

DOWNTOWN STREETSCAPE BEAUTIFICATION PLAN
FOR THE CITY OF SANTA PAULA

by

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for the City of Santa Paula

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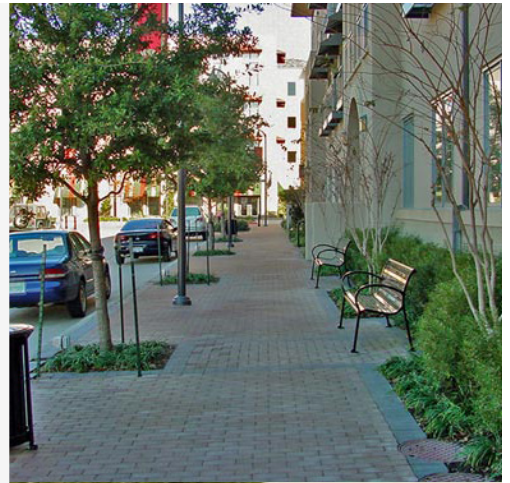
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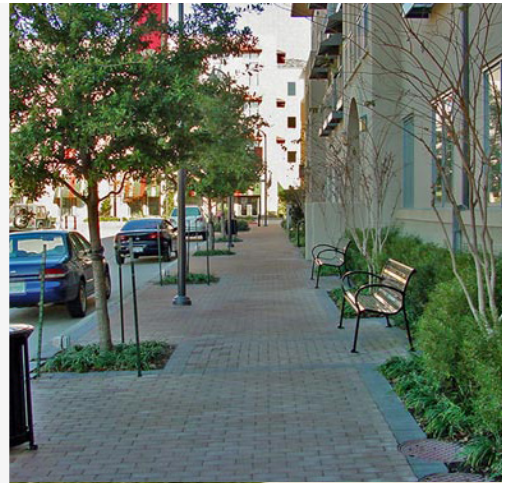
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INTRODUCTION

Project Purpose

The Downtown Streetscape Beautification Plan (DSBP) is intended to be a model to guide future streetscape improvements in Downtown Santa Paula. It will provide a tool for City staff and City Council to guide decisions to further create a downtown that will attract city residents and visitors to the area. The desire to improve the current conditions of the downtown area has been expressed from residents, advisory body members, and the members of the community. The proposed DSBP will guide the City in potential improvements to streetscape conditions in the downtown area through implementation of the streetscape elements design palette. The cost estimate table will provide an approximation of costs for the proposed design elements included in this Plan. A study area on Main Street, a block between Mill Street and 10th Street, was chosen (Figure I-1) to use as a model for conceptual streetscape improvements in the downtown area. This section of Main Street was chosen due to high pedestrian activity in this part of the Downtown. This Plan is intended to promote the following:

- Revitalize the Downtown through aesthetic enhancements streetscape to encourage resident and visitor use of the area.
- Enhance pedestrian safety through crosswalk striping, bollards near intersections, and human-scale lighting on sidewalks.
- Promote cohesion through similar street furniture and design elements in the Downtown area.
- Incorporate more seating and public amenities for visitors and residents to provide an additional level of comfort in the area.
- Create a unified streetscape through planting street trees and plants.
- Help facilitate vehicular and pedestrian traffic by enhancing wayfinding in the Downtown area.

Plan Organization

The DSBP is divided into four chapters covering a range of analysis which includes: background information on current streetscape conditions; a discussion on project objectives, recommendations, and an illustrative conceptual plan; a design palette for the downtown area; and a phasing and a cost estimates analysis. Chapters of the Plan are listed below:

Chapter 1: Background Analysis

Chapter 2: Conceptual Plan

Chapter 3: Streetscape Design Elements Palette

Chapter 4: Implementation & Cost Estimate



Figure I-1: Study Area Boundaries
Source: Created in Google SketchUp

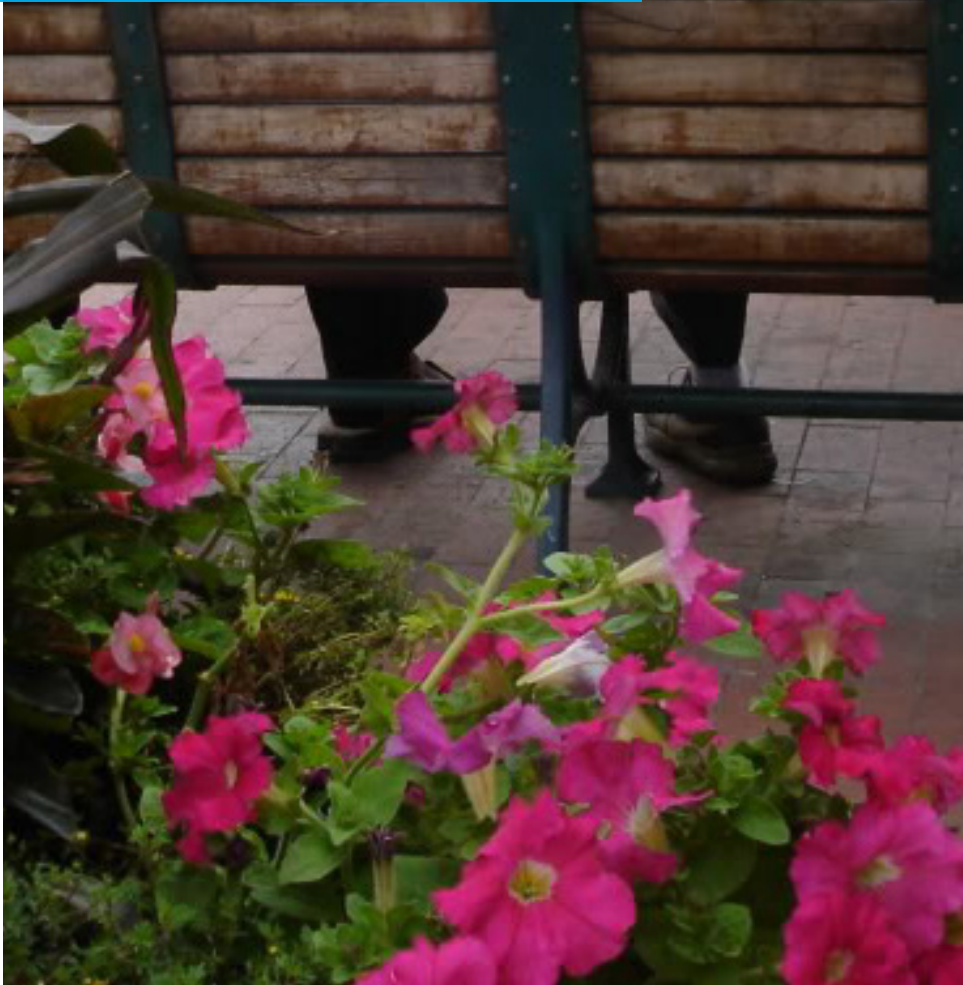
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CHAPTER 1

Background Analysis

This chapter will summarize existing conditions, future needs, constraints and opportunities, and community input on streetscape in Downtown Santa Paula.



1.0 BACKGROUND ANALYSIS

Background information consists of information retrieved from downtown site visits, community outreach events, and administered surveys. This chapter will provide an overview of Downtown Santa Paula's existing streetscape conditions, future needs, and constraints and opportunities.

1.2 Existing Conditions

Downtown Santa Paula is the center of the community where city residents, visitors, and merchants contribute to the economic and social vitality of the City. The Downtown area is intersected by major arterial roads including Main and 10th Streets, which are used by pedestrians and drivers to enter and exit the Downtown area. Alleyways and collector streets provide for a traditional grid-pattern that encourages walkability since amenities such as restaurants and retail stores can be easily accessible. Existing conditions of street trees include the planting of Queen Palms along Harvard Boulevard and Coast Live Oak along Main and 10th Streets. The following existing conditions also enhance the downtown area:

- the volunteer-based floral bouquets created by the local American Bloom organization (donated by community members);
- hand-painted murals;
- existing sidewalk furniture (benches);
- the existing trees and plants along sidewalks; and
- the width of sidewalks (approximately 10-feet along Main Street).



Figure 1-1: Sidewalk Benches and Existing Plants on Main Street
Source: Community Planning Lab Photographer, Diane Kwon



Figure 1-2: Hand-Painted Mural
Source: Community Planning Lab Photographer, Diane Kwon

The City's Citywide Vision Plan is a document that was initiated in 2003 to get the community together to establish a vision for the City to guide future decisions (2003, Santa Paula Citywide Vision Plan, pp. 5). One of the major goals from the City's Citywide Vision Plan is to repair deteriorating sidewalks to alleviate the breaks in accessibility (Santa Paula Citywide Vision Plan). Other examples of improvement needs in the Downtown area include:

- uneven pavement along major arterials and sidewalks on Main and 10th Streets;
- the accretion of gum and litter on sidewalks; and
- inefficient shading from smaller street trees.



Figure 1-3: Lack of Street and Sidewalk Maintenance
Source: Community Planning Lab Photographer, Diane Kwon



Figure 1-4: Lack of Shading from Existing Street Trees
Source: Community Planning Lab Photographer, Diane Kwon

1.3 Future Needs

The cracks and uneven pavement on some sidewalks in Downtown Santa Paula do not provide a safe environment for residents and visitors, which should be enhanced to promote pedestrian activity in the area. Pedestrian activity is also decreased since many crosswalks at major intersections are not striped and many intersections lack crosswalk signs. Future needs for improved pedestrian walking conditions include:

- repaving sidewalks;
- striping crosswalks (issue areas; Figure 1-6);
- crosswalk signage;
- improved buffering from landscape; and
- the use of bollards and bulb-outs.



Figure 1-5: Current Sidewalk Conditions (Residential Areas)
Source: Community Planning Lab Photographer, Diane Kwon

Proper landscaping, specifically through larger trees and plants, creates a sense of enclosure to an area and would benefit downtown Santa Paula visitors; especially during the hotter summer months. The addition of street furniture and the shading provided by large tree canopies may encourage visitors to utilize the sidewalk space in the downtown area. Additionally, the

existing floral bouquets created by the non-profit organization contribute to the aesthetic beauty of the downtown area, which should be encouraged. The enhancement of the streetscape in the downtown area is of high priority to facilitate further use by visitors.

1.4 Constraints and Opportunities

Opportunities

The City received a \$600,000 grant from the Federal-State Transportation Fund to facilitate streetscape improvements to 10th Street. The City hopes to start design by the middle of the next fiscal year, 2012-2013 and construction by 2013-2014. Improvements are expected along 10th Street from the exit of Highway-126 to Santa Paula Street. Enhancements include: new landscaping, sidewalk repairs, crosswalk improvements, new bike lanes and bike storage area, defined entryway enhancements on south and north entrances and if funding is available a new art mural under Highway-126 bridge. [Amador, personal communication, 2012]

Other opportunities include:

- Unique local identity (historic charm);
- Walk-ability (wide sidewalks);
- Volunteer created floral bouquets;
- Existing street trees on Main and 10th Streets and Ventura Boulevard;
- Width of Main Street sidewalks (approximately 10-feet); and
- \$600,000 grant fund received for 10th Street improvements.



