

CREEKWOOD
SB 330 APPLICATION DEVELOPMENT
59 UNIT CONDOMINIUM PROJECT
SPAR & 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.)

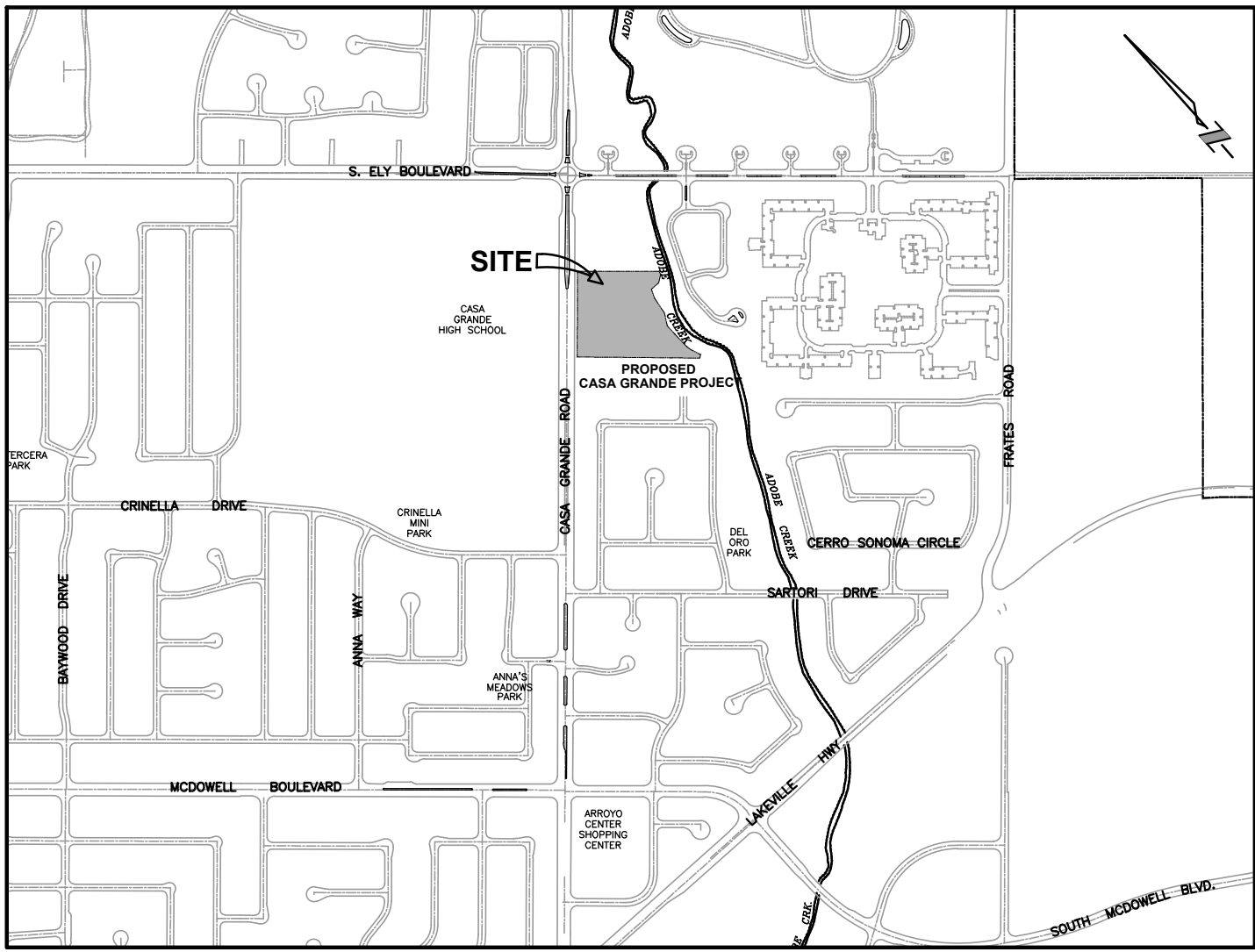
ZONING AND LAND USE:

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

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
rivka@yahoo.com

FALCON POINT-MCG,LLC
c/o DRG Builders
3496 BUSKIRK AVENUE #104
PLEASANT HILL, CALIFORNIA 94523
925-939-3473 VOICE
doyle@drgbuilders.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

CIVIL ENGINEER STEVEN J. LAFRANCHI & ASSOCIATES, INC.
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CULTURAL RESOURCES 1801 7TH STREET, SUITE 100
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WETLANDS DELINEATION 916.447.3479 VOICE
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SAN DIEGO, CALIFORNIA 92127
858.487.9378 VOICE
dsmith@westconsultants.com

ARBORIST URBAN FORESTRY ASSOCIATES, INC.
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SAN RAFAEL, CALIFORNIA 94901
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490 MENDOCINO AVENUE, SUITE 201
SANTA ROSA, CALIFORNIA 95401
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SITE DIAGRAM
SCALE: 1"=200'

LANDSCAPE PLANS SHEET INDEX

L-0 COVER SHEET
L-1 PRELIMINARY LANDSCAPE PLAN
L-2 TYPICAL LANDSCAPE
L-2.1 RENDERED TYPICAL LANDSCAPE
L-3 PRELIMINARY FENCE PLAN AND DETAILS
L-4 LANDSCAPE PALETTE
L-5 TREE REMOVAL, PRESERVATION AND REPLACEMENT PLAN
L-5.1 TREE REMOVAL, PRESERVATION AND REPLACEMENT PLAN - ENLARGED VIEWS - OUTFALLS

PHOTO DATE: 2021
SOURCE: GOOGLE EARTH



DEVELOPMENT APPLICATION SUBMITTAL
JANUARY 2025

REVISIONS	BY

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

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LAND PLANNERS - LANDSCAPE ARCHITECTS
PETALUMA THEATRE SQUARE
PETALUMA, CALIFORNIA 94952
(707) 762-3122 FAX (707) 762-3239

DATE: 2025.01.13
SCALE: AS SHOWN
DESIGN: SJL,CRK,AJC
DRAWN: CRK
CHECK: SJL
JOB: CREEKWOOD
JOB No: 192119
SHEET
L-0
OF 7 SHEETS

CASA GRANDE ROAD

PRIVATE STREET

Unit 47 Unit 48

UNIT 47 - TYPICAL LANDSCAPE CONCEPT

1"=10'

CASA GRANDE ROAD

PRIVATE STREET

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	AR	ARBUTUS 'MARINA'	MARINA ARBUTUS	24" BOX	20'x30'	L	NN, E, STD
EC	EC	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	20'x30'	L	NN, D, STD
CH	CH	XCHITALPA TASHKENTENSIS 'PINK DAWN'	PINK DAWN CHITALPA	15 GAL	25'x25'	L	NN, D, STD
OE	OE	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL FRUITLESS OLIVE	15 GAL	25'x25'	L	NN, E, MT
SHRUBS:							
DV	DV	DODONEA VISCOSA 'PURPUREA'	PURPLE HOPSEED BUSH	5 GAL	12'x6'	L	E, NN
HA	HA	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL	8'x6'	L	CN, E
PO	PO	PODOCARPUS ELONGATUS 'MONNAL'	ICEE BLUE YELLOW-WOOD	15 GAL	8'x5'	L	NN, E
CO	CO	COPROSMA REPENS 'PACIFIC SUNSET'	PACIFIC SUNSET MIRROR PLANT	5 GAL	5'x3'	M	E, NN
DA	DA	DAPHNE ODORA 'AURO-MARGINATA'	WINTER VAREGATED DAPHNE	5 GAL	4'x3'	L	E, NN
EU	EU	EUONYMUS JAPONICA 'GREEN SPIRES'	GREEN SPIRES JAPANESE SPINDLE	5 GAL	6'x2'	L	E, NN
LI	LI	LAGERSTROEMIA INDICA 'RED FILL'	RED FILL CRAPE MYRTLE	5 GAL	2'x3'	L	D, NN
LO	LO	LOROPETALUM 'CRIMSON FIRE'	DWARF CHINESE FRINGE FLOWER	5 GAL	4'x4'	L	E, NN
MY	MY	MYRTUS COMMUNIS 'COMPACTA VAREGATA'	VAREGATED DWARF MYRTLE	5 GAL	3'x2'	L	E, NN
ND	ND	NANDINA DOMESTICA 'FIREPOWER'	FIREPOWER HEAVENLY BAMBOO	5 GAL	2'x2'	L	E, NN
RO	RO	ROSA X CARPET 'AMBER'	AMBER CARPET ROSE	5 GAL	2.5'x3'	M	D, NN
SG	SG	SPIRAEA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIRAEA	5 GAL	4'x3'	M	D, NN
OL	OL	OLEA EUROPEA 'LITTLE OLLIE'	DWARF OLIVE	15 GAL	6'x6'	L	NN, E
PERENNIALS:							
AM	AM	ACHILLEA 'MOONSHINE'	'YARROW	1 GAL	1.5'x2'	L	NN
AT	AT	AGAPANTHUS 'TINKER BELL'	VAREGATED LILY OF THE NILE	1 GAL	1'x1'	M	NN, E
EC	EC	EPILOBIUM CANUM	CALIFORNIA FUCHSIA	1 GAL	2'x3'	L	CN, E
EM	EM	EUPHORBIA x MARTINI 'ASCOT RAINBOW'	ASCOT RAINBOW SPURGE	1 GAL	2'x2'	L	NN, E
IR	IR	IRIS DOUGLASSIANA	PACIFIC COAST IRIS	1 GAL	2'x2'	L	CN
LA	LA	LAVANDULA STOECHAS PENDUNCULATA 'GHOSTLY PRINCESS'	SPANISH LAVENDER	1 GAL	3'x3'	L	NN, E
MA	MA	MIMULUS AURANTIACUS	STICKY MONKEY FLOWER	1 GAL	3'x3'	L	CN
ET	ET	PHORMIUM TENAX 'MAORI MAIDEN'	MAORI MAIDEN NEW ZEALAND FLAX	5 GAL	2'x2'	L	NN
SE	SE	SAUVA 'FOTO BLUE'	GREY 'MAUI' SAGE	1 GAL	4'x6'	L	CN
SC	SC	SOLIDAGO CALIFORNICA	GOLDENROD	1 GAL	3'x3'	M	CN
TC	TC	TEUCHORIUM CYAMAEADRY'S	WALL GERMANDER	1 GAL	2'x3'	L	NN, E
GRASSES:							
CT	CT	CAREX TESTACEA 'PRAIRIE FIRE'	PRAIRIE FIRE SEDGE	1 GAL	2'x2'	M	NN, E
JP	JP	JUNCUS PATENS 'CARMENS GRAY'	CARMENS GRAY RUSH	1 GAL	2'x2'	L	CN, E
LS	LS	LOMANDRA LONGIFOLIA	SEASCAPE LOMANDRA	5 GAL	1'x2'	L	NN, E
SS	SS	SEDUM RUBIGINOSUM 'SEASCAPE'	PINK MUHLY GRASS	1 or 5 GAL	3'x3'	L	NN
GROUNDCOVERS/VINES:							
EG	EG	FESTUCA GLAUCA	BLUE FESCUE	1 GAL	18"O.C.	L	NN
GK	GK	GAZANIA WHITE VARIETY	WHITE GAZANIA	1 GAL	18"O.C.	L	NN, E
SP	SP	SEDUM SPURIOUS 'VOODOO'	VOODOO STONECROP	1 GAL	24"O.C.	L	NN, E
DM	DM	DYMONDIA MARGARETAE	DYMONDIA	1 GAL	12"O.C.	L	NN, E
SP	SP	SEDUM RUPESTRE 'ANGELINA'	ANGELINA STONECROP	1 GAL	24"O.C.	L	NN, E
ES	ES	ESPALEUR 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

- SEE SHEET L-1 FOR PRELIMINARY OVERALL LANDSCAPE PLAN.
- SEE EXHIBIT 1 FOR RENDERED TYPICAL LANDSCAPE PLAN FOR DUET.
- SEE SHEET L-3 FOR FENCING PLAN AND FENCING DETAILS.
- SEE SHEET L-4 FOR LANDSCAPE PALETTE FOR IMAGES OF PROPOSED LANDSCAPE IMAGERY.
- SEE SHEET L-5 FOR TREE REMOVAL, PRESERVATION AND MITIGATION.
- WITH EXCEPTION OF THE TREES ALL PLANTING SIZES AND QUANTITIES SHOWN ARE APPROXIMATE.
- SEE CIVIL PLANS FOR GRADING AND DRAINAGE.
- 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.
- REFER TO ARCHITECTURAL PLANS FOR ALL DWELLING UNITS FLOOR PLANS, ELEVATIONS, 3D RENDERINGS AND OTHER BUILDING ARCHITECTURE RELATED ITEMS.
- REFER TO SUPPLEMENTARY APPENDIX A FOR PRELIMINARY MAXIMUM APPLIED WATER ALLOWANCE CALCULATIONS FOR TYPICAL UNITS 3 & 47.
- 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	MULTI-TRUNK
NN	NON-NATIVE
PLG	PLUG
SD	SEED
EDB	EDIBLE/FRUITING PLANT
STD	STANDARD

