

California Friendly® Turf Replacement Incentive Program Southern California



Final Project Report

**Agreement # R11AP35314
The Metropolitan Water District of Southern California
700 N. Alameda Street
Los Angeles, CA 90012-3352
September 30, 2013**

1. Recipient Information:	
Recipient Name: (Name, contact person, address and phone number)	The Metropolitan Water District of Southern California Ms. Carolyn Schaffer 700 North Alameda Street, Los Angeles 90012-3352 Phone: 213-217-6388; email: cschaffer@mwdh2o.com
Project Name:	California Friendly Turf Replacement Incentive Program
Assistance Agreement	R11AP35314
Date of Award: (Month, Year)	September 26, 2011
Estimated Completion Date	September 30, 2013
Actual Completion Date: (Month, Year)	September 30, 2013
2. Final Funding Information	
	Funding Amount
Non-Federal Entities	
1. Department of Water Resources	\$2,000,000
2. Metropolitan Water District of Southern California	\$4,000,000
3.	
<i>Non-Federal Subtotal:</i>	\$6,000,000
Other Federal Entities	
1.	
2.	
3.	
<i>Other Federal Subtotal:</i>	
<i>Requested Reclamation Funding:</i>	\$1,000,000
<i>Total Project Funding:</i>	\$7,000,000

1. One Paragraph Project Summary:

The California Friendly® Turf Replacement Incentive Program (Program) transformed 2,707,155 square feet of irrigated turf to California Friendly landscapes with climate-appropriate plants, efficient irrigation, permeable surfaces to allow rainwater infiltration, and mulch to preserve soil moisture. These 2,707,155 square feet have included residential and commercial projects throughout Metropolitan's 5,200 square mile service area. The program provided 5,490 acre-feet in lifetime water savings, increased acceptance of non-turf lawns, and began a market transformation. Because a significant portion of Metropolitan's water supplies are imported from the Colorado River and Bay-Delta, this program also provided benefits for energy efficiency, critical habitat for threatened and endangered species, and water markets.

2. Final Project Description: *Briefly describe components of the project and the work completed, including each element of the scope of work and the work completed at each stage of the project.*

Please include maps, sketches, and/or drawing of the features of the completed project, as appropriate. In addition, please describe any changes in the project scope.

This Program's scope of work included three elements: engaging member agencies, administering the program, and evaluating progress. Each element was successfully completed.

Engaging member agencies began at the monthly Water Use Efficiency meetings held for conservation coordinators from all of Metropolitan's member agencies. These meetings allow member agencies to learn about new conservation programs and were the perfect avenue for promoting the Program. Over several meetings, Metropolitan provided Program information and requirements, administrative assistance, landscaping educational materials, and technical assistance to encourage member agency participation.

In addition to outreach at the Water Use Efficiency meetings, member agencies were provided one-on-one assistance during the set-up and initial launch of their turf removal programs. Examples of outreach assistance include sample turf removal program applications, online educational resources such as bewaterwise.com, water savings estimates, and trouble shooting for unique customer or administrative problems. In addition, Metropolitan provided the USBR logo for member agencies to acknowledge Reclamation funding on all program materials. By the end of the Program, nineteen out of twenty six member agencies had active turf removal programs.

The second element of this Program was administering the grant and distributing grant funds. Metropolitan first created and signed agreements with participating member agencies allowing them to invoice Metropolitan for completed turf removal projects. Sample invoices and backup documentation templates were provided to member agencies. To receive grant funding, member agencies were required to provide customer name, site address, total square feet removed, square feet eligible for grant funding (based upon member agency limits), and customer contact information for each project. Reviewing customer applications, pre-conversion and post-conversion site visits, before and after photo collection, and direct customer interaction were the responsibility of member agencies. Payments to member agencies and grant expenditures were tracked per invoice.

Evaluation, the third element of this Program, has been ongoing with semi-annual performance reports and invoices to USBR. Metropolitan has also welcomed ongoing program feedback from member agencies through roundtables and one-on-one discussions. Water savings for turf removal through the Program were calculated with the help of thirteen member and retail agencies who contributed water consumption data for this report.

Examples of program requirements, applications, marketing, and before and after pictures are included in the appendixes.

3. **Accomplishment of Project Goals:** *Describe the goals and objectives of the project and whether each of these was met. Where appropriate, state the reasons why goals and objectives were not met, and describe any problems or delays encountered in completing the project. Please include whether or not the project was completed within cost.*

There were seven goals and objectives for this project focused on programmatic benchmarks, collaboration, and environmental health. All of these goals and objectives were met. The project was completed within cost.

The two programmatic benchmark goals were to transform 2,000,000 square feet of irrigated turf to a California friendly landscape and to conserve approximately 5,520 AF of water over turf removal's ten year lifespan. The three goals focused on collaboration were to continue the partnership with USBR to promote the evolution of landscape norms from high-water use to water efficient landscapes, provide water agencies with the opportunity to augment the base incentive to create greater incentives for their customers, and assist retail agencies in complying with 20x2020 and fulfilling requirements of the California Urban Water Conservation Council Memorandum of Understanding Regarding Urban Water Conservation in California. The last three goals involved promoting environmental health. These goals were to contribute to the state's goal of achieving a 20 percent reduction in per capita potable water use by 2020 and to provide benefits for energy efficiency, critical habitat for threatened and endangered species, and the Colorado River and Bay-Delta systems.

Transform two million square feet of irrigated turf to a California Friendly landscape and conserve approximately 5,520 acre feet of water over 10 year lifespan

At the close of this project 2.4 million square feet of turf had been transformed to a California Friendly Landscape utilizing the USBR Grant. Metropolitan was able to exceed the goal of 2,000,000 square feet through two strategies. First, water agencies were required to define a minimum and maximum square footage for turf removal projects. Customers could only receive an incentive for up to the maximum square footage allowed. However, many ended up removing more than the maximum allowed. This "extra" square footage that was removed without an incentive was reported to Metropolitan by some water agency's reimbursement requests. For example, one participating water agency had a 1,000 square foot maximum on projects. If a customer actually removed 1,500 square feet the water agency's reimbursement request would state: Eligible square footage removed: 1,000 square feet. Actual square footage removed: 1,500 square feet. The actual square footage removed is then used to calculate the total area transformed through this Program. The second strategy to expand the reach of USBR grant funds was to incorporate funding from a California Department of Water Resources grant. Incorporating this non-federal funding source increased the number of turf removal projects that this Program could fund.

The goal of approximately 5,520 acre feet of water saved over a 10 year lifespan included two components. The first component was 2,760 acre feet of quantifiable water savings from areas receiving incentives. The second component was another 2,760 acre feet of non-quantifiable savings due to landscape changes as a result of program influence. Metropolitan estimated that for every 1,000 square feet of turf replaced with California Friendly landscape; another 1,000 square feet would be changed without the need for program incentives. For example, some customers might be motivated to transform their

lawn without applying for an incentive after seeing drought tolerant landscapes, hearing marketing, receiving a high bill, or experiencing the general trend toward accepting drought tolerant yards.

The total quantifiable water savings of the 2,439,025 square feet of turf removed with an incentive from this program was 2,745 AF over a 10 year life. Assuming another 2.4 million square feet of turf was removed without an incentive, the total AF saved over 10 years is 5,490. This savings meets the approximate program goal of saving 5,520 AF. Additional information on water savings is contained in Appendix E.

Continue collaborating with Reclamation to promote California Friendly landscape and encourage the evolution of landscape norms from high-water use to water efficient landscape norms

The California Friendly Turf Replacement Incentive Program has successfully continued the collaboration between Metropolitan and USBR to promote California Friendly landscapes. Currently, Metropolitan is also collaborating with USBR on the Sprinkler Nozzle Incentive Program (Agreement Number R12AP35351). The Sprinkler Nozzle Incentive Program is designed to change consumer preference for efficient irrigation devices by 1) increasing consumer awareness of the efficient devices and 2) reducing the cost difference between traditional nozzles with high precipitation rates and newer technologies with lower precipitation rates. It is anticipated that the Sprinkler Nozzle Incentives will replace 500,000 high-water use nozzles with efficient nozzles; the changeover of so many nozzles will encourage the evolution of landscape norms from high-water use to water efficient landscape norms.

In addition to incentives, Metropolitan also utilizes education as a strategy to change landscape norms. The California Friendly Landscape Training (CFLT) program was implemented in 2013 to provide California friendly landscaping workshops to residential customers throughout Metropolitan's service area. The CFLT program teaches residential property owners about water efficient landscape practices, design and construction, irrigation systems, plant selection, and runoff minimization.

Provide water agencies with the opportunity to augment the base incentive with additional funding to create a greater incentive for their customers to participate

Metropolitan successfully provided water agencies with the opportunity to augment the \$1.00 per square foot base incentive. Through yearly agreements, water agencies could designate the amount of augmentation added to the base incentive in their service area. In FY 2012-2013, six the nineteen participating member agencies added additional funds onto the base incentive of \$1 per square foot. With the added incentive, customer incentives ranged from \$1.25 to \$3.00 per square foot.

There are multiple factors that affect program participation ranging from the nation's economic health, to the regional housing market, to local water rates. In addition to these factors outside of the program's control, there are also factors directly associated with the Program. Examples of these are the tendency for successful conservation programs to gain momentum over the years, program specific marketing efforts, and an overall cultural trend away from turf lawns. Within this mix of factors, the impact of increased turf removal incentive amounts is difficult to determine.

However, Metropolitan has tracked participation for two water agencies that have changed their incentive over the grant period. Long Beach Water Department (LBWD) had a \$2.50 incentive per square foot from April 2012-July 2012. During these four months they received 285 applications that requested 231,620 square feet of turf removal. The next year, from April 2013-July 2013 LBWD had an incentive of \$3.00 per square foot. During this four month period, they received 442 applications requesting 349,087 square feet of turf removal. This is an increase of 157 applications and 117,467 square feet of turf removal requests. LBWD water conservation specialists feel that the raised incentive has definitely caused an increase in program participation. During April-July of 2012 and 2013, the same type and amount of marketing was performed. However, program participation had slowed to a crawl prior to raising the incentive. LBWD proposes that the increased incentive brought in the next layer of people who were previously undecided about turf removal and estimates that the raised incentives increased applications by as much as 55 percent.

Los Angeles Department of Water and Power (LADWP) also changed their incentive between June 29, 2011 and May 24, 2013. At the start of LADWP's turf program in 2009 through June 2012 their turf removal incentive was \$1.00 per square foot. During this period, LADWP received 177 applications. In July of 2012, LADWP's incentive increased to \$1.50. Over only nine months LADWP received 268 turf removal applications.

Contribute to the state's goal of achieving a 20 percent reduction in per capita potable water use by 2020 (SBX7-7, Water Conservation Act of 2009 known as "20x2020")

This Program has successfully contributed to the State's goal of achieving a 20 percent reduction in per capita potable water use by 2020 by saving an estimated total of 5,490 acre feet over a 10-year period.

In October 2010, Metropolitan adopted the Integrated Water Resources Plan 2010 Update (IRP) that provides a long-range plan for water supply reliability within the region. The IRP identifies the need for 580,000 AF of new annual water savings by 2020 to meet dry year demands. These savings can be achieved through a combination of increased conservation and recycled water use that offsets potable demand. The 580,000 AF of savings would reduce the per capita potable water use 20 percent from the historic average of 177 gallons per capita per day (GPCD) to 141 GPCD within ten years.

The water savings from this Program will contribute to the overall IRP water savings goal. In addition, the program pioneers an important transition in water conservation from indoor savings to outdoor savings. Southern California has seen considerable progress on indoor water conservation with high efficiency toilets, urinals, clothes washers, faucet aerators, and other devices. Over the past two decades, Metropolitan has invested \$293 million in conservation activities and has begun to maximize the water savings available indoors. Moving forward, it is becoming increasingly important to address outdoor water conservation. According to the California Department of Water Resources, landscape irrigation comprised approximately 27 percent of urban water use within the South Coast Hydrologic Region in 2001.¹ (Metropolitan's service area encompasses a majority of this hydrologic region.) A 1999 national study on residential

¹ California Department of Water Resources, 2005 California Water Plan Update.

uses indicates that approximately 60 percent of residential water use is for irrigation.² Within Metropolitan's service area, landscapes are dominated by irrigated turf. With average annual precipitation of 17.6 inches in this region, turf requires nearly three times the amount of water provided through natural rainfall. In addition, this region receives the majority of annual precipitation from November through February with little or no rainfall during the remainder of the year. Therefore, 100 percent of turf water needs must be provided through irrigation during warmer months when resources are constrained and reservoir levels are lower.

Transforming landscape norms, through the California Friendly Turf Replacement Incentive program and similar programs, are essential in contributing to the state's goal of achieving a 20 percent reduction in per capita potable water use by 2020. Transforming 2,707,155 square feet of turf to a California Friendly Landscape not only contributes to 20 x 2020 by saving water; it has also laid the foundation for future savings by transforming landscape norms.

Assist retail agencies in complying with 20x2020 and fulfilling requirements of the California Urban Water Conservation Council Memorandum of Understanding Regarding Urban Water Conservation in California

This Program has successfully assisted retail agencies in complying with 20x2020 and fulfilling the requirements of the California Urban Water Conservation Council Memorandum of Understanding regarding urban water conservation in California. Turf removal addresses the state's long-term water issues because of its potential to provide long-term, sustained water savings through changing social and landscape norms. The funding provided through this program allowed many retail agencies, which otherwise would not have the funds, to start turf removal programs. Communities are looking for turf alternatives and other means to lower water demand. Residents and businesses want to replace turf to lower water bills and/or publically demonstrate their conservation ethic. However, cost is still a barrier. Providing funding for local programs has successfully increased the number of projects that demonstrate the transition from turf to California Friendly landscapes; thereby assisting in reaching the 20x2020 requirements.

Provide benefits for energy efficiency, critical habitat for threatened and endangered species, and water markets by reducing demands on the Colorado River and Bay-Delta systems.

The California Friendly Turf Replacement Incentive program has reached its goal of benefiting energy efficiency, critical habitat for threatened and endangered species, and improved water markets by reducing demands on the Colorado River and Bay-Delta systems.

Contribute to Energy efficiency

The California Friendly Turf Replacement Incentive program reduced an estimated 5,490 acre feet of imported water, which is pumped from the Colorado River through the Colorado River Aqueduct and from the Bay-Delta through the State Water Project. According to recent statewide studies prepared for the California Public Utilities Commission, the average energy intensity of water delivered by Metropolitan to its

² American Waterworks Association Research Foundation. Residential End Uses of Water. 1999.

member agencies is 2,473 kWh/AF³. In addition, the range of energy intensity to distribute supplies to end users is 45-1,574 kWh per million gallons, or 138-4,830 kWh per acre foot.⁴ Based on the energy intensity data in the Commission’s studies, the program resulted in the following energy savings due to reduced demand for water imported from the Colorado River and State Water Project:

Water Savings	Energy Intensity Range kWh/AF	Estimated Energy Savings Range
5,490 AF/year	2,611 – 7,303	14,334,390 – 40,093,470

The benefit of this energy savings is further enhanced by timing. Irrigation demands within Metropolitan’s service area are highest during the warmer months. Historic reference evapotranspiration during July is nearly three times higher than the low in January. The project’s estimated water and energy savings will primarily occur during the warmer months when demands are high, resources are constrained, and reservoirs are lower.

Benefit critical habitat for threatened and endangered species

This program has reduced an estimated 579 acre feet per year of imported water from the Colorado River and Bay-Delta. Both water sources provide critical habitat for federally listed endangered species, which are affected by water diversions. Endangered fish species within the Lower Colorado River include: Moapa Dace (*Moapa coriacea*), Woundfin (*Plagopterus argentissimus*), Virgin River Chub (*Gila robusta seminude*), Bonytail (*Gila Elegans*), Humpback Chub (*Gila Cypha*), Razerback Sucker (*Xyrauchen texanus*), and Colorado Pike Minnow (*Ptychocheilus Lucius*). Within the Bay-Delta, threatened species include: Central Valley Steelhead (*Oncorhynchus mykiss*), Central Valley Spring-run Chinook Salmon (*Oncorhynchus tshawytscha*), Delta Smelt (*Hypomesus transpacificus*), and North American Green Sturgeon (*Acipenser medirostris*). The Sacramento River supports the endangered Winter-run Chinook Salmon (*Oncorhynchus tshawytscha*). There are also listed mammal, bird, plant, and amphibian species that are dependent on the water quality and water quantity of these riparian water systems.

Benefit the Colorado River and Bay-Delta along with associated water markets

The reduced demand for water from the Colorado River and Bay-Delta reduces the need to divert water from these systems; reduced diversion improves flexibility for water management and contributes to improved status for these water systems. Maximizing these benefits is the timing of water reductions caused by turf removal which is primarily in the spring and summer. These months are also when the Colorado River and Bay-Delta systems are most impacted by water withdrawals.

³ California Public Utilities Commission. Embedded Energy in Water Studies Study 1: Statewide and Regional Water-Energy Relationship. Prepared by GEI Consultants/Navigant Consulting, Inc. August 31, 2010.

⁴ California Public Utilities Commission. Embedded Energy in Water Studies Study 2: Water Agency and Function Component Study and Embedded Energy – Water Load Profiles. Prepared by GEI Consultants/Navigant Consulting Inc. August 31, 2010.

The water conserved through this program supports existing water markets for Colorado River, State Water Project, and Central Valley contractors. This region is dependent on imported water to meet municipal and industrial demand. Reducing Metropolitan’s demand through the CA Friendly Turf Replacement Incentive Program provides more flexibility for participating in water markets when transfer and storage opportunities are advantageous to the region and improve the management of water across the state. In addition, greater water supply in the Colorado River, State Water Project, and Central Valley Project systems will provide Indian tribes with more access to water markets.

4. **Discussion of Amount of Water Conserved, Marketed or Better Managed: In responding to the questions set forth below, Recipients should rely on the best data or information available. Actual field measurements should be used whenever possible** (e.g., baseline data or post-project data derived from measuring devices, diversion records, seepage tests, etc.) Where actual field measurements are not available, water savings (or amounts marketed or better managed) may be estimated based on studies, other similar improvement projects, or anecdotal evidence.

- A Recipient’s total water supply (average, annual, available water supply in acre-feet per year):

Metropolitan has two sources of water supply: Colorado River, delivered through the Colorado River Aqueduct, and the Bay-Delta, delivered through the State Water Project. Deliveries from each source for the 2006-2010 are shown below. Supply numbers for 2010-2013 are not yet available.

Year	Colorado River Aqueduct (AF)	State Water Project (AF)	Total (AF)
2010	1,150,000	1,500,000	2,650,000
2009	1,043,000	908,000	1,951,000
2008	896,000	1,037,000	1,933,000
2007	696,000	1,648,000	2,344,000
2006	535,000	1,695,000	2,230,000
Total	4,320,000	6,788,000	11,108,000
Average Annual Supply (total / 5 years)			2,221,600

- B. Amount of water conserved, marketed or better managed as a result of the project

Five hundred and seventy nine acre feet for the first program year. Additional research is needed to estimate savings persistence over time. A water use reduction of 23.9 percent was calculated for commercial sites. Residential sites are estimated to have reduced total use by 18.2 percent. Total water savings over the expected 10 year life of the program are estimated to be 5,490 acre-feet.

- C. Describe how the amounts stated in response to 6.B were calculated or estimated: In responding to this question, please address (1) – (3) below.

1. Describe the information/data being relied on to calculate/estimate the project benefits. State how that data/information was obtained, if appropriate. Provide any other information necessary to explain how the final calculation/estimate of project benefits was made.

Billing data were collected from 13 of the 43 retail agencies participating in the program. These agencies accounted for about 27 percent of all turf replaced. Forty-four percent of all metered-

sites were commercial and 56 percent were residential. Thirty sites and 1734 observations were available for the commercial analysis. The residential analysis involved 287 sites and 10,632 observations.

Functional Form

Water use billing data are often strongly skewed in a positive direction, violating a key assumption of the standard linear regression model.⁵ Accordingly, the natural log of water use was used as the dependent variable in the models to be developed. A direct result of this log-linear model specification is that the coefficient on the program participation variable can be interpreted as the approximate average percentage change in water use due to the turf replacement program.⁶

Independent Variables

The measures available for “explaining” variations in water use other than program participation are limited to a set of weather and climate variables. Future research would do well to expand on this limited set of explanatory variables, although the measurement of variables like income, attitudes and behavior is often difficult in practice.

A Fourier series was used to capture the cyclical effects of climate on outdoor water use. Temperature is represented using a moving average of daily maximum temperature matched to the associated monthly or bimonthly cycle. Rainfall, measured as total daily precipitation is similarly expressed. Temperature and rainfall are made orthogonal, or independent of each other, by statistical construction.⁷ This provides a more sensitive measure of these two otherwise highly correlated effects. A set of interactions between rainfall and maximum temperature are also used to represent the cyclic influence of weather.

Choice of an Estimator

The underlying structure of the data—consisting of both variation between sites and variation over time within a given site—suggests that a panel model, rather than ordinary least squares (OLS), is appropriate⁸. The particular structure of panel data involves a collection of independent observations, each measured over time. This is precisely the character of the water savings data where repeated measures on use were obtained for a set of independent sites. A second major advantage of the panel model is its ability to capture and represent the effect of site-specific variables not explicitly represented in the model.

⁵ This is the assumption that the model errors are normally, or at least symmetrically, distributed.

⁶ This contrast with the *amount of change* interpretation that would be made if the dependent variable was kept in its original form.

⁷ The precipitation and temperature values were obtained using NOAA station recordings closest to each agency.

⁸ An F-test rejected the null hypothesis of a single common intercept per meter at the $p > 0.001$ level.

Intuitively, it would not be surprising to find that differences in water use between sites result from factors other than climate and weather.⁹ To the extent that collective effect of these types of unaccounted for factors differ between sites but remain constant within sites, OLS can yield statistically inconsistent estimates.¹⁰ By accounting for the time-invariant influence of these systematic but unmeasured site-specific effects, panel model estimators can avoid this problem.¹¹

The choice of a panel model estimator usually involves selection between the so-called “fixed” and “random” effect models. A principal consideration in selecting between these two estimators involves the assumed correlation between the time-invariant site-specific effect and the model error term. If a correlation is assumed to exist, the fixed effect model is appropriate. If not, the random effects model has some relative advantages, including a relative gain in efficiency.¹²

Because it seems likely that the error term, which includes time-invariant effects, is correlated with the program participation, weather and climate variables comprising the water use model, the fixed-effects estimator will be used in the following analysis.^{13,14,15} Also, since the observations are clustered within sites, the estimated standard errors were adjusted to explicitly account for this fact.

At the individual level, the fixed-effects model for site i and time t , can be written as

$$y_{ij} = \alpha_j + x'_{it}\beta + \varepsilon_{ij}$$

Where

y_{ij} measures water use at site i and time j ,

α_j is the unobserved but estimatable site-specific effect influencing water practices at site j , x'_{it} is a $p \times 1$ vector of measurements on the p observed explanatory variables, β is a $1 \times p$ column of regression coefficients, and ε_{ij} is the associated error term assumed to be identically and independently distributed. The presence of the site-specific effect α_j is what distinguishes the fixed-effect panel model from the standard regression model.

⁹ The proportionate effect of the turf replacement program is assumed to be the same across sites.

¹⁰ Inconsistent estimates tend to be “wrong” on average and do not improve as the sample size increases.

¹¹ Technically speaking, OLS is inconsistent if the unobserved variables are correlated with the set of predictors included in the model. This is sometimes referred to as the “omitted variable” problem.

¹² An efficient estimator has the smallest possible error variance.

¹³ This choice is not without consequence since the estimated effects of the random effects model are inconsistent if the fixed effects model is appropriate.

¹⁴ The standard Hausman test, a statistical test often used to decide between the fixed and random effect models, failed in both cases. The fixed-effect model will therefore be used since it is consistent even if the random-effect estimator is technically the correct one. This decision may result in some loss of efficiency.

¹⁵ A notable limitation of the fixed-effect model is its inability to estimate time-invariant variables. This precludes including the amount of turf replaced as an explanatory variable.

2. As appropriate, please include an explanation of any concerns or factors affecting the reliability of the data/information relied on.

The water conservation community is still in the early stages of understanding how best to quantify the water savings of landscape efficiency measures. There are many challenges facing accurate calculation of outdoor water conservation. For this Program, data analysis challenges focused around participant behavior, water usage data, control groups, and the time-frame and nature of landscape savings.

