

# Appendix C

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Preliminary Landscape Plan and Tree Protection Plan





Project:  
Clawiter Road

Consultants:

le:  
PRELIMINARY  
LANDSCAPE  
PLAN

29-20	REVIEW COMMENTS
28-20	REVIEW COMMENTS
29-20	SITE REVISIONS
10-20	SITE REVISIONS

Sheet:

## LC1.1





#	Species	DBH	Basic Value	Species Rating	Condition Rating	Location Rating	Appraised Value
1	Redwood	18	\$9,420.55	90%	80%	25%	\$1,700.00
2	Redwood	18	\$9,420.55	90%	80%	25%	\$1,700.00
3	Redwood	18	\$9,420.55	90%	80%	25%	\$1,700.00
4	Redwood	18	\$9,420.55	90%	80%	25%	\$1,700.00
5	Redwood	12	\$4,282.88	90%	80%	25%	\$770.00
6	Redwood	12	\$4,282.88	90%	80%	25%	\$770.00
7	Redwood	10	\$4,282.88	90%	50%	22%	\$420.00
8	Redwood	18	\$9,420.55	90%	85%	25%	\$1,800.00
9	Redwood	8.5	\$2,234.95	90%	80%	23%	\$390.00
10	Redwood	8.5	\$2,234.95	90%	80%	23%	\$390.00
11	Redwood	17	\$8,421.56	90%	80%	25%	\$1,520.00
12	Redwood	15	\$6,594.84	90%	70%	23%	\$970.00
13	Redwood	18	\$9,420.55	90%	80%	25%	\$1,700.00
14	Redwood	17	\$8,421.56	90%	80%	25%	\$1,520.00
15	Redwood	9	\$2,484.70	90%	50%	20%	\$220.00
16	Redwood	16	\$7,479.66	90%	60%	22%	\$880.00
17	Redwood	16	\$7,479.66	90%	78%	23%	\$1,280.00
18	Redwood	16	\$7,479.66	90%	80%	25%	\$1,350.00
19	Redwood	16	\$7,479.66	90%	85%	25%	\$1,430.00
20	Redwood	14	\$5,767.10	90%	80%	23%	\$970.00
21	Redwood	13	\$4,966.45	90%	70%	23%	\$710.00
22	Redwood	12	\$4,282.88	90%	70%	23%	\$610.00
23	Redwood	9	\$2,484.70	90%	80%	22%	\$390.00
24	Redwood	9	\$2,484.70	90%	65%	20%	\$290.00
25	Redwood	8	\$1,998.48	90%	80%	20%	\$200.00
26	Redwood	14	\$5,767.10	90%	85%	23%	\$1,030.00
27	Siberian elm	10	\$3,741.32	10%	72%	20%	\$50.00
28	Siberian elm	6, 5	\$2,456.62	10%	72%	22%	\$40.00
29	Siberian elm	10	\$3,741.32	10%	70%	22%	\$60.00
30	Eucalyptus	32, 30	\$47,949.79	10%	72%	47%	\$1,610.00