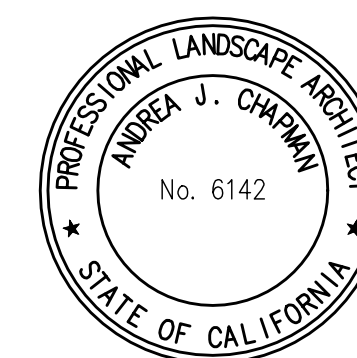
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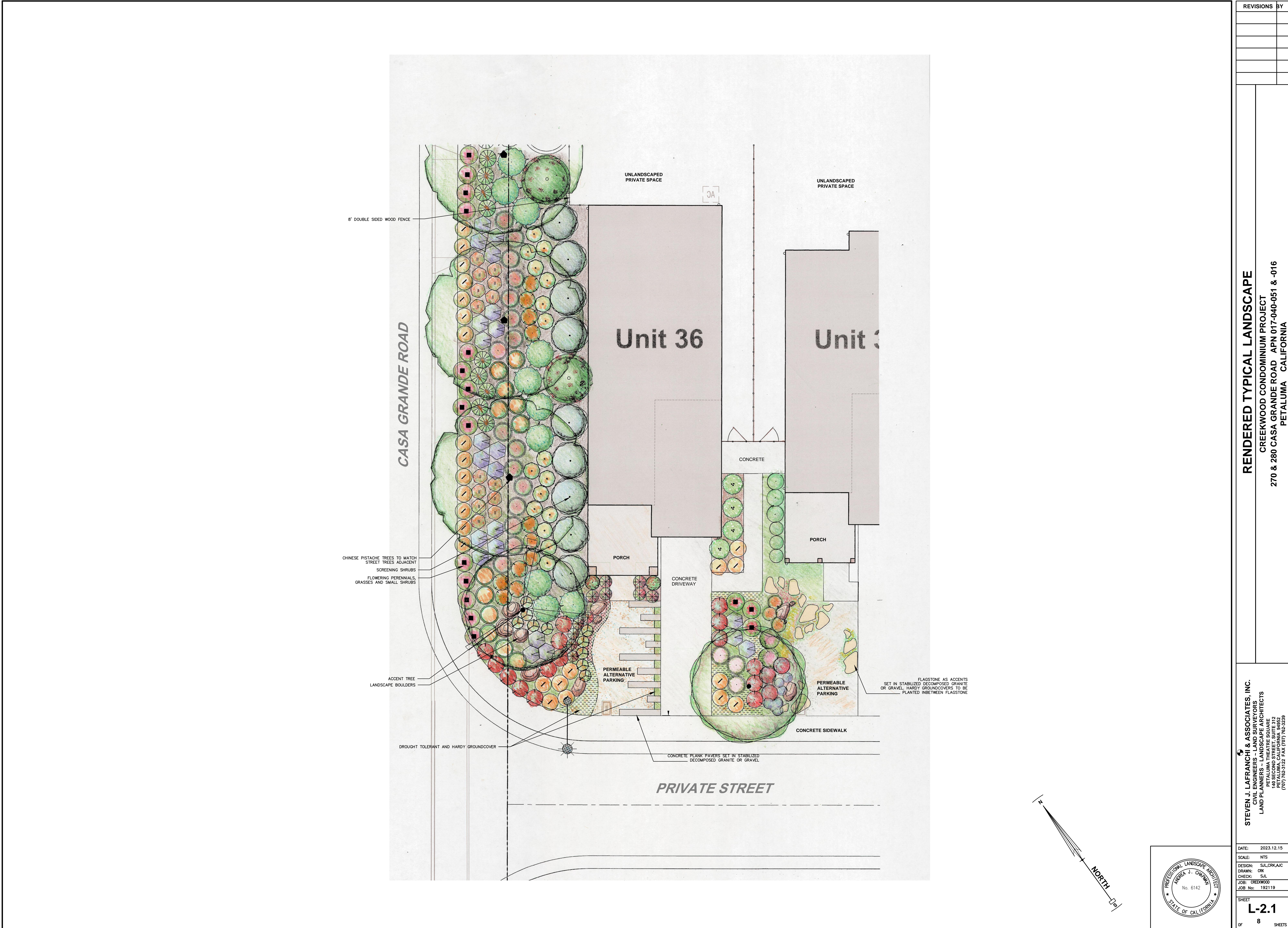
TYPICAL LANDSCAPE

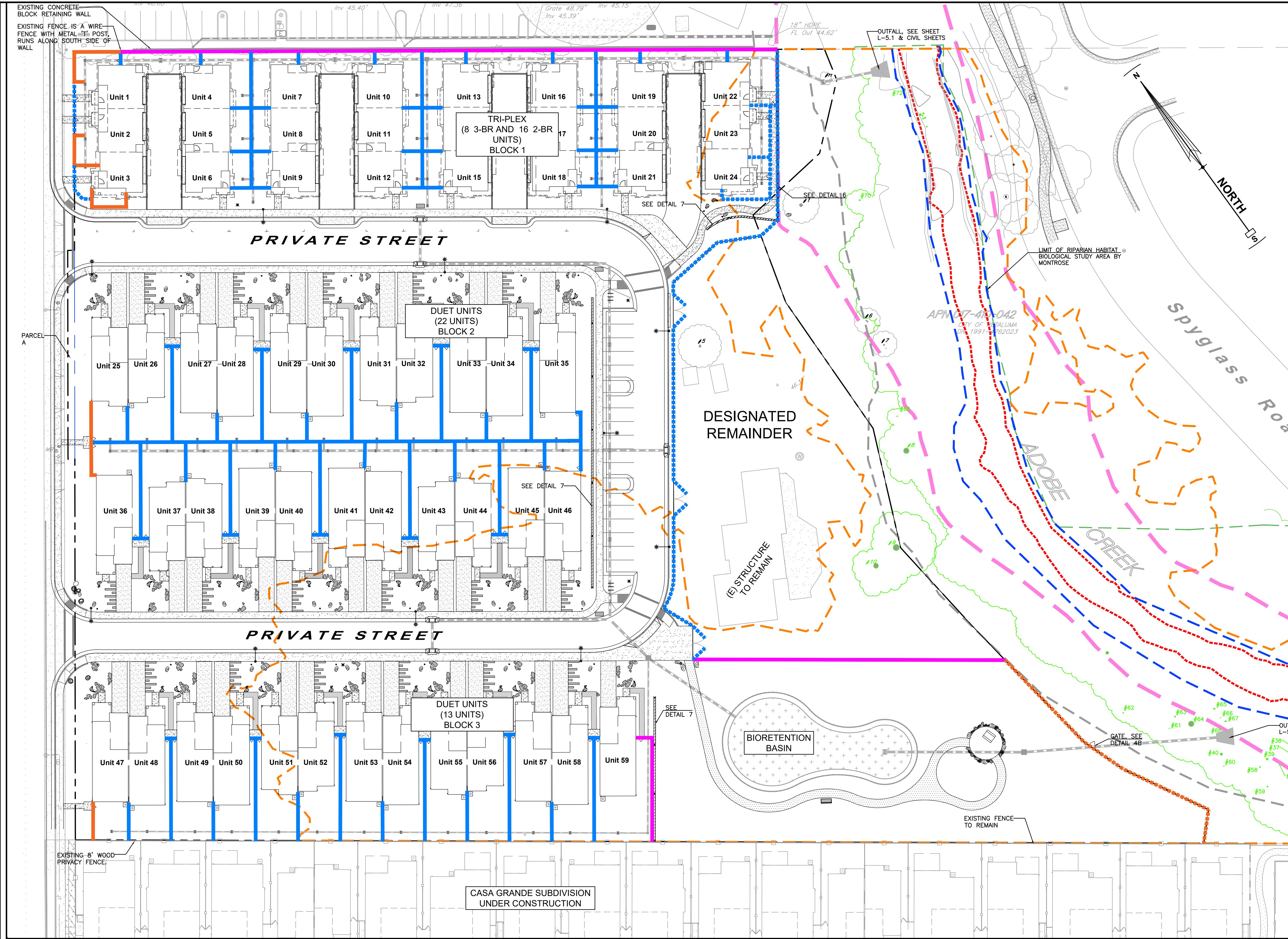
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STEVEN J. LAFRANCHI & ASSOCIATES, INC.
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LAND PLANNERS - LANDSCAPE ARCHITECTS
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PETALUMA, CA 94954
(707) 762-3122 FAX (707) 762-3239

DATE:	2023.12.15
SCALE:	1"=10'
DESIGN:	SJL/CRK/AJC
DRAWN:	OK
CHECK:	SJL
JOB:	CREEKWOOD
JOB No:	192119
SHEET	L-2
OF	8 SHEETS