Participant behavior can factor greatly into water use at a property; however it is very difficult to predict or track. For example, during the two year Program period, a turf removal participant may have added additional people to the household thus increasing water usage. They could also have added a vegetable garden, an addition to the home, or other upgrade that would increase water usage. On the converse side, participants might install high efficiency toilets or clothes washers that would save water. Or they might fix an ongoing leak or have a decrease in household members that would lead to reduced water usage.

Related to participant behavior is the accuracy of water usage data. Many residential properties do not have separate outdoor and indoor water meters. Instead, water is metered as it enters the property. Therefore it is very difficult to tell where water is being used or saved on the premise. In addition, water usage data can be difficult to collect from water agencies. Many water agencies do not have the billing system, staff time, or ability to report on customer's water consumption data.

The lack of a control group is also in part related to participant behavior. To have a solid control group for a turf removal participant Metropolitan would need two properties with identical yard square footage, indoor water using fixtures, full time residents, and similar conservation habits. This type of match is extremely difficult to identify and to maintain over the two year Program period.

The last challenge with water savings analysis is the nature of landscape based water savings. This Program encouraged the installation of California Friendly Landscapes. These landscapes often take up to three years to fully establish and gain resilience to drought. Until the plants are fully established, participants will still need to water their landscapes. It is possible that the true water savings of California Friendly yard transformations will not be seen until the fourth year after installation. The fact that this Program is only two years and the full benefit of California Friendly landscapes may not be seen for three or four years makes it very likely that the water savings calculations in this report underestimate true savings.

It is also possible that water savings could be over-estimated due to the process customers use to remove their lawns. For example, if a customer uses an herbicide to kill their grass they will need to water the grass

liberally during the “killing” period to assist the grass in absorbing the herbicide. This could increase their water usage right before the transformation takes place thus skewing the analysis results.

The different types of California Friendly landscapes can also affect water savings. California Friendly landscapes range from a majority of permeable decomposed granite to succulents to chaparral plants. Each of these yard “pallets” has a different water savings profile.

With respect to the empirical analysis, it is important to emphasize that the data available may not be representative of the full set of retail agencies participating in the program. This would be the case if, for example, agencies who suspected good results were more likely to provide the requested data. Second, the program participants may not be a representative sample of all customers served by a given agency. This would be true if participants were selected based on the expectation that their particular sites would especially benefit from the program. It would also happen if participants themselves joined the program for this reason, or because of a higher than average sensitivity to the importance of water use efficiency. In other words, if participants differed systematically from “typical” customers, the results developed in this analysis may not apply to the full customer population. This could limit the generalizability of the results.

A second issue affecting generalizability is that the analysis is conducted for all retail agencies as a group, not separately for individual agencies. The reason is that most of the individual agencies did not provide enough information for enough sites to justify separate analysis. Accordingly, model estimates are best viewed as applying to the average program participant and not to savings achieved by any given agency.

While generalizability of findings is a concern, so is internal validity. In the present context, internal validity depends largely on the a priori belief that an effect of interest—i.e., water savings—are due to the turf replacement program. This is more than a question of the statistical significance of the estimate.

Internal validity tends to be maximized in controlled experiments in which participants are randomly assigned to treatment and control groups. The main feature of this data generation model is that factors other than program participation systematically effecting outcomes are averaged out between groups, allowing a pure estimate of program effects. In practice, and especially when it comes to social programs, it is very difficult to conduct controlled experiments in field settings¹⁶. As a result, analytic methods attempting to approximate the idealized conditions of the controlled experiment have been developed. One of these, the so-called interrupted time-series design, will be used here.

¹⁶ This can be especially true were social programs are involved since it may unethical or illegal to deny program services.

The interrupted time series design uses each program participant, or site, as its own control group. Data are collected for both the pre- and post-program periods. Changes in the outcome variable of interest are measured in terms of pre-post differences. The key assumption is that all other factors contributing to the outcome are adequately controlled statistically. A standard linear regression model is often used for this purpose.¹⁷

The regression approach assumes that factors other than program participation systematically influencing measured outcomes are accurately, fully and explicitly included in the regression model. To the extent this is not achieved, estimates of program effects will tend to be wrong. The limitations of the usual regression approach in meeting these requirements are immediate in light of the available data. In particular, the only variables available for explaining variations in water use other than the program variable are a set of weather and climate measures. While variations in water use over the time considered may include program participation, they certainly also include the influence of income, personal preferences and behavior, the perceived importance of water conservation and other site-specific factors. Fortunately, the panel model estimators used in the analysis provide a possible remedy for the limiting assumptions of the regular regression model.

3. Attach any relevant data, reports or other support relied on in the calculation/estimate of project benefits, if available. Please briefly describe the data/information attached, if any.

Please see the accompany report titled “Water Savings from Turf Replacement” in Appendix E.

- D. Use of Conserved Water: *Please explain where the water saved, better managed, or marketed as a result of the project is going (e.g. used by the recipient, in stream flows, available to junior water users, etc.*

The water conserved through this Project could support existing water markets for Colorado River, State Water Project, and Central Valley Project contractors. This region is dependent on imported water to meet their municipal and industrial demand. In addition, reduced demand will provide flexibility for participating in water markets when transfer and storage opportunities are advantageous to the region and improve the management of water across the state.

- E. Future tracking of project benefits: *Please state whether and how the recipient plans to track the benefits of the project (water saved, marketed or better managed) in the future.*

Metropolitan may review the water savings of turf removal in a few years after plants have been established.

¹⁷ The t-test or simple analysis of variance (ANOVA) is sometimes used as a less desirable alternative since it does not control for additional confounding factors.

5. **Discussion of Amount of Renewable Energy Added:** *If your project included the installation of a renewable component, please describe the amount of energy the system is generating annually. Please provide any data/reports in support of this calculation.*

This Program did not include the installation of a renewable component.

6. **Describe how the project demonstrates collaboration, stakeholder involvement or the formation of partnerships, if applicable:** *Please describe the collaboration involved in the project, and the role of any cost-share or other types of partners. If there were any additional entities that provide support*

Collaboration and stakeholder involvement

The California Friendly Turf Replacement Incentive Program successfully encouraged collaboration and involvement among Metropolitan's twenty-six member agencies, associated retail agencies, and other stakeholders. This Program provided funding for turf removal incentives; however member agencies self-administered programs locally. This self-administration encouraged collaboration among the member and retail agencies as they learned from each other. Through monthly meetings convened by Metropolitan, water agencies regularly shared information to increase the programmatic and technical capacity surrounding turf removal and outdoor water conservation within the region. In addition to impromptu discussions, Metropolitan also held a "round-table" discussion for member and retail agencies on turf removal program successes, difficulties, and lessons learned.

The collaboration on programmatic and technical issues surrounding turf removal has also spread to educational efforts. The California Friendly Landscape Training (CFLT) program educates residential customers on California Friendly landscapes. Although not specifically aimed at turf removal, the course contains all the information customers need to begin a turf removal project and transform their landscape. CFLT is a uniform course that is available to residents throughout the Metropolitan service area. The creation of the CFLT curriculum is an example of collaboration between member agencies, Metropolitan, and the contractor. Metropolitan scheduled a mock-presentation by the contractor for the member agencies and other stakeholders before finalizing the curriculum. With member agency feedback, a final curriculum was created. Launched in 2013, CFLT continues to be a collaborative effort with Metropolitan receiving feedback from member agencies and incorporating them into the program. Of the nineteen member agencies with turf removal programs, sixteen are taking advantage of the CFLT workshops.

Partnerships and Cost-Share

This Program successfully developed cost-share partnerships with California Department of Water Resources (DWR) and Metropolitan's member agencies. DWR funding was received through the Proposition 50 Drought Grant Agreement: California Friendly Turf Removal Pilot Program. As mentioned earlier, six member agencies also contributed their own funds to the incentive for their service areas. Providing member agencies with a cost-share option led to stronger partnerships with member agencies including formal agreements.

7. **Describe any other pertinent issues regarding the project:**

Grant funding has contributed to turf removal programs spreading throughout Metropolitan's service area. With outside funding many member agencies were willing to launch turf removal pilot programs in their service area. Since the beginning of this Program in 2011, turf removal has gained momentum throughout Metropolitan's service area. By the end of this program in September 2013, nineteen member agencies had turf removal programs.

Due to the popularity of turf removal, Metropolitan's board has approved the continuation of a \$1 per square foot incentive while new grant funds are sought. In addition, turf removal will be launching in Metropolitan's Regional Rebate Program by January 2014. This will allow customers in all twenty six of Metropolitan's member agency's services areas to participate in turf removal.

8. **Feedback to Reclamation regarding the WaterSMART Program:** *Please let us know if there is anything we can do to improve the WaterSMART program in general, including the process for applying for or completing a WaterSMART project. Your feedback is important to us.*

Metropolitan does not have any recommendations regarding the WaterSMART Program at this time.

9. **Attachments:** *Please attach the following*

a. Any available data or information relied on in responding to paragraph 7, above;

Not Applicable

b. A map or illustration showing the location of the recipient's facilities (see paragraph 4, above);



c. Maps, sketches, and/or drawings of the features of the completed project, as appropriate (see paragraph 5, above);

Not applicable

d. Representative before and after photographs, if available

Please see Appendix D

e. A table showing the total expenditures for the completed project (please see Sample Final Project Costs Table, below).

Deliverable per Agreement	Due Date	% Complete	Funds Expended to Date		
			Federal Grant	Local Share	Total
Task 1 Summary of outreach to member agencies	10/31/2011	100%			
Task 2 List of participating agencies	10/31/2011	100%			
Task 3 Program information to agencies	10/31/2011	100%			
Task 4 Summary of member agency programs	01/31/2012	100%			
Task 5 Program rebates	Ongoing	100%	\$999,999.96	\$1,441,768.86	\$2,441,768
Task 6 Interim reports	Semi-annual	100%			
Task 7 Data analysis	09/30/2013	100%			
Task 8 Final report	12/31/2013	100%			
TOTAL			\$999,999.96	\$1,441,768.86	\$2,441,768
Cost Share %			41%	59%	100%
Min. Cost Share %			50%	50%	100%

Appendix A: Examples of Program Terms and Conditions

Figure A1: Burbank Water and Power Terms and Conditions

Eligibility

To be eligible for a program rebate, applicants must:

- Own and live in a single-family residential home in Burbank.
- Convert **at least 250 square feet** in the front yard or parkway. Back and side yards do not qualify for rebates.
- **Have living turf in the proposed project area.**
- Agree to pre and post inspections of the proposed project area.
- Agree to not re-install turf within five years.
- **Complete the project within 120 days** of the project's approval by BWP staff.

Requirements

To receive a rebate, the project's converted areas must:

- Consist of **water conserving plants** and/or **permeable surfaces**. Permeable surfaces are made of materials that allow water and air to pass through them easily. Examples of permeable surfaces are gravel, mulch, and cloth weed barriers. Examples of non-permeable surfaces are concrete patios, cemented brick walkways, plastic sheeting, and plastic weed barriers. An extensive list of water conserving plants can be found on BWP's Water-Wise Gardening website: <http://www.burbank.watersavingplants.com/>.
- Consist of **at least 60% plant cover**.
- Not include any live turf or synthetic turf.
- Be covered either with plants or with a **minimum of two (2) inches of mulch**. Exceptions are areas planted or seeded with creeping or rooting groundcover expected to spread over the area.
- Not include any invasive plant species listed in the California Invasive Plant Council's "**Don't Plant a Pest**" program. This list is found at <http://www.cal-ipc.org/landscaping/dpp/planttypes.php?region=socal>.
 - **Include irrigation appropriate** for a drought-tolerant landscape including **drip, rotating nozzles, bubblers**, but not **SPRAY SPRINKLERS**.
- Adhere to applicable laws, codes, ordinances, policies, and regulations, including City of Burbank ordinances.

Other Considerations

- The rebate amount is **\$1.00 per square foot with a maximum rebate of \$1,000 per property**.
- Only one application may be submitted per customer and property.
- The applicant will receive a rebate when the project is completed and a post inspection by BWP staff has confirmed the converted square footage.
- Rebates are for pre-approved square footage only, **approval cannot be retroactive**, and the rebate amount cannot exceed the rebate reservation amount.
- BWP will accept applications on a first-come, first-serve basis until funding has been distributed.
- Program requirements are at BWP's discretion, and are subject to change at any time.
- There may be natural gas pipes, fiber optic or other utilities buried in your yard or parkway. You must call Dig Alert at 1-800-227-2600 before you dig.

City of Burbank Ordinances

Relevant front yard ordinances include:

- At least 55% of front yards must be landscaped, defined as some combination of trees, shrubs, vines, ground covers, flowers, lawns, and natural features such as reflecting pools, fences, and benches.
- No more than 45% of front yards can be hardscaped, defined as cement concrete, asphalt, brick, pavers, and similar non-permeable surfaces.
- Other requirements are online at <http://www.codepublishing.com/ca/burbank/> under Chapter 1: "Zoning" and Article 6: "Residential Uses and Standards".

Parkway projects that follow these guidelines do not require a permit. Hardscapes and other types of changes will require an encroachment agreement, permit, fees, and plan.

- All plantings must be less than eight inches tall to ensure visibility for drivers and pedestrians.
- Plants cannot climb tree trunks, utility poles, street signs, or hydrants.
- Landscaping cannot block access to water meters, fire hydrants, or other city access points.
- Materials used cannot be "fixed" such as cement steps, brick borders, or planters.
- Parkway trees must be maintained in good health. Trees cannot be removed or damaged. Irrigation to trees must remain in place.
- Detailed requirements and an application for other modifications are found online at: http://file.burbankca.gov/publicworks/OnlineCounter/permits/app_docs_procedures/parkway_improvement/parkway_improvement_app.pdf

Figure A2: Eastern Municipal Water District Terms and Conditions

Turf Buy-Back Rebate Program	
Terms and Conditions	
<u>PRE-CONVERSION ELIGIBILITY</u>	
1.	Authorization to Proceed: Before removing any turf, the following items must be submitted to Eastern Municipal Water District: (1) signed Application Part 1 (Rebate Reservation); and (2) copy of your recent water bill; and (3) 4-5 current color photos of each area of turf your plan to remove. Rebates through the Turf buy-Back Rebate Program are available for customers that are directly served by EMWD and have received an approved rebate reservation number. Proceeding with a project prior to receiving authorization from Eastern will make the conversion ineligible for a rebate.
2.	Customer Eligibility: The property must receive water service directly from Eastern Municipal Water District. Only property owners may apply for the rebate.
3.	Qualifying Areas: Areas to be converted must have live turf that has been irrigated for at least 6 months prior to the rebate request. Conversion must comply with all applicable laws, codes, ordinances, policies, covenants conditions, and restrictions. <i>Areas irrigated with recycled</i>
4.	Minimum Project Size: A minimum of 100 square feet of turf must be converted. Smaller projects with less than 100 square feet of turf may be accepted if they completely remove turf from a property.
5.	Maximum Project Size: Residential customer's 5,000 square feet & Commercial customer's 10,000 square feet.
<u>MINIMUM REQUIREMENTS FOR THE CONVERTED AREA</u>	
1.	Plant Cover: The retrofitted area must not include any live turf, synthetic or other turf looking grasses. Buffalo grass is considered a turfgrass and is not eligible for this program. Plants used to replace turf must be very low to moderate water use.
2.	Efficient Irrigation: If a water system is used, it must be a drip irrigation system equipped with a pressure regulator, filter and emitters. The system must be free of leaks and malfunctions. Each drip emitter must be rated at less than 2 gallons per hour (gph). If part of a lawn is converted, the sprinkler system must be properly modified to provide adequate coverage to the remaining lawn without spraying the converted area.
3.	Surface Treatments: All exposed soil must be covered with a minimum of a 2-3" layer of mulch permeable to air and water, except in areas planted with creeping or rooting groundcovers. Common mulching materials include rock, bark, pavers or un-grouted flagstone. If a weed barrier is used beneath the mulch, it must be manufactured to be permeable to air and water. Impermeable surfaces are not covered by the rebate. Concrete, plastic sheeting or other impermeable surfaces do not qualify.
4.	Invasive Plants: Are not to be used. Plant species to avoid are identified on the "Don't Plant a Pest" brochure provided with the application package or online at http://www.cal-ipc.org/landscaping/dpp/pdf/SoCalPrintable.pdf
<u>PROGRAM TERMS</u>	
1.	Quantity of Rebates: Only one Turf Removal rebate per customer will be issued. (Please apply for the maximum area you plan to convert while the rebate reservation is valid).
2.	Project Timelines: Rebate reservations are valid for 45 days. Projects must be completed and the rebate request (Part 2 of the application form) submitted to Eastern within the 45 day period. Projects are subject to inspection by Eastern, its contractor or approved agent to determine compliance. If conversion fails to meet program compliance, you will be granted an additional 10 days to attain compliance and notify Eastern. This agreement terminates 45 days after execution or upon incentive payment, whichever comes first. All applicant obligations, including properly executed covenant documents, must be fulfilled within the 45 days period or the rebate may be forfeited. This program will end when all funds have been expended.
3.	Incentive Amounts and Limits: Reservations are issued on a first come, first served basis. The incentive rebate is \$1.00 per square foot not to exceed the project cost while funds are available. Checks will only be issued to the EMWD account holder.
4.	Requirements to Sustain Conversion: Converted areas must remain in compliance with all program conditions for a minimum of five (5) years. If this requirement is violated, you may be required to refund all or a portion of the rebate. This requirement is void upon transfer of ownership.
5.	Other Responsibilities of the Applicant: Eastern enforces only the conditions in this agreement. The applicant is responsible for complying with all laws, bylaws, ordinances, policies codes and covenants that may apply. Quality and appearance of the conversion is the responsibility of the applicant. Rebates may be considered taxable income. Eastern is not responsible for any taxes that may be imposed as a result of your receipt of any rebate.



CRESCENTA VALLEY WATER DISTRICT

TURF REPLACEMENT REBATE PROGRAM

CVWD is offering residential customers cash in return for reducing the amount of lawn area in their landscapes. CVWD will pay you **\$100 per 100 square feet** of lawn area you remove. The cash rebate is **limited to \$800** per water meter account.

Eligibility Requirements

Applicants must:

- Own a residential home or dwelling unit (s) within the CVWD water service area.
- Agree to a brief pre-installation and post-installation inspection as part of the approval process.
- Replace turf or lawn with water conserving or drought-tolerant plants, vegetable gardens, and/or permeable landscape/hardscape structures such as decks, gravel, mulch, rocks, bark, or free-set pavers.
- Applicant must modify or eliminate the pre-existing lawn irrigation system (if applicable) so that the newly landscaped areas are served (if at all) through a separate valve (s) controlled independently of remaining turf area.
- Provide a list of the plant or hardscape materials proposed on the application form.
- Agree not to re-install turf in replacement area.

You are ineligible for this program if:

- You replace your lawn with a pool, building structures/extensions, impermeable pavement, or plant materials not considered water efficient.
- Your dwelling is a commercial building or owned by a commercial or government entity.
- You are replacing a former lawn or turf area which is not currently being irrigated.

Other Considerations

- CVWD acknowledges some subjectivity in the eligibility process and reserves all rights in making a final determination for approval or non-approval on a case-by-case basis.
- The replacement area measured will be rounded to the nearest 50 square feet and paid accordingly in \$25 increments.
- CVWD will normally issue a check within four weeks of final approvals. A credit to the customer's account will be issued upon request.
- Rebates are only available for projects approved in advance. This program is not retroactive.
- Tenants may participate in this program and receive a rebate only upon written authorization from the property owner.

How to Apply

1. Complete and sign application form and return to CVWD at 2700 Foothill Blvd., La Crescenta, CA, 91214.
2. Call or drop by the District office and schedule the pre-installation inspection.
3. Perform your lawn/turf replacement project.
4. Schedule a post-installation inspection for final District approval.

Foothill Municipal Water District is offering an additional incentive of \$0.30 per 1 square foot of lawn area removed. This cash rebate is also limited to \$800 per water meter account and requires a separate application that is available at CVWD, located at 2700 Foothill Blvd., or at www.fmwd.com. Funds are available on a first come, first serve basis as projects are completed. Funding may be reduced at any time without further notice.

Eligibility Requirements

Applicants Must:

- Own a residential home or dwelling unit(s) within the Foothill service area and receive water from one of the Water Providers listed: La Canada Irrigation District, Mesa Crest Water Company, Valley Water Company, Rubio Canon Land & Water Assoc., Lincoln Avenue Water Company and Las Flores Water Company and Kinneloa Irrigation District.
- Agree to a brief pre-installation and post-installation inspection as part of the approval process.
- Replace turf or lawn with water conserving or drought-tolerant plants, vegetable gardens, permeable landscape/hardscape structures such as decks, gravel, mulch, bark, rocks or free-set pavers and permeable artificial turf.
- Original turf must be completely removed, roots killed and weed barrier put in place before any plantings, mulch, or any of the items listed above are put into place to ensure original turf does not regrow.
- Applicant must modify or eliminate the pre-existing lawn irrigation system (if applicable) so that the newly landscaped areas are served (if at all) through a separate valve(s) controlled independently of any remaining turf area. The new irrigation system may be drip, low flow rotating sprinkler nozzles or you may use your rain barrel water, etc., to get the needed water to your new plants during their initial phase of establishment.
REMEMBER: The goal is to eliminate or drastically reduce your landscape water consumption.
- Agree not to re-install turf in replacement area.

You are ineligible for this program if:

- You replace your lawn with a pool, building structures/extensions, impermeable paving or plant materials not considered water efficient.
- Your dwelling is a commercial building or owned by a commercial or government entity.
- You are replacing a former lawn or turf area which is not currently being irrigated.

Other Considerations

- The rebate amount is \$0.30/sq. ft and cannot exceed the amount of \$800 per property.
- FMWD acknowledges some subjectivity in the eligibility process and reserves all rights in making a final determination for approval or non-approval on a case-by-case basis.
- Rebates will be issued only when the project is complete and approved.
- The replacement area measured will be rounded to the nearest 50 square feet and paid accordingly.
- Your water provider will issue a check within four weeks to six weeks of final approval or a credit will appear on your water bill.
- **Rebates are available only for projects approved in advance. This program is not retroactive.**
- Tenants may participate in this program and receive a rebate only upon written authorization from the property owner.
- Funding is limited and submitting a rebate application does not guarantee you will receive a rebate. Rebates are issued on a first-come, first-served basis until funding is exhausted or program deadline has been reached. Your project must be completed and all post-inspection photos and paperwork turned in no later than May15, 2014 to assure timely processing of your rebate.

How to Apply

1. **Call or drop by your Water Provider's Office with your completed application to schedule the pre-installation inspection.**
2. Perform your lawn/turf replacement project.
3. Schedule a post-installation inspection with your water provider for final approval.

FMWD
4536 Hampton Road
La Canada, CA 91011

Go to www.fmwd.com for more rebate information.

Residential Turf Removal Program Application

Terms and Conditions

Your water agency may have additional terms and conditions. If applicable, the requirements are included with this application package.

ELIGIBILITY

1. Rebates are available for residential properties only (single-family detached homes, townhomes, duplexes, triplexes and fourplexes) that have received an approved rebate reservation number. Projects that have been started or already completed prior to rebate reservation approval are not eligible.
2. The residential property must receive water service from a participating Metropolitan member agency or retail agency.
3. Areas to be converted must have live turf being irrigated with potable water at the time the rebate reservation number is provided. Areas irrigated with recycled water are not eligible.
4. Only property owners may apply for the rebate.

MINIMUM REQUIREMENTS FOR THE CONVERTED AREA

Upon completion, the converted area must meet the following requirements:

1. The area does not include any live turf or other turf-looking grasses. (Synthetic turf is an approved option for certain water agencies; please see your agency's requirements in this application. Not all cities allow synthetic turf installation.)
2. All exposed soil must be covered with a minimum 2" layer of mulch, except in areas planted with creeping or rooting groundcovers or directly seeded.
3. Converted areas must be permeable to air and water. Weed barriers must be permeable. Concrete, plastic sheeting or other impermeable surfaces do not qualify.
4. No invasive plant species are used. Invasive plants are identified in the California Invasive Plant Council "Don't Plant a Pest" program (<http://www.cal-ipc.org/landscaping/dpp/pdf/SoCalPrintable.pdf>)
5. Conversions must comply with all applicable laws, codes, policies, covenants, conditions, and restrictions.