Figure 1-6: American Bloom Floral Bouquets
Source: Community Planning Lab Photographer, Diane Kwon

Constraints

- There are major sidewalk tripping hazards along Main and Santa Barbara Streets and Harvard Boulevard. These streets scored a high number in tripping hazards in the Sidewalk Inspection Report. (City of Santa Paula, Sidewalk Inspection Report) One student during an outreach event indicated some of the safety concerns regarding the streets and sidewalks in downtown Santa Paula as the “crack and potholes [...on] sidewalks” (Photovoice, 2012). Another student expressed that potholes are “not a dent in the road, [they] threaten the safety of citizens of Santa Paula and [it] should be taken into serious consideration” (Photovoice, 2012). These concerns parallel the input gathered from the Sidewalk Inspection Report conducted by the City.
- Unmarked crosswalks at major intersections such as Main and 10th Streets, Main and Palm Streets, and E. Santa Barbara and 8th Streets.
- Lack of street lighting along Main, E. Santa Barbara, E. Santa Paula, 10th, Palm, and connector streets.
- Need for buffering between pedestrian and vehicular traffic will promote pedestrian safety. This can be done by placing removable bollards

or planting mid-growth vegetation along corner sidewalks near crosswalks.



Figure 1-7: Downtown Sidewalk Conditions
Source: Photovoice



Figure 1-8: Downtown Street Conditions
Source: Community Planning Lab Photographer, Diane Kwon

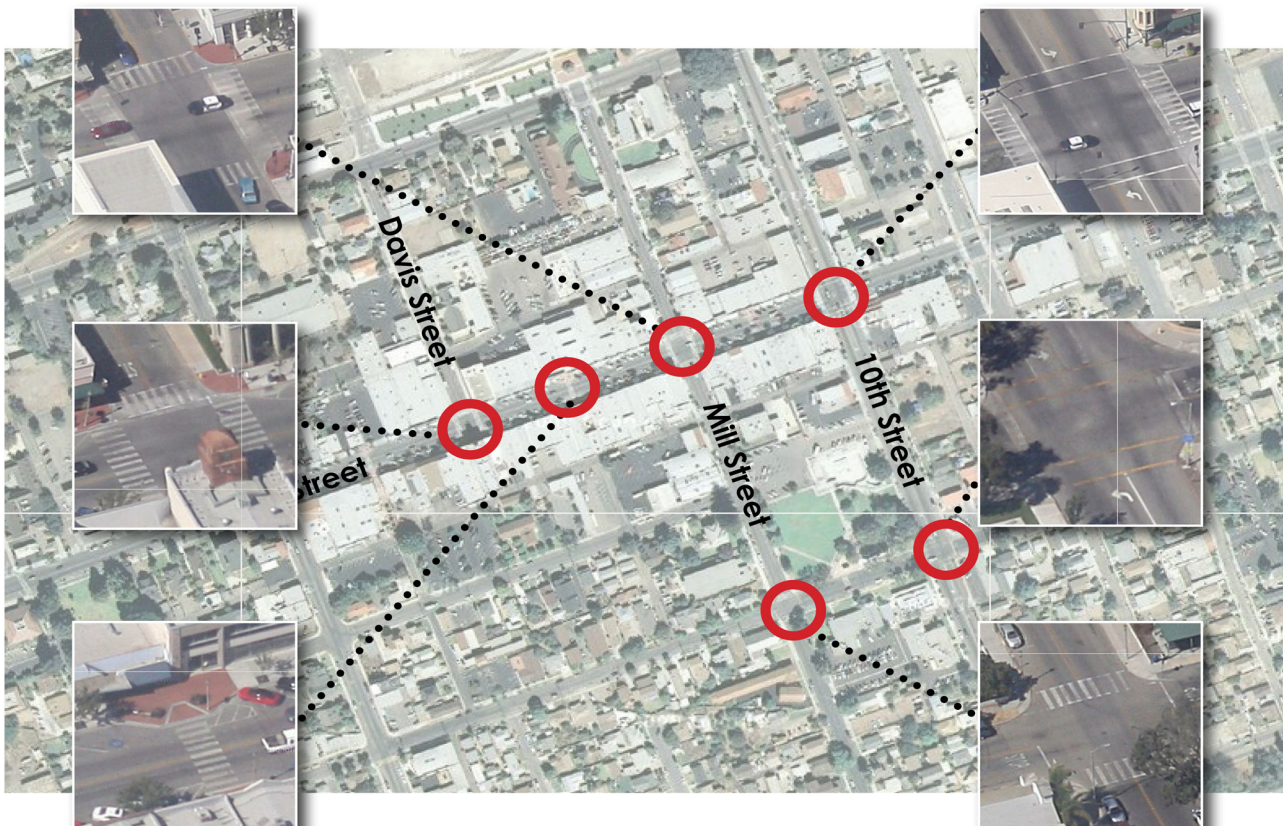


Figure 1-9: Sidewalk Issue Areas
Source: Created in Google SketchUp

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CHAPTER 2

Conceptual Plan

This chapter will describe the importance of streetscape beautification, include recommendations, and provide an illustrative Conceptual Plan.

2.0 CONCEPTUAL PLAN

2.1 Introduction

The Santa Paula Citywide Vision Plan has thirteen priorities with “Beautification and Architectural Integrity of the City” as one of those key priorities. Developing a landscape plan or program to encourage more landscaping along City streets is a main goal under this priority. For this reason and with the community feedback gathered during the community outreach events. The background analysis and collected community input help create a Plan that can be used as a model to guide future streetscape improvements in the Downtown area. The City expressed its desire to enhance the current aesthetic character of the downtown area in its Citywide Vision Plan. The Plan states the following that support the goals of the Downtown Santa Paula SBP:

- “Develop a landscaping plan/program to encourage more flowers;” and
- “Repair deteriorating sidewalks and build new sidewalks where breaks in accessibility exist;” and
- Empower residents to raise additional funds for improvements to their neighborhood through yard sales, grants, donations, self-assessments, etc. (Neighborhood Repair Committees).”

Chapter 3 and 4 of the Plan will address the goals of the Citywide Vision Plan by providing a design and landscape elements palette, cost estimates, and including alternative funding opportunities to facilitate streetscape improvements in the Downtown area. Downtown Santa Paula is currently an area where visitors and residents can go to eat, shop, and socialize. With improved sidewalk conditions, the installation of street lighting, enhanced landscaping, and more trash receptacles to reduce the chance of litter, the area has the potential to become an important district where residents and visitors can enjoy its amenities. Please refer to Appendix A for pertinent case studies on streetscape improvement plans in two cities in the Nation.

Importance of Streetscape Beautification

Streetscape beautification is accomplished by incorporating specific streetscape design elements. Existing trees in the downtown do not have full canopies. The addition of fast-growing trees would create larger canopies to block the sun during hot summer days. Trees and landscaping that are drought tolerant and low-maintenance, as specified in the City’s Design Guidelines, are also important when selecting tree and plant species for the area. Outdoor seating will encourage people to stay outside which in turn contributes to the liveliness of the downtown area. To discourage people from littering, which was said to be a problem in the downtown area, trash and recycle receptacles should be placed every twenty-feet.

The Conceptual Plan (Figure 3-4) illustrates design ideas that can be used to enhance the current aesthetic character of the downtown area (refer to Figures 3-1 to 3-3 for conceptual streetscape design ideas). The Plan focuses on the study area, which is one-block, located on Main Street between Mill and 10th Streets. Example design elements are provided on the Conceptual Plan, which will be described in more detail in the following chapter. The illustrative plan provides locations of bulb-outs; placement of street trees and plants; location of streetscape design elements such as seating, trash receptacles, bike racks, lighting, and bollards; and crosswalk enhancement design ideas. The design objectives aim to:

- Create an environment through aesthetics enhancements that will encourage visitors and residents to spend time in the Downtown area.
- Enhance the safety of residents and visitors.
- Create a downtown area that promotes walking and bicycling.

Recommendations

- Improve needed sidewalk conditions through paving materials and patterns.
- Improve and maintain streetscape through: sidewalk furniture; poles for hanging floral baskets; trash and recycle receptacles; and landscaping (plants and trees).
- Enhance public safety by: installing more pedestrian-scale street lamps; creating a buffer between pedestrian and vehicular traffic with the use of removable bollards and vegetation; and increasing visibility of pedestrian traffic along streets by repainting crosswalks.
- Maintain Santa Paula's unique local identity and enhance the community character by incorporating complementary streetscape design elements.

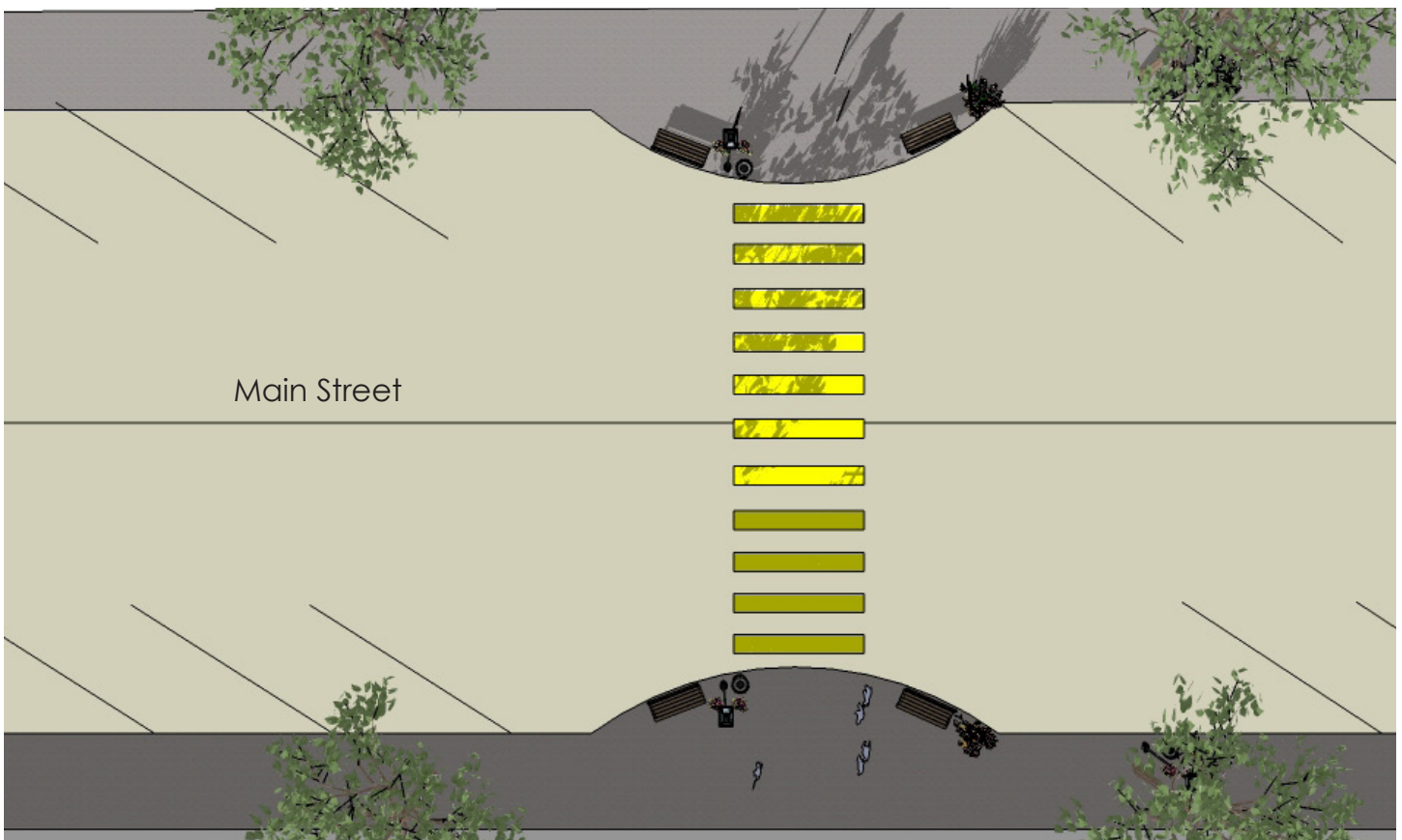


Figure 3-1: Aerial View of Main Street Mid-Block Crosswalk Near Main & 10th Street Intersection
Source: Created in Google SketchUp