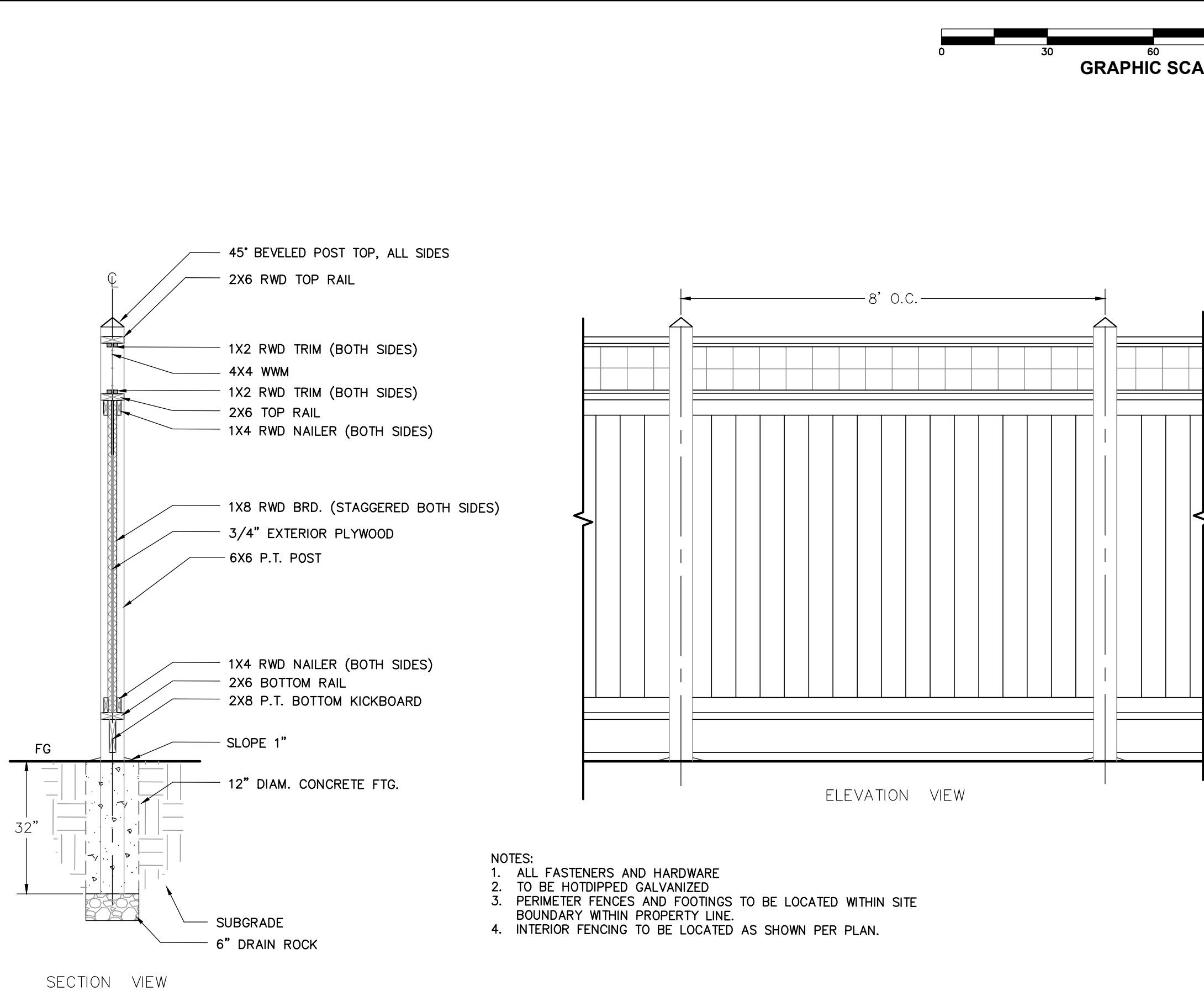
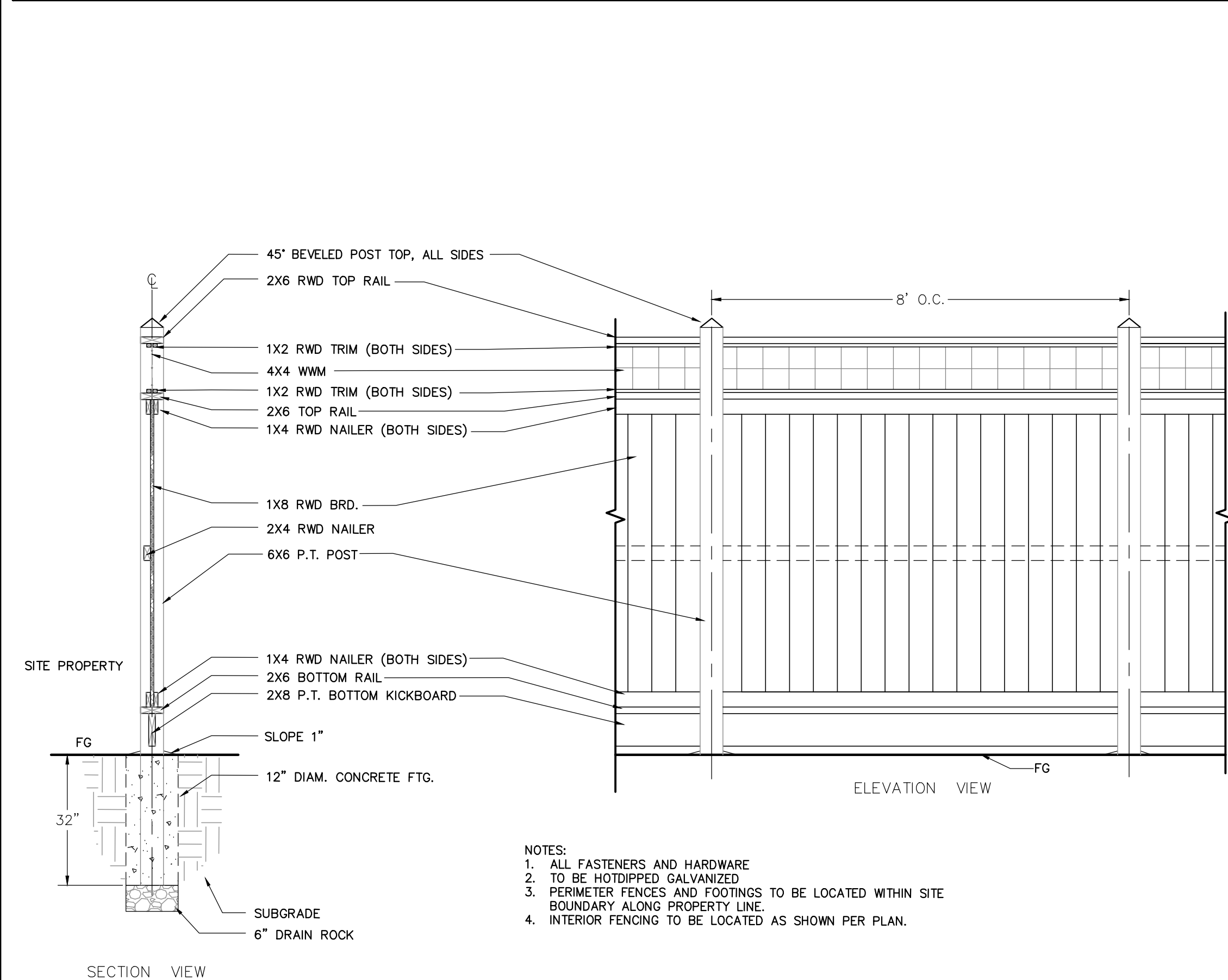
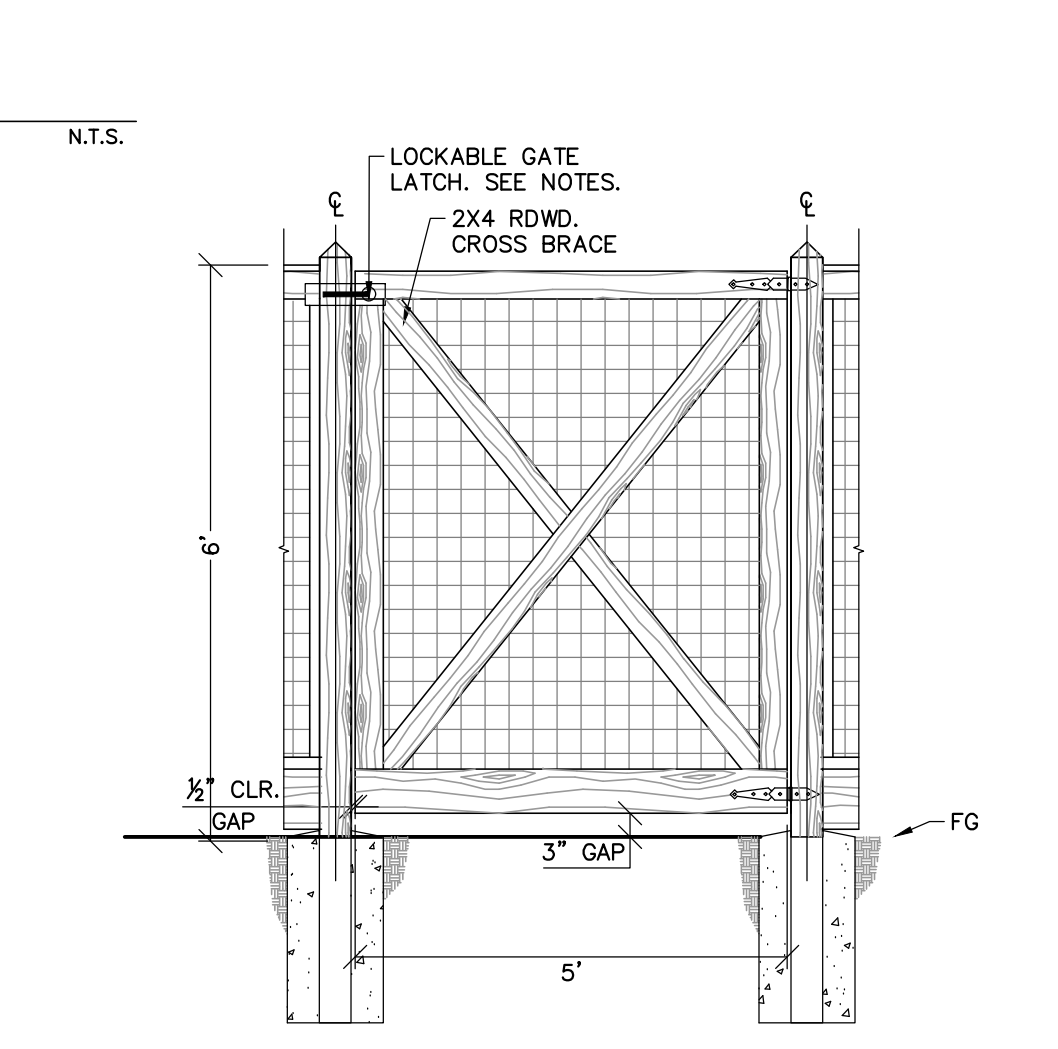
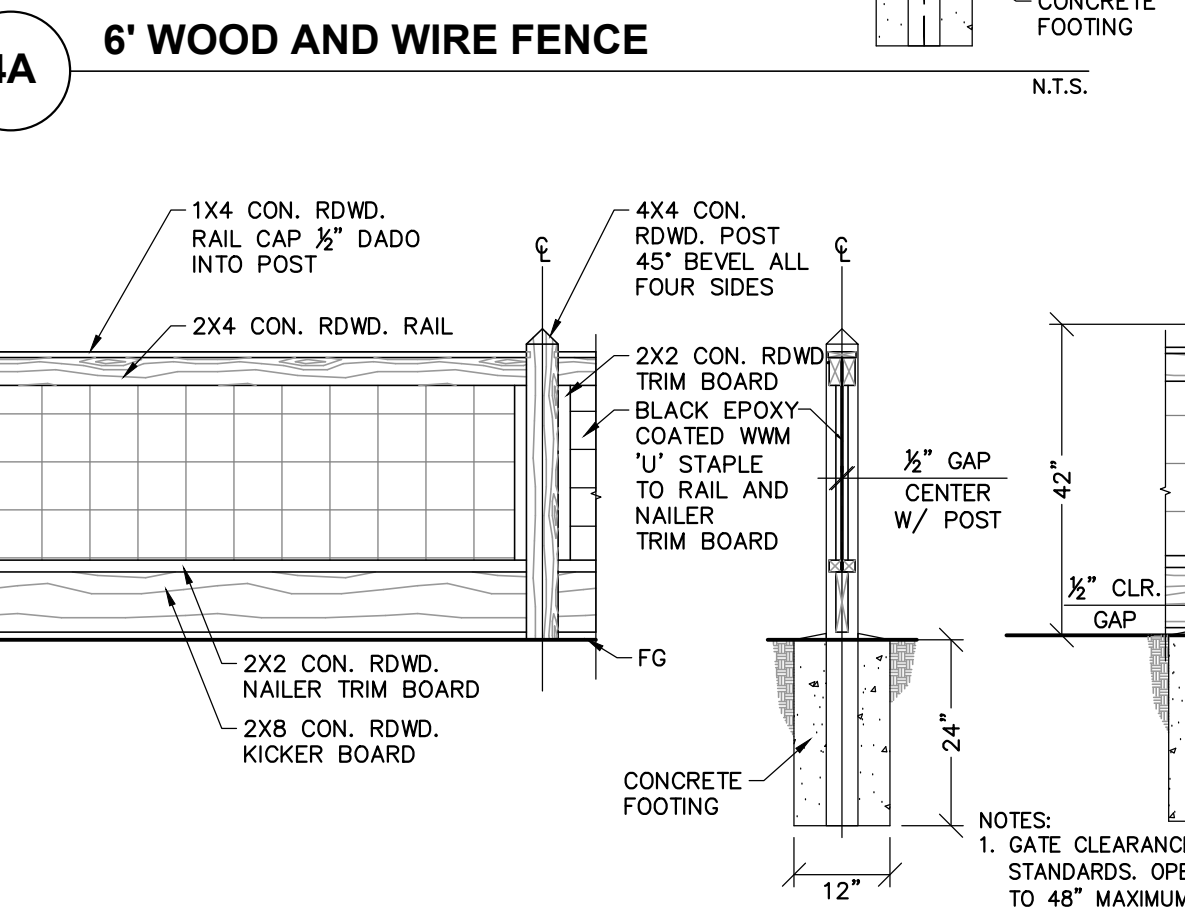