PROGRAM TERMS

1. Only one Turf Removal rebate per address will be issued. **Please apply for the maximum area you plan to convert while the rebate reservation is valid (120 days).**
2. At least 250 square feet of turf must be removed. **Projects under 250 square feet will only qualify if they will completely eliminate turf from a property (excluding parkway areas).**
3. The maximum rebate amount is determined by the Metropolitan member agency or retail agency serving the property. The rebate amount per square foot of turf removed and maximum amount will be as stated in the application package.
4. Rebate reservations are valid for 120 days. Projects must be completed and the Rebate Request (Part 2 of the application form) submitted prior to the reservation expiring.
5. Rebates may be considered taxable income. Metropolitan and participating water agencies are not responsible for any taxes that may be imposed as a result of your receipt of any rebate.
6. Converted area and irrigated area measurements are subject to inspection and verification by Metropolitan, its contractor, or agent. If the conversion or measurements cannot be verified, any funds received by the applicant must be returned, including processing costs.
7. The converted area must remain in compliance with all program conditions for a period of 5 years. If this requirement is violated, you may be required to refund all or a portion of the rebate. This requirement is void upon transfer of ownership.

Additional Terms and Conditions



**\$2.00 per square foot of turf removed and replaced
with California-Friendly Plantings**

The maximum rebate amount per address is \$4,000

**\$2.00 per square foot of turf removed and replaced with California-Friendly Plantings
The maximum rebate amount per address is \$4,000 which is equal to 2,000 sq. ft. maximum**

In addition to the terms and conditions included in the Residential Turf Removal Program Application, the following terms and conditions apply to projects within the service area of the Los Angeles Department of Water and Power:

- 1) Water use history may be used to assess minimum water savings achieved to participate in this program. Not all applicants will be approved.
- 2) Areas to be converted must have live turf being irrigated with a sprinkler system using potable water for a minimum of one (1) year prior to a rebate reservation being issued.
- 3) Converted area must be either hand-watered (with sprinkler system removed or non-operable) or watered with a low volume drip and/or bubbler irrigation system. Overhead irrigation (i.e. pop-up sprinklers, riser shrub heads, single or multi-stream sprinklers/rotors/nozzles) is NOT allowed or eligible for LADWP rebates.
- 4) Converted areas must contain California-Friendly® plants to create at least 40% landscape coverage at maturity. Seasonal gardens do not qualify for the incentive.
- 5) Converted area may include synthetic turf. Synthetic turf projects are exempt from the 40% plant coverage requirement.
- 6) A Plant list may be required by the Los Angeles Department of Water and Power at the time of pre-inspection.
- 7) Please note that by participating in this program customers allow LADWP to publicize the pre- and post-conversion project photographs. (Address will not be published)
- 8) Participants are responsible to know and adhere to all local codes, ordinances, and covenants in planning, permitting, and installing your project.

Additional Terms and Conditions

Changes to a Parkway

Per Los Angeles Municipal Code, property owners must obtain a permit or a waiver from the Bureau of Engineering (BOE) before altering a parkway. Parkway is the area between the street and sidewalk. Property owners may be cited if the necessary permit is not obtained.

A rebate cannot be paid by LADWP without a permit or a waiver.

Please note that a permit/waiver does not exempt program participant from complying with all of the Terms and Conditions listed above (i.e. no overhead irrigation in any converted area).

The City has a Residential Parkway Landscaping Guideline that can be found at:

http://bss.lacity.org/Engineering/pdfs/Residential_Parkway_Landscaping_Guidelines_halflayout.pdf.

A property owner who wishes to replace the turf in a parkway must: (1) obtain a permit or a waiver for the project from BOE; (2) Call Robert Gutierrez, Landscape Architect, of the Public Works Bureau of Street Services (213) 847-0881 to discuss the proposed plants; and (3) Submit a plan for review and approval, showing the improvements graphically, calling out the plants to be used, and any details that may be needed to clarify the installation.

If you have additional program questions, please call SoCal WaterSmart 888-376-3314.

Figure A6: Long Beach Water Department Terms and Conditions

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Award Winning!  LONG BEACH WATER DEPARTMENT
Lawn-to-Garden Turf Replacement Program

[Home](#)

Application Terms and Conditions

Before you complete the application for this program you must read, understand, and accept the Lawn-to-Garden Incentive (L2G) program's Terms and Conditions listed below, the [Process Guidelines](#) and the [Design Requirements](#). You may also request a copy by calling 562-570-2308 or by sending an email to lawntogarden@lbwater.org

The following are the Terms and Conditions of the Beautiful Long Beach Lawn-to-Garden Incentive program (L2G).

General

- "LBWD" refers to the Long Beach Water Department.
- "L2G" refers to the Beautiful Long Beach Lawn-to-Garden Incentive program.
- Only one L2G application may be approved per water account.
- "Property Owner" is the owner of the property (the lawn) that would be relandscaped by the L2G program, or in the case when the property is owned by a corporation, "Property Owner" shall be the individual legally acting on behalf of the owner of the property. LBWD reserves the right to verify property ownership.
- If a L2G incentive payment is eventually made by LBWD, it can only be made payable to Property Owner.
- Property Owner
 - Property Owner must sign and submit the L2G application.
 - Property Owner will receive three dollars (\$3.00) per square foot for lawn replaced in accordance with the Terms and Conditions, Process Guidelines and Design Requirements.
 - Property Owner has sole responsibility for any and all tax consequences resulting from Property Owner receiving the **L2G** payment, and will be issued a 1099 at the end of the year in which the rebate was issued.
 - Property Owner has sole responsibility for complying with all applicable laws, permits, ordinances, codes, policies, covenants, and conditions that may apply to performance of the lawn removal/landscape conversion project. For City of Long Beach building and permit information call (562) 570-6651.
 - Property Owner has sole responsibility for the quality, appearance, and maintenance of the L2G landscape.
 - Property Owner shall make the property available to LBWD and/or its agents, in order (1) for LBWD to verify compliance with the L2G program, including but not limited to: the condition of the landscape prior to and after the L2G installation, the size (in square-feet) of the L2G landscape area, the efficiency of the new irrigation system; and (2) for LBWD to exercise its rights under the L2G program to use the design of the L2G landscaped area as well as descriptions of it, and before- and after-photos and videos of it, for the purpose of promoting drought tolerant landscapes
 - Any application containing inaccurate or misleading information will be disqualified from the L2G program and any and all commitments made by LBWD related to that application, including commitments to make L2G incentive payments, shall be automatically rescinded and rendered

null and void.

- Property Owner is limited to five (5) approved L2G applications; for example, a company owning 30 properties with 90 different water accounts may receive approval for a maximum of five applications (one each for 5 water accounts).
- Property Owner, if submitting the L2G application on-line, may be required by LBWD as a condition of receiving the incentive payment to sign a paper copy of the Application within two (2) weeks of being notified of having been approved, provided LBWD makes that paper application available to them.
- Property Owner agrees to waive, release, relinquish and discharge LBWD, its officials and employees from all liability, loss, claims, demands, causes of action, and damage arising out of Property Owner's participation in this Program.
- "Re-landscaped Area" refers to that part of the landscape, in square feet, which qualifies for and for which LBWD will pay the L2G incentive of \$3.00 per square foot. The Re-landscaped Area
 - only includes areas covered by living turf grass; the grass must be living when the landscape design is approved. (**Do not kill your lawn until your landscape design has been approved by LBWD**). Pre-existing projects are not eligible for the Lawn to Garden incentive.
 - Must be on a property whose water service is provided by LBWD.
 - Must be no greater than 1,000 square feet; there is no minimum. (Actual re-landscaped area may be larger than 1,000 square feet, but only the first 1,000 square feet are eligible for the L2G incentive.)
 - May only include the front yard and parkways; other landscaped areas, such as side yards or backyards or island medians, are not eligible.
 - Must be re-landscaped based on a design approved by LBWD, which approval will be based on the "Design Requirements" document.
 - If, in its sole discretion, LBWD finds the re-landscaped area has not been properly maintained or if the landscape has been altered significantly from the approved design (for example: if turf grass is reintroduced), Property Owner, if he/she has not sold the property by that time, shall reimburse LBWD for the L2G payment as follows: 100% reimbursement if finding made in first 365-day period after payment; 80% reimbursement if finding made within 2nd 365 day period after payment; 60% if finding made within 3rd 365-day period after payment; 40% if finding made within 4th 365-day period after payment; and 20% if finding made within 5th 365-day period after payment.
- Applications will be approved for funding in the order in which landscape designs are approved.
- In order for an application to be approved and for incentive payment to be made, the owner of the water account irrigating the L2G re-landscaped area must stay current on its City of Long Beach utility bill from the time of the application through the L2G payment and cannot be in violation of any LBWD water-use prohibitions during that period.
- The L2G incentive program and the Terms and Conditions set forth herein, the [Process Guidelines](#) and the [Design Requirements](#) are subject to change without notice.
- Employees and officials, and their spouses, of LBWD and of the City of Long Beach, are NOT eligible to participate in the Program.

Long Beach Water Department (LBWD)

- Shall have the right to use the design of the Re-landscaped Area as well as before- and after-photos and videos of it, for the purpose of promoting drought tolerant landscapes. This promotion could be in the form of videos, print, web, or other venues.
 - Shall have sole authority to resolve all disputes related to the L2G program, approval of applications, approval of landscape designs, and all other related matters relevant to the L2G program.
 - Shall not be obligated to make, and will not make, L2G payments for that part of the approved square footage, when the size of the actual landscape installed is less than that approved and/or when some or all of the landscape actually installed differs, as determined by LBWD in its sole discretion, from the approved design. In other words, LBWD shall only pay for the square footage of the landscape actually installed that is congruent with the approved design, up to the maximum amount of square feet approved in the application.
-

Terms and Conditions for the Turf Removal Program

All potential Program participants should review the following Terms and Conditions:

PROGRAM TERMS

- Only one Turf Removal rebate per address will be issued. Please apply for the maximum area you plan to convert. Maximum rebate paid will not exceed the cost of the minimum project requirements, as described on the program application.
- Prior to submitting a rebate application, applicants must have obtained any necessary approvals for their turf removal project from their city's code enforcement and/or HOA/CC&R board.
- Residential and Commercial sites are required to submit a simple design plan showing the proposed turf removal area along with a simple design of your new landscape.
- A minimum of 250 square feet of turf must be removed. **Exception:** Projects less than 250 square feet may qualify if the Project will completely eliminate turf from the property.
- A maximum of 10,000 square feet of turf may be removed. Projects over 10,000 square feet will be considered by the Program Administrator on a case-by-case basis. Homeowners Associations (HOAs) are eligible to participate up to a maximum of 10,000 square feet per irrigation meter irrigating the proposed turf removal area with potable water.
- If a landscape contractor is hired for your turf removal project, an invoice of associated costs must be submitted at time of Post-Turf Removal Site inspection.
- Notices to Proceed are valid for sixty (60) days. Projects must be completed and the Post-Turf Removal Site Inspection scheduled prior to the authorization expiring.
- Rebates may be considered taxable income and a signed IRS W-9 form is required for rebates of \$600 or more. Municipal Water District of Orange County, Metropolitan Water District of Southern California, and your local retail water agency are not responsible for any taxes, penalties, or interest that may be imposed in connection with your receipt of any rebate.
- Converted areas are subject to mandatory Pre- and Post-Turf Removal Site Inspections. If the Pre and/or Post-Turf Removal Site Inspections cannot be scheduled and completed during the Program term, rebates will not be issued.
- The converted area must remain in compliance with all Program conditions for a period of five (5) years. If this requirement is violated, you may be required to refund all or a portion of the rebate. This requirement to maintain Program conditions is not binding on successor owners.

RELEASE OF CLAIMS AND INDEMNIFICATION

Neither the Municipal Water District of Orange County, the Metropolitan Water District of Southern California, the California Department of Water Resources, the US Bureau of Reclamation, your retail water agency, or their contractors or agents makes any representation or warranty regarding the contracted services or products that you may select for your Project under this Program. Removal of turf and installation of water efficient devices and plants does not guarantee reduced water use.

By participating in the Program and accepting the rebates provided, you thereby release the Municipal Water District of Orange County, the Metropolitan Water District of Southern California, the California Department of Water Resources, the US Bureau of Reclamation, your retail water agency, and their contractors and agents from any and all claims and causes of action that may arise out of your removal of turf from your property and/or the purchase, installation, and/or use of water efficient devices in connection with this Turf Removal Program. Any and all claims or causes of action you may have in connection with any defect or failure of performance of any contracted service or installed product or device provided to you for your Project may only be pursued with the contractor you hired or the appropriate manufacturer/distributor.

The Municipal Water District of Orange County, the Metropolitan Water District of Southern California, the California Department of Water Resources, the US Bureau of Reclamation, and your retail water agency are responsible for operating and enforcing the terms and conditions of the Turf Removal Program. You, as the Program participant, are responsible for ensuring that your Project complies with all applicable Federal, State and local laws, as well as applicable CC&Rs and/or HOA restrictions. Quality of work and appearance of the converted area are the responsibility of the participant.

Further, you agree to indemnify, defend and hold harmless the Municipal Water District of Orange County, the Metropolitan Water District of Southern California, the California Department of Water Resources, the US Bureau of Reclamation, your retail water agency, and their directors, officers, employees, contractors and agents from all liability and claims of any kind arising out of or related to your removal of turf and purchase, installation, and use of water efficient devices in connection with this Program.

TURF REMOVAL PROGRAM

[Apply for a Rebate](#)
[Program Overview](#)
[Program Rules](#)
[Contact Us](#)
[Inspiration for your Project](#)



Lawns typically use 50 percent more water than other plants. That's why more and more Pasadenans (like the resident featured in the before and after pictures on the right) are replacing their thirsty lawns with colorful water-smart landscaping that attracts birds and butterflies. PWP's Turf Replacement Program can help you make the switch to a water- and money-saving landscape.

Now ALL customer types may qualify for the program, including commercial, institutional, residential and multi-family water customers.

PROGRAM OVERVIEW

\$1 for every square foot of water-thirsty grass replaced with water-wise plants or a combination of these plants and water-permeable groundcover such as mulch. Rebate is capped at \$2,500 for residential properties, and \$10,000 for commercial and multi-family properties.

How to qualify for and reserve program funds:

- You must have a water account with Pasadena Water & Power and the project area must be on the property associated with that account.
- Submit application along with:
 - 1) sketch/drawing of plans to replace at least 250 square feet of turf grass with qualifying plants/materials;
 - 2) pictures of existing landscaping that includes live turf grass (optional); and
 - 3) City Planning Division approval (if required)
- **Complete a pre-inspection BEFORE tearing out old lawn and new planting begins.**
- Projects will be verified through a post-inspection before a rebate is issued.

Important Note: It is solely your responsibility to fully understand and comply with program rules before making any modifications to your landscaping.

PROGRAM RULES

Pasadena Water and Power (PWP) offers rebates of \$1 per square foot of turf grass removed and replaced with qualifying landscaping. All PWP water customers are eligible. The maximum rebate per residential property is \$2,500. The maximum for commercial and multi-family properties is \$10,000.

All projects require both a pre-installation inspections (prior to project start) and a post-installation inspection (prior to release of rebate funds). After submission of an application, customers will be contacted by Pasadena Water & Power to schedule a pre-installation inspection. **No work shall be started prior to this inspection. Turf must be living at the time of inspection.** After the post-installation inspection is completed and the project is approved, you may begin your project.

A full list of recommended California Friendly plants and landscaping ideas can found on [Pasadena's Smart Landscaping Guide](#) and on www.bewaterwise.com

A combination of live plants, trees, mulch, decomposed granite and gravel are acceptable turf replacements. All bare soil areas between plants must be covered with a minimum 2" layer of permeable material such as mulch or decomposed granite. Converted area cannot be covered with impermeable surfaces such as concrete, brick, or asphalt. Use of a permeable weed barrier is highly encouraged; non-permeable sheeting or plastic is not permitted. **Synthetic/artificial turf is NOT an eligible groundcover.**

For residential projects, a minimum of 70 percent of the front and street side setback areas are required to be covered and maintained with some combination of live trees, shrubs, vines, ground covers, flowers, existing lawns or other types of vegetation. Decomposed granite and gravel are considered paving and cannot exceed 30% of the total front and side yard area.

Parkway area requirements:

- Nothing may be planted higher than 3-1/2 feet

- No plastic sheeting or other non-permeable materials can be used
- No concrete paving, access to utilities must be maintained
- Do not completely fill in area with rocks; some decorative rocks can be used in conjunction with plants, groundcover and mulch.

All projects must comply with Pasadena's landscape ordinances and zoning codes as applicable. An approved plan from Pasadena's Planning & Community Development Department is highly recommended as a part of your application. If your retrofit is larger than 5,000 square feet, it may be subject to additional Water Efficient Landscape requirements. Please direct zoning related questions to: (626) 744-6777.

PWP reserves the right to modify the terms of this program at any time. Funds are available on a limited basis. Once funds are reserved, funding is ensured if project is completed within the terms of the rebate program.

This program is funded by Pasadena Water and Power and the Metropolitan Water District of Southern California.

FOR MORE INFORMATION

Residential projects: (626) 744-7926 or jhao@cityofpasadena.net

Commercial/multi-family projects: (626) 744-3865 or nlong@cityofpasadena.net

NEED INSPIRATION?

- Make a custom plan for a Pasadena-Friendly landscape using PWP's Water-Smart Landscaping Guide
- See before & after videos from your Pasadena neighbors
- Attend one of our many water-wise landscaping workshops
- See the Cut Your Grass Workshop Slide Presentation
- Find California-Friendly planting ideas at www.BeWaterWise.com
- Find out which invasive species to avoid
- See inspiring landscapes in Sunset Magazine
- Hear expert advice from native plant maven Lili Singer

Return to PasadenaSavesWater.com



You are here: [Home](#) > [Turf Removal Program](#)



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 City Government
 Departments
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 Public Records
 City GIS
 Commissions & Committees
 Budget & General Plan
 Pasadena Water & Power
 Green City
 Employment & Volunteering
 Disaster Preparedness

Contact

the City (626) 744-4000
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Appendix B: Examples of Program Applications



Go Native! Application Packet

Customer Information

BWP Account Name:	
Contact Name:	
BWP Account Number:	
Property Address:	
Daytime Phone Number:	
Email Address:	
Mailing Address (if different from Property Address):	

Project Information

Estimated square footage of project:	
Location of project:	<input type="checkbox"/> Front yard <input type="checkbox"/> Parkway <input type="checkbox"/> Both
Current irrigation system:	<input type="checkbox"/> Spray <input type="checkbox"/> Drip <input type="checkbox"/> Hand water <input type="checkbox"/> Other
Will your converted area have an irrigation system?	<input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, the converted area must have a landscape-appropriate irrigation system.)

Project Description

Describe your project plan. Page 3 includes a graph for design plan.

Turf removal method:

Plants:

Permeable surface:

Design:

Disclaimer

By participating in this program, I agree that:

- I own and live in the property where the project will be installed.
- Approval of a rebate reservation and application is at the discretion of BWP.
- I currently have live turf and I will not begin the process of turf abatement until my scheduled pre-inspection.
- As part of the pre and post inspections, BWP will take photographs of the project area and other relevant locations before and after installation of the project. These photographs may be used for marketing and grant reporting purposes.
- BWP, the City of Burbank, and its employees are released from all claims and causes of action in connection with the Go Native! Program.
- I am responsible for the quality, appearance, and maintenance of the project area.
- I will comply with all applicable laws, codes, ordinances, policies, and regulations that may apply.
- BWP reserves the right to seek prorated rebate reimbursement from applicant if the converted area is replaced with turf within five (5) years.

Signature (required)

I have read, understand, and agree to comply with all program requirements and the above disclaimers.

Signature: _____ Date: _____

Please sign and send your completed application to (keep page 4):

P.O. Box 631
164 W. Magnolia Blvd.
Burbank, CA 91503

For BWP Use Only

Application Number:
Reservation Number:

Pre-Inspection Date:	Approved Square Footage:
Staff Signature:	Staff Print Name:
Project Deadline:	
Customer Agreement:	

Post Inspection Date:	Converted Square Footage:
Staff Signature:	Staff Print Name:
Customer Agreement:	

Draw your design plan – Go Native! rebates only available for front yard and parkway

A large grid for drawing a design plan. The grid consists of 20 columns and 20 rows of squares, providing a space for a detailed drawing of a front yard and parkway.

Eligibility

To be eligible for a program rebate, applicants must:

- Own and live in a single-family residential home in Burbank.
- Convert **at least 250 square feet** in the front yard or parkway. Back and side yards do not qualify for rebates.
- **Have living turf in the proposed project area.**
- Agree to pre and post inspections of the proposed project area.
- Agree to not re-install turf within five years.
- **Complete the project within 120 days** of the project's approval by BWP staff.

Requirements

To receive a rebate, the project's converted areas must:

- Consist of **water conserving plants** and/or **permeable surfaces**. Permeable surfaces are made of materials that allow water and air to pass through them easily. Examples of permeable surfaces are gravel, mulch, and cloth weed barriers. Examples of non-permeable surfaces are concrete patios, cemented brick walkways, plastic sheeting, and plastic weed barriers. An extensive list of water conserving plants can be found on BWP's Water-Wise Gardening website: <http://www.burbank.watersavingplants.com/>.
- Consist of **at least 60% plant cover**.
- Not include any live turf or synthetic turf.
- Be covered either with plants or with a **minimum of two (2) inches of mulch**. Exceptions are areas planted or seeded with creeping or rooting groundcover expected to spread over the area.
- Not include any invasive plant species listed in the California Invasive Plant Council's "**Don't Plant a Pest**" program. This list is found at <http://www.cal-ipc.org/landscaping/dpp/planttypes.php?region=socal>.
 - **Include irrigation appropriate** for a drought-tolerant landscape including **drip, rotating nozzles, bubblers**, but not **SPRAY SPRINKLERS**.
- Adhere to applicable laws, codes, ordinances, policies, and regulations, including City of Burbank ordinances.

Other Considerations

- The rebate amount is **\$1.00 per square foot with a maximum rebate of \$1,000 per property**.
- Only one application may be submitted per customer and property.
- The applicant will receive a rebate when the project is completed and a post inspection by BWP staff has confirmed the converted square footage.
- Rebates are for pre-approved square footage only, **approval cannot be retroactive**, and the rebate amount cannot exceed the rebate reservation amount.
- BWP will accept applications on a first-come, first-serve basis until funding has been distributed.
- Program requirements are at BWP's discretion, and are subject to change at any time.
- There may be natural gas pipes, fiber optic or other utilities buried in your yard or parkway. You must call Dig Alert at 1-800-227-2600 before you dig.

City of Burbank Ordinances

Relevant front yard ordinances include:

- At least 55% of front yards must be landscaped, defined as some combination of trees, shrubs, vines, ground covers, flowers, lawns, and natural features such as reflecting pools, fences, and benches.
- No more than 45% of front yards can be hardscaped, defined as cement concrete, asphalt, brick, pavers, and similar non-permeable surfaces.
- Other requirements are online at <http://www.codepublishing.com/ca/burbank/> under Chapter 1: "Zoning" and Article 6: "Residential Uses and Standards".

Parkway projects that follow these guidelines do not require a permit. Hardscapes and other types of changes will require an encroachment agreement, permit, fees, and plan.

- All plantings must be less than eight inches tall to ensure visibility for drivers and pedestrians.
- Plants cannot climb tree trunks, utility poles, street signs, or hydrants.
- Landscaping cannot block access to water meters, fire hydrants, or other city access points.
- Materials used cannot be "fixed" such as cement steps, brick borders, or planters.
- Parkway trees must be maintained in good health. Trees cannot be removed or damaged. Irrigation to trees must remain in place.
- Detailed requirements and an application for other modifications are found online at: http://file.burbankca.gov/publicworks/OnlineCounter/permits/app_docs_procedures/parkway_improvement/parkway_improvement_app.pdf



Eastern Municipal Water District
P.O. Box 8300
Perris, CA 92572-8300
951-928-3777 ext 3322

Turf Buy-Back Rebate Program

Application Package

Instructions

1. **PROJECTS THAT HAVE BEEN STARTED OR COMPLETED PRIOR TO RECEIVING A REBATE RESERVATION ARE NOT ELIGIBLE**
2. Read the application package carefully including program terms and conditions.
3. If you are unsure of local landscaping requirements, contact your city code enforcement officer and homeowners' association (when applicable).
3. The following items are required in order to request a rebate reservation:
 - Original completed, signed Application Part 1 (Rebate Reservation)
 - Copy of your recent water bill
 - 4-5 current color photos of each area where you plan to remove turf (please label with name, address, location and date picture was taken). *Photos will not be returned, please keep a copy for your records.*
4. You may be contacted by Eastern Municipal Water District (Eastern) to schedule a pre and/or post conversion site visit.
5. If your application is approved, you will receive Part 2 of the application which includes your reservation number and the expiration date of your application.
6. Upon receipt of your rebate reservation number, you may begin your project. You will have 45 days to complete the work.
7. The following items are required upon completion of the project:
 - Original completed signed Application Part 2 (Rebate Request) and all project receipts
 - 4-5 current color photos of each area where turf was removed and replaced with shrubs, ground cover, mulch, permeable paths, and permeable hardscape as applicable (please label with name, address, location, and date picture was taken) *Photos will not be returned, please keep a copy for your records.*
8. Rebates will only be processed after verification that the project has been completed. Verification may be performed by Eastern, its contractor or designated agent.
9. The rebate amount will be up to a \$1.00 per square foot, not to exceed the project cost. The rebate can't exceed the project costs.

