

BECKY DUCKLES
CONSULTING ARBORIST & LANDSCAPE ADVISOR
SEBASTOPOL, CA
707.829.0555 PH

RIVERVIEW APARTMENTS
Petaluma, Ca

ARBORIST'S REVISED REPORT & MITIGATION SUMMARY
September 10, 2020

We visited this site on 11/7/18 and evaluated all the existing trees. For reference we used the survey "Existing Conditions" and the "Preliminary Grading Plan" from Lafranchi & Associates both dated 9/6/18. After reviewing the revised Site, Grading, and Wetlands Preservation Plans from SJLA dated 7/1/20 I revisited the site on August 9th to verify the number and condition of the trees along the western property line which will now be removed because of the expanded areas of grading and mitigation.

Dominating the site are two long windrows of mature eucalyptus, mostly blue gum (*Eucalyptus globulus*). Two Monterey pines (*Pinus radiata*) are in the north row, one is dead (tree # 8). The western row is all mature blue gum eucalyptus in varying stages of health and structural soundness, also infested with tortoiseshell beetles. Both windrows of eucalyptus (and pines) will be removed; not a protected tree species in Petaluma.

There is one 5 & 8" diameter coast live oak (tree #5) on the western side which will be removed. It is a protected tree species and size. Mitigation for the removal of this tree as per Petaluma's Tree Ordinance is suggested to be in-kind replacement, onsite with the same species on a one-to-one trunk diameter basis. That equates to 13" of trunk diameter replacements of coast live oaks (*Quercus agrifolia*). Replacement tree ratios in the ordinance require a minimum (size) of 24" box trees, with one 24" box = 2" replacement trunk diameter, and a 36" box tree = 3" trunk diameter. For this site (and removed protected tree), replacement would be five 24" boxed live oaks and one 36" box live oak.

Two declining black walnut trees (*Juglans californica*, trees #2 & 3) and a Lombardy poplar (tree #4) near the entry and a small grove of willow saplings (#7) will be removed, but are not protected and will not require mitigation.

Respectfully submitted,

Becky Duckles

Becky Duckles, Project Arborist
ISA Certified Consulting Arborist #WE -0796A

RIVERVIEW APTS

TREE #	SPECIES	TRUNK DIAMETER	GENERAL HEALTH	STRUCTURAL INTEGRITY	COMMENTS/RECOMMENDATIONS
1	Blue Gum/ <i>Eucalyptus globulus</i>	7-40"+	Poor-Good	Poor-Good	Along north property line; mostly blue gum eucalyptus, single and multi-trunk, poor form, infested by tortoise shell beetles, extensive branch dieback; not a protected species in Petaluma; all will be removed in this group
2	Black Walnut/ <i>Juglans californica</i>	29"	Fair	Fair	Field located; survey and adjust path location if to be preserved; not a protected species
3	Black Walnut/ <i>Juglans californica</i>	11"	Fair	Fair	Adjust grading at entry if to be preserved; not a protected species
4	Lombardy Poplar/ <i>Populus nigra</i> 'Itali	25"±	Fair	Fair	Extensive large branch dieback, removal recommended, not a protected species
5	Coast Live Oak/ <i>Quercus agrifolia</i>	8,5"	Fair/Good	Fair/Good	Will be removed for sitework; protected species/size
6	Blue Gum/ <i>Eucalyptus globulus</i>	14-40"+	Fair/Good	Fair/Good	Mature group of 53 eucalyptus, mostly blue gum, along west property line, approximately 400' windrow; to be removed
7	Willow/ <i>Salix sp.</i>	<6"	Good	Good	Grove of native willow saplings; not protected species; to be removed
8	Monterey Pine/ <i>Pinus radiata</i>	18"	Dead	Dead	To be removed; not protected
9	Monterey Pine/ <i>Pinus radiata</i>	10"	Fair/Good	Good	To be removed; not protected

APN 005-050-037
 SLOTT, GATE 1, PROJECT
 DN 2004-191824

LOT 5
 S.L. Map 12-14

APN 005-060-077
 PAUL
 DN 2002-168779

Casa Grande Road
 100' WIDE

APN 005-060-075
 CITY OF PETALUMA

APN 005-040-058
 SIOGMA EDWARDS CYPRESS POINT
 TARRANT TRACT
 DN 2003-94208

APN 005-280-051
 MORESCO INVESTMENTS, LLC

REVISIONS	BY

PRELIMINARY SITE PLAN
 RIVERVIEW APARTMENTS FORMERLY LANDS OF BAYWOOD, LLC
 2592 CASA GRANDE ROAD APN 005-060-041; 042 & 067
 PETALUMA CALIFORNIA

STEVEN J. LAFRANCHI & ASSOCIATES, INC.
 CIVIL ENGINEERS - LAND SURVEYORS
 LANDSCAPE ARCHITECTURE - LAND PLANNERS
 145 SECOND STREET, SUITE 311
 PETALUMA, CA 94952
 (707) 765-0222 FAX (707) 765-0220