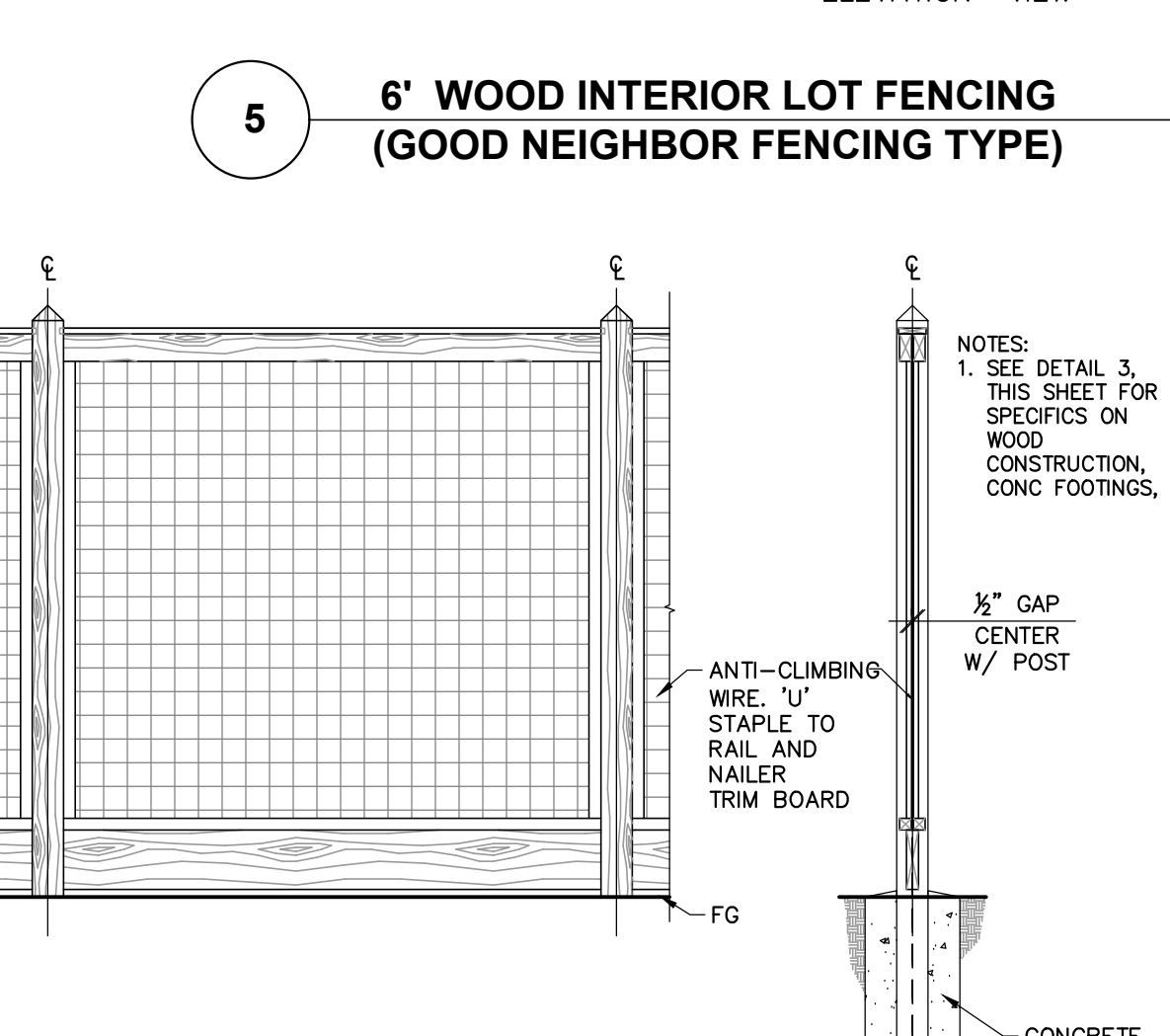
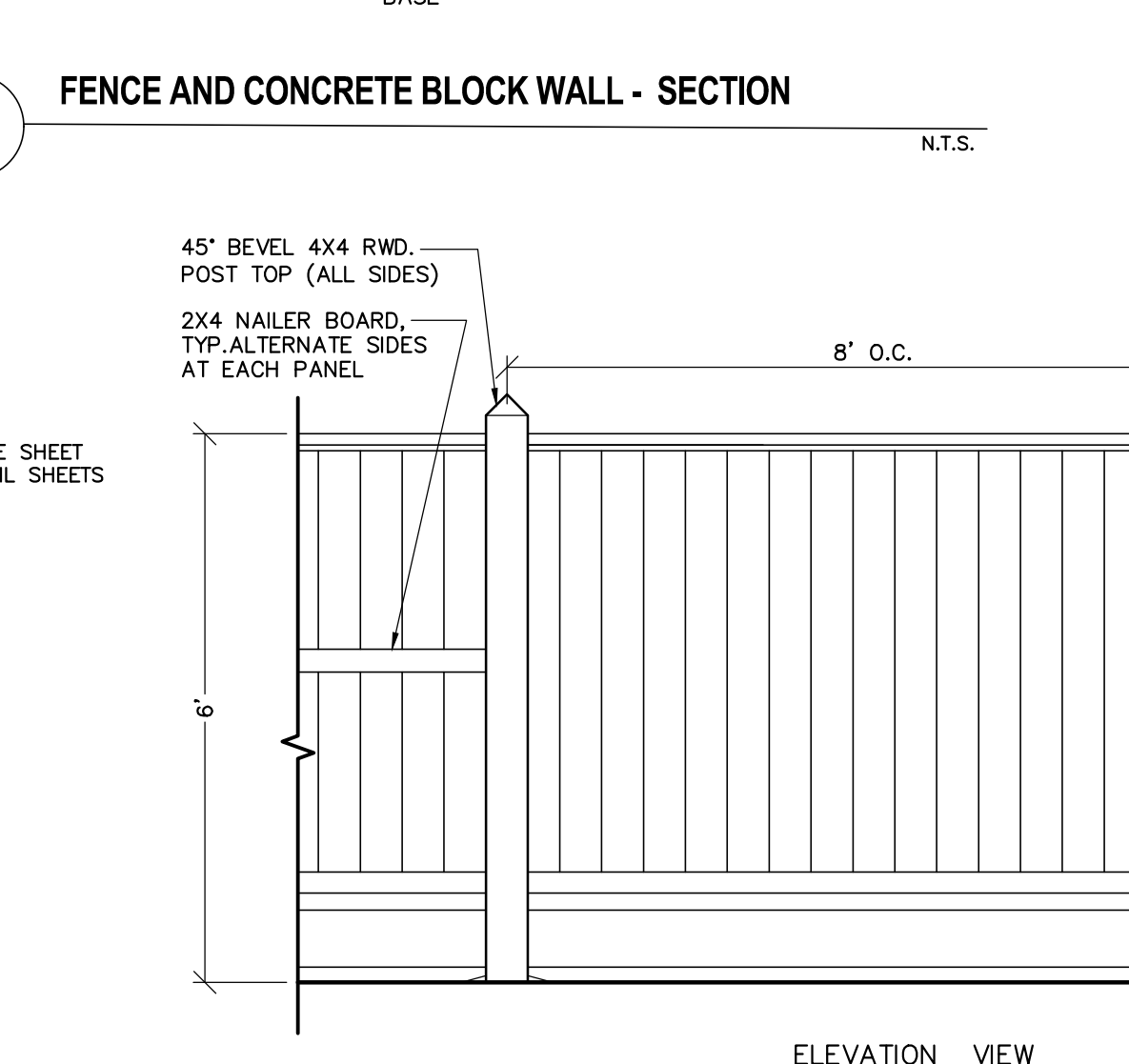
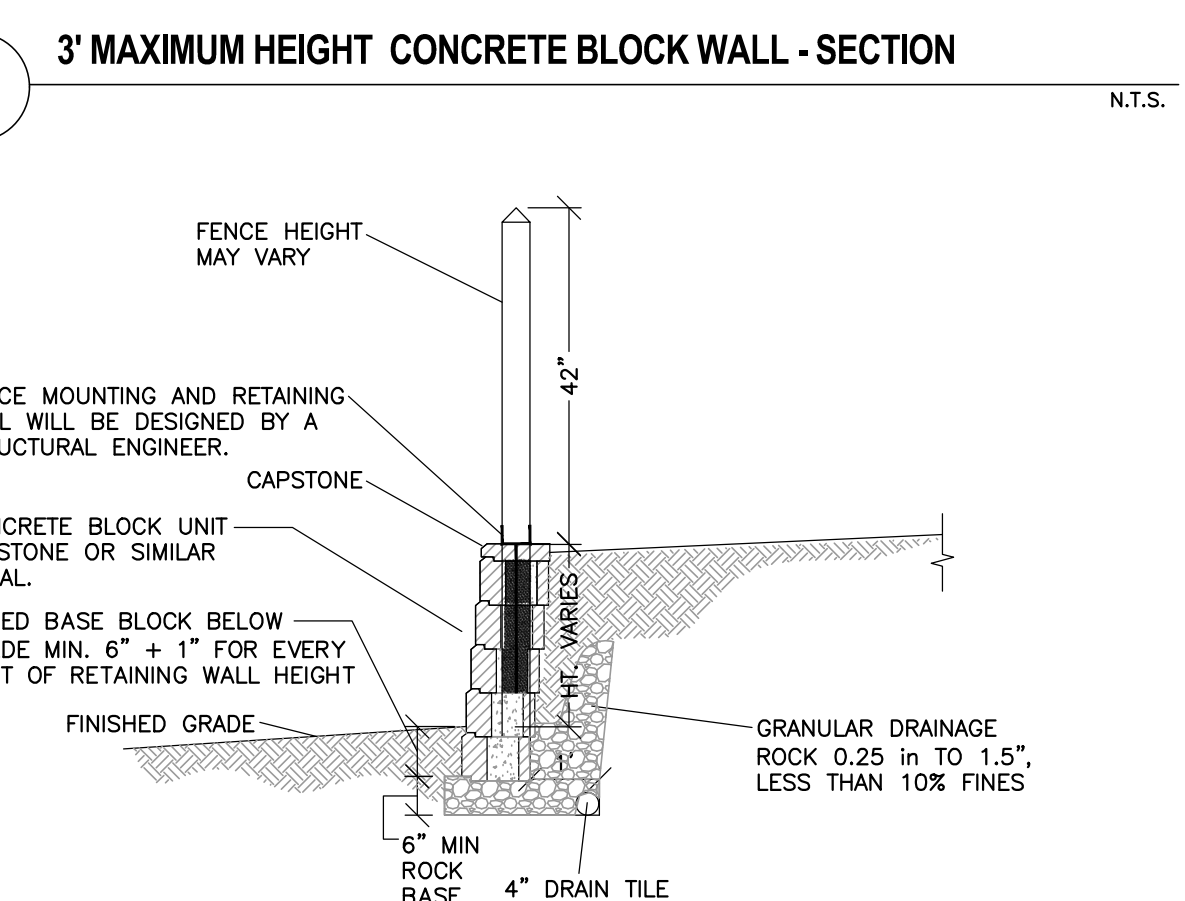
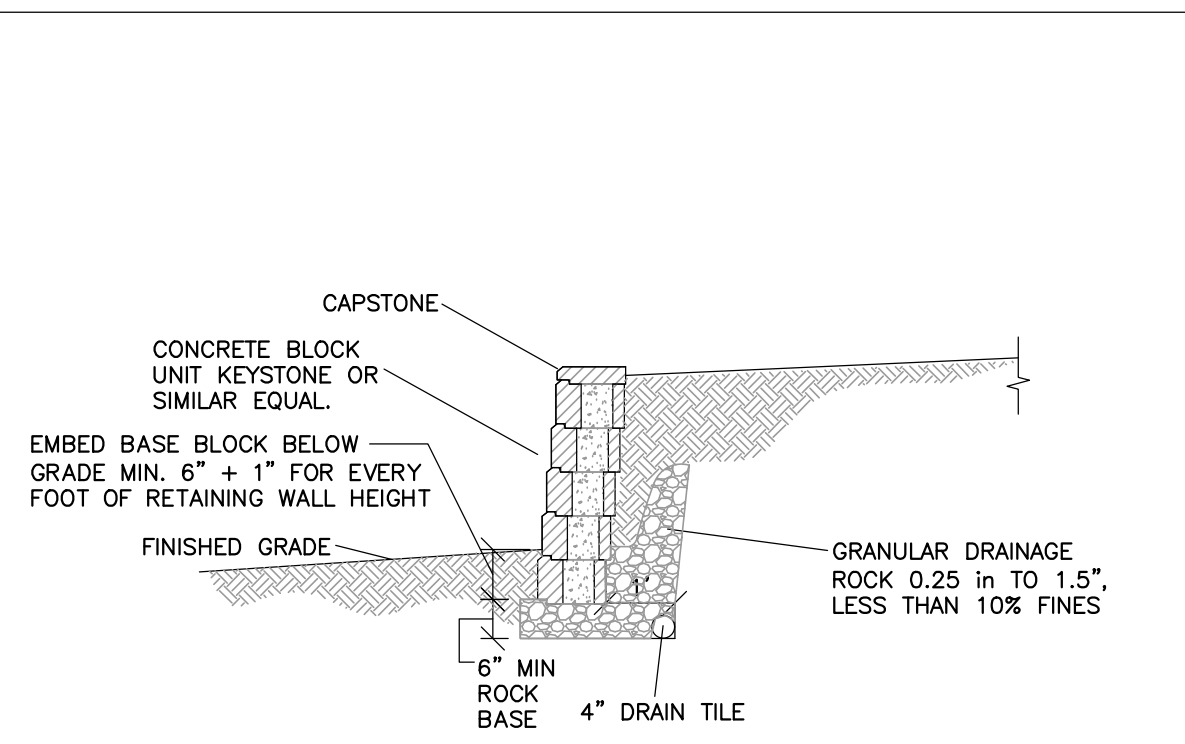