This is a two part application package to be completed in two stages (Part 1 – Rebate Reservation and Part 2 – Rebate Request). Each part will be submitted along with required documentation, by mail to the address listed below.

Part 1 - Rebate Reservation is required to be submitted prior to beginning any work on the project; failure to comply will result in automatic disqualification from the program.

Part 2 – Rebate Request is required to be submitted after project is completed, and within 45 days from the date the rebate reservation was authorized.

Mail to:
Eastern Municipal Water District
Conservation Department – Turf Removal Program
P.O. Box 8300
Perris, CA 92572-8300

For Questions please call the Conservation Department @ 951-928-3777 ext. 3322

FAX: (951) 928-6120 Email: conservation2@emwd.org

Turf Buy-Back Rebate Program

Terms and Conditions

PRE-CONVERSION ELIGIBILITY

1. **Authorization to Proceed:** Before removing any turf, the following items must be submitted to Eastern Municipal Water District: (1) signed Application Part 1 (Rebate Reservation); and (2) copy of your recent water bill; and (3) 4-5 current color photos of each area of turf your plan to remove. Rebates through the Turf buy-Back Rebate Program are available for customers that are directly served by EMWD and have received an approved rebate reservation number. **Proceeding with a project prior to receiving authorization from Eastern will make the conversion ineligible for a rebate.**
2. **Customer Eligibility:** The property must receive water service directly from Eastern Municipal Water District. Only property owners may apply for the rebate.
3. **Qualifying Areas:** Areas to be converted must have live turf that has been irrigated for at least 6 months prior to the rebate request. Conversion must comply with all applicable laws, codes, ordinances, policies, covenants conditions, and restrictions. *Areas irrigated with recycled*
4. **Minimum Project Size:** A minimum of 100 square feet of turf must be converted. Smaller projects with less than 100 square feet of turf may be accepted if they completely remove turf from a property.
5. **Maximum Project Size:** Residential customer's 5,000 square feet & Commercial customer's 10,000 square feet.

MINIMUM REQUIREMENTS FOR THE CONVERTED AREA

1. **Plant Cover:** The retrofitted area must not include any live turf, synthetic or other turf looking grasses. Buffalo grass is considered a turfgrass and is not eligible for this program. Plants used to replace turf must be very low to moderate water use.
2. **Efficient Irrigation:** If a water system is used, it must be a drip irrigation system equipped with a pressure regulator, filter and emitters. The system must be free of leaks and malfunctions. Each drip emitter must be rated at less than 2 gallons per hour (gph). If part of a lawn is converted, the sprinkler system must be properly modified to provide adequate coverage to the remaining lawn without spraying the converted area.
3. **Surface Treatments:** All exposed soil must be covered with a minimum of a 2-3" layer of mulch permeable to air and water, except in areas planted with creeping or rooting groundcovers. Common mulching materials include rock, bark, pavers or un-grouted flagstone. If a weed barrier is used beneath the mulch, it must be manufactured to be permeable to air and water. **Impermeable surfaces are not covered by the rebate. Concrete, plastic sheeting or other impermeable surfaces do not qualify.**
4. **Invasive Plants:** Are not to be used. Plant species to avoid are identified on the "Don't Plant a Pest" brochure provided with the application package or online at <http://www.cal-ipc.org/landscaping/dpp/pdf/SoCalPrintable.pdf>

PROGRAM TERMS

1. **Quantity of Rebates:** Only one Turf Removal rebate per customer will be issued. (Please apply for the maximum area you plan to convert while the rebate reservation is valid).
2. **Project Timelines:** Rebate reservations are valid for 45 days. Projects must be completed and the rebate request (Part 2 of the application form) submitted to Eastern within the 45 day period. Projects are subject to inspection by Eastern, its contractor or approved agent to determine compliance. If conversion fails to meet program compliance, you will be granted an additional 10 days to attain compliance and notify Eastern. This agreement terminates 45 days after execution or upon incentive payment, whichever comes first. All applicant obligations, including properly executed covenant documents, must be fulfilled within the 45 days period or the rebate may be forfeited. This program will end when all funds have been expended.
3. **Incentive Amounts and Limits:** Reservations are issued on a first come, first served basis. The incentive rebate is \$1.00 per square foot not to exceed the project cost while funds are available. Checks will only be issued to the EMWD account holder.
4. **Requirements to Sustain Conversion:** Converted areas must remain in compliance with all program conditions for a minimum of five (5) years. If this requirement is violated, you may be required to refund all or a portion of the rebate. This requirement is void upon transfer of ownership.
5. **Other Responsibilities of the Applicant:** Eastern enforces only the conditions in this agreement. The applicant is responsible for complying with all laws, bylaws, ordinances, policies codes and covenants that may apply. Quality and appearance of the conversion is the responsibility of the applicant. Rebates may be considered taxable income. Eastern is not responsible for any taxes that may be imposed as a result of your receipt of any rebate.



Eastern Municipal Water District
P.O. Box 8300
Perris, CA 92572-8300
951-928-3777, Ext 3322

Turf Buy-Back Rebate Program

Application Part 1 – Participation Request *(Limited to one rebate per customer)*

Applicant Information *(please print)*

Property Owner:	Daytime Phone:	Email:	
Contact Person (if different)	Daytime Phone:	Email:	
Mailing Address:	City:	State:	Zip:

Project Information

Property Type: <input type="checkbox"/> Residential <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial	Total Lot Size:	Total Irrigated Area:	
Property Address:	City:	State:	Zip:
Water Agency: Eastern Municipal Water District Direct Customers ONLY	Water Service Account No. (include copy of recent water bill)		

(1) Identify area(s) where turf will be removed; (2) Total square footage for each area; (3) Provide 4-5 color photos of each area

<input type="checkbox"/> Front Yard	_____	<input type="checkbox"/> Left Side Yard	_____
	<i>Square feet of turf to be removed</i>		<i>Square feet of turf to be removed</i>
<input type="checkbox"/> Back Yard	_____	<input type="checkbox"/> Right Side Yard	_____
	<i>Square feet of turf to be removed</i>		<i>Square feet of turf to be removed</i>
<input type="checkbox"/> Parkway <small>(Permit may be required)</small>	_____	<input type="checkbox"/> Other Area	_____
	<i>Square feet of turf to be removed</i>		<i>Square feet of turf to be removed</i>

TOTAL SQ. FEET OF TURF TO BE REMOVED: _____

If total is under 100 sq. feet, will all turf be removed on the site (excluding parkways)? Yes No (ineligible for rebate)

How are turf areas currently being irrigated?
 Automatic sprinklers Manual sprinklers Hand water Other

What type of irrigation controller do you use?
 Automatic timer Smart controller None Other

How do you plan to complete the project?
 Self Contractor Other

Briefly describe your plan for the converted area (plants to be used, irrigation changes, etc.)

Turf Buy-Back Rebate Program – Part 1 Rebate Reservation

Agreement and Disclaimer Form

Eastern Municipal Water District and participating water agencies make no representation or warranty to contracted services or products that may be installed in converted areas, including any hazardous substances that may be contained in the product. Removal of turf and installation of water efficient devices does not guarantee reduced water use. This application is for a rebate only.

By participating in the program, you waive and release Eastern Municipal Water District, participating water agencies, and their contractors and agents from any and all claims and causes of action arising out of the removal of turf and/or the purchase, installation or use of devices in connection with this Turf Buy-Back Rebate program. Any claim you may have base upon any defect or failure of performance of a contracted service or device purchased by you should be pursued with the contractor or manufacturer/distributor.

Eastern Municipal Water District and participating water agencies only enforce the terms and conditions of the Turf Buy-Back Rebate Program. The applicant is responsible for complying with all applicable laws, codes, policies, ordinances, covenants, conditions, and restrictions that may apply. Quality and appearance of the converted area is the responsibility of the applicant.

Signature (required)

By signing below, the applicant agrees to comply with the program terms and conditions, as well as all Federal, State and local codes, including covenants, ordinances, conditions and restrictions, as applicable. The applicant has read, understands and agrees to the terms and conditions of the program as outlined and certifies the information on the application is true and correct.

Property Owner Signature:	Print Name:	Date:
---------------------------	-------------	-------

Submit completed application (Part 1) with copy of recent water bill and labeled photos to:

Eastern Municipal Water District
Conservation Department
Turf Removal Program
P.O. Box 8300
Perris, CA 92572-8300

FAX: (951) 928-6120 Email: conservation2@emwd.org
(No faxed pictures)

(Please allow 15 days to process your request)

For internal use only – do not write in this section

Application approved: Yes No Reservation #: _____ Expiration Date: _____
Date Part 2 sent to customer: Yes No
Denied: Yes No Explain:
Completed by: _____ Date: _____



CRESCENTA VALLEY WATER DISTRICT

TURF REPLACEMENT REBATE PROGRAM

CVWD is offering residential customers cash in return for reducing the amount of lawn area in their landscapes. CVWD will pay you **\$100 per 100 square feet** of lawn area you remove. The cash rebate is **limited to \$800** per water meter account.

Eligibility Requirements

Applicants must:

- Own a residential home or dwelling unit (s) within the CVWD water service area.
- Agree to a brief pre-installation and post-installation inspection as part of the approval process.
- Replace turf or lawn with water conserving or drought-tolerant plants, vegetable gardens, and/or permeable landscape/hardscape structures such as decks, gravel, mulch, rocks, bark, or free-set pavers.
- Applicant must modify or eliminate the pre-existing lawn irrigation system (if applicable) so that the newly landscaped areas are served (if at all) through a separate valve (s) controlled independently of remaining turf area.
- Provide a list of the plant or hardscape materials proposed on the application form.
- Agree not to re-install turf in replacement area.

You are ineligible for this program if:

- You replace your lawn with a pool, building structures/extensions, impermeable pavement, or plant materials not considered water efficient.
- Your dwelling is a commercial building or owned by a commercial or government entity.
- You are replacing a former lawn or turf area which is not currently being irrigated.

Other Considerations

- CVWD acknowledges some subjectivity in the eligibility process and reserves all rights in making a final determination for approval or non-approval on a case-by-case basis.
- The replacement area measured will be rounded to the nearest 50 square feet and paid accordingly in \$25 increments.
- CVWD will normally issue a check within four weeks of final approvals. A credit to the customer's account will be issued upon request.
- Rebates are only available for projects approved in advance. This program is not retroactive.
- Tenants may participate in this program and receive a rebate only upon written authorization from the property owner.

How to Apply

1. Complete and sign application form and return to CVWD at 2700 Foothill Blvd., La Crescenta, CA, 91214.
2. Call or drop by the District office and schedule the pre-installation inspection.
3. Perform your lawn/turf replacement project.
4. Schedule a post-installation inspection for final District approval.

Foothill Municipal Water District is offering an additional incentive of \$0.30 per 1 square foot of lawn area removed. This cash rebate is also limited to \$800 per water meter account and requires a separate application that is available at CVWD, located at 2700 Foothill Blvd., or at www.fmwd.com. Funds are available on a first come, first serve basis as projects are completed. Funding may be reduced at any time without further notice.



CRESCENTA VALLEY WATER DISTRICT

TURF REPLACEMENT REBATE PROGRAM
APPLICATION FORM

Name: _____ Owner Tenant

Property Address: _____

Type of Property: Single Family Home Multiple Family Dwelling Unit # Units _____

Telephone: _____ CVWD Account #: _____

I understand that funding is limited, and submitting a rebate application does not guarantee I will receive a rebate. Rebates are issued on a first-come, first-served basis until funding is exhausted.
I hereby grant permission to Crescenta Valley Water District (CVWD) herein identified as District, to use photographs of my residence and landscaping on the District's World Wide Web site or in other official District printed publications, including turf rebate materials, without further consideration, and I acknowledge the District's right to crop or treat the photograph at its discretion. I also acknowledge that the District may choose not to use these photographs at this time, but may do so at its own discretion at a later date.
I also understand that once these photographs are posted on the District's website, the image can be downloaded by any computer user. Therefore, I agree to indemnify and hold harmless from any claims the following:
The Crescenta Valley Water District, any District employee, Director, or contractor affiliated with the District.
CVWD reserves the right to discontinue use of photographs without notice.

Applicant Signature: _____
(By signing this application, customer agrees not to re-install turf in the replacement area)

Property Owner Authorization: _____
(Signature required to authorize rebate to tenant)

Total Square Footage of Lawn/Turf: _____

Total Square Footage of Lawn/Turf to be Replaced: _____

List of Plants or Hardscape Materials to be used: _____

Does existing lawn have an irrigation system? _____

Will new landscaping include an irrigation system? _____

Anticipated date of turf replacement completion: _____

FOR CVWD STAFF USE ONLY

CVWD Pre-Inspection by _____ Date _____ Approved: Yes No

CVWD Post-Inspection by _____ Date _____ Approved: Yes No



FOOTHILL MUNICIPAL WATER DISTRICT
TURF REMOVAL REBATE PROGRAM
APPLICATION FORM

Name: _____ Owner _____ Tenant _____

Property Address: _____

Telephone No. _____ Water Provider _____

Account No. _____

Type of Property: Single Family Home _____ Multi-Family Dwelling Unit _____ # of Units _____

Applicant Signature: _____
(By signing this application, customer agrees not to re-install turf in the replacement area)

Property Owner Authorization: _____
(Signature required to authorize rebate to tenant)

Total Square Footage of Lawn/Turf: _____

Total Square Footage of Lawn/Turf to be replaced: _____

List of Plants or Hardscape Materials to be used: _____

Does existing lawn have an irrigation system? (Y N) Will new landscaping include an irrigation system? (Y N) Anticipated date of turf replacement completion: _____

For Water Provider Use Only

Pre-Inspected by _____ Date _____ Approved (Y N)

Post-Inspected by _____ Date _____ Approved (Y N)

Eligibility Requirements

Applicants Must:

- Own a residential home or dwelling unit(s) within the Foothill service area and receive water from one of the Water Providers listed: La Canada Irrigation District, Mesa Crest Water Company, Valley Water Company, Rubio Canon Land & Water Assoc., Lincoln Avenue Water Company and Las Flores Water Company and Kinneloa Irrigation District.
- Agree to a brief pre-installation and post-installation inspection as part of the approval process.
- Replace turf or lawn with water conserving or drought-tolerant plants, vegetable gardens, permeable landscape/hardscape structures such as decks, gravel, mulch, bark, rocks or free-set pavers and permeable artificial turf.
- Original turf must be completely removed, roots killed and weed barrier put in place before any plantings, mulch, or any of the items listed above are put into place to ensure original turf does not regrow.
- Applicant must modify or eliminate the pre-existing lawn irrigation system (if applicable) so that the newly landscaped areas are served (if at all) through a separate valve(s) controlled independently of any remaining turf area. The new irrigation system may be drip, low flow rotating sprinkler nozzles or you may use your rain barrel water, etc., to get the needed water to your new plants during their initial phase of establishment.
REMEMBER: The goal is to eliminate or drastically reduce your landscape water consumption.
- Agree not to re-install turf in replacement area.

You are ineligible for this program if:

- You replace your lawn with a pool, building structures/extensions, impermeable paving or plant materials not considered water efficient.
- Your dwelling is a commercial building or owned by a commercial or government entity.
- You are replacing a former lawn or turf area which is not currently being irrigated.

Other Considerations

- The rebate amount is \$0.30/sq. ft and cannot exceed the amount of \$800 per property.
- FMWD acknowledges some subjectivity in the eligibility process and reserves all rights in making a final determination for approval or non-approval on a case-by-case basis.
- Rebates will be issued only when the project is complete and approved.
- The replacement area measured will be rounded to the nearest 50 square feet and paid accordingly.
- Your water provider will issue a check within four weeks to six weeks of final approval or a credit will appear on your water bill.
- **Rebates are available only for projects approved in advance. This program is not retroactive.**
- Tenants may participate in this program and receive a rebate only upon written authorization from the property owner.
- Funding is limited and submitting a rebate application does not guarantee you will receive a rebate. Rebates are issued on a first-come, first-served basis until funding is exhausted or program deadline has been reached. Your project must be completed and all post-inspection photos and paperwork turned in no later than May15, 2014 to assure timely processing of your rebate.

How to Apply

1. **Call or drop by your Water Provider's Office with your completed application to schedule the pre-installation inspection.**
2. Perform your lawn/turf replacement project.
3. Schedule a post-installation inspection with your water provider for final approval.

FMWD
4536 Hampton Road
La Canada, CA 91011

Go to www.fmwd.com for more rebate information.

Residential Turf Removal Program



Residential Turf Removal Program

Application Package

Instructions

- PROJECTS THAT HAVE BEEN STARTED OR ALREADY COMPLETED PRIOR TO REBATE RESERVATION APPROVAL ARE NOT ELIGIBLE.**
- Read the program terms and conditions and the guidelines provided with this package. Check the Garden Spot page on www.bewaterwise.com for design ideas, plant selection, and irrigation information. If you are unsure of local landscaping requirements, contact your city code enforcement officer and homeowners' association (if applicable).
- To request a rebate reservation, submit the following:
 - Original completed, signed Application Part 1 (Rebate Reservation)
 - Copy of your recent water bill
 - 4-5 current color photos of each area where you plan to remove turf (please label with name, address, location, and date picture was taken)

Keep a copy for your records. Photos will not be returned.
- You may be contacted by the Metropolitan Water District of Southern California or your water agency to schedule a pre-conversion site visit.
- If your application is approved, SoCal Water\$mart will provide you with a rebate reservation number and anticipated rebate amount. Rebates are only processed after verification by Metropolitan, its contractor, or agent that the approved project has been completed.
- Upon receipt of your rebate reservation number, you may begin your project. You will have 120 days to complete the work.
- When the project is completed, submit the following:
 - Original completed signed Application Part 2 (Rebate Request)
 - 4-5 current color photos of each area where turf was removed and replaced with shrubs, ground cover, mulch, permeable paths and permeable hardscape as applicable (please label with name, address, location, and date picture was taken)

Keep a copy for your records. Photos will not be returned.
- You may be contacted by Metropolitan or your water agency to schedule a post-conversion site visit.



THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA

bewaterwise.com

Residential Turf Removal Program Application

Terms and Conditions

Your water agency may have additional terms and conditions. If applicable, the requirements are included with this application package.

ELIGIBILITY

1. Rebates are available for residential properties only (single-family detached homes, townhomes, duplexes, triplexes and fourplexes) that have received an approved rebate reservation number. Projects that have been started or already completed prior to rebate reservation approval are not eligible.
2. The residential property must receive water service from a participating Metropolitan member agency or retail agency.
3. Areas to be converted must have live turf being irrigated with potable water at the time the rebate reservation number is provided. Areas irrigated with recycled water are not eligible.
4. Only property owners may apply for the rebate.

MINIMUM REQUIREMENTS FOR THE CONVERTED AREA

Upon completion, the converted area must meet the following requirements:

1. The area does not include any live turf or other turf-looking grasses. (Synthetic turf is an approved option for certain water agencies; please see your agency's requirements in this application. Not all cities allow synthetic turf installation.)
2. All exposed soil must be covered with a minimum 2" layer of mulch, except in areas planted with creeping or rooting groundcovers or directly seeded.
3. Converted areas must be permeable to air and water. Weed barriers must be permeable. Concrete, plastic sheeting or other impermeable surfaces do not qualify.
4. No invasive plant species are used. Invasive plants are identified in the California Invasive Plant Council "Don't Plant a Pest" program (<http://www.cal-ipc.org/landscaping/dpp/pdf/SoCalPrintable.pdf>)
5. Conversions must comply with all applicable laws, codes, policies, covenants, conditions, and restrictions.

PROGRAM TERMS

1. Only one Turf Removal rebate per address will be issued. **Please apply for the maximum area you plan to convert while the rebate reservation is valid (120 days).**
2. At least 250 square feet of turf must be removed. **Projects under 250 square feet will only qualify if they will completely eliminate turf from a property (excluding parkway areas).**
3. The maximum rebate amount is determined by the Metropolitan member agency or retail agency serving the property. The rebate amount per square foot of turf removed and maximum amount will be as stated in the application package.
4. Rebate reservations are valid for 120 days. Projects must be completed and the Rebate Request (Part 2 of the application form) submitted prior to the reservation expiring.
5. Rebates may be considered taxable income. Metropolitan and participating water agencies are not responsible for any taxes that may be imposed as a result of your receipt of any rebate.
6. Converted area and irrigated area measurements are subject to inspection and verification by Metropolitan, its contractor, or agent. If the conversion or measurements cannot be verified, any funds received by the applicant must be returned, including processing costs.
7. The converted area must remain in compliance with all program conditions for a period of 5 years. If this requirement is violated, you may be required to refund all or a portion of the rebate. This requirement is void upon transfer of ownership.



**THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA**

Residential Turf Removal Program Application

Part 1 – Rebate Reservation

(limited to one rebate per property)

Applicant Information *(please print)*

Property Owner:	Contact Person (if different):		
Daytime Phone Number:	Email:		
Mailing Address:	City:	State:	Zip:

Project Information

Property type: <input type="checkbox"/> Single Family Home <input type="checkbox"/> Duplex/Triplex/Fourplex <input type="checkbox"/> Townhome	Total Lot Size:	How many people reside in your home?	
Property Address:	City:	State:	Zip:
Water Agency:	Water Service Account Number (include copy of recent bill):		

Identify area(s) where turf will be removed and estimated square footage (provide 4-5 photos of each area):

<input type="checkbox"/> Front yard _____ <i>Sq. feet of turf to be removed</i>	<input type="checkbox"/> Left side yard _____ <i>Sq. feet of turf to be removed</i>
<input type="checkbox"/> Backyard _____ <i>Sq. feet of turf to be removed</i>	<input type="checkbox"/> Right side yard _____ <i>Sq. feet of turf to be removed</i>
<input type="checkbox"/> Parkway (permit may be required) _____	

TOTAL SQ. FEET OF TURF TO BE REMOVED: _____

If under 250 sq. feet, will all turf on site be removed (excluding parkways)? Yes No (ineligible for rebate)

How is the turf irrigated now?

Automatic sprinklers Manual Sprinklers Hand water Other _____

What type of irrigation controller do you use?

Automatic controller Smart controller None Other _____

Briefly describe your plan for the converted area (plants to be used, irrigation changes, etc.):

How do you plan to complete your project?

Self Contractor Other _____

CONTINUED ON NEXT PAGE

Residential Turf Removal Program Application – Part 1

Disclaimer

Metropolitan and participating water agencies make no representation or warranty relating to contracted services or products that may be installed in converted areas, including any hazardous substances that may be contained in the product. Removal of turf and installation of water efficient devices does not guarantee reduced water use. This application is for a rebate only.

By participating in the program, you waive and release Metropolitan, participating water agencies, and their contractors and agents from any and all claims and causes of action arising out of the removal of turf and/or the purchase, installation or use of devices in connection with this Turf Removal rebate program. Any claim you may have based upon any defect or failure of performance of a contracted service or device purchased by you should be pursued with the contractor or manufacturer/distributor.

Metropolitan and participating water agencies only enforce the terms and conditions of the Residential Turf Removal Program. The applicant is responsible for complying with all applicable laws, codes, policies, covenants, conditions, and restrictions that may apply. Quality and appearance of the converted area is the responsibility of the applicant.

Signature (required)

By signing below, the applicant agrees to comply with the program terms and conditions, as well as all Federal, State and local codes, including covenants, conditions and restrictions, as applicable. The applicant has read, understands and agrees to the terms and conditions of the program as outlined and certifies that the information on the application is true and correct.

