



SANDPIPER GOLF CLUB EXISTING CONDITIONS AND TREE LAYOUT OVERHEAD MAP



SCALE: 1" = 200'-0"

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REVISIONS	BY



**SANDPIPER GOLF CLUB
EXISTING CONDITIONS AND
TREE LAYOUT OVERHEAD MAP**

**SANDPIPER GOLF CLUB
7925 HOLLISTER AVE.
SOLETA, CA. 95117**

PROGRESS PRINT
NOT FOR CONSTRUCTION



**DRB Recommended
Approval 1-27-26**

DATE	05/15/25
SCALE	1" = 200'-0"
DRAWN	N.T.
CHECKED	SANDPIPER
DATE	
BY	LT

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SANDPIPER GOLF CLUB TREE PRESERVATION OVERALL PLAN

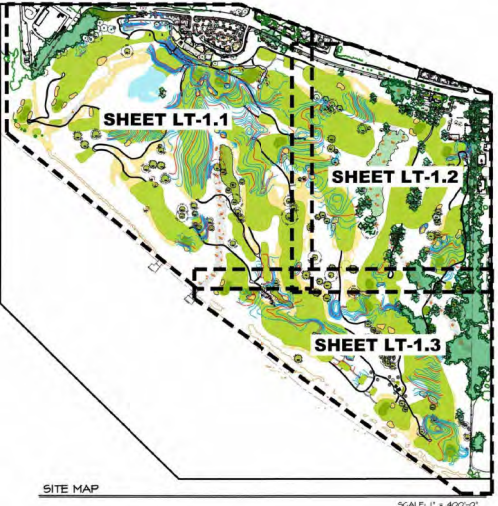
SANDPIPER GOLF CLUB
 7925 HOLLISTER AVE.
 SOLETA, CA. 95117

DATE	05/15/25
SCALE	1" = 200'-0"
DRAWN BY	N.T.
CHECKED BY	SANDPIPER
SHEET	LT-1
TOTAL SHEETS	3



LEGEND

- EXISTING CYPRESS
- EXISTING EUCALYPTUS TO REMAIN
- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED
- TREE DRIPLINE / C.R.Z.
- TREE BOXES
- CART PATH
- MULCH
- SAND TRAP
- SAND WASTE AREA
- RIPARIAN WATER COURSES
- ESH BOUNDARY



SANDPIPER GOLF CLUB TREE PRESERVATION OVERALL PLAN -SEE BLOW UP SECTIONS

NORTH
 SCALE: 1" = 200'-0"

**DRB Recommended
 Approval 1-27-26**

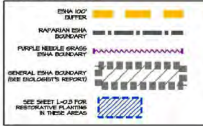
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MASTER TREE LIST SANDPIPER GOLF COURSE
 Wednesday, October 12, 2022