- FENCING LEGEND**
- PROPOSED 42" WOOD AND WIRE FENCE, SEE DETAIL 3, THIS SHEET
 - PROPOSED 6" GOOD NEIGHBOR FENCE, SEE DETAIL 5, THIS SHEET
 - PROPOSED 8" WOOD AND WIRE FENCE, SEE DETAIL 1, THIS SHEET
 - PROPOSED 8" DOUBLE SIDED WOOD AND WIRE FENCE, SEE DETAIL 2, THIS SHEET
 - PROPOSED 6" WOOD AND WIRE FENCE, SEE DETAIL 4A, 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 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)
 - 5' WIDE DG PATH @ BASINS
 - 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 5 FOR WALL AND FENCE AND 6 FOR RETAINING WALL ONLY, THIS SHEET.
 - PICNIC TABLE, SEE SHEET L-4
 - BENCH, SEE SHEET L-4



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.

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

4B WOOD AND WIRE GATE N.T.S.

REVISIONS	BY

PRELIMINARY FENCE PLAN AND DETAILS
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DATE: 2025.01.13
SCALE: 1"=30'
DESIGN: SJL/CRK/AJC
DRAWN: CRK
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JOB No: 192119
SHEET
L-3
OF 7 SHEETS



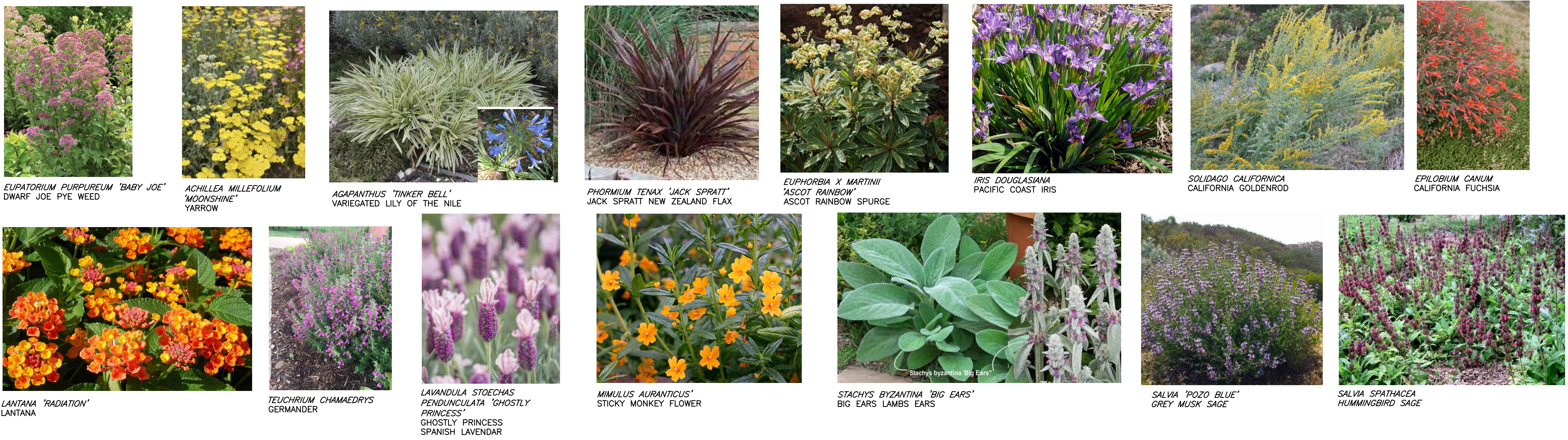
PLANT PALETTE

TREES:



GRASSES:

PERENNIALS:



GROUNDCOVERS:

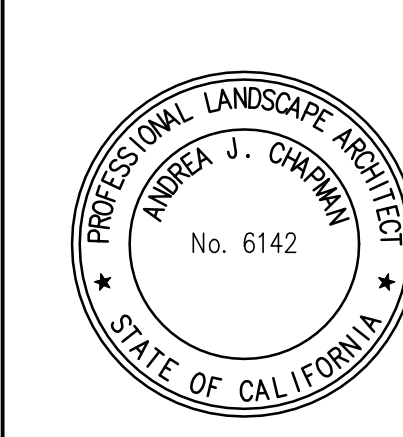
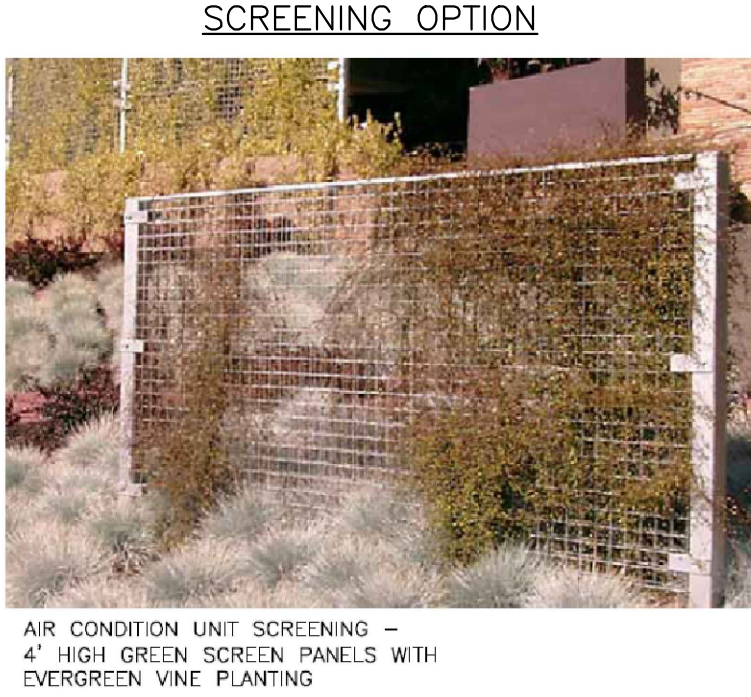
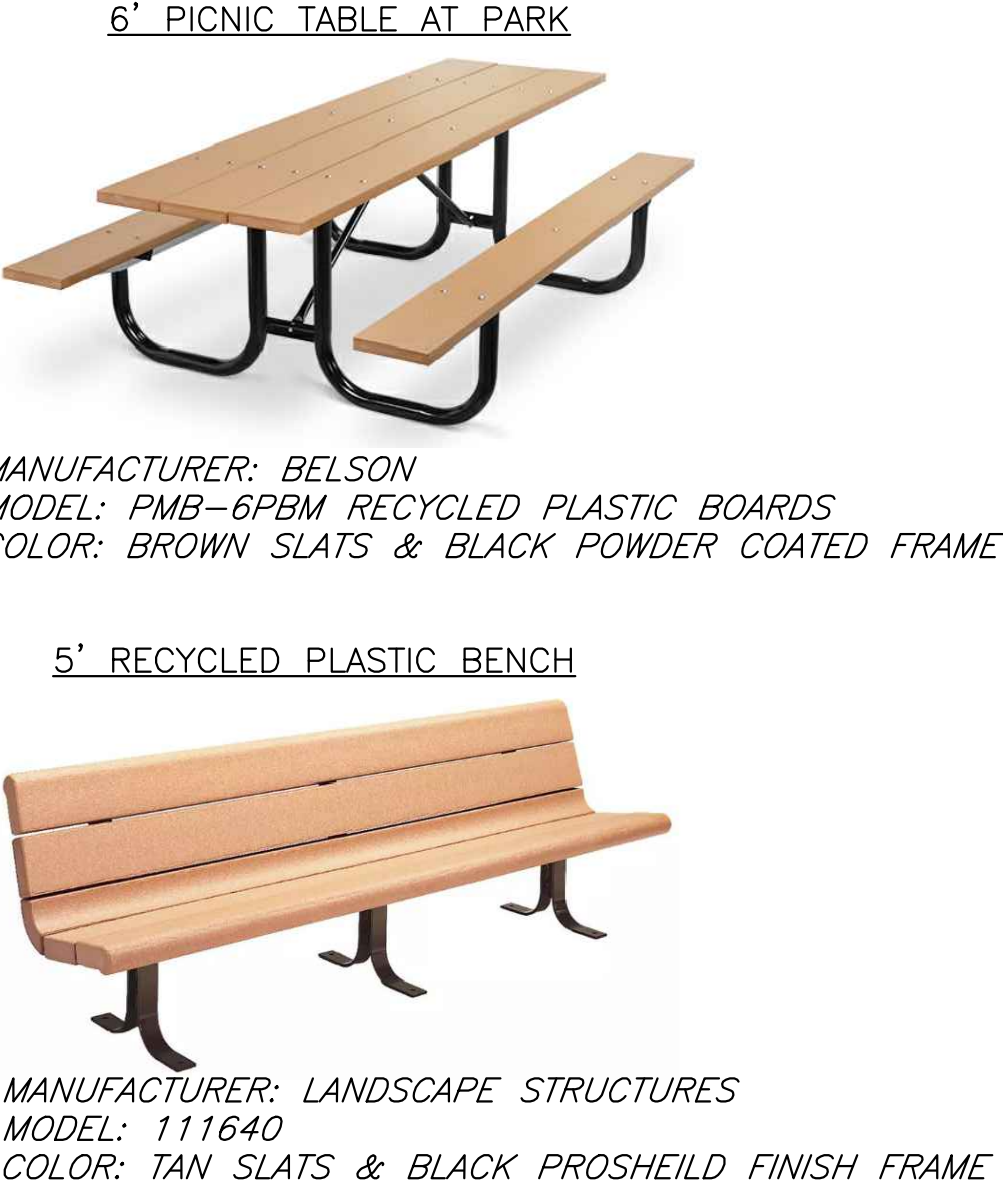
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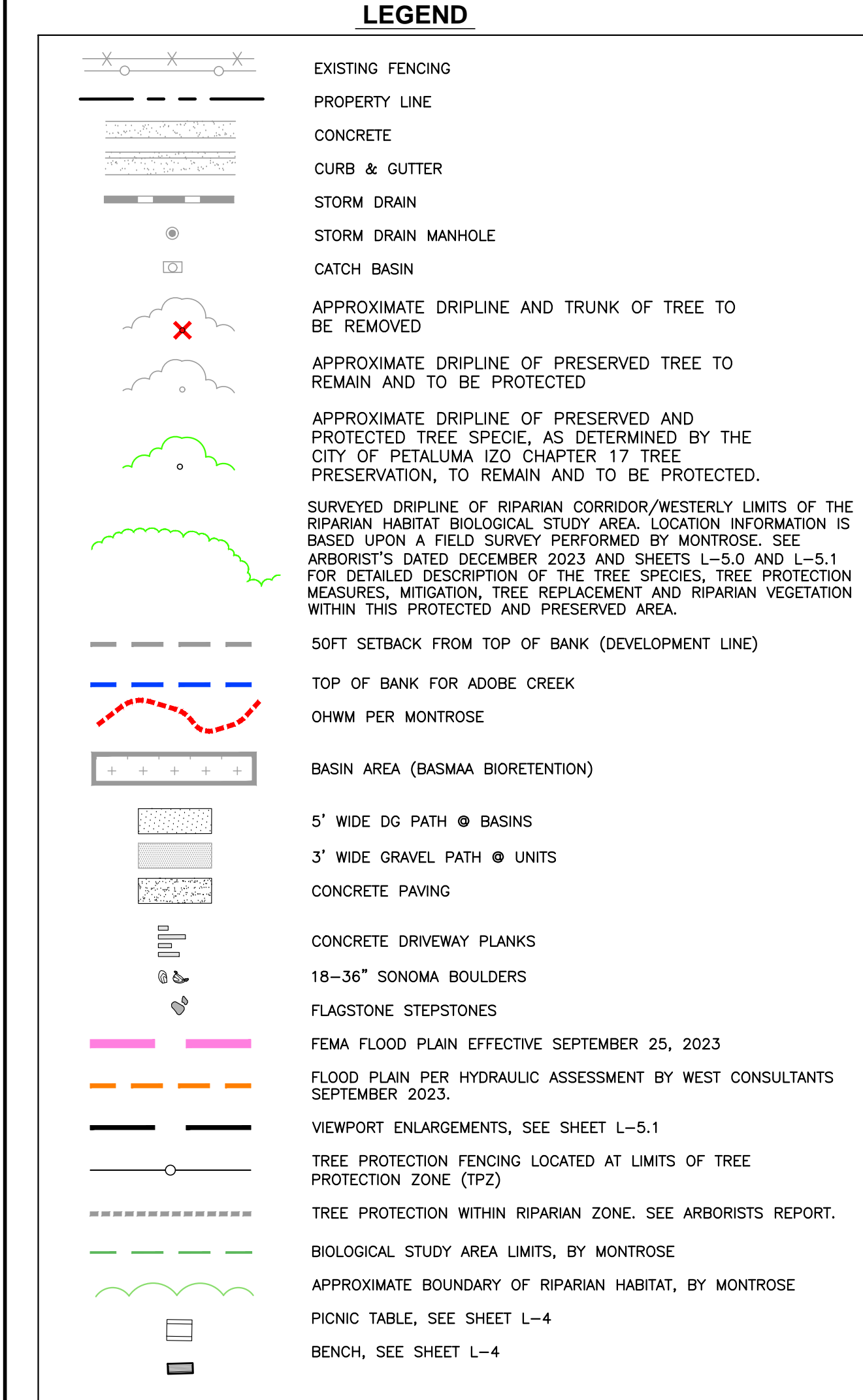
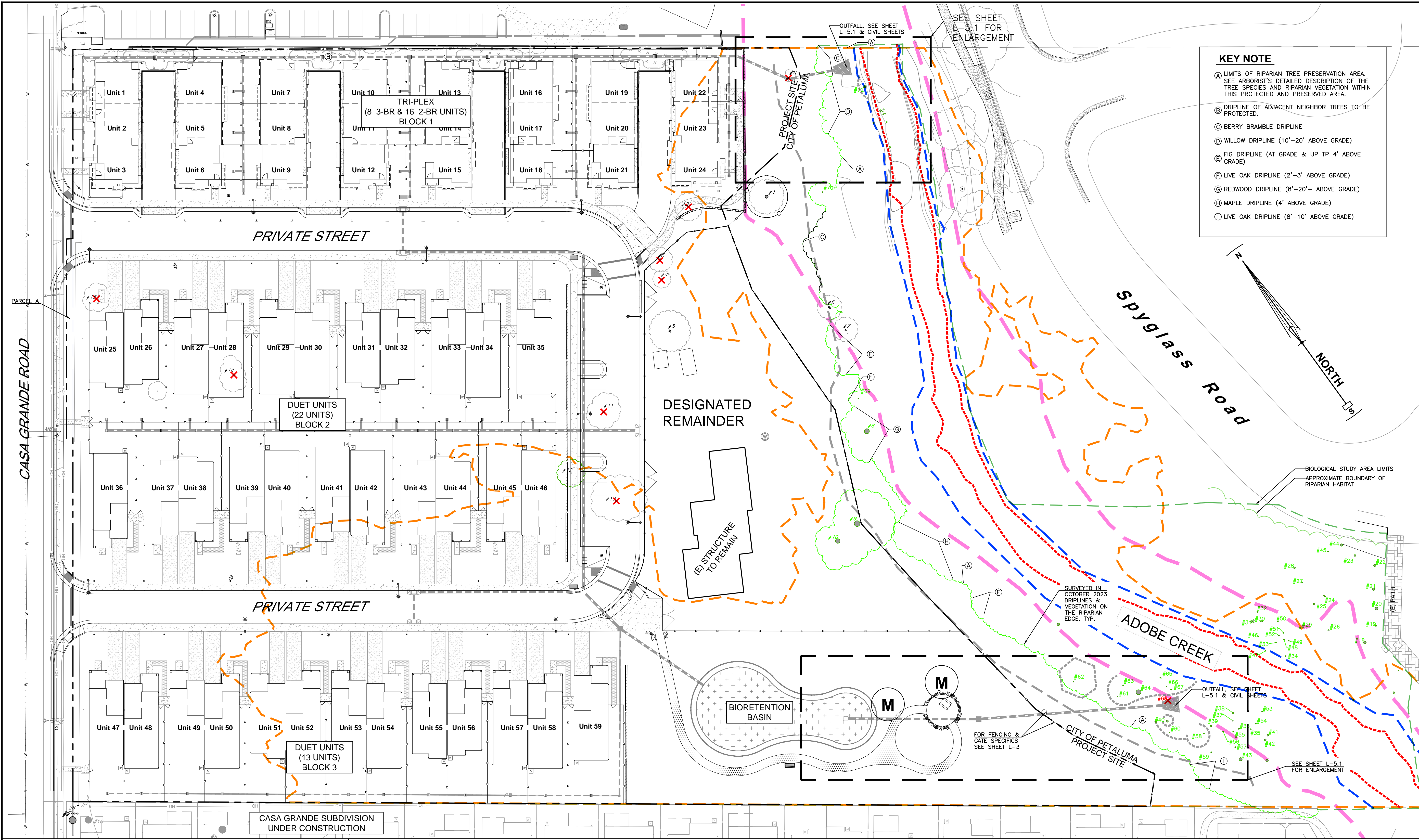