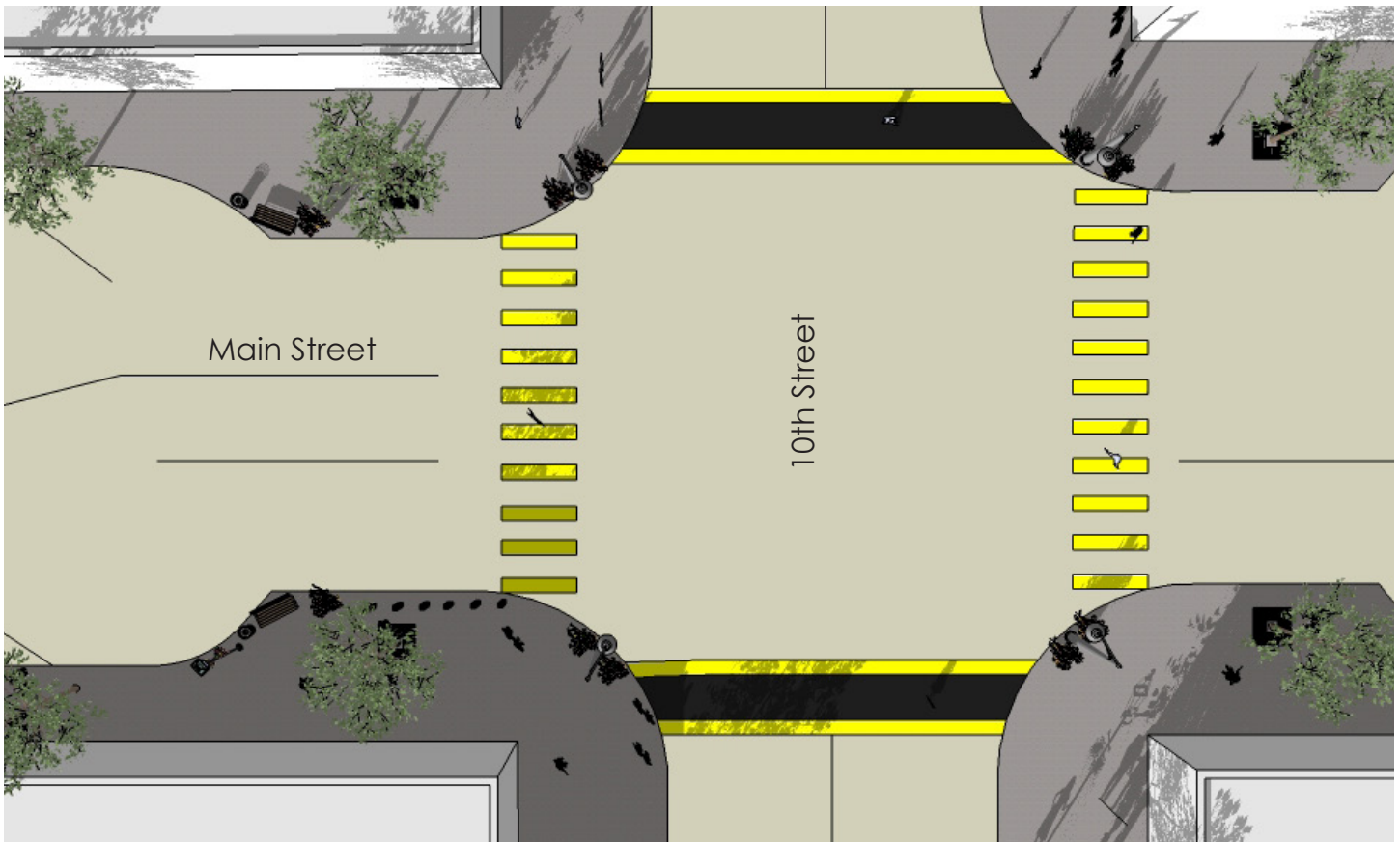
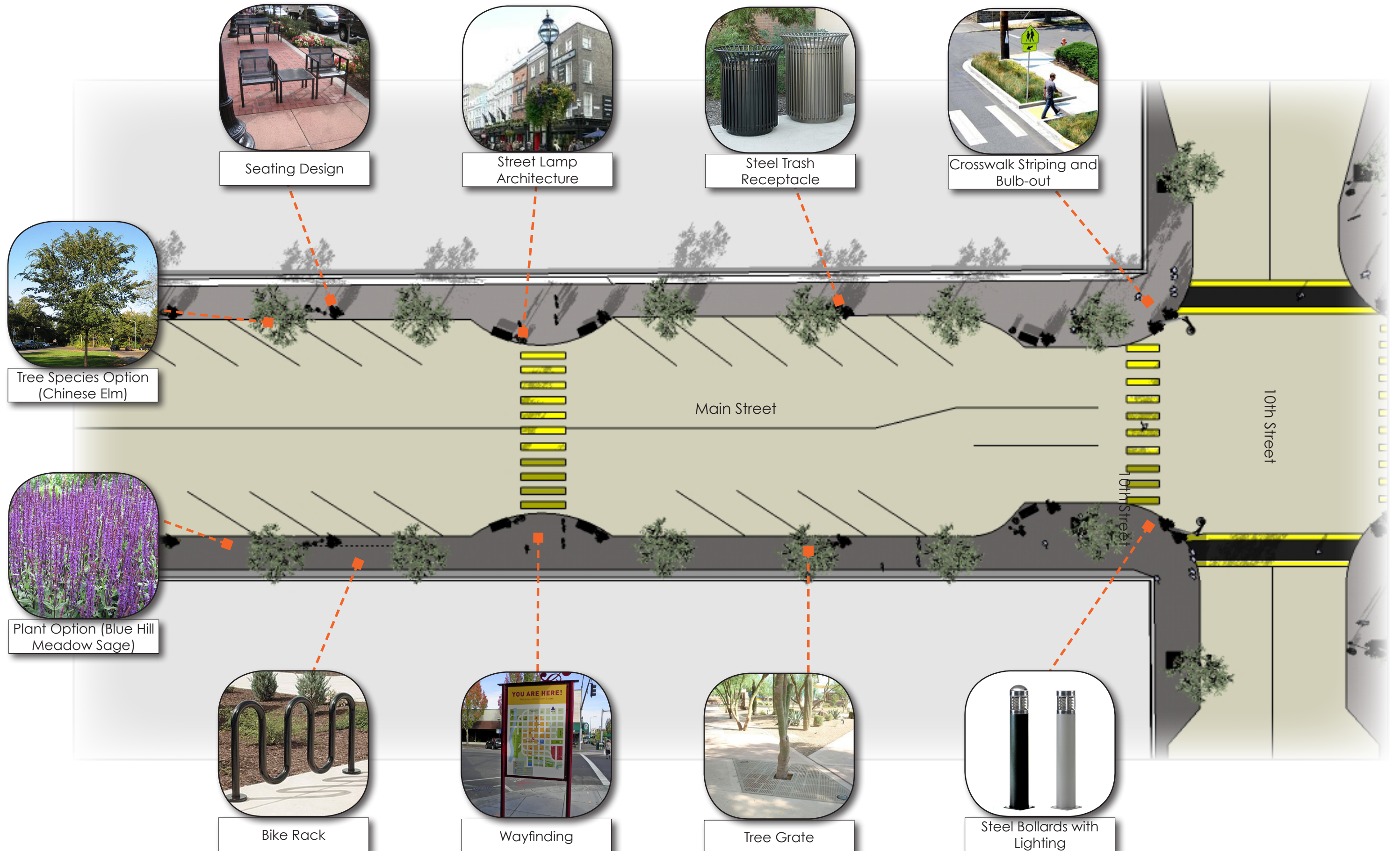