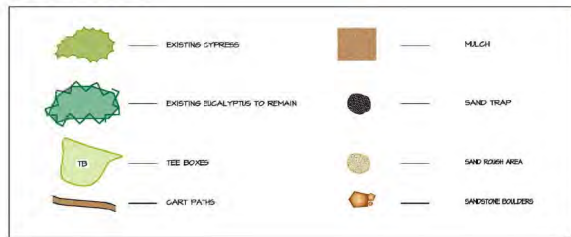
TREE #	Tree Name	Trunk Diameter at 4.5' up (DBH) in inches	Tree Location	Health Level	Comments/Disposition
1	Corymbia alcockii	14	Immediately east of the clubhouse parking near #1 tee	Good	
2	Corymbia alcockii	14	In a group of 3 Corymbia trees in the rough between fairways 13 and 17	Good	
4	Corymbia alcockii	14	In a group of 3 Corymbia trees west of #6 hole	Good	
5	Corymbia alcockii	14	In a group of 3 Corymbia trees west of #6 hole	Good	
6	Corymbia alcockii	14	In a group of 3 Corymbia trees west of #6 hole	Good	
7	Fraxinus uhdei	30	In a group of 3 trees between fairway 1 and 9	Good	
8	Fraxinus uhdei	30	In a group of 3 trees between fairway 1 and 9	Good	
9	Fraxinus uhdei	30	In a group of 3 trees between fairway 1 and 9	Good	
10	Fraxinus uhdei	30	In a group of 3 trees between fairway 1 and 9	Good	
11	Fraxinus uhdei	30	In a group of 3 trees between fairway 1 and 9	Good	
12	Fraxinus uhdei	30	In a group of 3 trees between fairway 1 and 9	Good	
13	Fraxinus uhdei	30	In a group of 3 trees between fairway 1 and 9	Good	
14	Acacia melanocoryna	14	In a group of 3 trees between fairway 1 and 9 east end	Good	
15	Acacia melanocoryna	14	In a group of 3 trees between fairway 1 and 9 east end	Good	
16	Acacia melanocoryna	14	In a group of 3 trees between fairway 1 and 9 east end	Good	
17	Pinus taeda	22	Single specimen north side of path at #1 hole	Good	
18	Corymbia alcockii	22	A line of trees north and east of #1 hole	Good	Some decay at the trunk base.
19	Corymbia alcockii	22	A line of trees north and east of #1 hole	Good	
20	Corymbia alcockii	22	A line of trees north and east of #1 hole	Fair	
21	Corymbia alcockii	18	A line of trees north and east of #1 hole	Good	
22	Corymbia alcockii	22-28	A line of trees north and east of #1 hole	Fair	Die out on trunk west of bank on south side
23	Corymbia alcockii	18	A line of trees north and east of #1 hole	Fair	
24	Corymbia alcockii	13	A line of trees north and east of #1 hole		Small indentations in trunk
25	Corymbia alcockii	18	A line of trees north and east of #1 hole		
26	Corymbia alcockii	18	A line of trees north and east of #1 hole		
27	Corymbia alcockii	18	A line of trees north and east of #1 hole		
28	Corymbia alcockii	20	A line of trees north and east of #1 hole		
29	Corymbia alcockii	21	A line of trees north and east of #1 hole		
30	Fraxinus uhdei	22	Single specimen at the east end of above line of trees		
31	Eucalyptus polythamnos	22	In a group between fairway 3 and 2		
32	Eucalyptus polythamnos	22	In a group between fairway 3 and 2		
33	Eucalyptus polythamnos	20	In a group between fairway 3 and 2		
34	Eucalyptus polythamnos	Stump	In a group between fairway 3 and 2		Large old limb break at base of trunk
35	Corymbia alcockii	28	In a group between fairway 3 and 2		
36	Eucalyptus polythamnos	28	In a group between fairway 3 and 2		
37	Eucalyptus polythamnos	28	In a group between fairway 3 and 2		
38	Eucalyptus polythamnos	28	In a group between fairway 3 and 2		
39	Tamaraia Blue Gum	32	In a group of 6 trees. South end of fairway #2		Reaches from a previous partial logging
40	Eucalyptus polythamnos	18	In a group of 6 trees. South end of fairway #2		
41	Eucalyptus polythamnos	18	In a group of 6 trees. South end of fairway #2		
42	Tamaraia Blue Gum	30	In a group of 6 trees. South end of fairway #2		
43	Tamaraia Blue Gum	24-27	In a group of 6 trees. South end of fairway #2		
44	Tamaraia Blue Gum	24	In a group of 6 trees. South end of fairway #2		
45	Tamaraia Blue Gum	11	In a group of 6 trees. South end of fairway #2		
46	Corymbia alcockii	36	In a group of 6 trees. South end of fairway #2		
47	Tamaraia Blue Gum	36	In a group of 6 trees. South end of fairway #2		
48	Tamaraia Blue Gum	23	In a group of 6 trees. South end of fairway #2		