LANDSCAPE MATERIALS

PAVING MATERIALS

SITE FURNISHINGS





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
68	California Buckeye	Aesculus californica	4	4	4.0	1 to 1	2.0
* 2:1 Mitigation ratio used for trees with poor health condition			Mitigation Requirements:		DBH (in) total required mitigation	4.0	Total Replacement Trees (Required)
						2	
NOTE: SEE PROPOSED REPLACEMENT BREAKDOWN BY SPECIES TABLE PG. 20 OF THE ARBORIST REPORT BY URBAN FORESTRY, DATED DECEMBER 2023.							

Proposed Replacement Breakdown by Species			
Mitigated Tree Species (specie removed per plan)	Replacement Ratio	Required Replacement Tree Quantities	Replacement Tree Specie
California Buckeye	1 to 1	2	24" box CA Buckeye

Proposed Replacement Totals	
Proposed Replacement Trees Quantity	Proposed Replacement Species/Size
2	Proposed 24" box Buckeye Replacement
2	Required Replacement
2	Proposed Mitigation
0	Remaining Replacement Trees Needed

In Lieu fee Cals		
24" box tree Qty	Approximate Price per Tree	Total In-Lieu Fees
0.0	\$750	\$0

REPLACEMENT TREE (MITIGATION TREES) SCHEDULE			
SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE (HxW)
M	AESCULUS CALIFORNICA (MITIGATION TREE)	CALIFORNIA BUCKEY	24" BOX 30"X40"

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.			

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.			

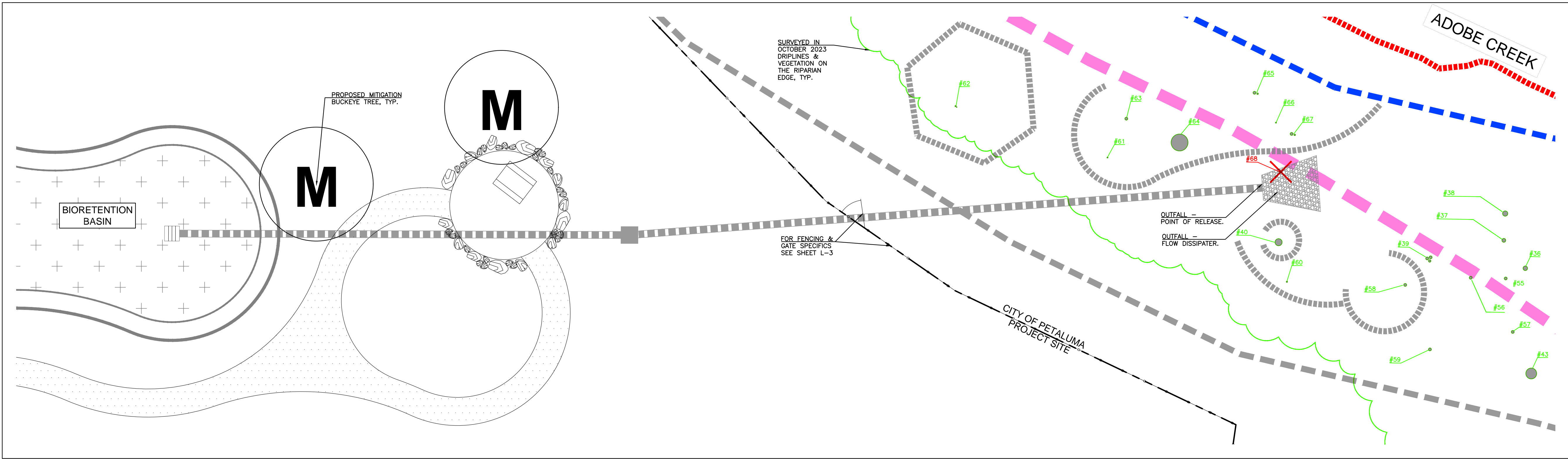
TREE PROTECTION NOTES			
1. AN URBAN FORESTER, CERTIFIED OR CONSULTING ARBORIST SHALL ESTABLISH THE TREE PROTECTION ZONE (TPZ) PRIOR TO STARTING THE DEMOLITION WORK. FOUR-FOOT-HIGH METAL WIRE ODER FENCING AND/OR YELLOW ROPES SUPPORTED BY POSTS WILL BE ERECTED BY THE CONTRACTOR AND INSPECTED BY THE ARBORIST TO LIMIT ACCESS TO THE TPZ. THIS WILL PROTECT THE TRUNK AND ROOT ZONE THROUGHOUT CONSTRUCTION.			
2. THE ARBORIST SHALL HAVE A PRE-DEMOLITION MEETING WITH CONTRACTOR OR RESPONSIBLE PARTY AND ALL OTHER FOREMAN OR CREW MANAGERS ON SITE PRIOR TO ANY WORK TO REVIEW ALL WORK PROCEDURES, ACCESS AND HALL ROUTES, AND TREE PROTECTION. THE CONTRACTOR MUST NOTIFY THE ARBORIST IF ROOTS ARE EXPOSED OR IF TRUNK OR BRANCHES ARE WOUNDED.			
3. 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 STAKE-TOE 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.			
4. STORAGE OF EQUIPMENT SHALL BE AS FAR AWAY FROM PROTECTED TREES AS POSSIBLE AND OPTIMALLY ON ASPHALT OR GROUND COVERED BY MULCH, PLYWOOD.			
5. HEAVY EQUIPMENT USE SHOULD BE LIMITED AROUND TREES AND THE ROOTS. NO EQUIPMENT WITHIN THE ROOT ZONE MAY BE TRANSPORTED OR USED ON BARE GROUND. A 3" 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.			
6. ANY DAMAGE TO TREES DUE TO DEMOLITION OR CONSTRUCTION ACTIVITIES SHALL BE REPORTED TO THE ARBORIST WITHIN 48 HOURS, SO THAT REMEDIAL ACTION CAN BE TAKEN.			
7. THE PROJECT ARBORIST SHALL OVERSEE ANY TRENCHING WITHIN 10 FEET OF ANY TREE. ANY TRENCHING WITHIN THE NON-INTRUSION ZONE (NIZ) MUST BE DONE PRELIMINARILY OR BY HAND, BEING CAREFUL NOT TO DAMAGE ANY OF THE BARK OF ANY ROOT ENCOUNTERED.			
8. THE CONTRACTOR WILL HAVE TO USE THE LEAST IMPACTFUL METHOD OF EXCAVATION IF IN CLOSE PROXIMITY TO EXISTING TREE ROOTS. IF TRENCHING WITHIN THE NIZ SHALL BE DONE PRELIMINARILY 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 WAS THICK LAYERS OF DUST.			
10. AN ARBORIST SHALL INSPECT ALL GRADING, TRENCHING AND/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 UNLIMITED DAMAGE HAS OCCURRED AND TO SPECIFY ANY PEST, DISEASE OR OTHER HEALTH CARE. THE ARBORIST SHALL BRING TO THE ATTENTION OF THE ARBORIST AND RESOLVED BEFORE PROCEEDING WITH THE WORK.			
14. ANY SUSPECTED OMISSIONS OR CONFLICT BETWEEN TREE SPECIES OR ELEMENTS OF THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE ARBORIST AND RESOLVED BEFORE PROCEEDING WITH THE WORK.			