#	Species	DBH	Basic Value	Species Rating	Condition Rating	Location Rating	Appraised Value
31	Coast live oak	8, 8, 8	\$7,167.19	90%	61%	25%	\$1,310.00
32	Redwood	14.5	\$6,173.83	90%	65%	23%	\$1,100.00
33	Redwood	9	\$2,484.70	90%	70%	22%	\$340.00
34	Redwood	12.5	\$4,632.53	90%	60%	23%	\$780.00
35	Redwood	17	\$8,421.56	90%	60%	25%	\$1,520.00
36	Redwood	10	\$3,027.01	90%	60%	23%	\$510.00
37	Redwood	18.5	\$9,941.45	90%	78%	25%	\$1,740.00
38	Coast live oak	11	\$4,490.73	90%	91%	27%	\$980.00
39	Redwood	8	\$4,282.88	90%	58%	20%	\$450.00
40	Callery pear	11	\$7,490.53	50%	75%	47%	\$1,310.00
41	Callery pear	8	\$4,043.38	50%	70%	33%	\$470.00
42	Southern magnolia	13.5	\$6,676.50	90%	77%	37%	\$1,700.00
43	Southern magnolia	13, 8	\$8,746.30	90%	73%	37%	\$2,110.00
44	Callery pear	13	\$10,393.40	50%	70%	40%	\$1,460.00
45	Callery pear	12	\$8,861.40	50%	70%	40%	\$1,240.00
46	Callery pear	8	\$4,043.38	50%	72%	37%	\$530.00
47	Callery pear	8	\$6,840.41	50%	50%	35%	\$660.00
48	Callery pear	10.5	\$7,498.53	50%	75%	40%	\$1,120.00
49	Callery pear	11	\$15,910.28	70%	65%	40%	\$2,900.00
50	London planetree	21	\$5,748.67	70%	60%	35%	\$850.00
51	London planetree	12.5	\$609.87	70%	60%	30%	\$80.00
52	London planetree	3.5	\$15,910.28	70%	65%	37%	\$2,650.00
53	London planetree	21	\$6,203.66	70%	65%	40%	\$1,130.00
54	London planetree	13	\$1,252.22	70%	80%	30%	\$210.00
55	London planetree	5.5	\$11,735.01	70%	70%	37%	\$2,110.00
56	London planetree	18	\$4,892.20	70%	65%	37%	\$820.00
57	London planetree	11.5	\$1,252.22	70%	80%	34%	\$220.00
58	London planetree	5.5	\$9,308.35	70%	70%	37%	\$1,670.00
59	London planetree	16	\$7,675.71	70%	70%	37%	\$1,380.00
60	London planetree	14.5	\$1,680.45	70%	80%	37%	\$350.00
61	London planetree	6.5	\$1,921.33	70%	80%	33%	\$360.00
62	London planetree	7	\$1,457.41	70%	75%	32%	\$240.00
63	London planetree	6	\$1,457.41	70%	80%	32%	\$260.00
64	London planetree	6	\$1,457.41	70%	78%	32%	\$250.00
65	London planetree	6	\$1,457.41	70%	78%	32%	\$250.00
Total Value of Appraised Trees							\$63,190.00

Tree Mitigation Summary Chart

Required Trees		Required tree quantity/ size/ Installed Unit Cost	Proposed tree quantity/ size/ *installed unit cost	Unit Cost Difference	Mitigation Value
Street Trees	Plane Tree (11)	0 / 24" box/ \$450 (Exempt)	11/ 24" box/ \$450	\$0	\$7,200
Parking Lot Trees	Blackgum (29) Elm (33) Cedar (5)  Laurel (3)	53/ 15 gal. / \$150	33/ 24" box / \$450 37/ 15 gal. / \$150	\$300	\$12,450
Screening Trees	Olive (18) Cedar (5)	23/ 15 gal. / \$150	23/ 15 gal. / \$150	\$0	\$0
Additional Trees for Mitigation (Not required)	Myrtle (50) Laurel (23) Blackgum (7) Cedar (22) Hackberry(32)	0/ 15 gal.	152/ 15 gal./\$150	\$0	\$22,800
			Total:		\$42,450
			Mitigation Goal :		\$33,440
			Delta:		+\$9,010

Note: Preliminary Mitigation provided exceeds mitigation amount. This value is provided to demonstrate that mitigation will be provided onsite per upsizing trees. Final permit set will reflect a cost near the required amount.

### PRELIMINARY LANDSCAPE PLAN

#	Species	DBH	Basic Value	Species Rating	Condition Rating	Location Rating	Appraised Value
65B	London planetree	5	\$1,064.86	70%	62%	30%	\$140.00
66	Crape myrtle	5.5	\$2,139.03	90%	84%	42%	\$670.00
67	Crape myrtle	5	\$1,797.71	90%	84%	42%	\$570.00
68	Crape myrtle	5	\$1,797.71	90%	84%	42%	\$570.00
69	Crape myrtle	5.5	\$2,139.03	90%	84%	42%	\$670.00
70	Callery pear	6.5	\$2,788.02	50%	66%	33%	\$390.00
71	Callery pear	6	\$2,390.04	50%	63%	33%	\$290.00
72	Chinese pistache	6.5	\$2,718.02	70%	88%	42%	\$790.00
73	Chinese pistache	3	\$717.18	70%	94%	37%	\$170.00
74	Chinese pistache	3.5	\$913.73	70%	78%	37%	\$160.00
75	Callery pear	6.5	\$2,728.02	50%	69%	35%	\$330.00
76	Callery pear	6	\$2,350.04	50%	69%	35%	\$280.00
77	Chinese pistache	5	\$1,684.80	70%	84%	38%	\$380.00
78	Crape myrtle	6.5	\$2,919.20	90%	84%	42%	\$820.00
79	Crape myrtle	5.5	\$2,139.03	90%	84%	42%	\$670.00
80	Crape myrtle	6	\$2,512.86	90%	84%	42%	\$790.00
81	Crape myrtle	5	\$1,797.71	90%	81%	42%	\$550.00
82	Crape myrtle	5	\$1,797.71	90%	94%	42%	\$630.00
83	Crape myrtle	5	\$1,797.71	90%	94%	42%	\$630.00
84	Crape myrtle	6	\$2,512.86	90%	94%	42%	\$890.00
85	Crape myrtle	6.5	\$2,919.20	90%	94%	42%	\$1,030.00
86	Crape myrtle	6	\$2,512.86	90%	94%	42%	\$890.00
87	Chinese pistache	3	\$717.18	70%	88%	40%	\$180.00
88	Chinese pistache	5	\$1,684.80	70%	88%	40%	\$420.00
89	Callery pear	7.5	\$3,574.69	50%	81%	40%	\$580.00
90	Crape myrtle	6.5	\$2,139.03	90%	88%	40%	\$680.00
91	Crape myrtle	5.5	\$2,139.03	90%	91%	37%	\$640.00
92	Crape myrtle	5.5	\$2,139.03	90%	91%	42%	\$730.00
93	Southern magnolia	5	\$1,064.86	90%	69%	45%	\$300.00
94	Southern magnolia	5	\$1,064.86	90%	75%	45%	\$320.00
95	Chinese pistache	5.5	\$2,002.30	70%	72%	40%	\$400.00
96	Redwood	7	\$1,571.34	90%	95%	25%	\$340.00
97	Redwood	3.5	\$429.63	90%	50%	17%	\$30.00
98	Redwood	5	\$886.32	90%	75%	25%	\$150.00
99	Redwood	3	\$429.63	90%	75%	13%	\$40.00