49	Tamaraia Blue Gum	23	In a group of 6 trees. South end of fairway #2		
50	Eucalyptus polythamnos	12	In a group of 6 trees. South end of fairway #2		
51	Eucalyptus polythamnos	14	In a group of 6 trees. South end of fairway #2		
52	Corymbia alcockii	12	In a group of 6 trees. South end of fairway #2		
53	Corymbia alcockii	14	In a group of 6 trees. South end of fairway #2		
54	Heptacarpis macrocarpa	18	In a group of 6 trees. South end of fairway #2		Old basal scar on N side
55	Heptacarpis macrocarpa	40	In a group of 6 trees. South end of fairway #2		
56	Heptacarpis macrocarpa	40	In a group of 6 trees. South end of fairway #2		
57	Heptacarpis macrocarpa	40	In a group of 6 trees. South end of fairway #2		
58	Pinus jefferyi	8-14-14	Old decay on N side of trunk base		Old decay on N side of trunk base
59	Pinus jefferyi	Dead	Multi decay in canopy		Multi decay in canopy
60	Heptacarpis macrocarpa	28	In a group between fairway #7 and 14 with 22 other trees		
61	Heptacarpis macrocarpa	28	In a group between fairway #7 and 14 with 22 other trees		
62	Heptacarpis macrocarpa	28	In a group between fairway #7 and 14 with 22 other trees		
63	Heptacarpis macrocarpa	28	In a group between fairway #7 and 14 with 22 other trees		
64	Heptacarpis macrocarpa	12-13-13-13	In a group between fairway #7 and 14 with 22 other trees		
65	Heptacarpis macrocarpa	28	In a group between fairway #7 and 14 with 22 other trees		
66	Heptacarpis macrocarpa	28	In a group between fairway #7 and 14 with 22 other trees		
67	Heptacarpis macrocarpa	36	In a group between fairway #7 and 14 with 22 other trees		
68	Heptacarpis macrocarpa	32	In a group between fairway #7 and 14 with 22 other trees		
69	Heptacarpis macrocarpa	28	In a group between fairway #7 and 14 with 22 other trees		
70	Heptacarpis macrocarpa	28	In a group between fairway #7 and 14 with 22 other trees		
71	Heptacarpis macrocarpa	32	In a group between fairway #7 and 14 with 22 other trees		
72	Heptacarpis macrocarpa	28	In a group between fairway #7 and 14 with 22 other trees		
73	Heptacarpis macrocarpa	36	In a group between fairway #7 and 14 with 22 other trees		
74	Heptacarpis macrocarpa	36	In a group between fairway #7 and 14 with 22 other trees		
75	Heptacarpis macrocarpa	18-22-22-22	In a group between fairway #7 and 14 with 22 other trees		
76	Heptacarpis macrocarpa	32	In a group between fairway #7 and 14 with 22 other trees		
77	Heptacarpis macrocarpa	28	In a group between fairway #7 and 14 with 22 other trees		
78	Heptacarpis macrocarpa	28	In a group between fairway #7 and 14 with 22 other trees		
79	Heptacarpis macrocarpa	28	In a group between fairway #7 and 14 with 22 other trees		
80	Heptacarpis macrocarpa	28	In a group between fairway #7 and 14 with 22 other trees		
81	Heptacarpis macrocarpa	34	Located just east of hole #8		
82	Heptacarpis macrocarpa	28-30	Located just east of hole #8		
83	Heptacarpis macrocarpa	24	Partially topped in the past. Still vigorous		
84	Heptacarpis macrocarpa	24	In a group between fairway #8 and 15		
85	Heptacarpis macrocarpa	24	In a group between fairway #8 and 15		
86	Heptacarpis macrocarpa	24	In a group between fairway #8 and 15		
87	Heptacarpis macrocarpa	24	In a group between fairway #8 and 15		
88	Heptacarpis macrocarpa	24	In a group between fairway #8 and 15		
89	Heptacarpis macrocarpa	24	In a group between fairway #8 and 15		
90	Pinus carolinensis	25	Immediately east of #1 tee		
91	Heptacarpis macrocarpa	27	Immediately east of #1 tee		
92	Eucalyptus sideroxylon	30	Near irregularly shaped trap between fairways #5 and #7		
93	Eucalyptus sideroxylon	30	Near irregularly shaped trap between fairways #5 and #7		
94	Eucalyptus sideroxylon	30	Near irregularly shaped trap between fairways #5 and #7		