PRELIMINARY TREE INVENTORY									
Tree #	Common Name	Botanical Name	Trunk Diameter (Inches)	Health & Structure (1-5)	Protected Status	Comments	Construction Status/Record #		
1	Table fig	Ficus carica	7, 6.4, 6.2	5	Unprotected		Preserve and protect with fencing.		
2	Apple	Malus domestica	6	4	Unprotected	Run burn and associated necrosis on main trunk. In footprint of development.	Remove tree.		
3	Plum tree	Prunus sp.	16.5	4	Unprotected	New footprint of development.	Remove tree.		
4	Plum tree	Prunus sp.	11.5	3	Unprotected	New footprint of development.	Remove tree.		
5	English Walnut	Juglans regia	8.5, 7.5, 5.5	5	Unprotected	New footprint of development.	Preserve and protect with fencing.		
6	Table fig	Ficus carica	8, 6.5	5	Unprotected	Outside footprint of development.	Preserve and protect with fencing.		
7	Table 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 back spread 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	Phytol	Phytol	7, 5, 4	4	Unprotected	In footprint of development.	Remove tree.		
15	Coast Redwood	Sequoia sempervirens	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 sp.), Bayberry (Myrica 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 small locations (one tree) will be installed within the riparian zone, which will require project arborist involvement.	Preserve and protect with fencing.		
17	Row of live oak	Quercus robur 'fastigiata'	4to12	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	35.5	5	Protected	Outside limits of disturbance.	Preserve.		
19	Coast live oak	Quercus agrifolia	7.5	4	Protected	Laggy. Outside limits of disturbance.	Preserve.		
20	Coast live oak	Quercus agrifolia	21.5	4	Protected	Outside limits of disturbance.	Preserve.		
21	Coast live oak	Quercus agrifolia	17	5	Protected	Outside limits of disturbance.	Preserve.		
22	Coast live oak	Quercus agrifolia	16, 6.5	5	Protected	Lean southeast. Outside limits of disturbance.	Preserve.		
23	Coast live oak	Quercus agrifolia	12.5	5	Protected	Trunk lean south. Outside limits of disturbance.	Preserve.		
24	Coast live oak	Quercus agrifolia	8.5, 7.5	5	Protected	Outside limits of disturbance.	Preserve.		
25	Coast live oak	Quercus agrifolia	12.5	5	Protected	Outside limits of disturbance.	Preserve.		
26	Coast live oak	Quercus agrifolia	9	4	Protected	Outside limits of disturbance.	Preserve.		
27	Coast live oak	Quercus agrifolia	6	5	Protected	Outside limits of disturbance.	Preserve.		
28	Coast live oak	Quercus agrifolia	12.5	5	Protected	Outside limits of disturbance.	Preserve.		
29	Coast live oak	Quercus agrifolia	30	4	Protected	Outside limits of disturbance.	Preserve.		
30	Coast live oak	Quercus agrifolia	6, 6.4	4	Protected	Lean towards footprint of proposed bridge. May need to be removed for bridge clearance.	Preserve.		
31	Coast live oak	Quercus agrifolia	13.5, 10.5, 7.5	4	Protected	Smallish stem leans toward proposed bridge. This stem may have to be removed for bridge clearance. Outside limits of disturbance.	Preserve.		
32	Coast live oak	Quercus agrifolia	7.5	5	Protected	Outside limits of disturbance.	Preserve.		
33	Coast live oak	Quercus agrifolia	6	5	Protected	Outside limits of disturbance.	Preserve.		
34	Coast live oak	Quercus agrifolia	6	5	Protected	Outside limits of disturbance.	Preserve.		
35	Coast live oak	Quercus agrifolia	8.5	4	Protected	Moderate amount of deadwood in canopy. Trunk leans north.	Preserve and Protect with trunk armor.		
36	Coast live oak	Quercus agrifolia	9.5	1	Protected	Significant canopy dieback.	Preserve and Protect.		
37	Coast live oak	Quercus agrifolia	8	3	Protected	Strong lean south-southwest.	Preserve and Protect.		
38	Coast live oak	Quercus agrifolia	11	4	Protected	Moderate amount of deadwood in canopy.	Preserve and Protect.		
39	Coast live oak	Quercus agrifolia	6, 6.5	4	Protected	Low spreading canopy.	Preserve and Protect.		
40	Coast live oak	Quercus agrifolia	35	5	Protected	Outside limits of disturbance.	Preserve and Protect with trunk armor.		
41	Coast live oak	Quercus agrifolia	12.5	5	Protected	Outside limits of disturbance.	Preserve and Protect with trunk armor.		
42	Coast live oak	Quercus agrifolia	13	4	Protected	Lean 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	Coast live oak	Quercus agrifolia	17.5	2	Protected	Outside limits of disturbance.	Preserve.		
45	Coast live oak	Quercus agrifolia	7	5	Protected	Outside limits of disturbance.	Preserve.		
46	Coast live oak	Quercus agrifolia	1.5	4	Protected	Outside limits of disturbance.	Preserve.		
47	Coast live oak	Quercus agrifolia	3	2	Protected	Heavy lean over creek bank. Heavily pruned on trunk. Outside limits of disturbance.	Preserve.		
48	Coast live oak	Quercus agrifolia	3	3	Protected	Outside limits of disturbance.	Preserve.		
49	Coast live oak	Quercus agrifolia	4	3	Protected	Strong lean away from bridge alignment. Outside limits of disturbance.	Preserve.		
50	Coast live oak	Quercus agrifolia	3.5, 3.3	3	Protected	Poor health. Major deadwood in the canopy. Outside limits of disturbance.	Preserve.		
51	Coast live oak	Quercus agrifolia	3.5	3	Protected	Poor form. Strong lean southwest away from bridge. Outside limits of disturbance.	Preserve.		
52	Coast live oak	Quercus agrifolia	1.5	4	Protected	Outside limits of disturbance.	Preserve.		
53	Coast live oak	Quercus agrifolia	3	3	Protected	Laggy form and lean toward the bridge alignment.	Preserve and Protect.		
54	Coast live oak	Quercus agrifolia	3	3	Protected	Lean southwest toward bridge alignment.	Preserve and Protect.		
55	Coast live oak	Quercus agrifolia	3.5	4	Protected	Lean away from the bridge. Suppressed and intertwined with adjacent trees.	Preserve and Protect.		
56	Coast live oak	Quercus agrifolia	3.2, 2.5, 2	4	Protected	Free stemwood.	Preserve and Protect.		
57	Coast live oak	Quercus agrifolia	3.5, 3.3	2	Protected	Poor form. Large necrotic area on trunk.	Preserve and Protect.		
58	Coast live oak	Quercus agrifolia	2.5, 2.5, 1.5	4	Protected	Growing through fence.	Preserve and Protect.		
59	Coast live oak	Quercus agrifolia	3, 1.5	4	Protected	South Storm drainage Outfall	Preserve and Protect.		
60	Coast live oak	Quercus agrifolia	2.5	4	Protected	Outside of existing chainlink fence.	Preserve and Protect.		
61	Coast live oak	Quercus agrifolia	2	4	Protected	Outside of existing chainlink fence.	Preserve and Protect.		
62	Coast live oak	Quercus agrifolia	2.5, 1	4	Protected	Outside of existing chainlink fence.	Preserve and Protect.		
63	Coast live oak	Quercus agrifolia	6	4	Protected	Trunk lean NW	Preserve and Protect.		
64	Coast live oak	Quercus agrifolia	10 stems 4-8"	4	Protected	The tree is composed of approximately 10 stems all arising from ground level.	Preserve and Protect. Prune to remove vertical stemwood.		
65	Coast live oak	Quercus agrifolia	6, 3	4	Protected	Trunk lean NE	Preserve and Protect.		
66	Coast live oak	Quercus agrifolia	6, 3	3	Protected	Trunk lean NE	Preserve and Protect.		
67	Coast live oak	Quercus agrifolia	6, 3	4	Protected	Trunk lean NE	Preserve and Protect.		
68	Coast live oak	Quercus agrifolia	6, 3	4	Protected	Trunk lean NE	Preserve and Protect.		
69	Coast live oak	Quercus agrifolia	4	4	Protected	In footprint of drainage outfall as shown on plans but could potentially be preserved.	Remove tree.		
70	Coast live oak	Quercus agrifolia	4	4	Protected	Northern Storm Drainage Outfall	Preserve and Protect.		
71	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.		
72	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.		
73	Coast live oak	Quercus agrifolia	8, 8, 7, 6	4	Protected	Exhibits poor health.	Remove tree.		
74	Coast live oak	Quercus agrifolia	8, 8, 7, 6	4	Protected	The tree is on the stream bank outside the existing wire fence.	Preserve and Protect. Prune to allow canopy for outfall distribution structure.		

TREE INVENTORY NOTES:			
SEE THE GREEN DESCRIPTION BOXES IN TREE INVENTORY FOR PRUNING RECOMMENDATIONS.			
SEE ARBORIST REPORT BY URBAN FORESTRY, DATED DECEMBER 2023 FOR TREE IMPACT SUMMARIES.			
★ SEE TREE REPLACEMENT CALCULATIONS FOR MITIGATION			
○ = ANY EXISTING TREE DESIGNATED AS A PROTECTED SPECIES UNDER THE CITY OF PETALUMA IZO CHAPTER 17 TREE PRESERVATION			

TREE CONDITION RATINGS			
RATING CATEGORY	HEALTH	STRUCTURE	FORM
EXCELLENT	HIGH VIGOR AND NEARLY PERFECT HEALTH WITH LITTLE OR NO TREE DISEASE, DISCOLORATION, OR DEFOLIATION.	NEARLY IDEAL & FREE OF DEFECTS	NEARLY IDEAL FOR THE SPECIES. GENERALLY SYMMETRIC, CONFORMS WITH THE INTENDED USE.
GOOD	VIGOR IS NORMAL FOR THE SPECIES. SOME DEFECTS ARE PRESENT BUT NOT NEARLY AFFECTING THE TREE'S VIGOR.	WELL-DEVELOPED AND FREE OF DEFECTS. DEFECTS ARE MINOR AND CAN BE CORRECTED.	MINOR ASYMMETRIES OR DEFICIENCIES FROM SPECIES FORM. MOSTLY CONSISTENT WITH THE INTENDED USE.
FAIR	REDUCED VIGOR. DAMAGE DUE TO INSECTS OR OTHER DEFECTS IS PRESENT BUT NOT NEARLY AFFECTING THE TREE'S VIGOR.	A SINGLE DEFECT OF A SIGNIFICANT NATURE OR MULTIPLE DEFECTS ARE PRESENT BUT NOT NEARLY AFFECTING THE TREE'S VIGOR.	MAJOR ASYMMETRIES OR DEFICIENCIES FROM SPECIES FORM. MOSTLY CONSISTENT WITH THE INTENDED USE. FUNCTION AND/OR AESTHETICS ARE NOT COMPROMISED.
POOR	UNHEALTHY OR DECLINING. POLYMER DEFOLIATION OR POOR POLYMER DEFOLIATION IS PRESENT. POLYMER DEFOLIATION IS NOT NEARLY AFFECTING THE TREE'S VIGOR.	A SINGLE SERIOUS DEFECT OF A SIGNIFICANT NATURE OR MULTIPLE DEFECTS ARE PRESENT BUT NOT NEARLY AFFECTING THE TREE'S VIGOR.	LARGELY ASYMMETRIC OR DEFICIENT FROM SPECIES FORM. MOSTLY CONSISTENT WITH THE INTENDED USE. FUNCTION AND/OR AESTHETICS ARE NOT COMPROMISED.
VERY POOR	POOR VIGOR. APPEARS TO BE DYING AND IN THE LAST STAGES OF LIFE. LITTLE LIVE LEAFAGE.	SINGLE OR MULTIPLE SEVERE DEFECTS ARE PRESENT BUT NOT NEARLY AFFECTING THE TREE'S VIGOR.	VISUALLY UNPLEASING. PROVIDES LITTLE OR NO FUNCTION IN THE LANDSCAPE.
DEAD			

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



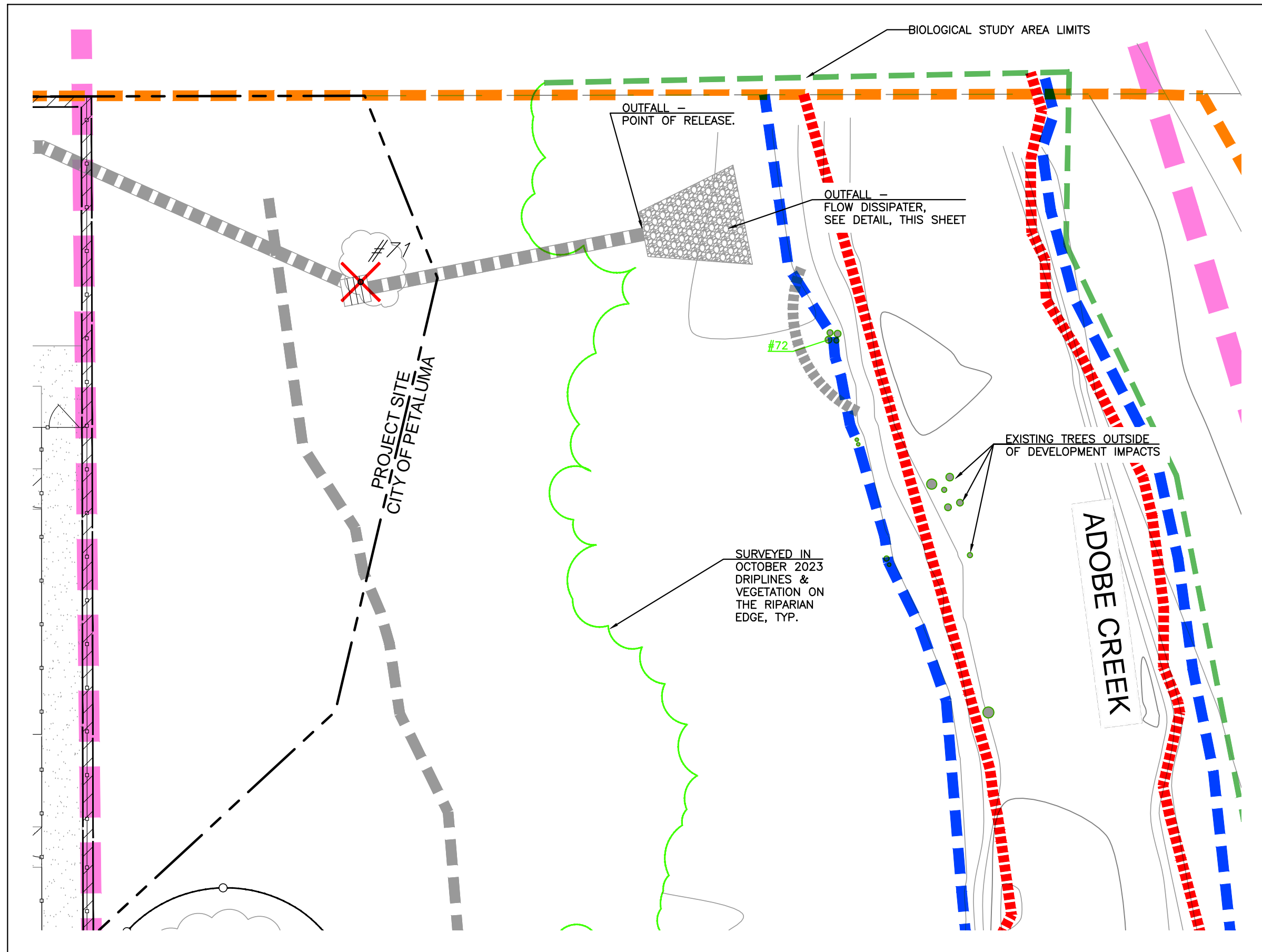
SOUTH OUTFALL
SCALE: 1"=10'