Property Owner Signature:

Print Name:

Date:

Submit completed application (Part 1) with copy of water bill and labeled photos to:

**SoCal Water\$mart
Turf Removal Program
3800 Watt Avenue, Ste. 105
Sacramento, CA 95821**



**THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA**

Rebate Reservation No. <hr/>
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**Residential Turf Removal Program Application
Part 2 – Rebate Request
(submit when project complete)**

Applicant Information (please print)

Property Owner:	Contact Person (if different):		
Daytime Phone Number:	Email:		
Mailing Address:	City:	State:	Zip:

Project Information

Property Address:	City:	State:	Zip:
Water Agency:	Water Service Account Number:		

Identify area(s) where turf was removed and actual square footage (provide 4-5 photos of each area):

<input type="checkbox"/> Front yard _____ <i>Sq. feet of turf removed</i>	<input type="checkbox"/> Left side yard _____ <i>Sq. feet of turf removed</i>
<input type="checkbox"/> Backyard _____ <i>Sq. feet of turf removed</i>	<input type="checkbox"/> Right side yard _____ <i>Sq. feet of turf removed</i>
<input type="checkbox"/> Parkway (permit may be required) _____ <i>Sq. feet of turf removed</i>	TOTAL SQ. FEET: _____

How is the converted area irrigated now?

Automatic sprinklers Manual Sprinklers Hand water Other _____

What type of irrigation controller do you use?

Automatic controller Smart controller None Other _____

Briefly describe the project (plants used, irrigation changes, etc.):

How did you complete your project? <input type="checkbox"/> Self <input type="checkbox"/> Contractor <input type="checkbox"/> Other _____	Total Project Cost (optional):
--	--------------------------------

The following information will help us evaluate program water savings:

- How many people reside in your home? _____
- Do you have a pool and/or fountain? Pool: Yes No Fountain: Yes No
- Do you have a vegetable garden: Yes No
- Are there any additional high water use needs in the home, such as for healthcare? _____

CONTINUED ON NEXT PAGE

Residential Turf Removal Program Application – Part 2

Disclaimer

Metropolitan and participating water agencies make no representation or warranty relating to contracted services or products that may be installed in converted areas, including any hazardous substances that may be contained in the product. Removal of turf and installation of water efficient devices does not guarantee reduced water use. This application is for a rebate only.

By participating in the program, you waive and release Metropolitan, participating water agencies, and their contractors and agents from any and all claims and causes of action arising out of the removal of turf and/or the purchase, installation or use of devices in connection with this Turf Removal rebate program. Any claim you may have based upon any defect or failure of performance of a contracted service or device purchased by you should be pursued with the contractor or manufacturer/distributor.

Metropolitan and participating water agencies only enforce the terms and conditions of the Residential Turf Removal Program. The applicant is responsible for complying with all applicable laws, codes, policies, covenants, conditions, and restrictions that may apply. Quality and appearance of the converted area is the responsibility of the applicant.

Signature (required)

By signing below, the applicant agrees to comply with the program terms and conditions as well as all Federal, State and local codes, including covenants, conditions and restrictions, as applicable. The applicant has read, understands and agrees to the terms and conditions of the program as outlined and certifies that the information on the application is true and correct. The applicant also certifies that the converted area meets the minimum requirements listed in the terms and conditions as well as any additional requirements of your water agency.

Property Owner Signature:

Print Name:

Date:

Rebate Payment

Make Check Payable to:

Applicant

Contractor

Contractor Company Name:

Contractor Contact Name:

Contractor Phone Number:

Contractor Email:

Contractor Mailing Address:

City:

State:

Zip:

Submit completed application (Part 2) with labeled photos to:

**SoCal Water\$mart
Turf Removal Program
3800 Watt Avenue, Ste. 105
Sacramento, CA 95821**

Additional Terms and Conditions



**\$2.00 per square foot of turf removed and replaced
with California-Friendly Plantings**

The maximum rebate amount per address is \$4,000

**\$2.00 per square foot of turf removed and replaced with California-Friendly Plantings
The maximum rebate amount per address is \$4,000 which is equal to 2,000 sq. ft. maximum**

In addition to the terms and conditions included in the Residential Turf Removal Program Application, the following terms and conditions apply to projects within the service area of the Los Angeles Department of Water and Power:

- 1) Water use history may be used to assess minimum water savings achieved to participate in this program. Not all applicants will be approved.
- 2) Areas to be converted must have live turf being irrigated with a sprinkler system using potable water for a minimum of one (1) year prior to a rebate reservation being issued.
- 3) Converted area must be either hand-watered (with sprinkler system removed or non-operable) or watered with a low volume drip and/or bubbler irrigation system. Overhead irrigation (i.e. pop-up sprinklers, riser shrub heads, single or multi-stream sprinklers/rotors/nozzles) is NOT allowed or eligible for LADWP rebates.
- 4) Converted areas must contain California-Friendly® plants to create at least 40% landscape coverage at maturity. Seasonal gardens do not qualify for the incentive.
- 5) Converted area may include synthetic turf. Synthetic turf projects are exempt from the 40% plant coverage requirement.
- 6) A Plant list may be required by the Los Angeles Department of Water and Power at the time of pre-inspection.
- 7) Please note that by participating in this program customers allow LADWP to publicize the pre- and post-conversion project photographs. (Address will not be published)
- 8) Participants are responsible to know and adhere to all local codes, ordinances, and covenants in planning, permitting, and installing your project.

Additional Terms and Conditions

Changes to a Parkway

Per Los Angeles Municipal Code, property owners must obtain a permit or a waiver from the Bureau of Engineering (BOE) before altering a parkway. Parkway is the area between the street and sidewalk. Property owners may be cited if the necessary permit is not obtained.

A rebate cannot be paid by LADWP without a permit or a waiver.

Please note that a permit/waiver does not exempt program participant from complying with all of the Terms and Conditions listed above (i.e. no overhead irrigation in any converted area).

The City has a Residential Parkway Landscaping Guideline that can be found at:

http://bss.lacity.org/Engineering/pdfs/Residential_Parkway_Landscaping_Guidelines_halflayout.pdf.

A property owner who wishes to replace the turf in a parkway must: (1) obtain a permit or a waiver for the project from BOE; (2) Call Robert Gutierrez, Landscape Architect, of the Public Works Bureau of Street Services (213) 847-0881 to discuss the proposed plants; and (3) Submit a plan for review and approval, showing the improvements graphically, calling out the plants to be used, and any details that may be needed to clarify the installation.

If you have additional program questions, please call SoCal WaterSmart 888-376-3314.

HOME | LOGIN CONNECT WITH US: 

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Award Winning!  LONG BEACH WATER DEPARTMENT
Lawn-to-Garden Turf Replacement Program

Please fill out the form below...

Paying \$3.00 per square foot, up to 1,000 square feet, to replace your grass lawn with a beautiful, sustainable, drought tolerant landscape.

Please do not complete this application for the Lawn-to-Garden (L2G) Incentive until you have read the Terms and Conditions, the Process Guidelines, and the Design Requirements

Have you read and understood the L2G Incentive's Terms & Conditions, Process Guidelines, and Design Requirements?: *

Yes

Property Owner

Owner Name: *

Contact person (if different):

Mailing Address

Street: *

City: *

State/Province: *

Postal code: *

Contact Information

Daytime Phone: *

Evening Phone:

Email Address: *

Lawn to be re-landscaped using the Incentive

What is the street address of your Lawn-to-Garden Incentive project: *

Enter the 9-digit water account serving that site (see utility bill): *

How large will your Lawn-to-Garden landscape be, in square feet? There is no minimum, but the maximum is 1,000: *
(do not enter a comma for 1000)

Statement of Property Owner

I, the individual named as "Property Owner" listed, above, certify that

- I am the owner of the "Lawn" listed above as the project address; and
- I have read, understand and agree to the Incentive's
 - Terms and Conditions; and
 - Process Guidelines; and
 - Design Requirements; and
- I agree to waive, release, relinquish and discharge LBWD, its officials and employees from all liability, loss, claims, demands, causes of action, and damage arising out of my participation in this Program.
- I give Long Beach Water Department the right to use the design of the L2G landscaped area as well as descriptions of it, and before- and after-photos and videos of it, for the purpose of promoting drought tolerant landscapes. This promotion could be in the form of videos, print, web, and/or other venues.
- Neither I nor my spouse is an employee of the Long Beach Water Department or the City of Long Beach.
- The information on this application is true and correct.

CAPTCHA

This question is for testing whether you are a human visitor and to prevent automated spam submissions.

d 87 Y M

What code is in the image?: *

Enter the characters shown in the image.

[HOME](#)

[CHECKLIST](#)

[PLANNING](#)

[APPLICATION](#)

[DESIGN
REQUIREMENTS](#)

[PROCESS](#)

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www.lbwater.org 

[GARDEN PHOTOS](#)



Long Beach Water Department
The Standard in Water Conservation &
Environmental Stewardship



Turf Removal Program

Turf Removal Program

Residential/Commercial Application Form

www.mwdoc.com/services/turf-removal

OFFICE USE ONLY

PLEASE NOTE:

Projects that are underway or already completed prior to the mandatory Pre-Turf Removal Site Inspection are not eligible. Applications are processed in the order received. **This offer will be distributed on a first-come, first-served basis while funding lasts.** To receive this offer, you must follow and satisfy all Application Form Instructions, Guidelines, and Terms listed on the reverse side. **Please sign, date, and return this application, along with a copy of your most recent water bill and a simple site plan, to: Turf Removal Program, c/o Municipal Water District of Orange County, P.O. Box 20895, Fountain Valley, CA 92728-0895.**

1. ACCOUNT INFORMATION

Name on Water Account (See Water Bill):	Water Provider/Agency and Account #:
---	--------------------------------------

2. INSTALLATION ADDRESS

First Name:	Last Name:
Address:	Unit Number:
City:	Zip:
Phone Number: Area Code Number ()	Assessor's Parcel Number (APN):
Property Type: <input type="checkbox"/> Single Family Home <input type="checkbox"/> Condo/Townhome <input type="checkbox"/> Commercial <input type="checkbox"/> HOA	Total Lot Size:
How is the turf irrigated now? <input type="checkbox"/> Automatic Sprinklers <input type="checkbox"/> Manual Sprinklers <input type="checkbox"/> Hand Water <input type="checkbox"/> Other	
What type of irrigation controller do you use? <input type="checkbox"/> Automatic Controller <input type="checkbox"/> Smart Controller <input type="checkbox"/> None <input type="checkbox"/> Other	
What type of turf will you be removing from the property? <input type="checkbox"/> Warm Season <input type="checkbox"/> Cool Season <input type="checkbox"/> Other _____	Will you be hiring a contractor to assist with the project? <input type="checkbox"/> Yes <input type="checkbox"/> No

3. REBATE CHECK INFORMATION (REQUIRED!)

Make check payable to: First Name	Last Name
Payee Phone: Area Code Number ()	Social Security or Tax ID Number
Rebate Check Mailing Address (If different from Installation Address):	

4. CONTACT INFORMATION OF RESPONSIBLE PARTY

Contact Person: First Name	Last Name	Contact person is: (Check one)
		<input type="checkbox"/> Owner <input type="checkbox"/> Tenant
Day Phone: Area Code Number ()	Alternate Phone: Area Code Number ()	
Best Time to Call:	E-mail Address:	

5. SITE INFORMATION - RESIDENTIAL

<input type="checkbox"/> Front Yard Sq. feet of turf to be removed:	<input type="checkbox"/> Back Yard Sq. feet of turf to be removed:
<input type="checkbox"/> Left Side Yard Sq. feet of turf to be removed:	<input type="checkbox"/> Right Side Yard Sq. feet of turf to be removed:
<input type="checkbox"/> Parkway (Permit may be required) Sq. feet of turf to be removed:	TOTAL SQ. FEET OF TURF TO BE REMOVED:

6. SITE INFORMATION - COMMERCIAL

TOTAL SQ. FEET OF TURF TO BE REMOVED:			
Contractor Company Name:	Contractor Contact Name:		
Contractor Phone Number:	Contractor Email:		
Contractor Mailing Address:	City:	State:	Zip:

SITE OWNER SIGNATURE

I certify that the information on this Application is true and correct. I have read, understand, and agree to the TERMS AND CONDITIONS of the Program on the reverse side. I have enclosed a copy of my water bill.	
Site Owner Signature:	
Print Name:	Date and Place:



Turf Removal Program Terms and Conditions



Please carefully read the Instructions, Guidelines, and Terms below.

This Program sponsored by the Municipal Water District of Orange County, the Metropolitan Water District of Southern California, the Department of Water Resources, the Bureau of Reclamation, and your local retail water agency

PARTICIPATION INSTRUCTIONS

- **Projects that are underway or already completed prior to the mandatory Pre-Turf Removal Site Inspection (Pre-Inspection) are not eligible.**
- Please complete all sections of the application and return it – along with a copy of your recent water bill and a simple site plan– to the address listed on the front of this application. **All application submittals must include a simple site plan of the area to be removed.**
- After we receive your application and establish eligibility under the guidelines below, you will be contacted within two (2) weeks to schedule the MANDATORY Pre-Inspection. If the information provided does not establish eligibility, your application will be returned with a Denial Letter.
- You must provide the inspectors with full access to the proposed Project site Monday–Friday during daylight hours. Once your Pre-Inspection is complete, the results will be forwarded to the Program staff for review. If your site qualifies for the Program, a Notice to Proceed will be mailed/emailed out to you within a few days. Upon receipt of this Notice to Proceed, you may begin your Project. You will have sixty (60) days from receipt of the Notice to complete the work.
- As soon as all work is complete, you must contact the Program Administrator via e-mail at SRamirez@mwdoc.com to indicate that the work is completed. The Program Administrator will then make arrangements to schedule your MANDATORY Post-Turf Removal Site Inspection (Post-Inspection) to verify the amount of turf removed. You must again provide the inspectors with full access to the Project site Monday–Friday during daylight hours. **If you hire a contractor to perform the work, a copy of the receipt for materials and labor must be submitted.**
- After the Post-Inspection has been completed, your rebate check will be mailed to you within ten (10) weeks.
- All work performed in association with this Project, including scheduling of the Post-Inspection, must be completed within 60 days from receipt of the Notice to Proceed or June 30, 2013, which occurs first. Upon completion, the converted area must meet the following minimum requirements:
 - The removal area does not include any live or synthetic turf.
 - The watering system, if any, must be a low flow system (drip, bubblers, high efficiency, low precipitation rotating nozzles). If part of a lawn is converted, the sprinkler system must be properly modified to provide adequate coverage to the remaining lawn without spraying the converted area.
 - All exposed soil must be covered with a 2-3" layer of mulch, except in areas planted with creeping or rooting groundcovers. Acceptable mulch includes compost, bark, wood chip, decomposed granite, and river rock
 - Converted areas must be permeable to air and water. A permeability test will be performed at the site. Weed barriers must be permeable. Concrete, plastic sheeting, or other impermeable surfaces do not qualify for incentives under the Program Grout and/or mortar are not considered permeable and will disqualify the site from the rebate program if installed.
 - No invasive plant species are used. Visit the California Invasive Plant Council at <http://www.cal-ipc.org/> for a list of plants to avoid.
- MWDOC, your retail water agency and/or their representative must be allowed to take photos of landscapes prior to, during, and after being renovated through this Turf Removal Program and to use those photos for reproduction or promotional purposes.
- By signing this application, you are authorizing your retail water agency to release your water consumption history and data.
- All potential participants should review the following Eligibility Guidelines, Program Terms, and Disclaimer:

ELIGIBILITY GUIDELINES

- Rebates are available for residential and small commercial properties that have received a Pre-Inspection, a Notice to Proceed, and a Post-Inspection. Projects that are underway or already completed prior to receiving the Notice to Proceed are not eligible.
- The property must receive water service from a participating retail water agency.
- Areas to be converted must have well maintained, live turf (free of weeds and patches of exposed soil) and must be irrigated with potable water at the time the Pre-Inspection is performed. Commercial sites irrigated with recycled water are not eligible.
- All turf removal conversions, including historic sites, are subject to the terms of their local agency's landscape ordinance and must comply with all applicable Federal, State and local laws, as well as applicable CC&Rs and/or HOA restrictions.
- Since funding is limited, this **OFFER IS LIMITED** and is available on a first-come, first-served basis to eligible participants only while funding lasts.
- **YOU MUST SUBMIT YOUR APPLICATION PRIOR TO April 15, 2013**
- **IN ORDER FOR THE REBATE TO BE ISSUED TO YOU, ALL PROGRAM REQUIREMENTS MUST BE MET, INCLUDING SCHEDULING YOUR POST-INSPECTION, PRIOR TO THE EXPIRATION OF THE 60-DAY NOTICE TO PROCEED OR JUNE 30, 2013, WHICHEVER COMES FIRST.**

PROGRAM TERMS

- Only one Turf Removal rebate per address will be issued. Please apply for the maximum area you plan to convert. Maximum rebate paid will not exceed the cost of the minimum project requirements, as stated above.
- A minimum of 250 square feet of turf must be removed. Projects less than 250 sq. ft. may qualify if they will completely eliminate turf from a property.
- A maximum of 10,000 square feet of turf may be removed. Projects over 10,000 sq. ft. will be considered by the Program Administrator on a case-by-case basis. HOAs are eligible to participate up to a maximum of 10,000 sq. ft. per irrigation meter actively irrigating a proposed turf removal area with potable water.
- Notices to Proceed are valid for sixty (60) days or until June 30, 2013, whichever comes first, Projects must be completed and the Post-Inspection scheduled prior to the Notice expiring.
- Rebates may be considered taxable income and a signed W-9 form is required for rebates of \$600 or more. Municipal Water District of Orange County, Metropolitan Water District of Southern California, and your local retail water agency are not responsible for any taxes, penalties or interest that may be imposed in connection with your receipt of any rebate.
- Converted areas are subject to mandatory Pre- and Post-Inspections. If the Pre- and/or Post-Inspections cannot be scheduled and completed during the Program term, no rebate will be issued.
- The converted area must remain in compliance with all Program conditions for a period of five (5) years. If this requirement is violated, you may be required to refund all or a portion of the rebate. This requirement to maintain Program conditions is not binding on successor owners.

RELEASE OF CLAIMS AND INDEMNIFICATION

Neither the Municipal Water District of Orange County, the Metropolitan Water District of Southern California, the California Department of Water Resources, the US Bureau of Reclamation, your retail water agency, or their contractors or agents makes any representation or warranty regarding the contracted services or products that you may select for your Project under this Program. Removal of turf and installation of water efficient devices and plants does not guarantee reduced water use. By participating in the Program and accepting the rebates provided, you thereby release the Municipal Water District of Orange County, the Metropolitan Water District of Southern California, the California Department of Water Resources, the US Bureau of Reclamation, your retail water agency, and their contractors and agents from any and all claims and causes of action that may arise out of your removal of turf from your property and/or the purchase, installation, and/or use of water efficient devices in connection with this Turf Removal Program. Any and all claims or causes of action you may have in connection with any defect or failure of performance of any contracted service or installed product or device provided to you for your Project may only be pursued with the contractor you hired or the appropriate manufacturer/distributor. The Municipal Water District of Orange County, the Metropolitan Water District of Southern California, the California Department of Water Resources, the US Bureau of Reclamation, and your retail water agency are responsible for operating and enforcing the terms and conditions of the Turf Removal Program. You, as the Program participant, are responsible for ensuring that your Project complies with all applicable Federal, State and local laws, as well as applicable CC&Rs and/or HOA restrictions. Quality of work and appearance of the converted area are the responsibility of the participant. Further, you agree to indemnify, defend and hold harmless the Municipal Water District of Orange County, the Metropolitan Water District of Southern California, the California Department of Water Resources, the US Bureau of Reclamation, your retail water agency, and their directors, officers, employees, contractors and agents from all liability and claims of any kind arising out of or related to your removal of turf and purchase, installation, and use of water efficient devices in connection with this Program.

MORE COLOR... LESS Water!

Pasadena Water & Power's TURF REMOVAL PROGRAM

Turf grass uses more water than almost any other plant in a typical Pasadena landscape. PWP's Turf Removal Program can help you make the switch from thirsty, high maintenance grass lawns to a more colorful, interesting and sustainable landscape.



⇒ Get \$1/sq. ft. of turf grass removed and replaced with eligible landscaping

⇒ Minimum turf removal: 250 sq. ft.

⇒ Rebate maximum: \$2500 for residential; \$10,000 for commercial/multi-family

ELIGIBILITY

- Applicant must be a PWP water customer, and project must be on applicant's property where water service is provided by PWP.
- Areas to be converted must have living turf grass irrigated with potable water at the time of pre-inspection.
- Projects started or already completed prior to pre-inspection are not eligible.

PROGRAM TERMS

Application, Rebate Reservation & Inspections –

Upon receiving your complete application packet, PWP will contact you to schedule a pre-inspection. After pre-inspection you will receive a rebate reservation number and may begin your project. You must complete your project and contact PWP within 120 days of your pre-inspection to schedule a post-inspection. PWP will verify the square footage of turf removed and eligibility of replacement landscaping, then process your rebate. Allow 4-6 weeks to receive rebate.

Replacement Landscaping - A combination of live plants, ground cover, decomposed granite, gravel and mulch, are acceptable turf replacements. No invasive plant species. Bare soil between plants must be covered with a min. 2" of permeable material such as mulch or decomposed granite. Converted area covered with synthetic turf or impermeable surfaces such as concrete, brick, or asphalt do not qualify for the rebate. Go to PasadenaSavesWater.com for an invasive species list, recommended Pasadena-friendly plants and irrigation tips.

Parkway Area Restrictions: Nothing higher than 3-1/2 feet. No plastic sheeting, concrete paving or other non-permeable materials. Access to utilities must be maintained. Do not fill in area with rocks; small decorative rocks can be used in conjunction with plants, groundcover and mulch.

Other: All projects must comply with Pasadena's landscape ordinances and zoning codes. For residential projects, minimum of 70 percent of the front and street side setback areas must be covered with a combination of approved landscaping. Retrofits larger than 5000 sq.ft. may be subject to additional city requirements. For zoning code questions, call (626) 744-6777. Rebates may be considered taxable income. PWP is not responsible for taxes that may be imposed as a result of your rebate.

MORE INFO AND INSPECTION APPOINTMENTS: www.PWPweb.com/TurfRemoval

Residential projects: Jennifer Hao – (626) 744-7926 or jhao@cityofpasadena.net

Commercial/multi-family projects: Nancy Long – (626) 744-3865 or nlong@cityofpasadena.net





Turf Removal Program Application

Account Name:		Contact Name:	Date:
Property Address:			
City:		Zip:	Water Account #:
Phone:		E-mail Address:	
Alternate Phone:	Mailing Address (if different than property address):		

PROJECT DESCRIPTION

Check one: Residential Commercial Multi-Family

Identify area(s) where turf will be removed and briefly describe your plan:

Pre-conversion Inspection Date/Signature (PWP):	Estimated sq. ft. turf to be removed:
Post-conversion Inspection Date/Signature (PWP) :	Actual sq. ft. turf removed:

APPLICATION MATERIALS CHECKLIST

- Plan/sketch showing replacement landscaping Photos of proposed area for conversion (optional)
 Planning Department approval (if required)

RESERVATION # _____ **PROJECT DEADLINE:** _____ **REBATE AMOUNT \$** _____
To be completed by Pasadena Water and Power

DISCLAIMER

Pasadena Water and Power makes no representation or warranty relating to contracted services or products that may be installed in converted areas, including any hazardous substances that may be contained in the product. Removal of turf and installation of water efficient devices does not guarantee reduced water use. This application is for rebate only.

By participating in this program, you waive and release Pasadena Water and Power, The City of Pasadena and their contractors, agents and employees from any and all claims and causes of action arising out of the removal of turf and/or the purchase, installation or use of devices in connection with the Turf Removal program. Any claim you may have based upon any defect or failure of performance of a contracted service or device purchased by you should be pursued with the contractor or manufacturer/distributor.

The applicant is responsible for complying with all applicable laws, codes, ordinances, policies, covenants, conditions and restrictions that may apply. Quality and appearance of the converted area is the responsibility of the applicant.

SIGNATURE (required)

By signing below, the applicant agrees to comply with the program terms and conditions, as well as all Federal, State and local codes, including covenants, conditions and restrictions, as applicable. The applicant has read, understands and agrees to the terms and conditions of the turf replacement program as outlined and certifies that the information on the application is true and correct.

Signature	Date
-----------	------

Submit complete application packet to:

Pasadena Water and Power, Attn: TURF REMOVAL PROGRAM 150 S. Los Robles Ave Suite 200 Pasadena, CA 91101; or via email to lhao@cityofpasadena.net or fax (626) 396-7587 (residential) • nlong@cityofpasadena.net or fax (626) 396-7264 (commercial multi-family).

Appendix C: Examples of Program Marketing Materials

Go Native!