95	Eucalyptus sideroxylon	30	Near irregularly shaped trap between fairways #5 and #7		
96	Eucalyptus sideroxylon	30	Near irregularly shaped trap between fairways #5 and #7		
97	Eucalyptus sideroxylon	30	Near irregularly shaped trap between fairways #5 and #7		
98	Pinus carolinensis	15	At north end of a section of fairway #5		
99	Pinus carolinensis	15	At north end of a section of fairway #5		
100	Eucalyptus sideroxylon	30	In the rough north of large bend in fairway #7		
101	Eucalyptus sideroxylon	30	In the rough north of large bend in fairway #7		
102	Eucalyptus sideroxylon	30	In the rough north of large bend in fairway #7		
103	Eucalyptus sideroxylon	30	In the rough north of large bend in fairway #7		
104	Eucalyptus sideroxylon	30	In the rough north of large bend in fairway #7		
105	Eucalyptus sideroxylon	30	In the rough north of large bend in fairway #7		
106	Eucalyptus sideroxylon	30	In the rough north of large bend in fairway #7		
107	Eucalyptus sideroxylon	30	In the rough north of large bend in fairway #7		
108	Eucalyptus sideroxylon	30	In the rough north of large bend in fairway #7		
109	Eucalyptus sideroxylon	30	In the rough north of large bend in fairway #7		
110	Eucalyptus sideroxylon	30	In the rough north of large bend in fairway #7		
111	Eucalyptus sideroxylon	30	In the rough north of large bend in fairway #7		
112	Eucalyptus sideroxylon	30	In the rough north of large bend in fairway #7		
113	Eucalyptus sideroxylon	30	In the rough north of large bend in fairway #7		
114	Eucalyptus sideroxylon	30	In the rough north of large bend in fairway #7		
115	Eucalyptus sideroxylon	30	In the rough north of large bend in fairway #7		
116	Eucalyptus sideroxylon	30	In the rough north of large bend in fairway #7		
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118	Eucalyptus sideroxylon	30	In the rough north of large bend in fairway #7		
119	Eucalyptus sideroxylon	30	In the rough north of large bend in fairway #7		
120	Eucalyptus sideroxylon	30	In the rough north of large bend in fairway #7		
121	Eucalyptus sideroxylon	30	In the rough north of large bend in fairway #7		
122	Eucalyptus sideroxylon	30	In the rough north of large bend in fairway #7		
123	Eucalyptus sideroxylon	30	In the rough north of large bend in fairway #7		
124	Eucalyptus sideroxylon	30	In the rough north of large bend in fairway #7		
125	Eucalyptus sideroxylon	30	In the rough north of large bend in fairway #7		
126	Eucalyptus sideroxylon	30	In the rough north of large bend in fairway #7		
127	Eucalyptus sideroxylon	30	In the rough north of large bend in fairway #7		
128	Eucalyptus sideroxylon	30	In the rough north of large bend in fairway #7		
129	Eucalyptus sideroxylon	30	In the rough north of large bend in fairway #7		
130	Eucalyptus sideroxylon	30	In the rough north of large bend in fairway #7		
131	Eucalyptus sideroxylon	30	In the rough north of large bend in fairway #7		
132	Eucalyptus sideroxylon	30	In the rough north of large bend in fairway #7		
133	Eucalyptus sideroxylon	30	In the rough north of large bend in fairway #7		
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135	Eucalyptus sideroxylon	30	In the rough north of large bend in fairway #7		
136	Eucalyptus sideroxylon	30	In the rough north of large bend in fairway #7		
137	Eucalyptus sideroxylon	30	In the rough north of large bend in fairway #7		
138	Eucalyptus sideroxylon	30	In the rough north of large bend in fairway #7		
139	Eucalyptus sideroxylon	30	In the rough north of large bend in fairway #7		
140	Eucalyptus sideroxylon	30	In the rough north of large bend in fairway #7		
141	Eucalyptus sideroxylon	30	In the rough north of large bend in fairway #7		
142	Eucalyptus sideroxylon	30	In the rough north of large bend in fairway #7		
143	Eucalyptus sideroxylon	30</			