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	<i>Salix laevigata</i>	9.5	1	Protected	Significant canopy dieback.	Preserve and Protect.
37	red willow	<i>Salix laevigata</i>	8	3	Protected	Strong trunk lean southwest.	Preserve and Protect.
38	red willow	<i>Salix laevigata</i>	11	4	Protected	Moderate amount of deadwood in canopy.	Preserve and Protect.
39	California Buckeye	<i>Aesculus californica</i>	6, 6, 5	4	Protected	Low spreading canopy.	Preserve and Protect.
40	Valley oak	<i>Quercus lobata</i>	15	5	Protected		Preserve and Protect with trunk armor.
43	Coast live oak	<i>Quercus agrifolia</i>	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	<i>Aesculus californica</i>	3.5	4	Protected	Lean away from the bridge. Suppressed and intertwined with adjacent trees.	Preserve and Protect.
56	California Buckeye	<i>Aesculus californica</i>	3, 2.5, 2.5	4	Protected	Five stems total.	Preserve and Protect.
57	California Buckeye	<i>Aesculus californica</i>	5, 2.5	2	Protected	Poor form. Large necrotic area on trunk.	Preserve and Protect.
58	California Buckeye	<i>Aesculus californica</i>	2.5, 2.5, 1.5	4	Protected		Preserve and Protect.
59	Toyon	<i>Heteromeles arbutifolia</i>	3, 1.5	4	Protected	Growing through fence.	Preserve and Protect.
South Storm drainage Outfall							
60	Coast live oak	<i>Quercus agrifolia</i>	2.5	4	Protected?	Outside of creek and less than 4"	Preserve and Protect.
61	Coast live oak	<i>Quercus agrifolia</i>	2	4	Protected		Preserve and Protect.
62	Coast live oak	<i>Quercus agrifolia</i>	2.5, 1	4	Protected?	Outside of creek and less than 4"	Preserve and Protect.
63	California Buckeye	<i>Aesculus californica</i>	6	4	Protected	Trunk lean NW	Preserve and Protect.
64	California Buckeye	<i>Aesculus californica</i>	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	<i>Aesculus californica</i>	6, 3	4	Protected	Trunk lean NE	Preserve and Protect.
66	California Buckeye	<i>Aesculus californica</i>	2	3	Protected	Trunk lean NE	Preserve and Protect.
67	California Buckeye	<i>Aesculus californica</i>	6, 3	4	Protected	Trunk lean NE	Preserve and Protect.
68	California Buckeye	<i>Aesculus californica</i>	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'

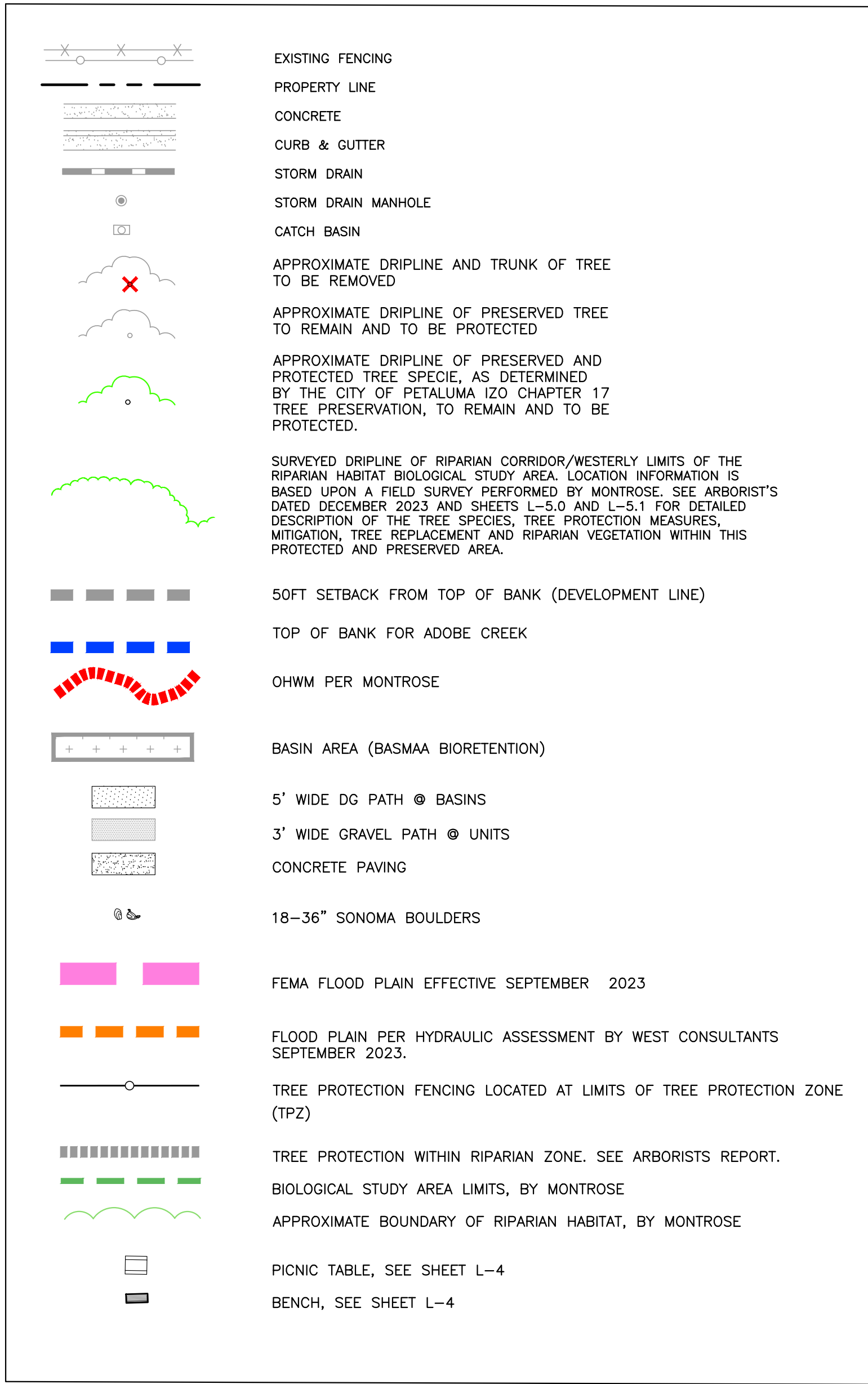
TREE INVENTORY - NORTH OUTFALL LOCATION

Tree #	Common Name	Botanical Name	Trunk Diameter(s) (Inches)	Health & Structure (1-5)	Protected Status	Comments	Construction Status/Recom'd
71	Fruiting pear	<i>Pyrus spp.</i>	3	2	Unprotected	Exhibits poor health.	Remove tree.
72	Oregon Ash	<i>Fraxinus latifolia</i>	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:

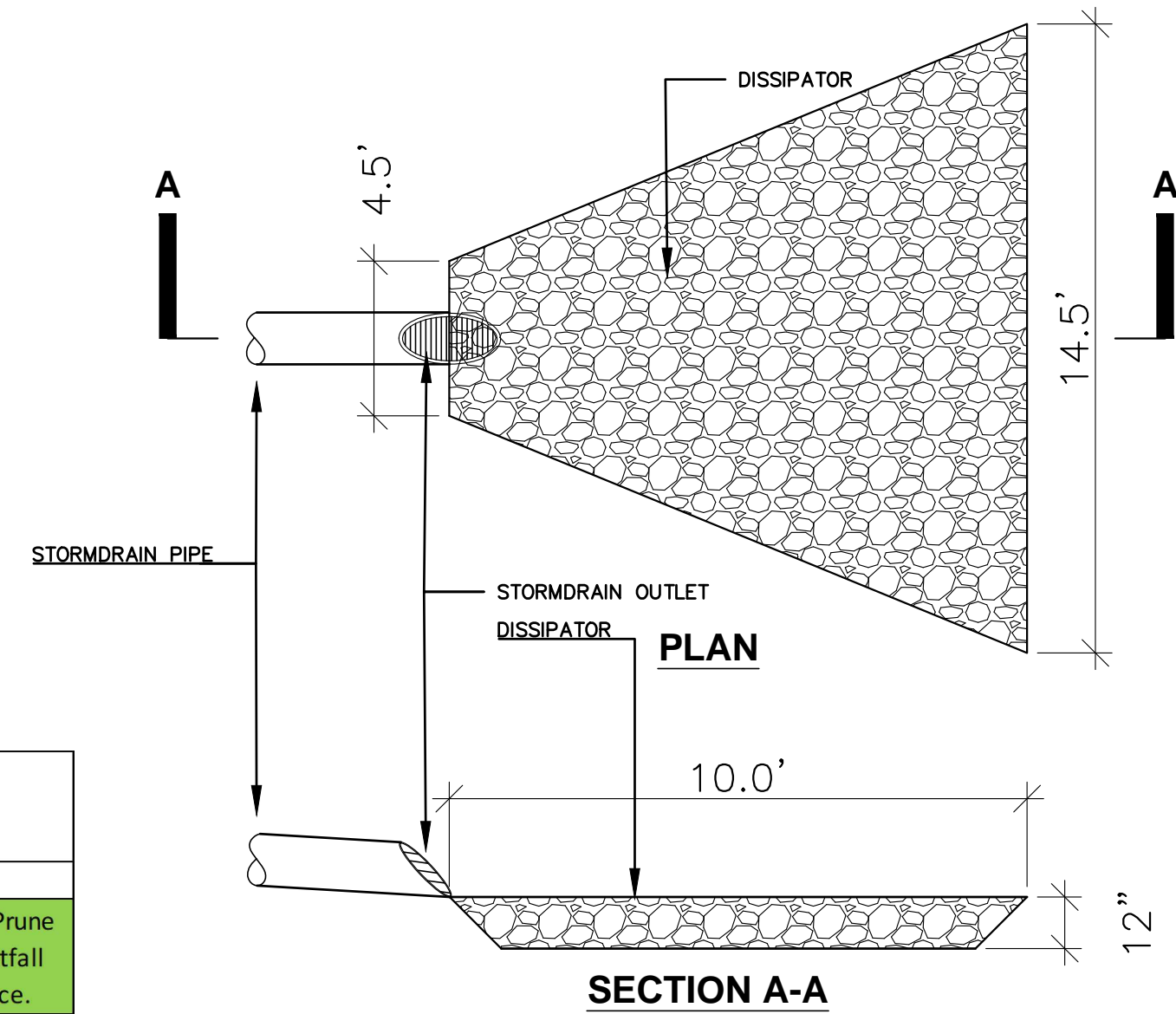
SEE THE GREEN DESCRIPTION BOXES IN TREE INVENTORY FOR PRUNING RECOMMENDATIONS.

LEGEND

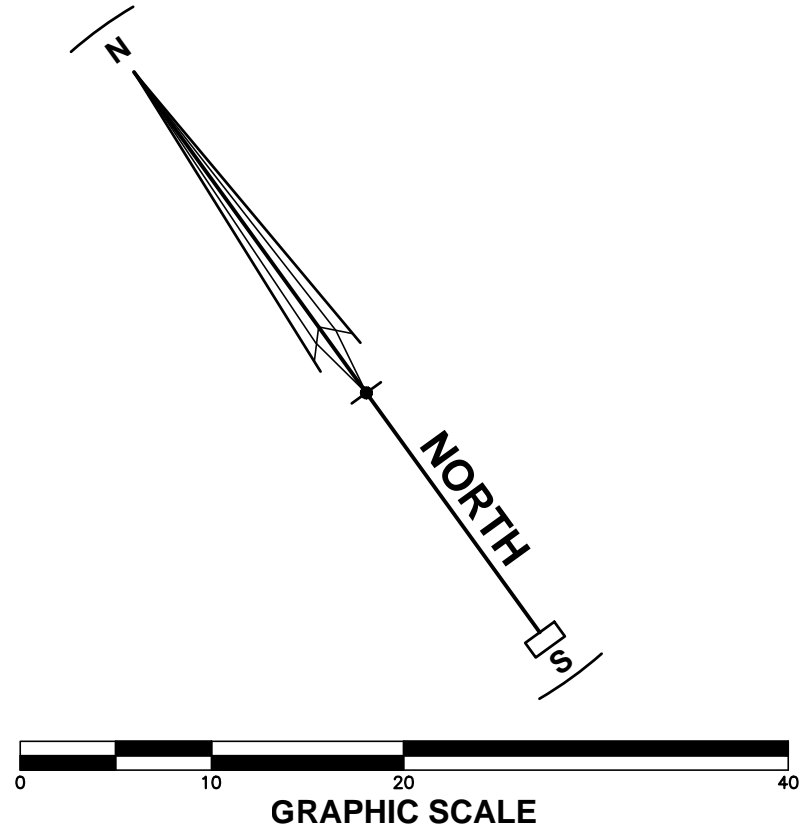


NOTES

- FOR MITIGATION SUMMARY & TREE REPLACEMENT LOCATION, SEE SHEET L-5.
- SEE ARBORIST REPORT BY URBAN FORESTRY, DATED DECEMBER 2023 FOR MORE INFORMATION.
- 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.



OUTFALL RIPRAP ENERGY DISSIPATION
N.T.S.



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

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
PETALUMA, CALIFORNIA 94952
(707) 762-3122 FAX (707) 762-3239

DATE: 2025.01.13
SCALE: 1"=30'
DESIGN: SJL,CRK/AJC
DRAWN: CRK
CHECK: SJL
JOB: CREEKWOOD
JOB No: 192119
SHEET
L-5.1
OF 7 SHEETS