BWP has launched a new program for residential customers!

Participants receive cash rebates for removing living turf from their front yard or parkway and replacing it with a California Friendly landscape.

Rebate is \$1.00 per square foot of turf replaced with a maximum rebate of \$1,000 per property.



California Poppy

Program funded by: Burbank Water and Power, Metropolitan Water District of Southern California, California Department of Water Resources, and Bureau of Reclamation.



THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA



Burbank Water and Power
164 W Magnolia Blvd
Burbank, CA 91502

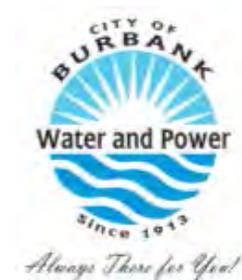
BurbankWaterAndPower.com

Go Native!

REBATE PROGRAM



Replace live turf with a California Friendly landscape!





Homestead Verbena

Eligibility

To participate, applicants must:

- Own and live in a single-family residential home in Burbank.
- Convert at least 250 square feet in the front yard or parkway. Back yards and side yards are not eligible for rebates.
- Currently have living turf in the proposed project area. Yards without living turf or that have already been converted do not qualify.



Agave, Rosemary, Succulents

Application process

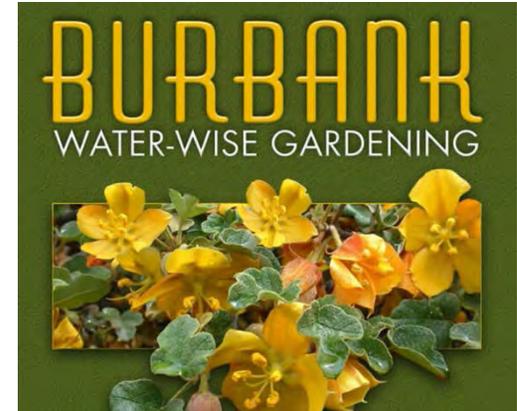
1. Submit an application, available in person at 164 W. Magnolia Blvd, Burbank CA 91502 or online at BurbankWaterAndPower.com
2. BWP will schedule a pre-inspection appointment to confirm your project's square footage and eligibility.
3. Receive BWP approval to begin your project and confirmation of your rebate reservation amount.
4. Complete the conversion project within 120 days (4 months).
5. Once the project has been completed, call 818-238-3730 to schedule a post-inspection.
6. At the post-inspection, BWP staff will confirm the square footage of your converted area and that the project meets eligibility requirements.
7. Receive a check for the approved rebate amount within 6-8 weeks.



Common Yarrow

Resources:

- Burbank's Water Wise Gardening website has inspiring photos, design advice, and information on hundreds of water conserving plants. burbank.watersavingplants.com



- Free California Friendly landscaping workshops are available throughout the year. Call BWP Conservation at 818-238-3730 for more information.

Program Contact:

BWP Conservation
Erika Sandoval
818-238-3730

esandoval@burbankca.gov

FREE! California Friendly Landscaping Workshop

Burbank Water and Power invites residents to attend a fun “how-to” workshop appropriate for all gardening levels. Learn about:

- **Basic Landscape design**
- **California Friendly plants**
- **Turf removal**
- **Basic irrigation systems**
- **Caring for your landscape**

Call 818-238-3730 to reserve your spot!

**Saturday, August 3rd
9:00 AM- 12:00 PM**

**Community Services Building
150 North 3rd Street
Burbank, CA 91502**



Always There for You!

Figure C3: Inland Empire Utilities Authority

Program Funded By

Your Project Plan

Cost Information

- Homeowner co-funds \$0.25 per square foot (\$125-\$250 depending on project size)
- All remaining costs (except upgrades) are covered through a funding partnership of federal, regional and local water providers
- Your project package is valued at \$3 per square foot (\$1,500 - \$3,000 per site).



RECLAMATION
Managing Water in the West



Upgrade Options

- | | |
|---|------------------|
| Additional Landscape Area | \$2.50 per SQ.FT |
| Includes mulch, weed barrier, round up (herbicide), and labor | |
| New Irrigation Valve | Custom Prices |
| Includes new valve, connections, and labor | |
| Additional Plants: | \$14 per Plant |
| Includes 1 gallon plants, drip irrigation hook up, and labor | |
| Bender Board | \$1.95 per Foot |
| Includes labor and material | |

*Upgrade pricing option is only good at time of Landscape Transformation

Program Administered By

**Inland Empire
Landscape Transformation**



888.761.2220

IElandscapeTransformation@generationwater.org
 www.generationwater.org
 twitter.com/generationwater
 facebook.com/generationwater
 700 N. Alameda Street, Floor 4-570, LA, CA 90012

Visit 1 (Assessment Visit)

Date:

Your Responsibilities During Assessment Visit

- Sign agreement
- Sign pledge
- Select plant palette
- Select upgrade options, if desired
- Finalize design plan

Co-Pay due **Amount:**

*Please make checks payable to Generation Water

What We Will Do

- Apply fertilizer

Your Responsibilities After

- Water 3-4 times a week
- No more mowing!

***Note: Homeowner must be present for visit 1!**

Visit 2 (Spray to Kill Turf)

Date:

What We Will Do

- Apply herbicide to kill grass
- Install "In Transition" sign

Your Responsibilities

- Do not water after we spray the herbicide for 2 days (failure to follow this will not allow for optimum elimination of grass)
- Stay off the yard!
- Begin watering every other day



Date:

Visit 3 (Turf Removal)

Date:

What We Will Do

- Turf will be removed from premises using a sod cutter and taken to the Inland Empire Regional Compost Facility
- Landscape will be prepped for transformation



Your Responsibilities

- Water every other day to keep soil moist to encourage grass re-growth and control dust

Visit 4 (Follow up spray to kill turf)

Date:

What We Will Do

- Apply additional herbicide spray to minimize grow back

Your Responsibilities

- Do not water after we spray the herbicide for 2 days (failure to follow this will not allow for optimum elimination of grass)
- Stay off the yard!
- Begin watering every other day

Date:

Visit 5 (Landscape Installation)

Date:

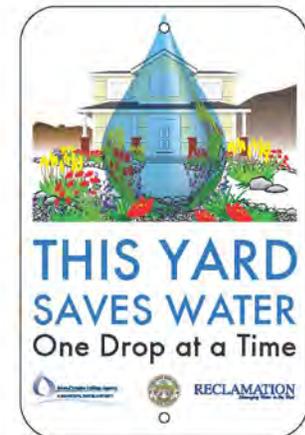


What We Will Do

- Re-landscape selected area
- Place sign in front yard
Sign must be highly visible in front of garden for a minimum of 90 days. Generation Water will return to pick up sign at the end of 90 days.

Your Responsibilities During Installation Visit

- Sign off on completion
- Fill out Generation Water Review Sheet
- Pay Generation Water **Amount:** for any custom work



***Note: Homeowner must be present for visit 5!**



Get a beautiful Inland Empire Friendly Garden!

The Inland Empire Landscape Transformation Program offers residents the opportunity to upgrade a portion of their front yards through the removal of living turf/grass, redesign of that landscape, installation of a weed barrier, installation of climate appropriate plants, installation of drip irrigation, and mulch cover for the new landscaped area.

Other upgrade options available for an additional cost include: additional plants, rock gardens, decomposed granite (DG) pathways, and bender board borders.

Program made possible by:



RECLAMATION
Managing Water in the West

For more information contact:

Program Eligibility

- Front Yard of 500-1,000 square feet of live grass
- Front yard is in a high-visibility area
- Site eligibility must be approved by your local water provider
- Other restrictions may apply

Cost

- Homeowner co-funds **\$0.25 per square foot** (\$125-\$250 depending on project size)
- All remaining costs (except upgrades) are covered through a funding partnership of federal, regional and local water providers
- Your project package is valued at \$3 per square foot (\$1,500 - \$3,000 per site).

Long Beach Water

Award Winning!



www.lbLawnToGarden.com

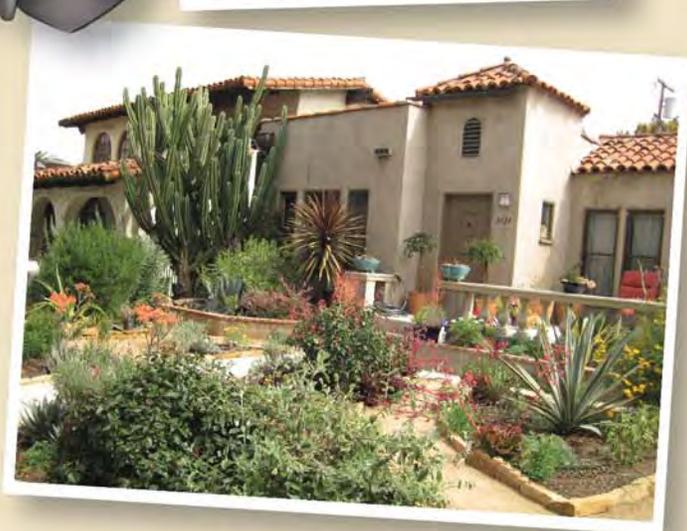
Now Accepting Applications to receive up to \$2,500!

You can earn \$2.50 for each square foot (up to 1,000 square feet) of grass lawn you remove from your front yard and replace with a beautiful water efficient landscape that naturally thrives in our semi-arid coastal region.

Beautifying your landscape through the Lawn-to-Garden program will save water and energy, and will reduce your water bill and the time and money you spend maintaining a lawn.

The Lawn-to-Garden website is designed to make it as easy as possible for you to create your new garden. You will learn how to: choose the best plants for your home; remove your lawn; and design your own landscape. You'll also discover valuable money-saving tips to make your project affordable.

Visit www.lblawntogarden.com to apply for the program, get free designs, see pictures of completed gardens and browse the extensive plant catalog.



“My wife and I are the “reduce, reuse, recycle” type of people. We have twenty to thirty butterflies, hummingbirds, and bees that stop by daily; it is great”
(Lawn-to-Garden participant)

“We live in a semi-desert, conserving water is a rational and logical habit to practice whether the immediate supply of water is threatened or not.”
(Lawn-to-Garden participant)



Free!



SECOND ANNUAL LONG BEACH

Lawn-to-Garden Tour

Saturday, May 18th, 10 AM to 2 PM



Don't miss this one day opportunity to visit over 30 newly transformed gardens. Each of these homeowners has participated in the Long Beach Water Department's Lawn-to-Garden program by removing their grass lawns and replacing them with environmentally friendly, water efficient landscapes. See for yourself how beautiful these gardens are! Get first-hand information from the residents on how easy it is to take part in this program, while finding the inspiration you need to start your own project.



Tour Etiquette

Visit only on May 18th during tour hours from 10 AM to 2 PM

When parking, please be sensitive to neighbors of the gardens

Please respect property and gardens

No pets and no smoking please

Properly supervised children are welcome

Do not damage plants or take cuttings

Stay on sidewalks, unless invited onto property by owners

Restrooms and other amenities are not available at tour locations

This self-guided Garden Tour is free and open to everyone. Registration is quick and easy – simply visit www.lblawntogarden.com and click on the registration button, or scan the QR code below to register directly from your smart phone.

Questions?
Call 562-570-2313



You must register to receive actual garden tour addresses

A little something extra for bike enthusiasts: Lawn to Garden bicycle tour with the Green Genie

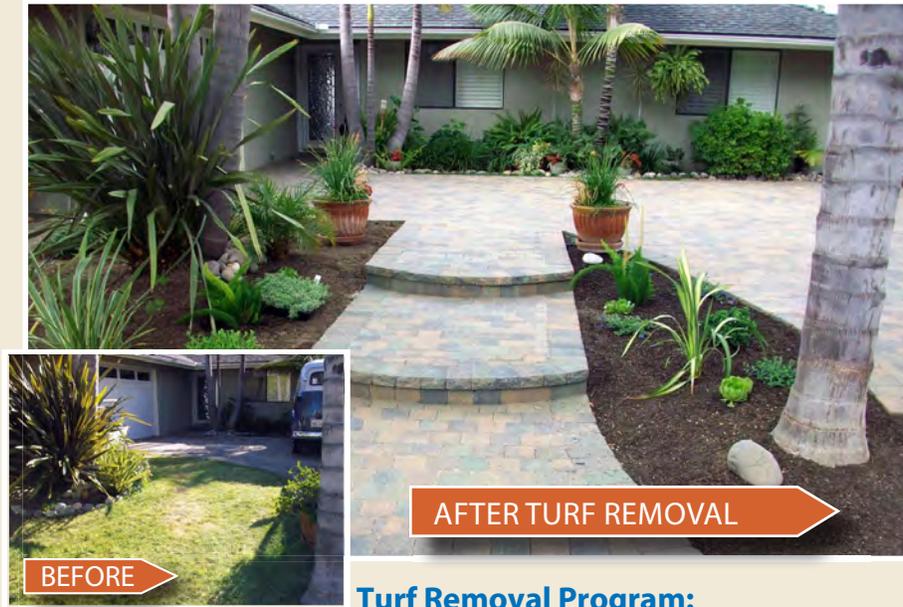
A special bicycle tour of Lawn to Garden landscapes within the Belmont Heights area is being organized by bikelongbeach.org. The rolling classroom will be led by Janine Cormier, principal of the Green Genie, a Long Beach landscape and maintenance company. Cormier will spend 10-30 minutes at each home along the bike route, explaining the types of drought-tolerant landscapes and answering questions. All levels of cyclists are welcome. The bike tour is free but limited to 20 participants. Registration is required to receive the meeting location. Sign-up online at: bikelongbeach.org/garden-bike-tour or email: greengenesocal@yahoo.com



www.lblawntogarden.com

REPLACE YOUR LAWN WITH BEAUTIFUL NATIVE & CALIFORNIA FRIENDLY PLANTS

Receive \$1/sq. foot of turf removed



Turf Removal Program:

Application Period: July 1, 2011 – May 25, 2012 (or until funding runs out)

Incentive: \$1 per square foot of turf removed.

Program Requirements:

- 250-10,000 square feet of turf may be removed and replaced with California Friendly/native plants and other permeable materials. (Smaller areas may be eligible if all grass is removed.)
- Before and after site inspections and measurements are required. (Projects started prior to the pre-site inspection are not eligible.)
- Soil must be covered with mulch or creeping ground cover. No invasive species may be used.



Eligibility:

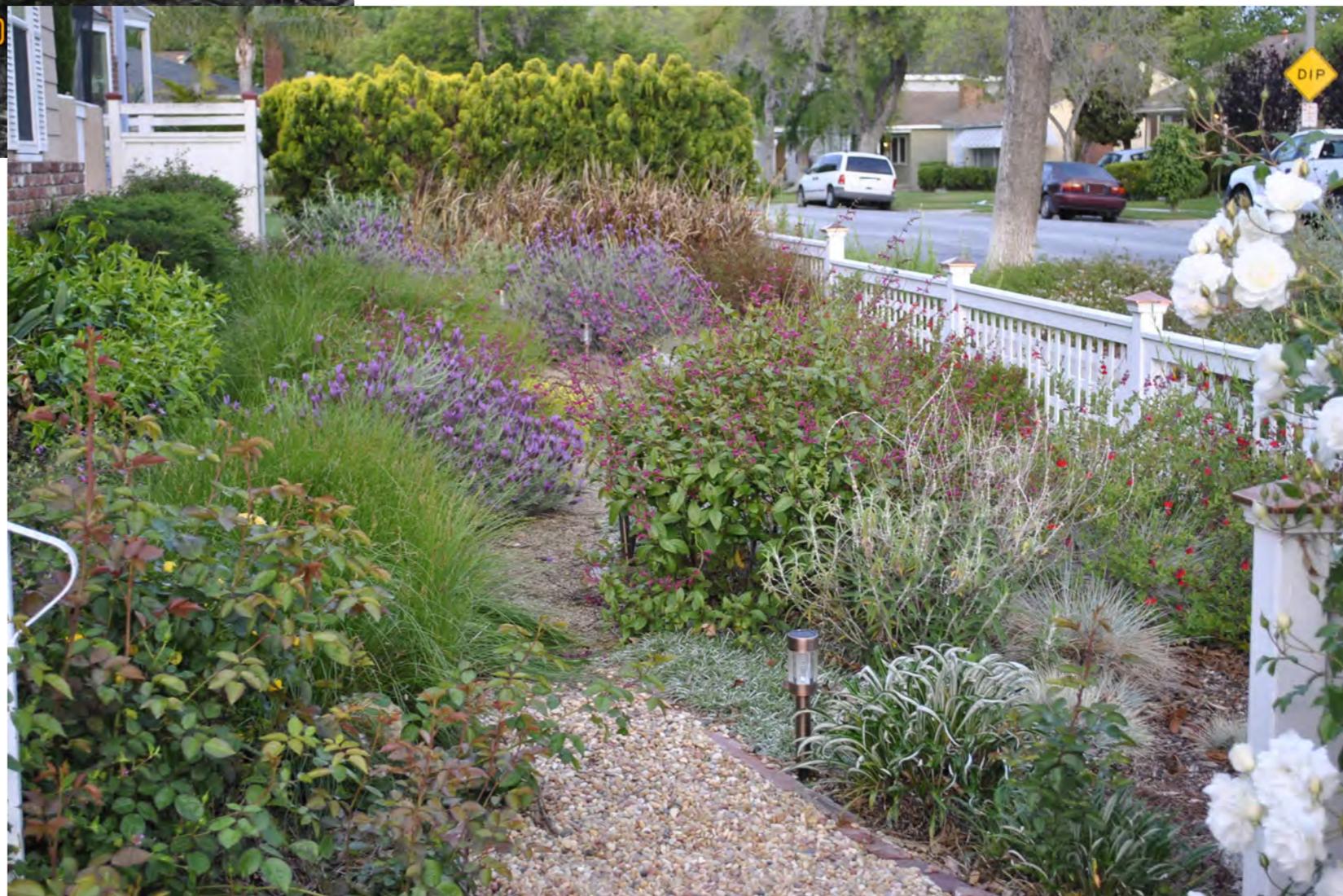
- Orange County residents, HOAs and small businesses of select retail water providers. (Check the program website, for a list of participating retail water providers, www.mwdoc.com/services/turf-removal.)



Appendix D: Examples of Before and After Turf Removal Photos









01/19/20

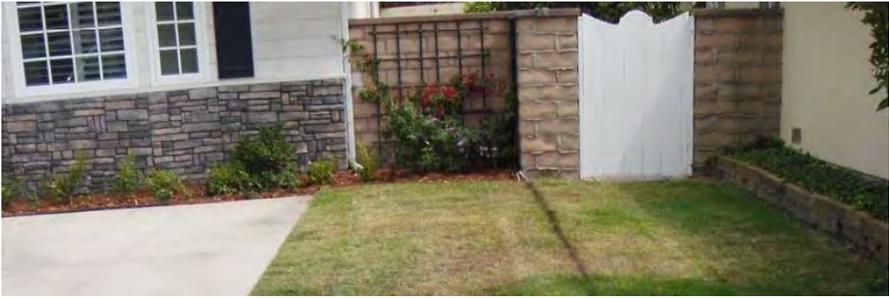
























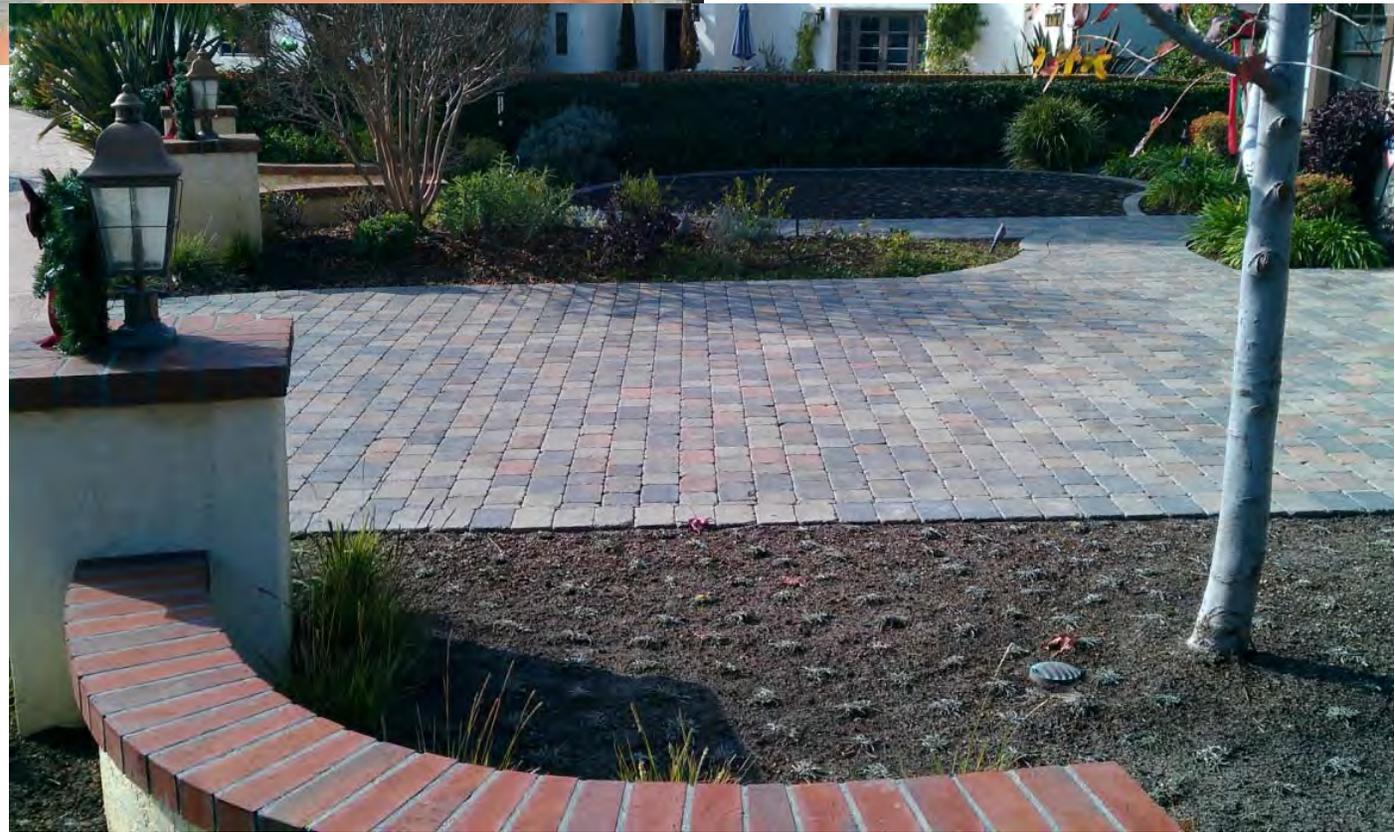
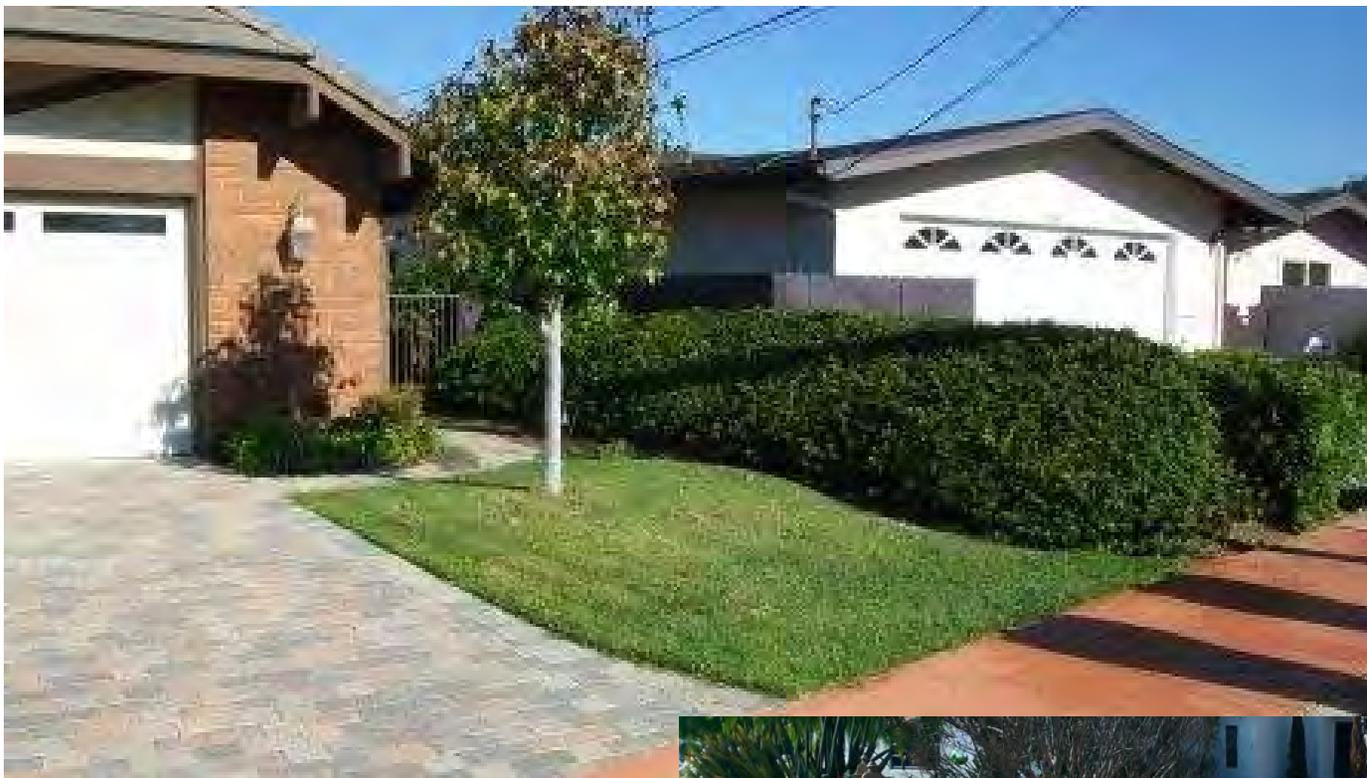