ESHA BOUNDARY LEGEND
SHOWN ON PLAN SCALE PLANS



SYMBOL LEGEND



GOLF COURSE PLANT LIST						
Qty.	Code	Size	Notes	Botanical Name	Common Name	Notes
TREES:						
10	HES MAC	48"-60"	M	HESPEROCYPARIS MACROCARPA	MONTEREY CYPRESS	to be confirmed DRIP by SOAK GOLF
10	NET EXC	36"-48"	L	NETROSIDEROS EXCELSA	NEW ZEALAND CHRISTMAS TREE	-DRIP
750	COE ABR	40"-12"	L	QUERCUS AEGROFOLIA	COAST LIVE OAK	-DRIP 1" for irrigation
750	GLE TOM	48"-60"	L	QUERCUS TOBENTELLA	ISLAND OAK	-DRIP
GROUND COVER:						
-10M ²	BOU GRA	16"	L	BOULEGIA GRACILIS	BLUE GRAMA	-2-3 lbs. per acre SPRAY
	HAR FES	16"	L	HARD FESCUE	HARD FESCUE	-SPRAY
	FES OVI	16"	L	FESTUCA OVINA	SHEEPS FESCUE	-SPRAY
250M ²	PAS PAL	16"	L	PASPALUM PLATINUM	SEA SHORE PASPALUM	-SPRAY (not viable)
-1.5 MI.	IG VER	16"	L	IG VERDE	BUFFALOGRASS	-10-20 lbs. per acre SPRAY - per sq. ft. or 1/2 lb. #12 oz. seed 2-3 lbs. per 1000 sq. ft.
OTHER GRASSES:						
	AGR PAL	16"	L	AGROSTIS PALLENS	NATIVE BENT GRASS	-DRIP / SPRAY
1340	CAR PRA	16"	M	CAREX PRACRAGILIS	CALIFORNIA FIELD SEDGE	-DRIP / SPRAY
	LOM PLA	1-5/8"	L	LOMANERA PLATINUM BEAUTY	PLATINUM BEAUTY LOMANERA	-DRIP
	MS HOR	5/8"	M	MISCANTHUS SINENSIS MORNING LIGHT	ELIALLA BERRY LOANERA	-DRIP
	MH DUB	1-5/8"	L	MULLENBERGIA DUBIA	PINE HULY	-2" o.c. -DRIP
2520	PEN SPA	1-5/8"	L	PENSETUM SPATHULATUM	SLIMMER VILDT GRASS-2" o.c.	-DRIP / SPRAY or 26 shown
	ARI PUR	1-5/8"	L	ARISTIDA PURPUREA	PURPLE THREE-AWNI	-DRIP / SPRAY
	SES AIT	1/8"	M	SESLERIA AITONIALIS	ALPINE MOON GRASS	-DRIP
	STI PIL	1/8"	L	STIPA PILGORA	PURPLE NEEDLE GRASS-3" o.c.	-DRIP / SPRAY
LOW SHRUBS:						
4500	BAG PIL	1-5/8"	L	BACCHARIS PILLULARIS PIGEON POINT	CHARR COYOTE BRUSH	-DRIP -3" o.c.
				option: "TWIN PEAKS" or "EMERALD CARPET"		
888	ARG PAC	1-5/8"	L	ARGENTOSTAPHYLOS PACIFIC MIST	HANZANITA	-DRIP -3" o.c.
				option: "EMERALD CARPET" - "INSULARIS" "CANTON SPURLES" - "BLAND HONDEKA"		
	ARG EDH	5/8"	L	ARGENTOSTAPHYLOS EDWARDSII CVIS	HANZANITA CARPET SUR	-DRIP -5" o.c.
SHRUBS:						
	ACA COB	5/8"	L	ACACIA COBINATA "COBIN IT"	RIVER HATTEL	-DRIP
754	ARG HON	5/8"	L	ARGENTOSTAPHYLOS "HONARD HONIN"	HANZANITA VAR.	-DRIP
	BAG SFE	5/8"	L	BACCHARIS SPICATA	-DRIP -5" o.c.	
405	CAR TUT	5/8"	L	CAREX TUTTLEI	ROCKROSE	-DRIP -4" o.c.
	CIS SUN	5/8"	L	CISTIS SUNSET	ROCKROSE	-DRIP -6" o.c.
	GOR AUS	5/8"	L	GORDONIA AUSTRALIS TORBAY DAZZLER	-DRIP	
42	HET ABB	1/8"	M	HETEROMELES ABBOTTFOLIA	TOYON	-DRIP
524	LAI NOD	5/8"	L	LAIUS NOBILIS "SARATOSA"	SHEET BAY LAUREL	-DRIP -5" o.c.
				option: "HEROSIDEROS EXCELSA SPRING FIRE" "PUNDS TON" "PYROSTEGIA VENUSTA"		
	LON SUB	5/8"	L	LONGICHA SUBSPICATA	GHAFARAL HONEYBUCKLE	-DRIP
	MH CAP	5/8"	L	MULLENBERGIA CAPILLARIS	HARRY ANN HALLY	-DRIP
6025	SAL LEU	5/8"	L	SALVIA LEUCOPHYLLA	PURPLE SAGE	-DRIP
COASTAL EDGE:						
20200	ATR LEN	1-5/8"	VL	ATRIPLIX LENTIFORMIS BRENERI	QUAILBUSH	-DRIP -6" o.c.
	ESC CAL	5/8"	VL	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	-BROADCAST
	RAU INT	5/8"	VL	RAUUS INTERFERPOLIA	LEMONADE BERRY	-DRIP -5" o.c.
	SAL MEL	5/8"	VL	SALVIA MELLIFERA	BLACK SAGE	-DRIP -6" o.c.
	STI PIL	1/8" ppg	VL	STIPA PILGORA	PURPLE NEEDLEGRASS	-DRIP / SPRAY
RIPARIAN AREAS: to be confirmed by project biologist						
	ANE CAL	5/8"	M	ANEMOPSIS CALIFORNICA	YERBA MANSA	-DRIP / SPRAY
	CAR PRA	5/8"	M	CAREX PRACRAGILIS	CALIFORNIA FIELD SEDGE	-DRIP / SPRAY
	BLE MAC	5/8"	H	BLECHNIA MACROSTACHYA	COMMON SPIKE BUSH	-DRIP / SPRAY
	JUN PAT	5/8"	L	JUNCUS PATENS	CALIFORNIA GREY REED	-DRIP / SPRAY
	JUN PPA	5/8"	M	JUNCUS PHAEOGONIALIS	BROWN HEADED GREENING REED	-DRIP / SPRAY
	SAL SPA	5/8"	L	SALVIA SPATHACEA	HAPPENING SAGE	-DRIP / SPRAY