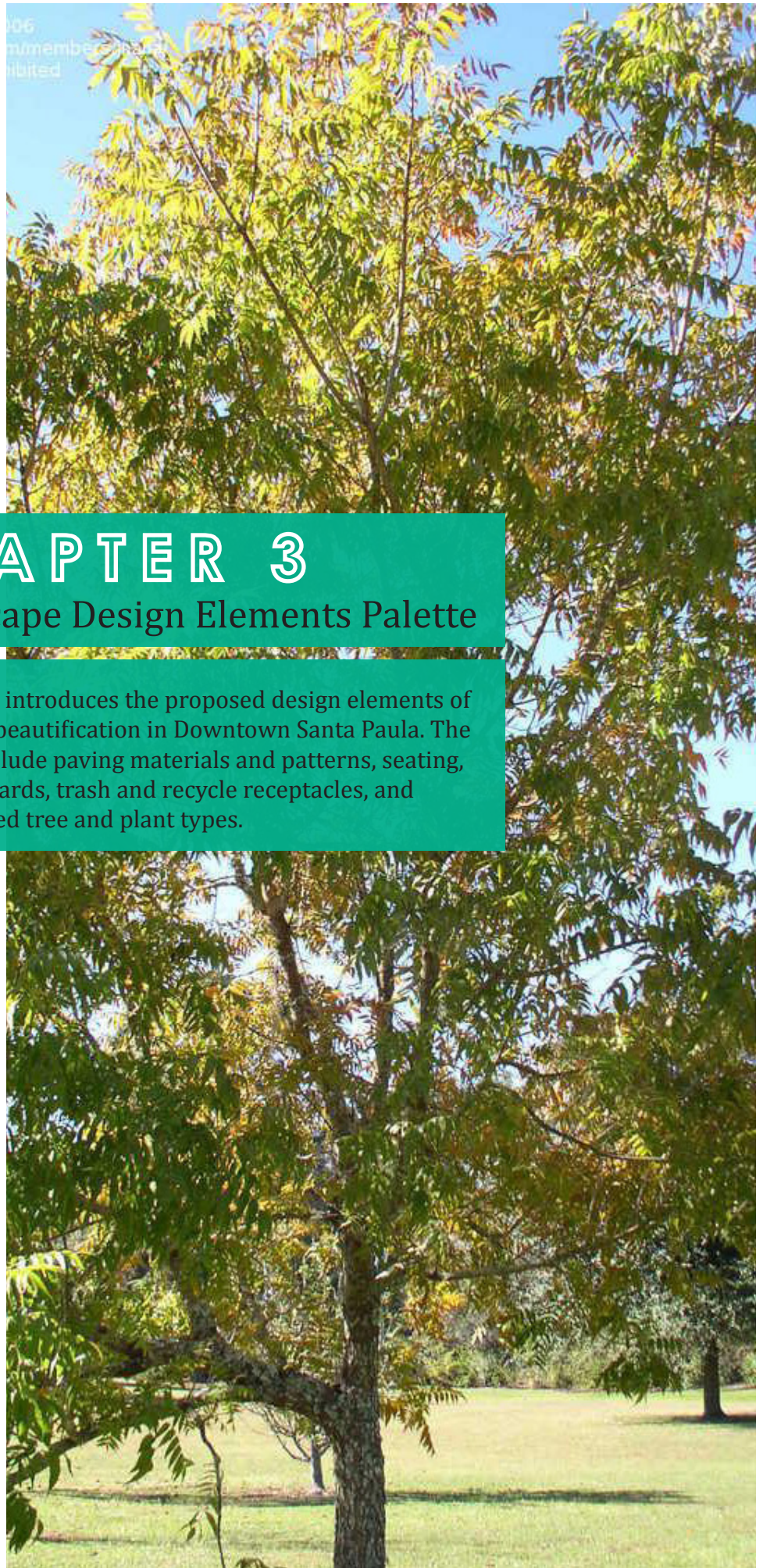
Figure 3-2: Aerial View of Main & 10th Street Concept Streetscape Plan
Source: Created in Google SketchUp



Figure 3-3: Aerial View of Main & 10th Street Corner Showing Crosswalk, Planters, Street Lamps, Bollards, and Floral Bouquets
Source: Created in Google SketchUp



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CHAPTER 3

Streetscape Design Elements Palette

This chapter introduces the proposed design elements of streetscape beautification in Downtown Santa Paula. The elements include paving materials and patterns, seating, lighting, bollards, trash and recycle receptacles, and recommended tree and plant types.

3.0 STREETScape ELEMENTS DESIGN PALETTE

3.1 Streetscape Design Elements

This chapter introduces the proposed design elements of streetscape beautification in Downtown Santa Paula. The elements include paving materials and patterns, seating, lighting, bollards, trash and recycle receptacles, recommended tree and plant species, and planters. The design elements function to provide the following:

- Attract pedestrians to increase activity in the Downtown area.
- Improve pedestrian walkability through sidewalk improvements.
- Enhance the level of comfort for visitors and residents through streetscape public amenities (seating, trash receptacles, and bike racks).
- Improve pedestrian safety in the Downtown area (crosswalks and lighting).
- Maintain a unique local identity.

The elements have been chosen to complement the existing small-town charm and remain consistent with the architectural styles of the City. Examples will be provided in this chapter of each design element accompanied with a description on why they were chosen and where they can be used. Cost estimates for design elements used in the DSBP are provided in Chapter 4.

3.2 Paving Materials and Patterns

Downtown Santa Paula has wide sidewalks for a comfortable pedestrian walking experience. The sidewalk width along Main and 10th Streets is roughly 10-feet, which is an ideal width for walking alone or in groups. Since repaving is a greater expense, alternative means to improve the sidewalk conditions will be proposed. The Downtown is also in need of crosswalk striping to enhance pedestrian safety in the area (refer

to Figure 1-9). This will increase visibility of the pedestrian right-of-way.



Figure 4-1: Pavers and Different Materials Can Create an Enhanced Pedestrian Walking Experience

Source: http://www.epa.gov/dced/case/legacy_p3.htm

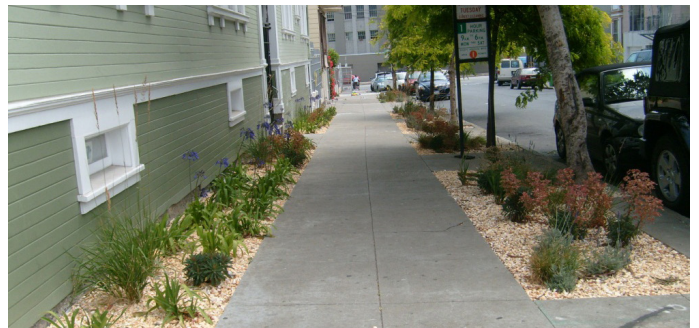


Figure 4-2: Concrete Pavers Can be a Cost-Effective Measure to Repair Cracked Sidewalks

Source: <http://sfdpw.org/index.aspx?page=1423>



Figure 4-3: Increased Pedestrian Visibility

Source: <http://flyingpigeon-la.com/2011/12/paint-planning-for-bikes-on-the-ground-in-south-pasadena/>

3.3 Street Furniture

Street furniture is an essential component in providing a level of comfort for residents and visitors to the downtown area. These elements are key in establishing a sense of identity since they can have a consistent design. Each element provides a need for public use, which is desired by residents and visitors in the area. This section will recommend examples for possible designs for benches, wayfinding systems, trash and recycle receptacles, and bike racks. This Plan is focused on a specific study area that has a high-volume of pedestrian and vehicular traffic. Street furniture elements should be located in other parts of downtown where pedestrian activity is abundant. This Plan will consider Santa Paula climate and recommend durable, cost-effective materials. The implementation of these elements will be based on City staff and advisory body approval.

Seating

Benches on sidewalks provide seating and comfort for visitors in the downtown area. Seating encourages people to stay outdoors, which helps promote activity in the Downtown. The examples provided are consistent with the Santa Paula style and will enhance the aesthetic beauty of the area. Seating for pedestrians should be spaced 20-feet apart or provided in areas where there is high pedestrian activity.



Figure 4-4: Clear Douglas Fir Wooden Bench
Source: <http://www.dumor.com/benches.shtml>



Figure 4-5: Steel Bench
Source: <http://www.dumor.com/benches.shtml>



Figure 4-6: Recycled Plastic with Color Molded and Stainless Steel
Source: <http://www.dumor.com/benches.shtml>



Figure 4-7: Seating Provides a Center Table for Food and Drinks
Source: <http://images.greatergreaterwashington.org/images/201009/121919.jpg>

Wayfinding

An effective way to direct pedestrian and vehicular traffic is by providing human-scaled wayfinding signage in the Downtown area. The City should implement pedestrian wayfinding through directional signs that help people navigate to various parts of Downtown such as the Glenn Tavern Inn or the Oil Museum. Signage should be located near major intersections and areas of high pedestrian activity such as along Harvard Boulevard, Santa Barbara, Main, 10th, and Ventura Street. Wayfinding signs shall complement the style of existing directional signs in the Downtown.



Figure 4-8: Pedestrian-Scale Signage Provides Legibility
Source: <http://rentonwa.gov/business/default.aspx?id=12932>

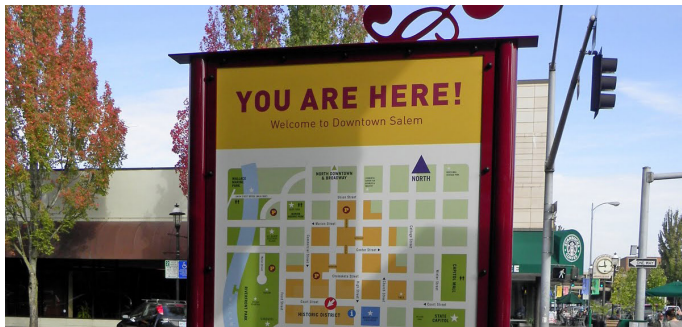


Figure 4-9: You-Are-Here Maps Help Pedestrians Find Their Way
Source: <http://salem-heritage-network.blogspot.com/2011/12/salem-in-2011.html>

Trash & Recycle Receptacles

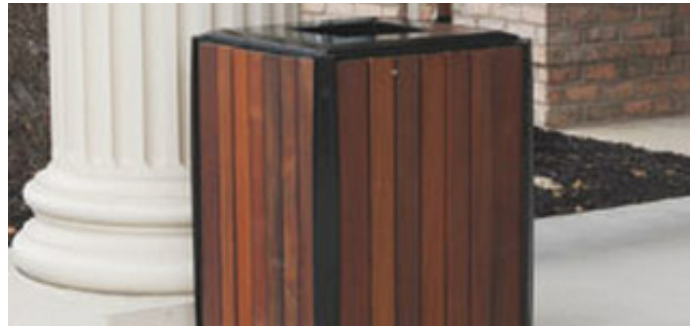
The Downtown area contains some trash and recycle receptacles for instance on Main Street near Garman's Restaurant. Additional receptacles should be provided to discourage litter on the sidewalks. The receptacles should be durable and placed along the sidewalk, approximately every 15-20 feet.

Figure 4-10: Examples of Trash Receptacle Styles & Material

Steel



Wood



Plastic



Source: <http://www.dumor.com/receptacles.shtml>

Bike Racks

The City has recently created a bike trail on Santa Barbara Boulevard, which many residents use to get to the Downtown area. Bicycling should be encouraged to create less of a dependence on the automobile, which can potentially reduce pedestrian and vehicular interference. Additional bike racks should be placed along sidewalks to encourage more bicyclists to drive to and from the area; approximately 20-feet apart or where there is a high volume of bicyclists.



Figure 4-11: Powder Coat or Hot-Dipped Galvanized Finish
(Various Sizes Can Accommodate More Bikes)
<http://www.dumor.com/bike-racks.shtml>



Figure 4-12: Unique Steel Design Provides Whimsy
<http://www.dumor.com/bike-racks.shtml>

Lighting

Human-scale lighting in the Downtown will provide more visibility at night for residents and visitors in the downtown area. Street lamps shall remain consistent with the design of existing street lamps in the downtown and should be placed every 20-30-feet on sidewalks.



Figure 4-13: Human-Scale Street Lamp Post with Flowers
Source: <http://www.apartmenttherapy.com/washington-dc-rachael-grad-at-7-53385>

Bollards

Bollards are encouraged near intersections and bulb-outs. Bollards are an effective means to protect pedestrians on the public right-of-way. The placement of bollards should be on corners of major street intersections, such as Main, 10th, Harvard Streets and Santa Barbara Boulevard.