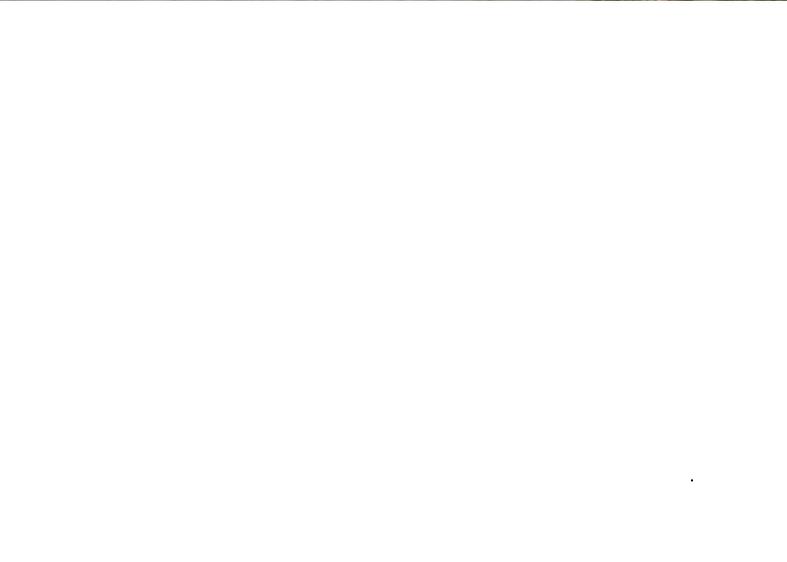








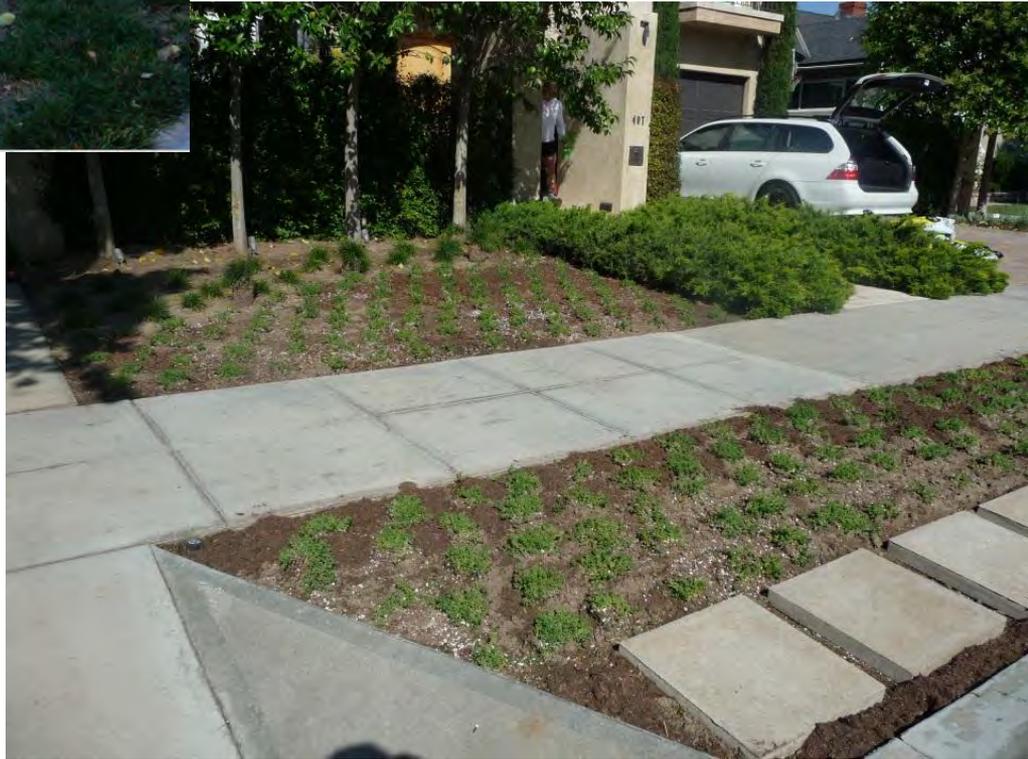


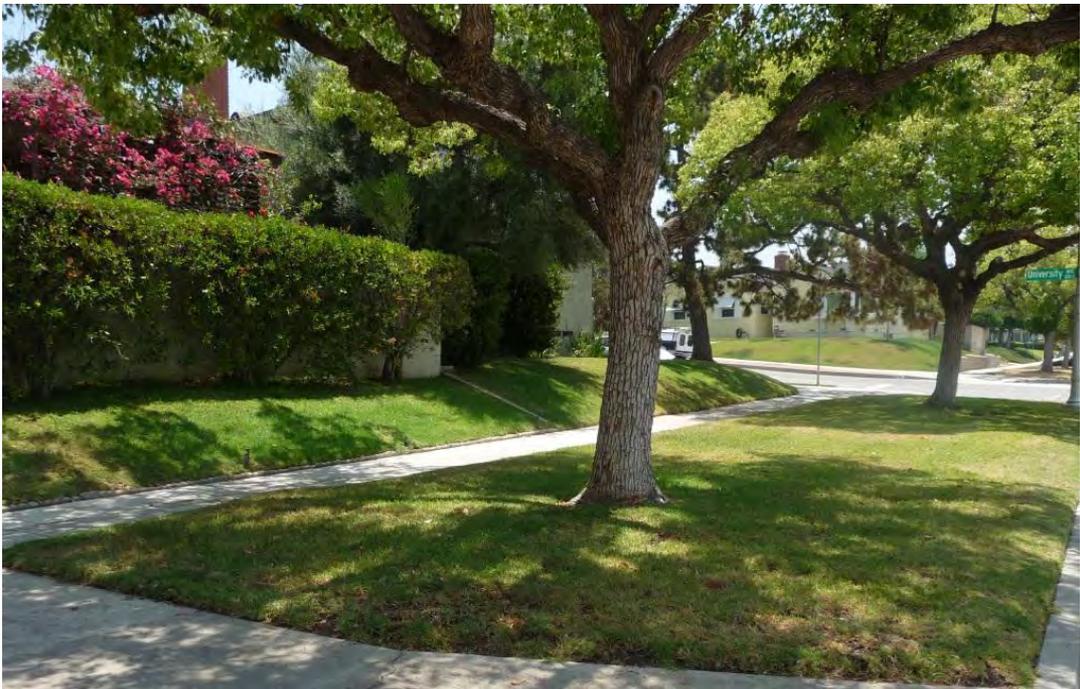
























Appendix A: Examples of Program Terms and Conditions

Figure A1: Burbank Water and Power Terms and Conditions

Eligibility

To be eligible for a program rebate, applicants must:

- Own and live in a single-family residential home in Burbank.
- Convert **at least 250 square feet** in the front yard or parkway. Back and side yards do not qualify for rebates.
- **Have living turf in the proposed project area.**
- Agree to pre and post inspections of the proposed project area.
- Agree to not re-install turf within five years.
- **Complete the project within 120 days** of the project's approval by BWP staff.

Requirements

To receive a rebate, the project's converted areas must:

- Consist of **water conserving plants** and/or **permeable surfaces**. Permeable surfaces are made of materials that allow water and air to pass through them easily. Examples of permeable surfaces are gravel, mulch, and cloth weed barriers. Examples of non-permeable surfaces are concrete patios, cemented brick walkways, plastic sheeting, and plastic weed barriers. An extensive list of water conserving plants can be found on BWP's Water-Wise Gardening website: <http://www.burbank.watersavingplants.com/>.
- Consist of **at least 60% plant cover**.
- Not include any live turf or synthetic turf.
- Be covered either with plants or with a **minimum of two (2) inches of mulch**. Exceptions are areas planted or seeded with creeping or rooting groundcover expected to spread over the area.
- Not include any invasive plant species listed in the California Invasive Plant Council's "**Don't Plant a Pest**" program. This list is found at <http://www.cal-ipc.org/landscaping/dpp/planttypes.php?region=socal>.
 - **Include irrigation appropriate** for a drought-tolerant landscape including **drip, rotating nozzles, bubblers**, but not **SPRAY SPRINKLERS**.
- Adhere to applicable laws, codes, ordinances, policies, and regulations, including City of Burbank ordinances.

Other Considerations

- The rebate amount is **\$1.00 per square foot with a maximum rebate of \$1,000 per property**.
- Only one application may be submitted per customer and property.
- The applicant will receive a rebate when the project is completed and a post inspection by BWP staff has confirmed the converted square footage.
- Rebates are for pre-approved square footage only, **approval cannot be retroactive**, and the rebate amount cannot exceed the rebate reservation amount.
- BWP will accept applications on a first-come, first-serve basis until funding has been distributed.
- Program requirements are at BWP's discretion, and are subject to change at any time.
- There may be natural gas pipes, fiber optic or other utilities buried in your yard or parkway. You must call Dig Alert at 1-800-227-2600 before you dig.

City of Burbank Ordinances

Relevant front yard ordinances include:

- At least 55% of front yards must be landscaped, defined as some combination of trees, shrubs, vines, ground covers, flowers, lawns, and natural features such as reflecting pools, fences, and benches.
- No more than 45% of front yards can be hardscaped, defined as cement concrete, asphalt, brick, pavers, and similar non-permeable surfaces.
- Other requirements are online at <http://www.codepublishing.com/ca/burbank/> under Chapter 1: "Zoning" and Article 6: "Residential Uses and Standards".

Parkway projects that follow these guidelines do not require a permit. Hardscapes and other types of changes will require an encroachment agreement, permit, fees, and plan.

- All plantings must be less than eight inches tall to ensure visibility for drivers and pedestrians.
- Plants cannot climb tree trunks, utility poles, street signs, or hydrants.
- Landscaping cannot block access to water meters, fire hydrants, or other city access points.
- Materials used cannot be "fixed" such as cement steps, brick borders, or planters.
- Parkway trees must be maintained in good health. Trees cannot be removed or damaged. Irrigation to trees must remain in place.
- Detailed requirements and an application for other modifications are found online at: http://file.burbankca.gov/publicworks/OnlineCounter/permits/app_docs_procedures/parkway_improvement/parkway_improvement_app.pdf

Figure A2: Eastern Municipal Water District Terms and Conditions

Turf Buy-Back Rebate Program	
Terms and Conditions	
<u>PRE-CONVERSION ELIGIBILITY</u>	
1.	Authorization to Proceed: Before removing any turf, the following items must be submitted to Eastern Municipal Water District: (1) signed Application Part 1 (Rebate Reservation); and (2) copy of your recent water bill; and (3) 4-5 current color photos of each area of turf your plan to remove. Rebates through the Turf buy-Back Rebate Program are available for customers that are directly served by EMWD and have received an approved rebate reservation number. Proceeding with a project prior to receiving authorization from Eastern will make the conversion ineligible for a rebate.
2.	Customer Eligibility: The property must receive water service directly from Eastern Municipal Water District. Only property owners may apply for the rebate.
3.	Qualifying Areas: Areas to be converted must have live turf that has been irrigated for at least 6 months prior to the rebate request. Conversion must comply with all applicable laws, codes, ordinances, policies, covenants conditions, and restrictions. <i>Areas irrigated with recycled</i>
4.	Minimum Project Size: A minimum of 100 square feet of turf must be converted. Smaller projects with less than 100 square feet of turf may be accepted if they completely remove turf from a property.
5.	Maximum Project Size: Residential customer's 5,000 square feet & Commercial customer's 10,000 square feet.
<u>MINIMUM REQUIREMENTS FOR THE CONVERTED AREA</u>	
1.	Plant Cover: The retrofitted area must not include any live turf, synthetic or other turf looking grasses. Buffalo grass is considered a turfgrass and is not eligible for this program. Plants used to replace turf must be very low to moderate water use.
2.	Efficient Irrigation: If a water system is used, it must be a drip irrigation system equipped with a pressure regulator, filter and emitters. The system must be free of leaks and malfunctions. Each drip emitter must be rated at less than 2 gallons per hour (gph). If part of a lawn is converted, the sprinkler system must be properly modified to provide adequate coverage to the remaining lawn without spraying the converted area.
3.	Surface Treatments: All exposed soil must be covered with a minimum of a 2-3" layer of mulch permeable to air and water, except in areas planted with creeping or rooting groundcovers. Common mulching materials include rock, bark, pavers or un-grouted flagstone. If a weed barrier is used beneath the mulch, it must be manufactured to be permeable to air and water. Impermeable surfaces are not covered by the rebate. Concrete, plastic sheeting or other impermeable surfaces do not qualify.
4.	Invasive Plants: Are not to be used. Plant species to avoid are identified on the "Don't Plant a Pest" brochure provided with the application package or online at http://www.cal-ipc.org/landscaping/dpp/pdf/SoCalPrintable.pdf
<u>PROGRAM TERMS</u>	
1.	Quantity of Rebates: Only one Turf Removal rebate per customer will be issued. (Please apply for the maximum area you plan to convert while the rebate reservation is valid).
2.	Project Timelines: Rebate reservations are valid for 45 days. Projects must be completed and the rebate request (Part 2 of the application form) submitted to Eastern within the 45 day period. Projects are subject to inspection by Eastern, its contractor or approved agent to determine compliance. If conversion fails to meet program compliance, you will be granted an additional 10 days to attain compliance and notify Eastern. This agreement terminates 45 days after execution or upon incentive payment, whichever comes first. All applicant obligations, including properly executed covenant documents, must be fulfilled within the 45 days period or the rebate may be forfeited. This program will end when all funds have been expended.
3.	Incentive Amounts and Limits: Reservations are issued on a first come, first served basis. The incentive rebate is \$1.00 per square foot not to exceed the project cost while funds are available. Checks will only be issued to the EMWD account holder.
4.	Requirements to Sustain Conversion: Converted areas must remain in compliance with all program conditions for a minimum of five (5) years. If this requirement is violated, you may be required to refund all or a portion of the rebate. This requirement is void upon transfer of ownership.
5.	Other Responsibilities of the Applicant: Eastern enforces only the conditions in this agreement. The applicant is responsible for complying with all laws, bylaws, ordinances, policies codes and covenants that may apply. Quality and appearance of the conversion is the responsibility of the applicant. Rebates may be considered taxable income. Eastern is not responsible for any taxes that may be imposed as a result of your receipt of any rebate.



CRESCENTA VALLEY WATER DISTRICT

TURF REPLACEMENT REBATE PROGRAM

CVWD is offering residential customers cash in return for reducing the amount of lawn area in their landscapes. CVWD will pay you **\$100 per 100 square feet** of lawn area you remove. The cash rebate is **limited to \$800** per water meter account.

Eligibility Requirements

Applicants must:

- Own a residential home or dwelling unit (s) within the CVWD water service area.
- Agree to a brief pre-installation and post-installation inspection as part of the approval process.
- Replace turf or lawn with water conserving or drought-tolerant plants, vegetable gardens, and/or permeable landscape/hardscape structures such as decks, gravel, mulch, rocks, bark, or free-set pavers.
- Applicant must modify or eliminate the pre-existing lawn irrigation system (if applicable) so that the newly landscaped areas are served (if at all) through a separate valve (s) controlled independently of remaining turf area.
- Provide a list of the plant or hardscape materials proposed on the application form.
- Agree not to re-install turf in replacement area.

You are ineligible for this program if:

- You replace your lawn with a pool, building structures/extensions, impermeable pavement, or plant materials not considered water efficient.
- Your dwelling is a commercial building or owned by a commercial or government entity.
- You are replacing a former lawn or turf area which is not currently being irrigated.

Other Considerations

- CVWD acknowledges some subjectivity in the eligibility process and reserves all rights in making a final determination for approval or non-approval on a case-by-case basis.
- The replacement area measured will be rounded to the nearest 50 square feet and paid accordingly in \$25 increments.
- CVWD will normally issue a check within four weeks of final approvals. A credit to the customer's account will be issued upon request.
- Rebates are only available for projects approved in advance. This program is not retroactive.
- Tenants may participate in this program and receive a rebate only upon written authorization from the property owner.

How to Apply

1. Complete and sign application form and return to CVWD at 2700 Foothill Blvd., La Crescenta, CA, 91214.
2. Call or drop by the District office and schedule the pre-installation inspection.
3. Perform your lawn/turf replacement project.
4. Schedule a post-installation inspection for final District approval.

Foothill Municipal Water District is offering an additional incentive of \$0.30 per 1 square foot of lawn area removed. This cash rebate is also limited to \$800 per water meter account and requires a separate application that is available at CVWD, located at 2700 Foothill Blvd., or at www.fmwd.com. Funds are available on a first come, first serve basis as projects are completed. Funding may be reduced at any time without further notice.

Eligibility Requirements

Applicants Must:

- Own a residential home or dwelling unit(s) within the Foothill service area and receive water from one of the Water Providers listed: La Canada Irrigation District, Mesa Crest Water Company, Valley Water Company, Rubio Canon Land & Water Assoc., Lincoln Avenue Water Company and Las Flores Water Company and Kinneloa Irrigation District.
- Agree to a brief pre-installation and post-installation inspection as part of the approval process.
- Replace turf or lawn with water conserving or drought-tolerant plants, vegetable gardens, permeable landscape/hardscape structures such as decks, gravel, mulch, bark, rocks or free-set pavers and permeable artificial turf.
- Original turf must be completely removed, roots killed and weed barrier put in place before any plantings, mulch, or any of the items listed above are put into place to ensure original turf does not regrow.
- Applicant must modify or eliminate the pre-existing lawn irrigation system (if applicable) so that the newly landscaped areas are served (if at all) through a separate valve(s) controlled independently of any remaining turf area. The new irrigation system may be drip, low flow rotating sprinkler nozzles or you may use your rain barrel water, etc., to get the needed water to your new plants during their initial phase of establishment.
REMEMBER: The goal is to eliminate or drastically reduce your landscape water consumption.
- Agree not to re-install turf in replacement area.

You are ineligible for this program if:

- You replace your lawn with a pool, building structures/extensions, impermeable paving or plant materials not considered water efficient.
- Your dwelling is a commercial building or owned by a commercial or government entity.
- You are replacing a former lawn or turf area which is not currently being irrigated.

Other Considerations

- The rebate amount is \$0.30/sq. ft and cannot exceed the amount of \$800 per property.
- FMWD acknowledges some subjectivity in the eligibility process and reserves all rights in making a final determination for approval or non-approval on a case-by-case basis.
- Rebates will be issued only when the project is complete and approved.
- The replacement area measured will be rounded to the nearest 50 square feet and paid accordingly.
- Your water provider will issue a check within four weeks to six weeks of final approval or a credit will appear on your water bill.
- **Rebates are available only for projects approved in advance. This program is not retroactive.**
- Tenants may participate in this program and receive a rebate only upon written authorization from the property owner.
- Funding is limited and submitting a rebate application does not guarantee you will receive a rebate. Rebates are issued on a first-come, first-served basis until funding is exhausted or program deadline has been reached. Your project must be completed and all post-inspection photos and paperwork turned in no later than May15, 2014 to assure timely processing of your rebate.

How to Apply

1. **Call or drop by your Water Provider's Office with your completed application to schedule the pre-installation inspection.**
2. Perform your lawn/turf replacement project.
3. Schedule a post-installation inspection with your water provider for final approval.

FMWD

**4536 Hampton Road
La Canada, CA 91011**

Go to www.fmwd.com for more rebate information.

Residential Turf Removal Program Application

Terms and Conditions

Your water agency may have additional terms and conditions. If applicable, the requirements are included with this application package.

ELIGIBILITY

1. Rebates are available for residential properties only (single-family detached homes, townhomes, duplexes, triplexes and fourplexes) that have received an approved rebate reservation number. Projects that have been started or already completed prior to rebate reservation approval are not eligible.
2. The residential property must receive water service from a participating Metropolitan member agency or retail agency.
3. Areas to be converted must have live turf being irrigated with potable water at the time the rebate reservation number is provided. Areas irrigated with recycled water are not eligible.
4. Only property owners may apply for the rebate.

MINIMUM REQUIREMENTS FOR THE CONVERTED AREA

Upon completion, the converted area must meet the following requirements:

1. The area does not include any live turf or other turf-looking grasses. (Synthetic turf is an approved option for certain water agencies; please see your agency's requirements in this application. Not all cities allow synthetic turf installation.)
2. All exposed soil must be covered with a minimum 2" layer of mulch, except in areas planted with creeping or rooting groundcovers or directly seeded.
3. Converted areas must be permeable to air and water. Weed barriers must be permeable. Concrete, plastic sheeting or other impermeable surfaces do not qualify.
4. No invasive plant species are used. Invasive plants are identified in the California Invasive Plant Council "Don't Plant a Pest" program (<http://www.cal-ipc.org/landscaping/dpp/pdf/SoCalPrintable.pdf>)
5. Conversions must comply with all applicable laws, codes, policies, covenants, conditions, and restrictions.

PROGRAM TERMS

1. Only one Turf Removal rebate per address will be issued. **Please apply for the maximum area you plan to convert while the rebate reservation is valid (120 days).**
2. At least 250 square feet of turf must be removed. **Projects under 250 square feet will only qualify if they will completely eliminate turf from a property (excluding parkway areas).**
3. The maximum rebate amount is determined by the Metropolitan member agency or retail agency serving the property. The rebate amount per square foot of turf removed and maximum amount will be as stated in the application package.
4. Rebate reservations are valid for 120 days. Projects must be completed and the Rebate Request (Part 2 of the application form) submitted prior to the reservation expiring.
5. Rebates may be considered taxable income. Metropolitan and participating water agencies are not responsible for any taxes that may be imposed as a result of your receipt of any rebate.
6. Converted area and irrigated area measurements are subject to inspection and verification by Metropolitan, its contractor, or agent. If the conversion or measurements cannot be verified, any funds received by the applicant must be returned, including processing costs.
7. The converted area must remain in compliance with all program conditions for a period of 5 years. If this requirement is violated, you may be required to refund all or a portion of the rebate. This requirement is void upon transfer of ownership.

Additional Terms and Conditions



**\$2.00 per square foot of turf removed and replaced
with California-Friendly Plantings**

The maximum rebate amount per address is \$4,000

**\$2.00 per square foot of turf removed and replaced with California-Friendly Plantings
The maximum rebate amount per address is \$4,000 which is equal to 2,000 sq. ft. maximum**

In addition to the terms and conditions included in the Residential Turf Removal Program Application, the following terms and conditions apply to projects within the service area of the Los Angeles Department of Water and Power:

- 1) Water use history may be used to assess minimum water savings achieved to participate in this program. Not all applicants will be approved.
- 2) Areas to be converted must have live turf being irrigated with a sprinkler system using potable water for a minimum of one (1) year prior to a rebate reservation being issued.
- 3) Converted area must be either hand-watered (with sprinkler system removed or non-operable) or watered with a low volume drip and/or bubbler irrigation system. Overhead irrigation (i.e. pop-up sprinklers, riser shrub heads, single or multi-stream sprinklers/rotors/nozzles) is NOT allowed or eligible for LADWP rebates.
- 4) Converted areas must contain California-Friendly® plants to create at least 40% landscape coverage at maturity. Seasonal gardens do not qualify for the incentive.
- 5) Converted area may include synthetic turf. Synthetic turf projects are exempt from the 40% plant coverage requirement.
- 6) A Plant list may be required by the Los Angeles Department of Water and Power at the time of pre-inspection.
- 7) Please note that by participating in this program customers allow LADWP to publicize the pre- and post-conversion project photographs. (Address will not be published)
- 8) Participants are responsible to know and adhere to all local codes, ordinances, and covenants in planning, permitting, and installing your project.

