SANDY POINT COMMUNITY
2023 TURF REDUCTION PLAN
PHASE 1

Sandy Point	Turf reduction area matrix		Jan-23	
Existing landscape areas	*Irrigation Meter*	*Total Existing Turf*	*Turf to be removed Sq. Ft.*	*Turf to remain Sq. Ft.*
Phase 1 - turf reduction and re-landscape area limits	Irrigation Meter # 072166	16478	6940	9538
Phase 2 - turf reduction and re-landscape area limits	Irrigation Meter # 072161	To Be Determined		
Phase 3 - turf reduction and re-landscape area limits	Irrigation Meter # 072163	To Be Determined		
Phase 4 - turf reduction and re-landscape area limits	Irrigation Meter # 072160	To Be Determined		
Phase 5 - turf reduction and re-landscape area limits	Irrigation Meter # 072165	To Be Determined		
Total Square Feet		16478	6940	9538

TURF TO REMAIN

TURF REMOVED WITH NEW WATER CONSERVING PLANTING

TURF TO REMAIN

TURF REMOVED WITH NEW WATER CONSERVING PLANTING

TURF REMOVED WITH NEW WATER CONSERVING PLANTING

TURF TO REMAIN

TURF REMOVED WITH NEW WATER CONSERVING PLANTING

TURF REMOVED WITH NEW WATER CONSERVING PLANTING

TURF TO REMAIN

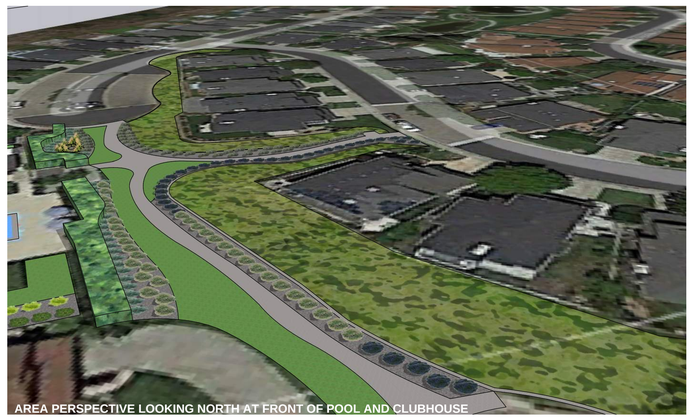
NORTH

0 40 80 120 feet

SCALE: 1" = 40'

AREA PERSPECTIVE LOOKING SOUTH ACROSS REAR OF POOL AND CLUBHOUSE

AREA PERSPECTIVE LOOKING SOUTH ACROSS FRONT OF POOL AND CLUBHOUSE



AREA PERSPECTIVE LOOKING NORTH AT FRONT OF POOL AND CLUBHOUSE

Sandy Point Common Area Turf Reduction Plan - Phase 1

As identified in 2019 by a County of San Diego Irrigation Audit, Our landscape areas in common areas including the clubhouse, pond and smaller common areas are using more irrigation water per square foot then allocated for a development of this size by as much as 300%.
Based on the age of our community (mid 1980's) and a high water requirement landscape palette, this is not uncommon for our region. We need to identify opportunities to reduce our water use while maintaining the general community character.
Local water districts and other government agencies are promoting the reduction of water use in residential and commercial landscapes by offering cash rebates for removal of turfgrass and a the transition towards more water efficient landscapes.

The following is a guideline as how we can develop a planned turf reduction with replacement by water conserving plant species, implement better irrigation management practices and manage landscape maintenance more effectively throughout the year. The selection process for turf reduction is based on three criteria:

1. The value and usefulness of turf for passive or active recreation.
2. The ease of maintenance of existing turf relative to physical mower access, obstructions or utilities that hinder easy access.
3. Identify areas where growing conditions are not conducive to turf survival including slope, sun exposure and compacted soil conditions.

The first area we are focus is the landscape surrounding the clubhouse area (see graphic plan view exhibit with sample perspective views).
This exhibit along with an application for rebate has been submitted and pre-approved for the area shown. The amount of turf reduction and replacement is approximately 7,000 square feet.

With a community consensus and board approval, the following steps will be implemented:
1. Measurement and chalk out of specific areas following the graphic plan above to finalize the site design.
2. Identification of existing irrigation for retrofit to provide lower water use irritation to areas where turf has been removed.
3. Installation of new plants as depicted in the planting plan above. Specific plant species will be selected from drought tolerant, lower maintenance and highly sustainable species.
4. Installation of wood mulch over filter fabric beneath planted areas to further conserve water and reduce weeds.

Once the turf is removed and new planting is complete, the areas will be inspected by the local water agency and upon approval we will receive rebate funds for the actual square footage of turf removed. In addition we will also apply
for rebates on replaced water conserving irrigation heads. The combined rebate funds will go towards the cost of the work.

SANDY POINT TURF REDUCTION PLAN - FIVE WATER METER ZONES (COLOR HIGHLIGHTED) FIVE PHASES FOR POTENTIAL TURF REDUCTION. PHASE 1 - CLUBHOUSE LANDSCAPE

WYAC
WIMMER YAMADA and CAUGHEY
Landscape Architecture
Environmental Planning
P.O. Box 231323
Encinitas, CA 92023
wyac.com 619.232.4004