PRELIMINARY LANDSCAPE LAYOUT PLAN



DRB Recommended Approval 1-27-26

PROGRESS PRINT NOT FOR CONSTRUCTION

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PRELIMINARY LANDSCAPE LAYOUT PLAN

SANDPIPER GOLF CLUB
 7925 HOLLISTER AVE.
 SANTA BARBARA, CA. 93117

DATE: 09/15/25
 SCALE: 1" = 200'-0"
 DRAWN: KK
 CHECKED: SANDPIPER
 TITLE: SANDPIPER
 SHEET: 1-1

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The landscape architect and the contractor do not warrant or guarantee the accuracy and completeness of the work product herein based on a reasonable diligence. If any violation, omission, or discrepancy are found within the work product, the landscape architect shall be promptly notified so that he may have the opportunity to take corrective action. The contractor shall be responsible for the maintenance of all drawings and documents. The landscape architect shall not be responsible for the maintenance of all drawings and documents. The landscape architect shall not be responsible for the maintenance of all drawings and documents. The landscape architect shall not be responsible for the maintenance of all drawings and documents.



ESHA BOUNDARY LEGEND
(BASED ON 1/4" = 40' SCALE PLANS)

- ESHA 50% BUFFER: Yellow dashed line
- RAVINE/SLOPE ESHA BOUNDARY: Yellow solid line
- PURPLE BATTLE BOUNDARY ESHA BOUNDARY: Purple dashed line
- GENERAL ESHA BOUNDARY (SEE BULLDOG'S REPORT): Dotted line
- SEE SHEET L-1.4 FOR RESTRICTIONS & NOTES IN THESE AREAS: Blue hatched area