Figure 4-14: Standard Steel Bollards With Light
Source: <http://www.dumor.com/bollards.shtml>

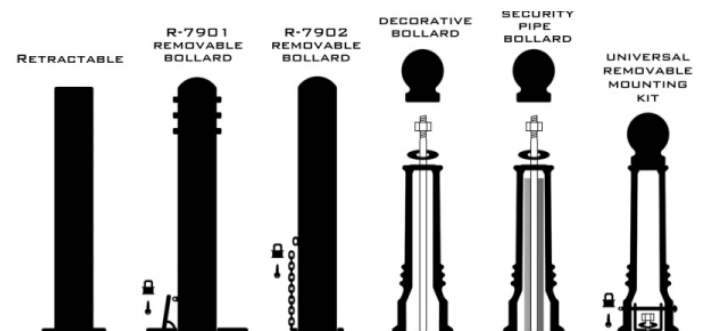


Figure 4-15: Different Types of Bollards
Source: <http://www.hurricanefenceinc.com/blog/bid/43728/What-are-bollards-and-how-can-they-protect-your-company>

3.4 Street Trees & Plants

The City of Santa Paula adopted the Street Tree Master Plan in 2006, which is a guide for planting trees along the streets of the City. The Master Plan encourages median planters in Harvard Boulevard that include mature trees spread less than 50-feet. Median trees are recommended to be draught tolerant canopy trees at 40-feet on center. It is encouraged that Main Street (areas outside of the business district) and 10th Street should be planted with Coast Live Oak. The Master Plan also stipulates Coast Live Oaks should be planted along Main Street, which can augment the Main Street Pear Tree. (City of Santa Paula, Street Tree Master List, 2006). Please refer to Appendix B for the list of approved street trees according to neighborhood.

The City's Street Tree Master List and Resolution 3675, which established guidelines for the preparation of landscape and irrigation plans. In accordance with the Resolution, the following are required for street trees:

- Street trees shall be planted within 30-feet of the curb return of a street intersection.
- Street trees shall be planted within 4-feet of a public sidewalk where tree wells are provided on the sidewalk area.
- Street trees shall be placed 40-feet apart; however, not less than one per lot or two for corner lots. (City of Santa Paula, Guidelines for Preparation of Landscape and Irrigation Plans, 1989)

The recommended street tree and plant palette was based on the acceptable tree list provided in the Street Tree Master List, Resolution 3675, and concerns felt by merchants during community outreach events. Downtown merchants are concerned with large canopy trees blocking their storefronts and that seedlings from the trees will drop onto sidewalk surfaces, discouraging people to walk on sidewalks. Due to the City's location, inland Ventura County, climate is another factor in the design palette for street trees and vegetation. Water-tolerant, fire retardant vegetation was of high priority when recommending street trees and plants in this Plan. The following landscape

palette recommends additional trees and plants that are drought-tolerant and suitable for Santa Paula climate (Images from www.tree-pictures.com).

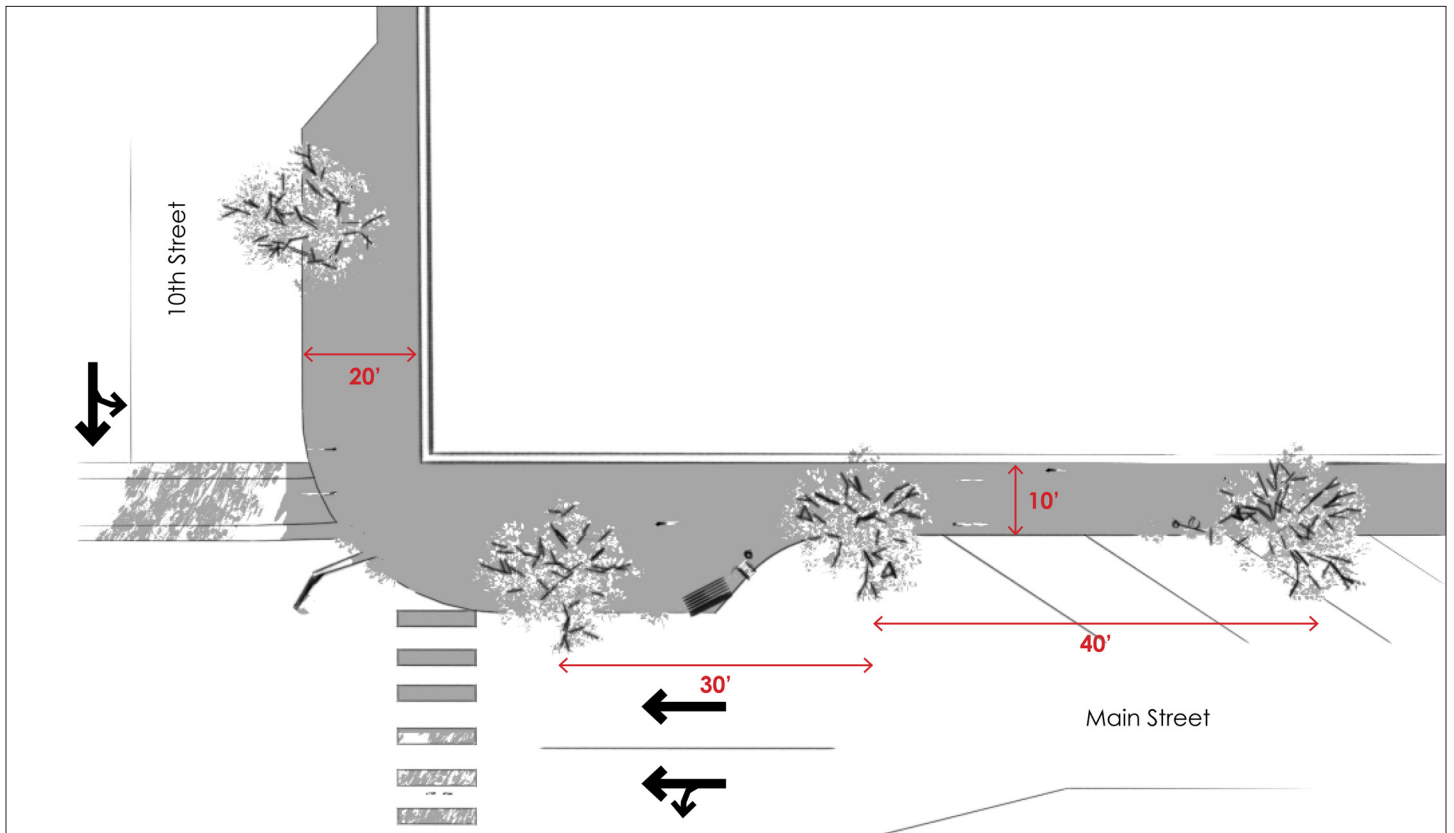


Figure 4-16: Street Tree Placement
Source: Created in Google SketchUp

Recommended Landscape Trees & Plants

Figure 4-17: Osakazuki Japanese Maple



Deciduous/Evergreen: Deciduous
Average Landscaping Size: Moderate growing to 20 to 25 ft. tall and wide.
Growth Rate: Moderate
Landscape Uses: Firescaping
Location: Near intersections, crosswalks, or bulb-outs.

Figure 4-18: Chinese Elm



Deciduous/Evergreen: Deciduous
Average Landscaping Size: Fast grower to 50 ft. tall, 35 ft. wide
Growth Rate: Fast
Landscape Uses: Firescaping
Location: Near intersections, crosswalks, or bulb-outs.

Figure 4-19: Chinese Pistachio



Deciduous/Evergreen: Deciduous
Average Landscaping Size: Moderate grower to 30 to 35 ft. tall, 25 to 35 ft. wide.
Growth Rate: Moderate
Landscape Uses: Firescaping
Location: Mid-block

Figure 4-20: Kelly's Gold Boxelder Maple



Deciduous/Evergreen: Deciduous
Average Landscaping Size: Fast grower to 15 to 20 ft. tall and wide.
Growth Rate: Fast
Landscape Uses: Firescaping
Location: Mid-block

Figure 4-21: Blue Hill Meadow Sage



Deciduous/Evergreen: Herbaceous
Key Feature: Summer flowering
Average Landscaping Size: Moderate growth to 18 inches tall and as wide.
Light Needs: Full sun
Growth Rate: Moderate
Flower Color: Blue
Location: In planters, medians, mid-block, at intersections, near bulb-outs, or crosswalks.

Figure 4-22: Apricot Queen New Zealand



Deciduous/Evergreen: Evergreen
Key Feature: Deer Resistant
Average Landscaping Size: 3 to 4 ft. tall, 3 to 5 ft. wide.
Light Needs: Full sun
Growth Rate: Moderate
Flower Color: Multicolored
Location: In planters, medians, mid-block, at intersections, near bulb-outs, or crosswalks.

Figure 4-23: Crape Myrtle



Deciduous/Evergreen: Deciduous
Key Feature: Waterwise
Average Landscaping Size: Single or multi-stemmed small upright tree to 20 ft. tall, 10 ft. wide in 10 years.
Light Needs: Full sun
Growth Rate: Moderate
Flower Color: Red
Location: In medians, mid-block, at intersections, near bulb-outs, or crosswalks.

Figure 4-24: Cezanne Clematis



Deciduous/Evergreen: Deciduous
Key Feature: Patio Container Plant
Average Landscaping Size: 4 to 5 ft. tall, 2 ft. wide.
Light Needs: Partial to full sun
Growth Rate: Fast
Flower Color: Blue
Location: In planters, medians, mid-block, at intersections, near bulb-outs, or crosswalks.

Figure 4-24: Autumn Joy Stonecrop



Deciduous/Evergreen: Herbaceous
Key Feature: Rock Garden Plant
Average Landscaping Size: Moderate grower to 18 to 24 in. tall and wide.
Light Needs: Partial to full sun
Growth Rate: Moderate
Flower Color: Red
Location: In planters, medians, mid-block, at intersections, near bulb-outs, or crosswalks.

Figure 4-25: Adams Needle



Deciduous/Evergreen: Evergreen
Key Feature: Waterwise
Average Landscaping Size: Fast growing to 3 ft. tall, 5 ft. in bloom, 4 ft. wide.
Light Needs: Full sun
Growth Rate: Fast
Flower Color: White
Location: Planters, at intersections, or bulb-outs.

Figure 4-26: Orange Stalked Bulbine



Deciduous/Evergreen: Evergreen
Key Feature: Drought Tolerant
Average Landscaping Size: Reaches 1 - 2 ft. tall, spreading by rhizomes to 3 ft. wide.
Light Needs: Partial to full sun
Growth Rate: Fast
Flower Color: Orange
Location: In planters, medians, mid-block, at intersections, near bulb-outs, or crosswalks.

Figure 4-27: Woods Purple New York Aster



Deciduous/Evergreen: Herbaceous
Key Feature: Prolific Flowering
Average Landscaping Size: Fast growing to 16 in. tall, 12 to 14 in. wide.
Light Needs: Partial to full sun
Growth Rate: Fast
Flower Color: Purple
Location: In planters, medians, mid-block, at intersections, near bulb-outs, or crosswalks.