#	Species	DBH	Basic Value	Species Rating	Condition Rating	Location Rating	Appraised Value
100	Redwood	7	\$1,571.34	90%	50%	17%	\$120.00
101	Redwood	4	\$629.43	90%	59%	25%	\$80.00
102	Redwood	6.5	\$1,378.67	90%	80%	25%	\$250.00
103	Redwood	7	\$1,571.34	90%	85%	25%	\$300.00
104	Redwood	2	\$286.92	90%	63%	22%	\$40.00
105	Redwood	5	\$886.32	90%	84%	25%	\$170.00
106	Redwood	5	\$886.32	90%	84%	25%	\$170.00
107	Redwood	4	\$629.43	90%	75%	25%	\$110.00
108	Redwood	3	\$429.63	90%	94%	25%	\$90.00
109	Redwood	4	\$629.43	90%	75%	23%	\$100.00
110	Redwood	5	\$886.32	90%	59%	21%	\$100.00
111	Redwood	3	\$429.63	90%	55%	15%	\$30.00
112	Redwood	4	\$629.43	90%	44%	22%	\$50.00
113	Redwood	5	\$886.32	90%	59%	22%	\$100.00
114	Redwood	6	\$1,206.28	90%	56%	23%	\$140.00
115	Redwood	7	\$1,571.34	90%	63%	23%	\$210.00
Value of Additional Appraised Trees							\$19,080.00
Total Value of All Trees							\$82,270.00
Total Value of Proposed Tree Removals (revised 9/8/20)							\$47,730.00

Summary		
Grand total	\$82,270.00	
Removals total	\$47,730.00	
Street trees total	\$12,830.00	Per city request - mitigation exception
Redwoods total	\$1,460.00	Per city request - mitigation exception
Mitigation total	\$33,440.00	

### LEGEND DETAILING PLANTING PER AREA

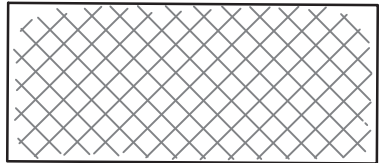
REFER TO PLANT LIST FOR AVERAGE PLANT SPACING PER SPECIES.



### PARKING LOT PLANTING

CEANOTHUS CONCHA  
 RAPHIOLEPSIS I. 'DANCER'  
 ROSMARINUS O. 'COLLINGHAM'  
 CISTUS PURPUREA  
 SALVIA CLEVELANDII  
 ACHILLEA 'MOONSHINE'  
 ZAUSCHERNIA  
 SANTOLINA VIRENS

WILD LILAC  
 INDIA HAWTHORNE  
 ROSEMARY  
 ROCKROSE  
 SALVIA  
 YARROW  
 CALIFORNIA FUSCHIA  
 SANTOLINA



### LARGE SCREEN SHRUBS

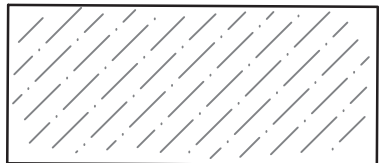
ARCTOSTAPHYLOS 'HOWARD MCMINN'  
 XYLOSMA SENTICOSA  
 ARBUTUS U. 'OKTOBERFEST'  
 SANTOLINA VIRENS  
 OLEA 'LITTLE OLLIE'  
 ROSMARINUS O. 'COLLINGHAM'