LEGEND

- EXISTING CYPRESS: Green irregular shape
- EXISTING BAYLIPS TO RHAM: Green irregular shape
- TEE BOXES: Green triangle
- CART PATHS: Brown line
- PROPOSED NEH HESPEROCYPARIS MACROCARPA TREES ON SHEET L-1: Green circle with dot
- MULCH: Stippled pattern
- SAND TRAP: Yellow circle
- SAND ROOF AREA: Yellow circle with dot
- SANDSTONE BOLLERS: Yellow circle with cross

PRELIMINARY LANDSCAPE LAYOUT PLAN



DRB Recommended Approval 1-27-26

REVISIONS

NO.	DATE	DESCRIPTION
1	09/15/25	ISSUED FOR PERMIT
2	10/21/25	ISSUED FOR PERMIT
3	11/17/25	ISSUED FOR PERMIT
4	12/10/25	ISSUED FOR PERMIT
5	01/27/26	ISSUED FOR PERMIT

EARTHFORM DESIGN INC.
 10000 SANDPIPER DRIVE, SUITE 100, SAN JOSE, CA 95138
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PRELIMINARY LANDSCAPE LAYOUT PLAN

SANDPIPER GOLF CLUB
 7925 HOLLISTER AVE.
 SANTA BARBARA, CA. 93117

DATE: 09/15/25
 SCALE: 1" = 40'-0"
 DRAWN: KK
 CHECKED: SANDPIPER
 PROJECT: SANDPIPER

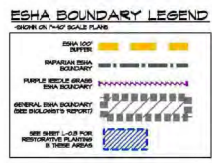
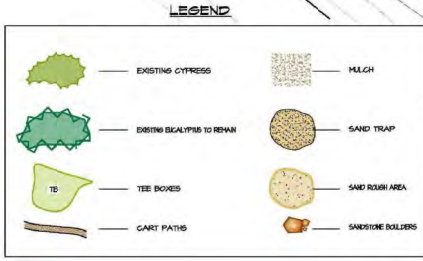
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PLANT LIST