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CHAPTER 4

Implementation & Cost Estimate

This chapter will provide a phasing implementation plan and a cost estimates table for the proposed streetscape beautification elements used in the Plan.

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4.0 PHASING IMPLEMENTATION & COST ESTIMATE

4.1 Phasing

The phasing plan for streetscape beautification should start with 10th Street enhancements since there is currently funding available to facilitate aesthetic improvements (\$600,000 Federal-State Transportation Grant). The City should encourage American Bloom to create additional floral-bouquets to be placed through the Downtown area since this would be of no cost to the City. The Main and 10th Street area (Plan study area) should be a priority in streetscape beautification since this is a gateway into the Downtown area and there is high-pedestrian activity. After these improvements have been made adjacent blocks with Harvard Boulevard and Santa Paula Street as priorities, should be addressed. Conducting streetscape enhancements in phases will allow the City to allocate finances from other grants and funding sources. Potential funding sources are:

- Transportation Enhancement (TE) activities offer funding opportunities to help expand transportation choices and enhance the transportation experience through activities related to surface transportation, including pedestrian and bicycle infrastructure and safety programs, landscaping and scenic beautification, and historic preservation. (Transportation Enhancement Activities, 2012)
- The Sustainable Communities Planning Grant Program offers a unique opportunity to improve infrastructure through a collaborative approach. (Strategic Growth Council, 2012)
- The Adopt-A-Street program gets volunteer groups involved in enhancing streets. This program is dependent on volunteer effort. Cities such as Seattle, Redlands, Paso Robles, CA, and King County have successfully implemented an Adopt-A-Street program.

(Adopt-A-Street, 2012)

- Funding is available through Safe Routes to School programs, which are geared to activities which promote walking to nearby school. The improved sidewalk conditions will encourage students in Santa Paula to walk to school, which will make the City eligible for funding. (National Center for Safe Routes to School, 2012)

4.2 Cost Estimate

The cost estimate table summarizes the costs of all streetscape elements proposed in the Plan. The total costs pertain to the cost of revitalizing one block in the downtown area. The cost estimate provides an approximation for the Downtown Plan as determined by the boundaries outlined in the Santa Paula Downtown Improvement Plan. The total costs for the study area are estimated at \$84,794.84. The twelve-blocks within the downtown boundaries is \$1,017,538.08. These costs were determined using a city streetscape bid-list provided by Project Advisor and DuMor Site Furnishing Inc.'s website for street furniture estimates. The costs are based on estimates and prices may vary depending on style and design of streetscape elements. The cost estimate table provides an approximate of costs for the described design elements for the Downtown area.

COST ESTIMATE TABLE

Item Description	Estimates			
	Est. Quantity*	Unit	Unit \$	Costs
Sidewalk Paving & Street Signage/Striping				
Charcoal Grey Concrete	7680	SQ. FT.	\$5.00	\$38,400
Stop Pavement Marking	4	per Intersection	61	244
12' Wide Crosswalk	4	per Intersection	94.08	376
Pedestrian Crossing Signs	4	per Intersection	296.8	1187
Street Furniture				
Seating (6' bench with 2" x 4" "Douglas Fir" wood slats)	5	EA	553	2765
Wayfinding	2	EA	300	600
Precast Concrete Trash Receptacle (31 gallon receptacle with recycled plastic slats)	5	EA	810	4050
Precast Concrete Recycle Receptacle (31 gallon receptacle with recycled plastic slats)	5	EA	810	4050
Bike Racks (multi-loop bike rack, 5-bike capacity)	3	EA	280	840
Lighting	8	EA	900	7200
Bollards (42" high steel round bollard, direct embedment support, powder coated)	16	EA	245	3920
Planter (all steel planter with polyethylene liner, steel powder coated)	6	EA	640	3840
Floral Bouquets (American Bloom)	10	EA	FREE	N/A
Landscaping & Other Features				
48" Tree Grate	12	EA	988.06	11857
Brisbane Box**	12	EA	397.6	4771
Sageleaf Rockrose	10	EA	34.72	347
White Breath of Heaven	10	EA	34.72	347
TOTAL for 1 Block			\$	84,794.84
Total for Downtown Area (Sum for 1 Block*12)			\$	1,017,538.08

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APPENDIX A

Case Studies

Case Studies

Downtown Streetscape Planning Master Plan 2004

Vermillion, South Dakota

Similar to the small-town characteristics of the City of Santa Paula, the town of Vermillion, South Dakota is located in Clay County, South Dakota with approximately 10,000 residents. The Downtown Vermillion study area, comparable to Downtown Santa Paula, is located within the Downtown Vermillion Historic District. In 2003, the City of Vermillion received funding from the South Dakota State Historic Preservation Office and matching funds from community organizations, which supported the creation of the Downtown Vermillion Streetscape Planning Committee. Later in 2003, after an in-depth study by the Committee the City retained assistance from consulting firms to prepare a master plan for downtown streetscape improvements. The Downtown Streetscape Planning Master Plan's (DSPMP) goals are the following:

- "Provide a safe and inviting experience for downtown business, city residents, and visitors to the area.
- Reintroduce Downtown Vermillion as an exciting and essential part of Vermillion.
- Build upon the timelessness and historic character of downtown.
- Develop a master plan that can allow phase implementation."

The Plan is divided in seven chapters that discuss the planning process, study area analysis, study area vision, conceptual plans and elements, architectural guidelines, phasing, and costs estimates. The components used to create the design for the streetscape master plan were bollards, pole-mount signs, lighting, street trees and planting, public art, benches, table seating, trash receptacles, and bike bollards. These streetscape design elements can be incorporated in the Downtown Santa Paula Beautification Plan to help create a pleasing pedestrian experience in the downtown area by providing more public amenities.

The Vermillion DSPMP proposed a seven-year phasing period for potential streetscape improvements of the downtown area. The construction cost estimates were broken up by phases with a grand total of all phases amounting to \$2,185,900. The break up by phases allows the City to continue streetscape improvements as funding becomes available. These steps are encouraged for the City of Santa Paula to facilitate streetscape improvements in Downtown Santa Paula.

Edmonds Streetscape Plan 2006

Edmonds, Washington

The City of Edmonds, Washington is a coastal community with an approximately 40,000 residents. The Edmonds Streetscape Plan was initiated in 2002 by the Parks, Recreation & Cultural Services Department after the completion of an Urban Design Study of public spaces. The Streetscape Plan provides an overall plan for the public realm of the downtown and waterfront area and key arterials and collector streets in the City. The Plan includes an in-depth discussion on the following issue areas, which became the focus for improvements: safety; security; comfort; traffic; circulation; planting; and aesthetics.

The Plan provides design elements and tools to direct development of a unified urban character in Edmonds. The goals of the Plan are to create a more pedestrian-friendly-environment, enhance economic vitality, and build upon the community's assets. These goals overlap with the goals of this Plan to create a downtown that pedestrians, city residents, and merchants can all benefit from. The recommendations section of the Edmonds Streetscape Plan provides recommendations for the following improvements: traffic improvements, connections, bikeways, corner crosswalks, medians, paring, pavement markings, signing, landscaping, seasonal planting, sidewalk design, and gateways. Although the Plan does not provide a cost estimates section there is a discussion on funding opportunities. Potential funding options for the City of Edmonds are: Street Beautification, Underground Wiring, Public Arts Acquisition Program, Parks Improvement, and the Gifts Catalogue. A list of funding sources for the City of Santa Paula will be listed in Chapter 4 of the Downtown Streetscape Beautification Plan to help facilitate streetscape improvements for the downtown area.



APPENDIX B

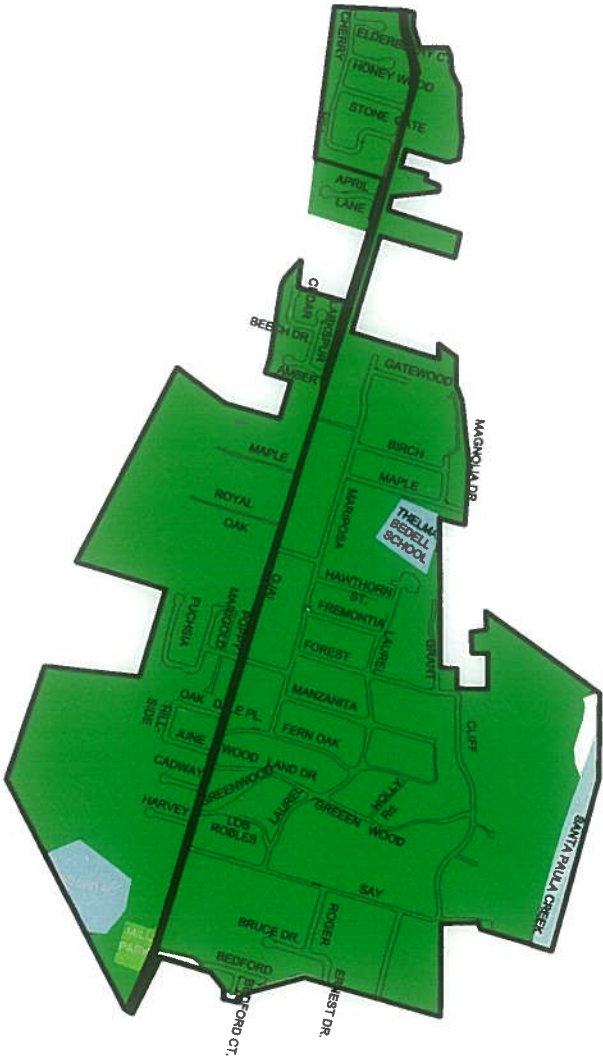
**City of Santa Paula Street Tree Master List
2006**