MANZANITA  
 SHINY XLOSMA  
 DW. STRAWBERRY  
 SANTOLINA  
 DW. FRUITLESS OLIVE  
 ROSEMARY

### FRONTAGE SHRUBS

FESTUCA O. 'ELIJAH BLUE'  
 MUHLENBERGIA NASHVILLE  
 CALAMAGROSTIS A. 'KARL FORESTER'  
 RHAPIOLEPSIS I. 'DANCER'  
 LAVANULA S. 'MADRID WHITE'  
 CISTUS SALVIFOLIUS  
 SALVIA M. 'BEZERKLEY'

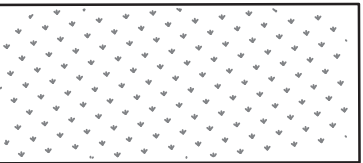
BLUE FESCUE  
 PURPLE MUHLEY  
 FEATHERED  
 INDIA HAWTHORNE  
 LAVENDER  
 PROSTRATE ROSE  
 SALVIA



### PROJECT ACCENT PLANTING:

PHORMIUM 'PINK STRIPE'  
 CEANOTHUS 'ANCHOR BAY'  
 LANTANA 'NEW GOLD'  
 AGAVE D. ' VARIEGATA'  
 MUHLENBERGIA RIGENS  
 ACHILLEA 'MOONSHINE'  
 VERBENA LILACIA  
 GAZANIA 'COPPER KING'  
 FESTUCA O. 'ELIJAH BLUE'

NZ FLAX  
 CALIFORNIA LILAC  
 LANTANA  
 AGAVE  
 DEER GRASS  
 YARROW  
 VERBENA  
 BLANKET FLOWER  
 BLUE FESCUE

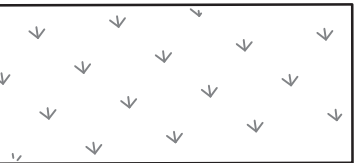


### BIO-RETENTON NATIVE GRASS SOD IRRIGATED

BIO-SWALE NATIVE GRASS TO BE "NATIVE PRESERVATION SOD" AS AVAILABLE FROM DELTA BLUEGRASS CO. OR EQUAL. IRRIGATION TO BE PROVIDED.

### BIO-RETENTION NATIVE GRASS SEED IRRIGATED

BIO-SWALE NATIVE GRASS TO BE "NATIVE MIX" AS AVAILABLE FROM DELTA BLUEGRASS CO. OR EQUAL. IRRIGATION TO BE PROVIDED.



NOTE:  
 REFER TO LEGEND SHEET LC1.1 FOR TYPE OF PLANT SPECIES PER AREA.  
 REFER TO PLANT LIST FOR CONTAINER SIZE AT TIME OF PLANTING AND PLANT SPACING PER INDIVIDUAL PLANT SPECIES.

### BAY FRIENDLY LANDSCAPE NOTES

LANDSCAPING SHALL BE IN COMPLIANCE WITH THE PROVISIONS IN THE CITY'S BAY-FRIENDLY WATER EFFICIENT LANDSCAPE ORDINANCE. PLANTS ARE SPECIFIED WITH LOW WATER REQUIREMENTS TO CONSERVE WATER.

PLANTS WILL BE PLACED TO ALLOW FOR GROWTH TO THEIR NATURAL SHAPE TO MINIMIZE MAINTENANCE.

ROOT BARRIERS SHALL BE INSTALLED ADJACENT TO ALL PAVING WITHIN 10' OF THE CENTER OF THE TREE.

SOILS WILL BE AMENDED PER AN ON SITE SOIL ANALYSIS REQUESTING ORGANIC SOIL AMENDMENTS TO PROMOTE WATER CONSERVATION IN THE SOIL AND PEST CONTROL. REFER TO NOTE THIS SHEET.

ALL PLANTERS WILL RECEIVE A MINIMUM OF 3" OF BARK MULCH TO MAINTAIN SOIL MOISTURE.

PLANTING SHALL PER FERTILIZED AT THE RATE PER THE SOIL ANALYSIS RECOMMENDATION.

100% SOIL AND OR PLANT MATERIAL TO BE RECYCLED.

I HAVE COMPLIED WITH THE CRITERIA OF THE CITY OF HAYWARD BAY-FRIENDLY WATER EFFICIENT LANDSCAPE ORDINANCE