Qty.	Code	Size	PLANT FACTORS	Botanical Name	Common Name	Notes
TREES:						
10	MED HIG	48"-60"	M	HESPEROCYPARIS MACROCARPA	MONTSERY CYPRRESS	to be confirmed by DRB & GOLF
12	MET EXG	36"-48"	L	NEZOSIDEROS EXCELSA	NEW ZEALAND CHRISTMAS TREE	
1300	QUE AFR	48"-72"	L	QUERCUS ABRIFOLIA	COAST LIVE OAK	-10' for signage
1300	QUE TOM	48"-60"	L	QUERCUS TOBENTELLA	ISLAND OAK	
GROUND COVER:						
10000	BOU GRA	18"	L	BOUTELOUA GRACILIS	BLUE GRAMA	-Minimum 48"-60" H.O.C. -2-3 lbs. per sq ft.
10000	COM BER	18"	L	COMMON BERMUDA VARIETIES		
10000	FRA SAL	18"	YL	FRANKENIA SALINA	ALKALI HEATH	
10000	HAR PES	18"	L	HARD FESCUE	HARD FESCUE	
10000	PES OV1	18"	L	FESTUCA OVINA	SHEEPS FESCUE	
10000	PAS PAL	18"	L	PASPALUM PLATINUM	SEA SHORE PASPALLUM	
10000	SAL MEL	50"	VL	SALVIA NELLIFERA	BLACK SAGE	
15 MI.	UC VER	18"	L	UC VERDE	BUFFALOGRASS	40-80 lbs per acre -1 per ft. or 1000-1500 lbs per 1000 sq ft.
OTHER GRASSES:						
10000	AGR PAL	18"	L	AGROSTIS PALLENS	NATIVE BENT GRASS	
10000	CAR FRA	18"	H	CAREX PRAEGRACILIS	CALIFORNIA FIELD SEDGE	
10000	DIS SPT	18"	L	DISTICHLIS SPICATA	SEASHORE SALT GRASS	
10000	LDM PLA	18"	L	LOMANERA PLATINUM BEAUTY	PLATINUM BEAUTY LOMANDRA	
10000	MIS HOR	50"	H	MISCANTHUS SINENSIS MORNING LIGHT	BLUALIA GRASS	
10000	MH DUB	18"	L	MULLENBERGIA DUBIA	PINE MALT	2" o.c.
10000	PEN SPA	18"	L	PENNISETUM SPATHULATUM	SLENDER VELDIT GRASS	2" o.c. or 20' show
10000	ARI PUR	1-50"	VL	ARISTIDA PURPUREA	PURPLE THREE-ANN	
10000	SES AUT	18"	H	SESLERIA AUTUMNALIS	ATLANTIC MOON GRASS	
10000	STI PUL	18"	L	STIPA PALGIRA	PURPLE NEEDLE GRASS	3" o.c.
LOW SHRUBS:						
10000	ARC PAC	1-50"	L	ARGENTOSTAPHYLOS PACIFIC WEST	HANZANTA	3" o.c. option - "EMERALD CARPET" - "ISLANDER" - "CANYON SPARKLES" - "ISLAND HANZANTA"
10000	ARC EDM	50"	L	ARGENTOSTAPHYLOS EDMUNDESI OVS	HANZANTA CARREL SUR	3" o.c.
10000	BAC PIL	1-50"	L	BACCHARIS PILLULARIS	PIGEON POINT DHARF COYOTE BRUSH	option - "TWIN PEAKS" or "EMERALD CARPET"
10000	ACA COB	50"	L	ACACIA COGNATA COGN IT	RIVER HATTEL	
10000	ARC HON	50"	L	ARGENTOSTAPHYLOS HOWARD MCHENY	HANZANTA VARI.	
10000	ARC REP	50"	VL	ARGENTOSTAPHYLOS REPUENSIS	REPUENSIS HANZANTA	
10000	BAC SPC	50"	L	BACCHARIS SPECIES		3" o.c.
10000	CAR TUT	50"	L	CARRISSA TUTTLEI	ROCKROSE	4" o.c.
10000	CIS SUN	50"	L	CISTUS SUNSET	ROCKROSE	6" o.c.
10000	COR AUS	50"	L	CORDYLINE AUSTRALIS	TORSBAY DAZZLER	
10000	ERI PAR	VL	ERIPODION PARVIFOLIUM	CLIFF BUCKWHEAT		
10000	HET ARS	150"	VL	HETEROCHELES ARBUTIFOLIA	TOYON	
10000	LOR SB	50"	L	LONGERA SUBSPICATA	CHAPARRAL HONEYBUCKLE	
10000	MH CAP	50"	L	MULLENBERGIA CAPILLARIS	HAIRY ANN MILLY	
10000	PRU LYO	50"	L	PRUNUS LYONI	CATALINA CHERRY	10" o.c.
10000	SAL LBU	50"	L	SALVIA LEBGORNHYLLA	PURPLE SAGE	
COASTAL EDGE:						
10000	ATR LEN	50"	VL	ATRIPLEX LENTIFORMIS TREHERERI	SEALBUSH	6" o.c.
10000	ERI PAR	VL	ERIPODION PARVIFOLIUM	CLIFF BUCKWHEAT		
10000	ESG CAL	50"	VL	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	
10000	RAU RT	50"	VL	RUBUS INTERSECTIFOLIA	LEMONADE BERRY	3" o.c.
10000	SAL MEL	50"	VL	SALVIA NELLIFERA	BLACK SAGE	6" o.c.
10000	STI PUL	50"	VL	STIPA PALGIRA	PURPLE NEEDLEGRASS	
RIPARIAN AREAS: -To be confirmed by project biologist						
10000	ANE CAL	50"	H	ANEMOPSIS CALIFORNICA	YERBA MATEA	
10000	CAR FRA	50"	H	CAREX PRAEGRACILIS	CALIFORNIA FIELD SEDGE	
10000	ELE MAC	50"	H	ELEGHARIS MAGROSTAGHYA	COMMON SPIRE RUSH	
10000	JAN PAT	50"	L	JUNCUS PATENS	CALIFORNIA GREY RUSH	
10000	JUN PRA	50"	H	JUNCUS PRAEDECORATUS	BROWN HEADED GREENING RUSH	
10000	SAL SPA	50"	L	SALVIA SPATHACEA	HANZANIBRID SAGE	



PRELIMINARY LANDSCAPE LAYOUT PLAN



SCALE: 1" = 40'-0"

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