THE OAKS NEIGHBORHOOD

STREET	FROM	TO	PARKWAY	OVERHEAD POWER LINES	ST. WIDTH	TREE SPACING	SPECIES NAME	COMMON NAME	EXISTING
AMBER DR.	ENTIRE LENGTH		none	none	44'	40'	Quercus agrifolia	Coast Live Oak	N
APRIL LN.	ENTIRE LENGTH		none	none	44'	36'	Quercus tomentosa	Island Oak	N
BEDFORD CT.	ENTIRE LENGTH		none	none	34'	36'	Quercus tomentosa	Island Oak	N
BEDFORD ST.	ENTIRE LENGTH		none	none	44'	40'	Quercus agrifolia	Coast Live Oak	N
BEECH DR.	ENTIRE LENGTH		none	none	40'	40'	Quercus agrifolia	Coast Live Oak	N
BIRCH ST.	ENTIRE LENGTH		none	none	36'	40'	Quercus agrifolia	Coast Live Oak	N
BRUCE DR.	ENTIRE LENGTH		none	none	32'	32'	Quercus ilex	Holly Oak	N
CADWAY ST.	ENTIRE LENGTH		none	none	36'	36'	Quercus suber	Cork Oak	N
CEDAR ST.	ENTIRE LENGTH		none	none	32'	40'	Quercus agrifolia	Coast Live Oak	N
CHERRY HILL RD.	ENTIRE LENGTH		none	none	32'	36'	Quercus tomentosa	Island Oak	N
CLIFF DR.	ENTIRE LENGTH		none	none	30'	40'	Quercus agrifolia	Coast Live Oak	N
ELDERBERRY CT.	ENTIRE LENGTH		none	none	28'	40'	Quercus agrifolia	Coast Live Oak	N
ERNEST DR.	ENTIRE LENGTH		none	none	36'	40'	Quercus agrifolia	Coast Live Oak	N
FERN OAK DR.	ENTIRE LENGTH		none	none	36'	32'	Quercus ilex	Holly Oak	N
FOREST DR.	ENTIRE LENGTH		none	none	28'	36'	Quercus tomentosa	Island Oak	N
FREMONTIA ST.	ENTIRE LENGTH		none	none	36'	36'	Quercus suber	Cork Oak	N
FUSCHSIA LN.	ENTIRE LENGTH		none	none	44'	40'	Quercus agrifolia	Coast Live Oak	N
GATEWOOD LN.	ENTIRE LENGTH		none	none	28'	40'	Quercus agrifolia	Coast Live Oak	N
GRANT LN.	ENTIRE LENGTH		none	none	30'	40'	Quercus agrifolia	Coast Live Oak	N
GREENWOOD RD.	ENTIRE LENGTH		none	none	28'	40'	Quercus agrifolia	Coast Live Oak	N
HARVEY DR.	ENTIRE LENGTH		none	none	36'	40'	Quercus agrifolia	Coast Live Oak	N
HAWTHORNE ST.	ENTIRE LENGTH		none	none	32'	32'	Quercus ilex	Holly Oak	N
HILLSIDE DR.	ENTIRE LENGTH		none	none	36'	40'	Quercus agrifolia	Coast Live Oak	N
HOLLY RD.	ENTIRE LENGTH		none	none	28'	40'	Quercus agrifolia	Coast Live Oak	N
HONEYWOOD CT.	ENTIRE LENGTH		none	none	36'	40'	Quercus agrifolia	Coast Live Oak	N
JUNE ST.	ENTIRE LENGTH		none	none	34'	36'	Quercus suber	Cork Oak	N
LARKSPUR ST.	ENTIRE LENGTH		none	none	32'	32'	Quercus ilex	Holly Oak	N
LAUREL RD.	ENTIRE LENGTH		none	none	28'	40'	Quercus agrifolia	Coast Live Oak	N
LOS ROBLES DR.	ENTIRE LENGTH		none	none	36'	40'	Quercus agrifolia	Coast Live Oak	N
MAGNOLIA DR.	ENTIRE LENGTH		none	none	36'	40'	Quercus agrifolia	Coast Live Oak	N
MANZANITA DR.	ENTIRE LENGTH		none	none	28'	36'	Quercus suber	Cork Oak	N
MAPLE ST.	ENTIRE LENGTH		none	none	36'	36'	Quercus tomentosa	Island Oak	N
MARIGOLD LN.	ENTIRE LENGTH		none	none	32'	32'	Quercus ilex	Holly Oak	N
MARIPOSA DR.	ENTIRE LENGTH		none	none	36'	40'	Quercus agrifolia	Coast Live Oak	N
OAK DALE PL.	ENTIRE LENGTH		none	none	32'	40'	Quercus agrifolia	Coast Live Oak	N
POPPY LN.	ENTIRE LENGTH		none	none	28'	36'	Quercus tomentosa	Island Oak	N
RODGER RD.	ENTIRE LENGTH		none	none	36'	32'	Quercus agrifolia	Coast Live Oak	N
ROYAL OAK PL.	ENTIRE LENGTH		none	none	36'	40'	Quercus ilex	Holly Oak	N
SAY RD.	ENTIRE LENGTH		none	none	36'	36'	Quercus agrifolia	Coast Live Oak	N
STONEGATE RD.	ENTIRE LENGTH		none	none	36'	36'	Quercus suber	Cork Oak	N
WOODLAND DR.	ENTIRE LENGTH		none	none	36'	36'	Quercus tomentosa	Island Oak	N

SEE EXHIBIT 1 PRIMARY STREET TREE PLAN FOR OJAI AVENUE STREET TREES

CITY OF SANTA PAULA
STREET TREE MASTER PLAN



THE OAKS
NEIGHBORHOOD

RESIDENTIAL NEIGHBORHOOD EAST SIDE

STREET	FROM	TO	PARKWAY		OVERHEAD POWER LINES	ST. WIDTH	TREE SPACING	SPECIES NAME	COMMON NAME	EXSTG
6TH ST.	VARIES		0-4'	0-4'	WEST	30'	32'	Bauhinia blakeana	Hong Kong Orchid	N
9TH ST.	VIRGINIA TER.	SANTA PAULA	8'	8'	WEST	34'	40'	Jacaranda mimosifolia	Jacaranda	N
11 TH ST.	ENTIRE LENGTH		12'	12'	EAST	32'	32'	Chorisia speciosa	Floss Silk Tree	N
13 TH ST.	ENTIRE LENGTH		none		EAST	40'	32'	Pittosporum phillyraeoides	Willow Pittosporum	N
14 TH ST.	ENTIRE LENGTH		none		none	36'	32'	Arbutus unedo	Straw berry Tree	N
NEW ST.	ENTIRE LENGTH		8'	8'	none	36'	36'	Gleditsia triacanthos inermis 'Moraine'	Moraine Locust	N
ENCINO PL.	ENTIRE LENGTH		none		WEST	40'	32'	Quercus ilex	Holly Oak	N
ERNEST DR.	ENTIRE LENGTH		none		none	40'	36'	Gleditsia triacanthos	Honey Locust	N
GLENWAY CT.	ENTIRE LENGTH		none		SOUTH	30'	32'	Albizia julibrissin	Silk Tree	N
GRANT LN.	ENTIRE LENGTH		none		EAST	30'	40'	Cassia leptophylla	Gold Medallion Tree	N
GUIBERSONS ST.	ENTIRE LENGTH		none		WEST	40'	25'	Geijera parviflora	Australian Willow	N
HIGH ST.	ENTIRE LENGTH		none		none	40'	25'	Agonis flexuosa	Australian Willow Myrtle	N
MILL PL.	ENTIRE LENGTH		none		none	30'	25'	Tecoma stans	Yellow Bells	N
OAK ST.	ENTIRE LENGTH		2'	2'	WEST	40'	36'	Quercus tomentosa	Island Oak	N
OJAI ST.	ENTIRE LENGTH		4'	4'	WEST	30'	32'	Eucalyptus torquata	Sw eet Gum	Yes
ORCHARD ST.	ENTIRE LENGTH		none		SOUTH	48'	30'	Koelreuteria bipinnata	Chinese Flame Tree	N
PARK ST.	ENTIRE LENGTH		none		none	20'	44'	Rademachera sinica	China Doll	N
PLEASANT ST.	ENTIRE LENGTH		9'	9'	none	44'	40'	Jacaranda mimosifolia	Jacaranda	N
PIETO ST.	ENTIRE LENGTH		none		none	40'	25'	Lagerstroemia indica 'Muskogee'	Crape Myrtle	N
RALPH WY.	ENTIRE LENGTH		none		WEST	40'	30'	Koelreuteria bipinnata	Chinese Flame Tree	N
RICHMOND RD.	ENTIRE LENGTH		none		NORTH	40'	25'	Pistacia chinensis	Chinese Pistache	N
SATICOY ST.	ENTIRE LENGTH		none		SOUTH	40'	40'	Tabebuia impetignosa	Pink Trumpet Tree	N
SYCAMORE ST.	ENTIRE LENGTH		none		WEST	30'-36'	25'	Laurus noblis 'Saratoga'	Sw eet Bay	N
WALNUT ST.	ENTIRE LENGTH		4'	4'	EAST	32'	25'	Cupaniopsis anacardioides	Carrot Wood	N

SEE EXHIBIT 1 PRIMARY STREET TREE PLAN FOR OJAI, 7TH, 8TH, MILL, 10TH, 12TH SANTA PAULA AND SANTA BARBARA TREES

CITY OF SANTA PAULA STREET TREE MASTER PLAN



RESIDENTIAL NEIGHBORHOOD EAST
LAS PIEDRAS PARK AREA

RESIDENTIAL NEIGHBORHOOD SOUTH SIDE

STREET	FROM	TO	PARKWAY	OVERHEAD POWER LINES	ST. WIDTH	TREE SPACING	SPECIES NAME	COMMON NAME	EXISTING
ACACIA RD.	ENTIRE LENGTH		none	WEST	30'	32'	Albizia julibrissin	Silk Tree	N
ACACIA WAY	ENTIRE LENGTH		none	WEST	36'	32'	Albizia julibrissin	Silk Tree	N
BECKWITH RD.	ENTIRE LENGTH		none	none	60'	30'	Tristania conferta	Brisbane Box	N
CALAVO ST.	ENTIRE LENGTH		open	WEST	40'	32'	Quercus ilex	Holly Oak	N
CASABELLA CT.	ENTIRE LENGTH		none	none	36'	36'	Gleditsia triacanthos	Honey Locust	Y
COLGATE ST.	ENTIRE LENGTH		none	none	36'	30'	Koelreuteria bipinnata	Chinese Flame Tree	N
CRAIG DR.	ENTIRE LENGTH		none	none	40'	25'	Agonis flexuosa	Australian Willow Myrtle	N
DARTMOUTH RD.	ENTIRE LENGTH		none	none	36'	25'	Agonis flexuosa	Australian Willow Myrtle	N
ELM ST.	ENTIRE LENGTH		none	none	30'	25'	Callistemon viminalis	Weeping Bottle Brush	N
LAURIE LN.	ENTIRE LENGTH		none	none	40'	40'	Tabebuia impetignosa	Pink Trumpet Tree	N
LUCADA ST.	Main	Harvard	none	none	40'	36'	Acer macrophyllum	Big Leaf Maple	Yes
LUCADA ST.	Harvard	Santa Cruz	none	none	40'	36'	Acer macrophyllum	Big Leaf Maple	Yes
PERALTA DR.	ENTIRE LENGTH		none	none	36'	25'	Pistacia chinensis	Chinese Pistache	N
PRINCETON ST.	ENTIRE LENGTH		none	none	36'	25'	Sophora japonica	Japanese Pagoda	N
SANTA ANNA ST.	ENTIRE LENGTH		none	none	40'	25'	Ginko biloba	Maidenhair Tree	N
SANTA CRUZ ST.	ENTIRE LENGTH		none	SOUTH	40'	32'	Eucalyptus ficifolia	Red-Flow ering Gum	N
SHEPPARD RD.	ENTIRE LENGTH		none	EAST	30'	32'	Pittosporum phillyraeoides	Willow Pittosporum	N
TIRRE CT.	ENTIRE LENGTH		none	none	36'	40'	Pyrus calleryana	Bradford Pear	N
WARREN AVE	ENTIRE LENGTH		none	WEST	32'	40'	Cassia leptophyllia	Gold Medallion Tree	N

