protected	In footprint of drainage outfall as shown on plans but could potentially be preserved.	Remove tree.

TREE INVENTORY NOTE:

SEE THE GREEN DESCRIPTION BOXES IN TREE INVENTORY FOR PRUNING RECOMMENDATIONS.



NORTH OUTFALL

SCALE: 1"=10'

TREE INVENTORY - NORTH OUTFALL LOCATION

Tree #	Common Name	Botanical Name	Trunk Diameter(s) (Inches)	Health & Structure (1-5)	Protected Status	Comments	Construction Status/Recom'd
71	Fruiting pear	Pyrus spp.	3	2	Unprotected	Exhibits poor health.	Remove tree.
72	Oregon Ash	*Fraxinus latifolia*	8, 8, 7, 6	4	Protected	The tree is on the stream bank outside the existing wire fence.	Preserve and Protect. Prune to raise canopy for outfall construction clearance.

TREE INVENTORY NOTE:

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LEGEND

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- BASIN AREA (BASMAA BIORETENTION)
- 10' WIDE MULTI–USE PATH
- 3' WIDE GRAVEL PATH @ UNITS
- CONCRETE PAVING
- 18–36" SONOMA BOULDERS
- FEMA FLOOD PLAIN EFFECTIVE SEPTEMBER 2023
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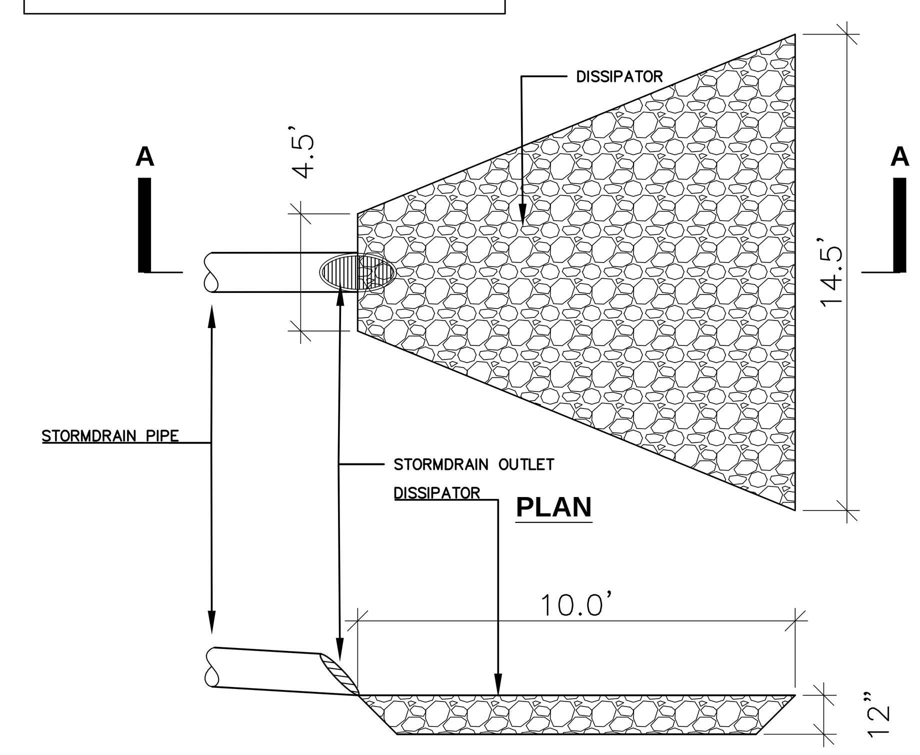
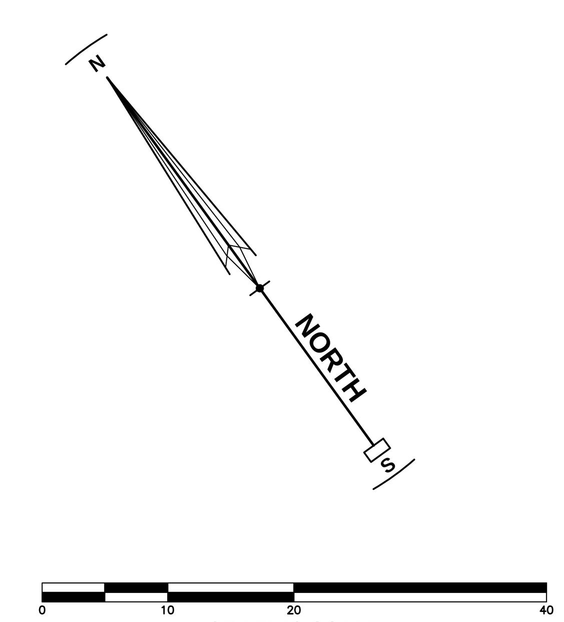
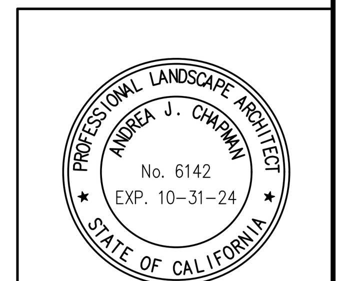


OUTFALL RIPRAP ENERGY DISSIPATION

N.T.S.





REVISIONS	BY

TREE REMOVAL, PRESERVATION & REPLACEMENT PLAN - ENLARGED VIEWS: OUTFALLS

CREEKWOOD CONDOMINIUM PROJECT
270 & 280 CASA GRANDE ROAD APN 017-040-051 & -016
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JOB: CREEKWOOD
JOB No: 192119

SHEET L-5.2