DATE: 2019.01.04
 SCALE: 1" = 40'
 DESIGN: S.J.L.
 DRAWING: HOF
 CHECK: S.J.L.
 DATE: MAY 2019
 JOB NO: 181860
 SHEET

C-4
 OF 16 SHEETS

MULTI-FAMILY BUILDINGS*	
BLDG. 1	15 UNITS
BLDG. 2	10 UNITS
BLDG. 3	15 UNITS
BLDG. 4	8 UNITS
BLDG. 5	10 UNITS
BLDG. 6	8 UNITS
BLDG. 7	15 UNITS
BLDG. 8	15 UNITS
BLDG. 9	8 UNITS
BLDG. 10	15 UNITS
BLDG. 11	8 UNITS
BLDG. 12	8 UNITS
BLDG. 13	8 UNITS
BLDG. 14	10 UNITS
BLDG. 15	10 UNITS
BLDG. 16	10 UNITS
BLDG. 17	15 UNITS
BLDG. 18	15 UNITS
BLDG. 19	10 UNITS
BLDG. 20	8 UNITS
BLDG. 21	15 UNITS
BLDG. 22	10 UNITS
BLDG. 23	10 UNITS
BLDG. 24	10 UNITS
BLDG. 25	15 UNITS
BLDG. 26	10 UNITS
BLDG. 27	8 UNITS
TOTAL	299 UNITS

- NOTES**
- SEE ARCHITECTURAL PLANS FOR UNIT SQUARE FOOTAGE.
 - SEE LANDSCAPE PLANS FOR LANDSCAPE AND FENCE INFORMATION.

PROPOSED PARKING COUNT	
COVERED SPACES	209*
CARAGE SPACES	209*
UNCOVERED SPACES	93
COMPACT SPACES	93
STANDARD SPACES	151
TOTAL SPACES	453

*GARAGE SPACES WILL BE ASSIGNED SPOTS. THERE ARE 63 ACCESSIBLE UNITS WITH ATTACHED GARAGES

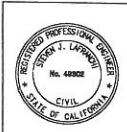
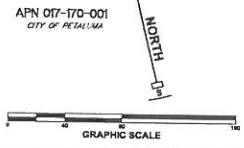
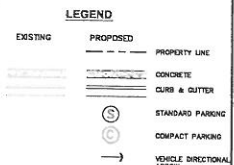
KEYNOTES

- PORTION OF PROJECT SITE TO BE DEDICATED TO THE CITY FOR PUBLIC RIGHT OF WAY.
- PORTION OF CITY PROPERTY TO BE UTILIZED AS PART OF FRONTAGE IMPROVEMENTS.
- 10' WIDE MULTI USE PATHWAY. SEE LANDSCAPE PLAN FOR DETAILS.
- 8' WIDE MULTI USE PATH TO CONNECT TO EXISTING MASH TRAIL NETWORK.
- 3 ADA PARKING WITH VAN ACCESSIBILITY.
- 4 ELECTRIC VEHICLE CHARGING STATIONS WITH VAN ACCESSIBILITY.
- 5' WIDE PEDESTRIAN WALKWAY. SEE LANDSCAPE PLANS.
- 5' HIGH MASONRY RETAINING WALL.
- TYPICAL INTERIOR DRIVE CORRIDOR WITH NO PARKING.
- TYPICAL INTERIOR DRIVE CORRIDOR WITH PARKING ONE SIDE.
- TYPICAL INTERIOR DRIVE CORRIDOR WITH PARKING BOTH SIDES.
- FUTURE ELECTRIC VEHICLE CHARGING STATION.
- TRASH ENCLOSURE. SEE ARCHITECTURE / LANDSCAPE PLANS FOR DETAILS.

RIGHT OF WAY LINE DATA		
LINE	BEARING	LENGTH
L1	S 30°19'20" W	65.00'
L2	S 78°29'12" E	54.29'
L3	N 38°10'20" E	81.01'

APN 005-060-042
 BAYWOOD LLC
 (TO BE DEDICATED TO CITY FOR OPEN SPACE PURPOSES)

- DOCUMENT REFERENCES**
- CITY OF PETALUMA PANEL MAP NO. 51, FILED IN BOOK 532 OF MAPS AT PAGE 51, 2014
 - CITY OF PETALUMA PANEL MAP NO. 57A, FILED IN BOOK 503 OF MAPS AT PAGE 12-14, 2014
 - FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 990231004 & REVISED SECTION 2, 2019
 - CITY OF PETALUMA COMMUNITY DEVELOPMENT WORKS
 - SEE MARRIOTT TITLE INSURANCE COMPANY, PRELIMINARY TITLE REPORT, ORDER NO. 18000-073, DATED SEPTEMBER 18, 2018.
 - RECORD OF SURVEY, FILED IN BOOK 100 OF MAPS AT PAGE 14, 2012



TREE LOCATION MAP