SEE EXHIBIT 1 PRIMARY STREET TREE PLAN FOR OJAI AVENUE STREET TREES

CITY OF SANTA PAULA
STREET TREE MASTER PLAN



RESIDENTIAL NEIGHBORHOOD SOUTH
TEAGUE PARK AREA

THE RESIDENTIAL HISTORIC NEIGHBORHOOD

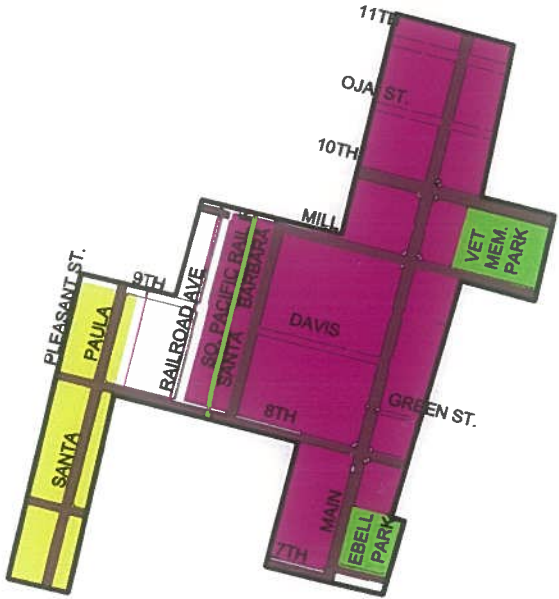
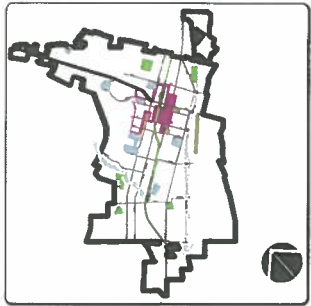
STREET	FROM	TO	PARKWAY		OVERHEAD POWER LINES	ST. WIDTH	TREE SPACING	SPECIES NAME	COMMON NAME	EXISTING
SANTA PAULA	PALM 200 E	10TH 1000 E	10'	10'	SOUTH	48'	30'	Cinnamomum camphora	Camphor Tree	N

THE DOWNTOWN HISTORIC NEIGHBORHOOD

STREET	FROM	TO	PARKWAY		OVERHEAD POWER LINES	ST. WIDTH	TREE SPACING	SPECIES NAME	COMMON NAME	EXISTING
9TH ST.	PLEASANT	RAILROAD	4'	4'	EAST	40'	32'	Brachychiton populneus	Bottle Tree	N
11TH ST.	ENTIRE LENGTH		3'	3'	none	30'	40'	Tabebuia impetignosa	Pink Trumpet Tree	N
DAVIS ST.	ENTIRE LENGTH		4'	4'	EAST	40'	32'	Eucalyptus torquata	Coral Gum	Yes
YEN ST.	ENTIRE LENGTH		none		none	40'	32'	Tristania conferta	Brisbane Box	Yes
OJAI ST.	ENTIRE LENGTH		TG	TG	EAST	40'	25'	Bauhinia variegata	Purple Orchid Tree	N
RAILROAD AVE	9TH	10TH	none		none	36'	25'	Pyrus calleryana	Bradford Pear	Yes
RAILROAD AVE	8TH	9TH	3' N	0' S	none	40'	25'	Quercus agrifolia	Coast Live Oaks	Yes

Hong Kong
Orchid Tree

CITY OF SANTA PAULA
STREET TREE MASTER PLAN



THE RESIDENTIAL HISTORIC
NEIGHBORHOOD

THE DOWNTOWN HISTORIC
NEIGHBORHOOD

THE COMMERCIAL NEIGHBORHOOD

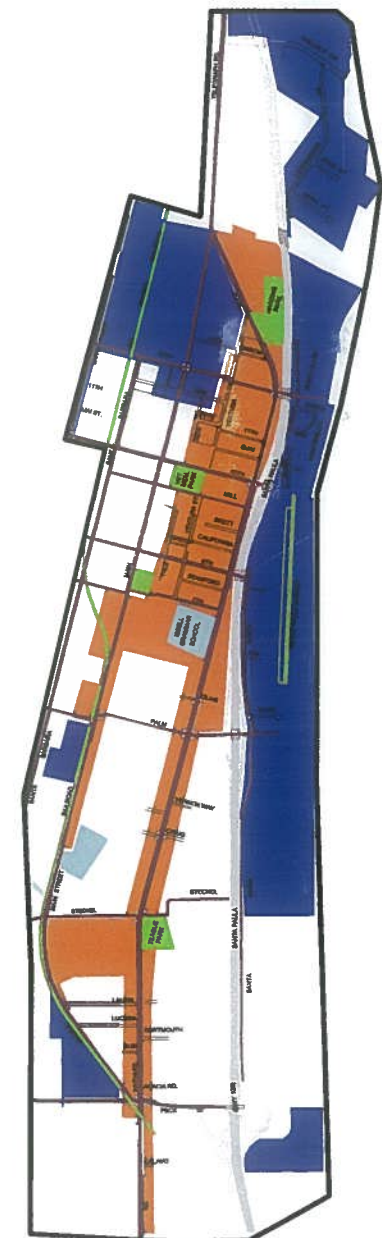
STREET	FROM	TO	PARKWAY	OVERHEAD POWER LINES	ST. WIDTH	TREE SPACING	SPECIES NAME	COMMON NAME	EXSTG
4TH ST.	ENTIRE LENGTH		2' 2'	E W	30'	32'	Liriodendron tulipifera	Tulip Tree	N
5TH ST.	ENTIRE LENGTH		2' 2'	EAST	30'	25'	Laurus noblis 'Saratoga'	Sweet Bay	N
11TH ST.	ENTIRE LENGTH		8' 8'	EAST	44'	32'	Ceratonia siliqua	Carob Tree	N
13TH ST.	ENTIRE LENGTH		none	WEST	30'	N/A	N/A NO TREES POSSIBLE	N/A	
ACACIA RD.	ENTIRE LENGTH		none	WEST	36'	32'	Albizia julibrissin	Silk Tree	N
BRETT WY.	ENTIRE LENGTH		2' 2'	EAST	32'	25'	Lagerstroemia indica	Crape Myrtle	N
CALAVO ST.	ENTIRE LENGTH		open 0' W	WEST	40'	32'	Quercus ilex	Holly Oak	N
CALIFORNIA ST.	ENTIRE LENGTH		none	WEST	30'	25'	Callistemon viminalis	Weeping Bottle Brush	N
CRAIG DR.	ENTIRE LENGTH		none	none	40'	25'	Agonis flexuosa	Australian Willow Myrtle	N
DARTMOUTH RD.	ENTIRE LENGTH		none	none	36'	44'o.c.	Rademachera sinica	China Doll	N
ELM ST.	ENTIRE LENGTH		none	none	30'	25'	Callistemon viminalis	Weeping Bottle Brush	N
GARCIA ST.	ENTIRE LENGTH		none	none	30'	25'	Tecoma stans	Yellow Bells	N
GREEN ST.	ENTIRE LENGTH		none	none	30'	N/A	N/A NO TREES POSSIBLE	N/A	
LAURIE LN.	ENTIRE LENGTH		none	none	40'	40'	Tabebuia impetiginosa	Pink Trumpet Tree	N
LUCADA ST.	ENTIRE LENGTH		none	none	40'	40'	Plantanus racemosa	Acerfolia	N
NEW ST.	ENTIRE LENGTH		6' 6'	SOUTH	36'	32'	Eucalyptus ficifolia	Red-Flow ering Gum	N
OAK ST.	ENTIRE LENGTH		5' 5'	EAST	36'	36'	Quercus tomentosa	Island Oak	N
OJAI ST.	ENTIRE LENGTH		4' 4'	EAST	36'	25'	Robinia ambigua	Purple Robe	N
SHEPPARD RD.	ENTIRE LENGTH		none	EAST	30'	32'	Pittosporum phillyraeoides	Willow Pittosporum	N
STANDFORD ST.	ENTIRE LENGTH		open	WEST	30'	25'	Pistacia chinensis	Chinese Pistache	N
ENTURA ST.	ENTIRE LENGTH		8' 8'	SOUTH	44'	25'	Lagerstroemia indica 'Muskogee'	Crape Myrtle	N
VERNON WY.	ENTIRE LENGTH		2' 2'	none	30'	25'	Pyrus kaw akamii	Evergreen Pear	Yes

THE INDUSTRIAL NEIGHBORHOOD

STREET	FROM	TO	PARKWAY	OVERHEAD POWER LINES	ST. WIDTH	TREE SPACING	SPECIES NAME	COMMON NAME	EXSTG
5 TH ST.	ENTIRE LENGTH		2' 2'	EAST	30'	25'	Laurus noblis 'Saratoga'	Sweet Bay	N
11 TH ST.	ENTIRE LENGTH		none	none	40'	40'	Ceratonia siliqua	Carob Tree	N
13 TH ST.	ENTIRE LENGTH		none	E W	40'	32'	Pittosporum phillyraeoides	Willow Pittosporum	N
CORTO ST.	ENTIRE LENGTH		none	none	40'	25'	Robinia ambigua	Purple Robe	N
DOVE CT.	ENTIRE LENGTH		none	none	48'	25'	Betula nigra	River Birch	N
GARCIA ST.	ENTIRE LENGTH		none	none	30'	25'	Tecoma stans	Yellow Bells	N
HALLOCK DR.	ENTIRE LENGTH		none	none	48'	30'	Tristania conferta	Brisbane Box	N
LEMONWOOD DR.	ENTIRE LENGTH		none	none	48'	32'	Chorisia Speciosa	Floss Silk Tree	N
MONTEBELLO ST.	ENTIRE LENGTH		none	none	30'	25'	Robinia ambigua	Purple Robe	N
OAK ST.	ENTIRE LENGTH		2' 2'	WEST	40'	36'	Quercus tomentosa	Island Oak	N
OJAI ST.	ENTIRE LENGTH		4' 4'	WEST	30'	32'	Liquidambar styracifhia	Sweet Gum	N
QUAIL CT.	ENTIRE LENGTH		none	none	48'	25'	Pistacia chinensis	Chinese Pistache	N
S. OAK ST.	ENTIRE LENGTH		2' 2'	WEST	30'	25'	Robinia ambigua	Purple Robe	N
SANTA CLARA ST.	ENTIRE LENGTH		none	none	30'	25'	Geijera parviflora	Australian Willow	N

SEE EXHIBIT 1 PRIMARY STREET TREE PLAN FOR MORE INFORMATION ON STECKLE, PECK, SANTA BARBARA, HARVARD, PALM, BRADLEY, MILL, 7TH, 8TH, 10TH AND 12TH STREETS.

CITY OF SANTA PAULA STREET TREE MASTER PLAN



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