Additional Terms and Conditions

Changes to a Parkway

Per Los Angeles Municipal Code, property owners must obtain a permit or a waiver from the Bureau of Engineering (BOE) before altering a parkway. Parkway is the area between the street and sidewalk. Property owners may be cited if the necessary permit is not obtained.

A rebate cannot be paid by LADWP without a permit or a waiver.

Please note that a permit/waiver does not exempt program participant from complying with all of the Terms and Conditions listed above (i.e. no overhead irrigation in any converted area).

The City has a Residential Parkway Landscaping Guideline that can be found at:

http://bss.lacity.org/Engineering/pdfs/Residential_Parkway_Landscaping_Guidelines_halflayout.pdf.

A property owner who wishes to replace the turf in a parkway must: (1) obtain a permit or a waiver for the project from BOE; (2) Call Robert Gutierrez, Landscape Architect, of the Public Works Bureau of Street Services (213) 847-0881 to discuss the proposed plants; and (3) Submit a plan for review and approval, showing the improvements graphically, calling out the plants to be used, and any details that may be needed to clarify the installation.

If you have additional program questions, please call SoCal WaterSmart 888-376-3314.

Figure A6: Long Beach Water Department Terms and Conditions

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Award Winning!  LONG BEACH WATER DEPARTMENT
Lawn-to-Garden Turf Replacement Program

[Home](#)

Application Terms and Conditions

Before you complete the application for this program you must read, understand, and accept the Lawn-to-Garden Incentive (L2G) program's Terms and Conditions listed below, the [Process Guidelines](#) and the [Design Requirements](#). You may also request a copy by calling 562-570-2308 or by sending an email to lawntogarden@lbwater.org

The following are the Terms and Conditions of the Beautiful Long Beach Lawn-to-Garden Incentive program (L2G).

General

- "LBWD" refers to the Long Beach Water Department.
- "L2G" refers to the Beautiful Long Beach Lawn-to-Garden Incentive program.
- Only one L2G application may be approved per water account.
- "Property Owner" is the owner of the property (the lawn) that would be relandscaped by the L2G program, or in the case when the property is owned by a corporation, "Property Owner" shall be the individual legally acting on behalf of the owner of the property. LBWD reserves the right to verify property ownership.
- If a L2G incentive payment is eventually made by LBWD, it can only be made payable to Property Owner.
- Property Owner
 - Property Owner must sign and submit the L2G application.
 - Property Owner will receive three dollars (\$3.00) per square foot for lawn replaced in accordance with the Terms and Conditions, Process Guidelines and Design Requirements.
 - Property Owner has sole responsibility for any and all tax consequences resulting from Property Owner receiving the **L2G** payment, and will be issued a 1099 at the end of the year in which the rebate was issued.
 - Property Owner has sole responsibility for complying with all applicable laws, permits, ordinances, codes, policies, covenants, and conditions that may apply to performance of the lawn removal/landscape conversion project. For City of Long Beach building and permit information call (562) 570-6651.
 - Property Owner has sole responsibility for the quality, appearance, and maintenance of the L2G landscape.
 - Property Owner shall make the property available to LBWD and/or its agents, in order (1) for LBWD to verify compliance with the L2G program, including but not limited to: the condition of the landscape prior to and after the L2G installation, the size (in square-feet) of the L2G landscape area, the efficiency of the new irrigation system; and (2) for LBWD to exercise its rights under the L2G program to use the design of the L2G landscaped area as well as descriptions of it, and before- and after-photos and videos of it, for the purpose of promoting drought tolerant landscapes
 - Any application containing inaccurate or misleading information will be disqualified from the L2G program and any and all commitments made by LBWD related to that application, including commitments to make L2G incentive payments, shall be automatically rescinded and rendered

null and void.

- Property Owner is limited to five (5) approved L2G applications; for example, a company owning 30 properties with 90 different water accounts may receive approval for a maximum of five applications (one each for 5 water accounts).
- Property Owner, if submitting the L2G application on-line, may be required by LBWD as a condition of receiving the incentive payment to sign a paper copy of the Application within two (2) weeks of being notified of having been approved, provided LBWD makes that paper application available to them.
- Property Owner agrees to waive, release, relinquish and discharge LBWD, its officials and employees from all liability, loss, claims, demands, causes of action, and damage arising out of Property Owner's participation in this Program.
- "Re-landscaped Area" refers to that part of the landscape, in square feet, which qualifies for and for which LBWD will pay the L2G incentive of \$3.00 per square foot. The Re-landscaped Area
 - only includes areas covered by living turf grass; the grass must be living when the landscape design is approved. (**Do not kill your lawn until your landscape design has been approved by LBWD**). Pre-existing projects are not eligible for the Lawn to Garden incentive.
 - Must be on a property whose water service is provided by LBWD.
 - Must be no greater than 1,000 square feet; there is no minimum. (Actual re-landscaped area may be larger than 1,000 square feet, but only the first 1,000 square feet are eligible for the L2G incentive.)
 - May only include the front yard and parkways; other landscaped areas, such as side yards or backyards or island medians, are not eligible.
 - Must be re-landscaped based on a design approved by LBWD, which approval will be based on the "Design Requirements" document.
 - If, in its sole discretion, LBWD finds the re-landscaped area has not been properly maintained or if the landscape has been altered significantly from the approved design (for example: if turf grass is reintroduced), Property Owner, if he/she has not sold the property by that time, shall reimburse LBWD for the L2G payment as follows: 100% reimbursement if finding made in first 365-day period after payment; 80% reimbursement if finding made within 2nd 365 day period after payment; 60% if finding made within 3rd 365-day period after payment; 40% if finding made within 4th 365-day period after payment; and 20% if finding made within 5th 365-day period after payment.
- Applications will be approved for funding in the order in which landscape designs are approved.
- In order for an application to be approved and for incentive payment to be made, the owner of the water account irrigating the L2G re-landscaped area must stay current on its City of Long Beach utility bill from the time of the application through the L2G payment and cannot be in violation of any LBWD water-use prohibitions during that period.
- The L2G incentive program and the Terms and Conditions set forth herein, the [Process Guidelines](#) and the [Design Requirements](#) are subject to change without notice.
- Employees and officials, and their spouses, of LBWD and of the City of Long Beach, are NOT eligible to participate in the Program.

Long Beach Water Department (LBWD)

- Shall have the right to use the design of the Re-landscaped Area as well as before- and after-photos and videos of it, for the purpose of promoting drought tolerant landscapes. This promotion could be in the form of videos, print, web, or other venues.
 - Shall have sole authority to resolve all disputes related to the L2G program, approval of applications, approval of landscape designs, and all other related matters relevant to the L2G program.
 - Shall not be obligated to make, and will not make, L2G payments for that part of the approved square footage, when the size of the actual landscape installed is less than that approved and/or when some or all of the landscape actually installed differs, as determined by LBWD in its sole discretion, from the approved design. In other words, LBWD shall only pay for the square footage of the landscape actually installed that is congruent with the approved design, up to the maximum amount of square feet approved in the application.
-

Terms and Conditions for the Turf Removal Program

All potential Program participants should review the following Terms and Conditions:

PROGRAM TERMS

- Only one Turf Removal rebate per address will be issued. Please apply for the maximum area you plan to convert. Maximum rebate paid will not exceed the cost of the minimum project requirements, as described on the program application.
- Prior to submitting a rebate application, applicants must have obtained any necessary approvals for their turf removal project from their city's code enforcement and/or HOA/CC&R board.
- Residential and Commercial sites are required to submit a simple design plan showing the proposed turf removal area along with a simple design of your new landscape.
- A minimum of 250 square feet of turf must be removed. **Exception:** Projects less than 250 square feet may qualify if the Project will completely eliminate turf from the property.
- A maximum of 10,000 square feet of turf may be removed. Projects over 10,000 square feet will be considered by the Program Administrator on a case-by-case basis. Homeowners Associations (HOAs) are eligible to participate up to a maximum of 10,000 square feet per irrigation meter irrigating the proposed turf removal area with potable water.
- If a landscape contractor is hired for your turf removal project, an invoice of associated costs must be submitted at time of Post-Turf Removal Site inspection.
- Notices to Proceed are valid for sixty (60) days. Projects must be completed and the Post-Turf Removal Site Inspection scheduled prior to the authorization expiring.
- Rebates may be considered taxable income and a signed IRS W-9 form is required for rebates of \$600 or more. Municipal Water District of Orange County, Metropolitan Water District of Southern California, and your local retail water agency are not responsible for any taxes, penalties, or interest that may be imposed in connection with your receipt of any rebate.
- Converted areas are subject to mandatory Pre- and Post-Turf Removal Site Inspections. If the Pre and/or Post-Turf Removal Site Inspections cannot be scheduled and completed during the Program term, rebates will not be issued.
- The converted area must remain in compliance with all Program conditions for a period of five (5) years. If this requirement is violated, you may be required to refund all or a portion of the rebate. This requirement to maintain Program conditions is not binding on successor owners.

RELEASE OF CLAIMS AND INDEMNIFICATION

Neither the Municipal Water District of Orange County, the Metropolitan Water District of Southern California, the California Department of Water Resources, the US Bureau of Reclamation, your retail water agency, or their contractors or agents makes any representation or warranty regarding the contracted services or products that you may select for your Project under this Program. Removal of turf and installation of water efficient devices and plants does not guarantee reduced water use.

By participating in the Program and accepting the rebates provided, you thereby release the Municipal Water District of Orange County, the Metropolitan Water District of Southern California, the California Department of Water Resources, the US Bureau of Reclamation, your retail water agency, and their contractors and agents from any and all claims and causes of action that may arise out of your removal of turf from your property and/or the purchase, installation, and/or use of water efficient devices in connection with this Turf Removal Program. Any and all claims or causes of action you may have in connection with any defect or failure of performance of any contracted service or installed product or device provided to you for your Project may only be pursued with the contractor you hired or the appropriate manufacturer/distributor.

The Municipal Water District of Orange County, the Metropolitan Water District of Southern California, the California Department of Water Resources, the US Bureau of Reclamation, and your retail water agency are responsible for operating and enforcing the terms and conditions of the Turf Removal Program. You, as the Program participant, are responsible for ensuring that your Project complies with all applicable Federal, State and local laws, as well as applicable CC&Rs and/or HOA restrictions. Quality of work and appearance of the converted area are the responsibility of the participant.

Further, you agree to indemnify, defend and hold harmless the Municipal Water District of Orange County, the Metropolitan Water District of Southern California, the California Department of Water Resources, the US Bureau of Reclamation, your retail water agency, and their directors, officers, employees, contractors and agents from all liability and claims of any kind arising out of or related to your removal of turf and purchase, installation, and use of water efficient devices in connection with this Program.

TURF REMOVAL PROGRAM

[Apply for a Rebate](#)
[Program Overview](#)
[Program Rules](#)
[Contact Us](#)
[Inspiration for your Project](#)



Lawns typically use 50 percent more water than other plants. That's why more and more Pasadenans (like the resident featured in the before and after pictures on the right) are replacing their thirsty lawns with colorful water-smart landscaping that attracts birds and butterflies. PWP's Turf Replacement Program can help you make the switch to a water- and money-saving landscape.

Now ALL customer types may qualify for the program, including commercial, institutional, residential and multi-family water customers.

PROGRAM OVERVIEW

\$1 for every square foot of water-thirsty grass replaced with water-wise plants or a combination of these plants and water-permeable groundcover such as mulch. Rebate is capped at \$2,500 for residential properties, and \$10,000 for commercial and multi-family properties.

How to qualify for and reserve program funds:

- You must have a water account with Pasadena Water & Power and the project area must be on the property associated with that account.
- Submit application along with:
 - 1) sketch/drawing of plans to replace at least 250 square feet of turf grass with qualifying plants/materials;
 - 2) pictures of existing landscaping that includes live turf grass (optional); and
 - 3) City Planning Division approval (if required)
- **Complete a pre-inspection BEFORE tearing out old lawn and new planting begins.**
- Projects will be verified through a post-inspection before a rebate is issued.

Important Note: It is solely your responsibility to fully understand and comply with program rules before making any modifications to your landscaping.

PROGRAM RULES

Pasadena Water and Power (PWP) offers rebates of \$1 per square foot of turf grass removed and replaced with qualifying landscaping. All PWP water customers are eligible. The maximum rebate per residential property is \$2,500. The maximum for commercial and multi-family properties is \$10,000.

All projects require both a pre-installation inspections (prior to project start) and a post-installation inspection (prior to release of rebate funds). After submission of an application, customers will be contacted by Pasadena Water & Power to schedule a pre-installation inspection. **No work shall be started prior to this inspection. Turf must be living at the time of inspection.** After the post-installation inspection is completed and the project is approved, you may begin your project.

A full list of recommended California Friendly plants and landscaping ideas can found on [Pasadena's Smart Landscaping Guide](#) and on www.bewaterwise.com

A combination of live plants, trees, mulch, decomposed granite and gravel are acceptable turf replacements. All bare soil areas between plants must be covered with a minimum 2" layer of permeable material such as mulch or decomposed granite. Converted area cannot be covered with impermeable surfaces such as concrete, brick, or asphalt. Use of a permeable weed barrier is highly encouraged; non-permeable sheeting or plastic is not permitted. **Synthetic/artificial turf is NOT an eligible groundcover.**

For residential projects, a minimum of 70 percent of the front and street side setback areas are required to be covered and maintained with some combination of live trees, shrubs, vines, ground covers, flowers, existing lawns or other types of vegetation. Decomposed granite and gravel are considered paving and cannot exceed 30% of the total front and side yard area.

Parkway area requirements:

- Nothing may be planted higher than 3-1/2 feet

- No plastic sheeting or other non-permeable materials can be used
- No concrete paving, access to utilities must be maintained
- Do not completely fill in area with rocks; some decorative rocks can be used in conjunction with plants, groundcover and mulch.

All projects must comply with Pasadena's landscape ordinances and zoning codes as applicable. An approved plan from Pasadena's Planning & Community Development Department is highly recommended as a part of your application. If your retrofit is larger than 5,000 square feet, it may be subject to additional Water Efficient Landscape requirements. Please direct zoning related questions to: (626) 744-6777.

PWP reserves the right to modify the terms of this program at any time. Funds are available on a limited basis. Once funds are reserved, funding is ensured if project is completed within the terms of the rebate program.

This program is funded by Pasadena Water and Power and the Metropolitan Water District of Southern California.

FOR MORE INFORMATION

Residential projects: (626) 744-7926 or jhao@cityofpasadena.net

Commercial/multi-family projects: (626) 744-3865 or nlong@cityofpasadena.net

NEED INSPIRATION?

- Make a custom plan for a Pasadena-Friendly landscape using PWP's Water-Smart Landscaping Guide
- See before & after videos from your Pasadena neighbors
- Attend one of our many water-wise landscaping workshops
- See the Cut Your Grass Workshop Slide Presentation
- Find California-Friendly planting ideas at www.BeWaterWise.com
- Find out which invasive species to avoid
- See inspiring landscapes in Sunset Magazine
- Hear expert advice from native plant maven Lili Singer

Return to PasadenaSavesWater.com



You are here: [Home](#) > [Turf Removal Program](#)



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E-Pay Services
 City Government
 Departments
 Mayor & City Council
 Public Records
 City GIS
 Commissions & Committees
 Budget & General Plan
 Pasadena Water & Power
 Green City
 Employment & Volunteering
 Disaster Preparedness

Contact

the City (626) 744-4000
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Appendix B: Examples of Program Applications



Go Native! Application Packet

Customer Information

BWP Account Name:	
Contact Name:	
BWP Account Number:	
Property Address:	
Daytime Phone Number:	
Email Address:	
Mailing Address (if different from Property Address):	

Project Information

Estimated square footage of project:	
Location of project:	<input type="checkbox"/> Front yard <input type="checkbox"/> Parkway <input type="checkbox"/> Both
Current irrigation system:	<input type="checkbox"/> Spray <input type="checkbox"/> Drip <input type="checkbox"/> Hand water <input type="checkbox"/> Other
Will your converted area have an irrigation system?	<input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, the converted area must have a landscape-appropriate irrigation system.)

Project Description

Describe your project plan. Page 3 includes a graph for design plan.

Turf removal method:

Plants:

Permeable surface:

Design:

Disclaimer

By participating in this program, I agree that:

- I own and live in the property where the project will be installed.
- Approval of a rebate reservation and application is at the discretion of BWP.
- I currently have live turf and I will not begin the process of turf abatement until my scheduled pre-inspection.
- As part of the pre and post inspections, BWP will take photographs of the project area and other relevant locations before and after installation of the project. These photographs may be used for marketing and grant reporting purposes.
- BWP, the City of Burbank, and its employees are released from all claims and causes of action in connection with the Go Native! Program.
- I am responsible for the quality, appearance, and maintenance of the project area.
- I will comply with all applicable laws, codes, ordinances, policies, and regulations that may apply.
- BWP reserves the right to seek prorated rebate reimbursement from applicant if the converted area is replaced with turf within five (5) years.

Signature (required)

I have read, understand, and agree to comply with all program requirements and the above disclaimers.

Signature: _____ Date: _____

Please sign and send your completed application to (keep page 4):

P.O. Box 631
164 W. Magnolia Blvd.
Burbank, CA 91503

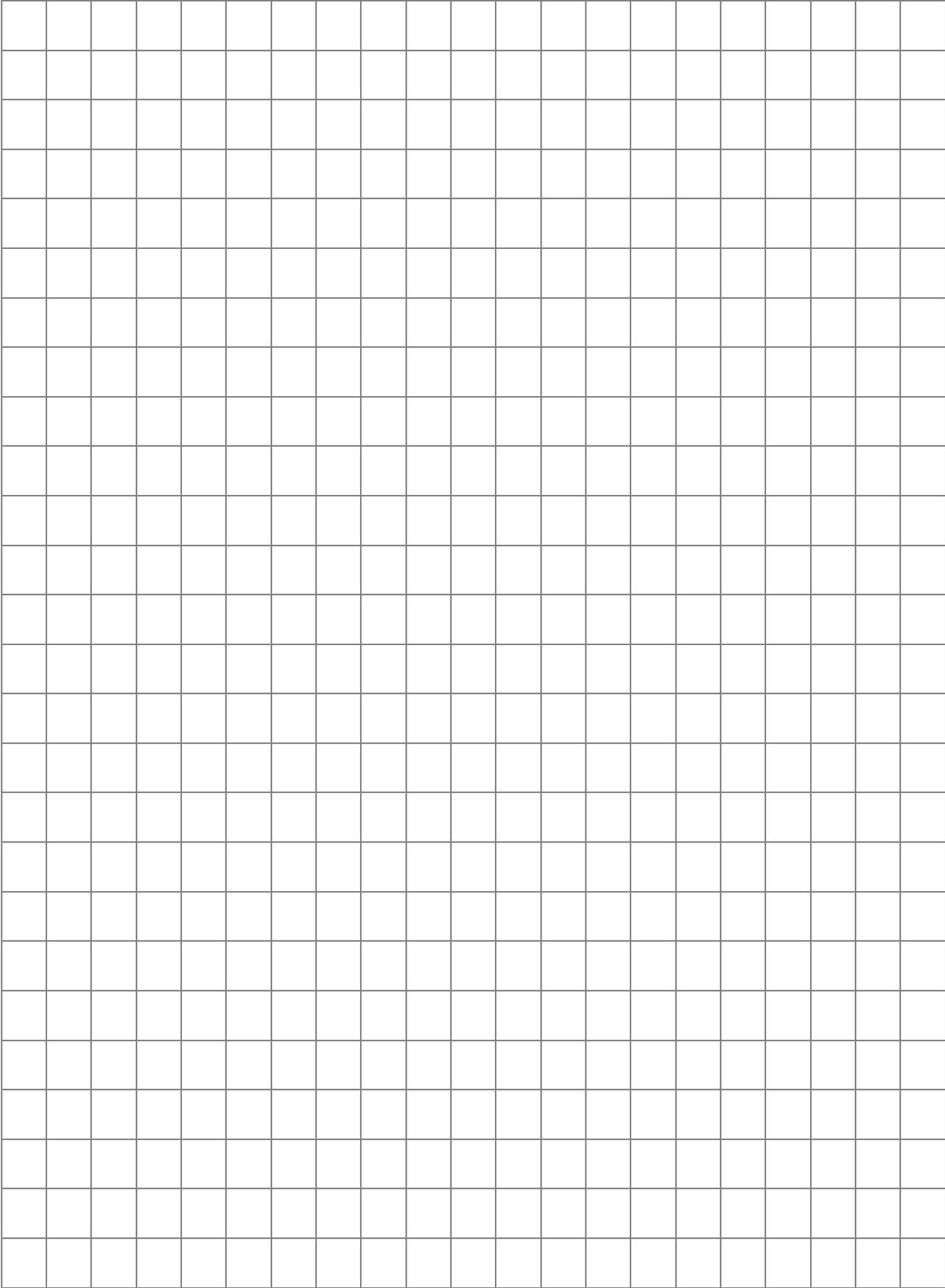
For BWP Use Only

Application Number:
Reservation Number:

Pre-Inspection Date:	Approved Square Footage:
Staff Signature:	Staff Print Name:
Project Deadline:	
Customer Agreement:	

Post Inspection Date:	Converted Square Footage:
Staff Signature:	Staff Print Name:
Customer Agreement:	

Draw your design plan – Go Native! rebates only available for front yard and parkway



Eligibility

To be eligible for a program rebate, applicants must:

- Own and live in a single-family residential home in Burbank.
- Convert **at least 250 square feet** in the front yard or parkway. Back and side yards do not qualify for rebates.
- **Have living turf in the proposed project area.**
- Agree to pre and post inspections of the proposed project area.
- Agree to not re-install turf within five years.
- **Complete the project within 120 days** of the project's approval by BWP staff.

Requirements

To receive a rebate, the project's converted areas must:

- Consist of **water conserving plants** and/or **permeable surfaces**. Permeable surfaces are made of materials that allow water and air to pass through them easily. Examples of permeable surfaces are gravel, mulch, and cloth weed barriers. Examples of non-permeable surfaces are concrete patios, cemented brick walkways, plastic sheeting, and plastic weed barriers. An extensive list of water conserving plants can be found on BWP's Water-Wise Gardening website: <http://www.burbank.watersavingplants.com/>.
- Consist of **at least 60% plant cover**.
- Not include any live turf or synthetic turf.
- Be covered either with plants or with a **minimum of two (2) inches of mulch**. Exceptions are areas planted or seeded with creeping or rooting groundcover expected to spread over the area.
- Not include any invasive plant species listed in the California Invasive Plant Council's "**Don't Plant a Pest**" program. This list is found at <http://www.cal-ipc.org/landscaping/dpp/planttypes.php?region=socal>.
 - **Include irrigation appropriate** for a drought-tolerant landscape including **drip, rotating nozzles, bubblers**, but not **SPRAY SPRINKLERS**.
- Adhere to applicable laws, codes, ordinances, policies, and regulations, including City of Burbank ordinances.

Other Considerations

- The rebate amount is **\$1.00 per square foot with a maximum rebate of \$1,000 per property**.
- Only one application may be submitted per customer and property.
- The applicant will receive a rebate when the project is completed and a post inspection by BWP staff has confirmed the converted square footage.
- Rebates are for pre-approved square footage only, **approval cannot be retroactive**, and the rebate amount cannot exceed the rebate reservation amount.
- BWP will accept applications on a first-come, first-serve basis until funding has been distributed.
- Program requirements are at BWP's discretion, and are subject to change at any time.
- There may be natural gas pipes, fiber optic or other utilities buried in your yard or parkway. You must call Dig Alert at 1-800-227-2600 before you dig.

City of Burbank Ordinances

Relevant front yard ordinances include:

- At least 55% of front yards must be landscaped, defined as some combination of trees, shrubs, vines, ground covers, flowers, lawns, and natural features such as reflecting pools, fences, and benches.
- No more than 45% of front yards can be hardscaped, defined as cement concrete, asphalt, brick, pavers, and similar non-permeable surfaces.
- Other requirements are online at <http://www.codepublishing.com/ca/burbank/> under Chapter 1: "Zoning" and Article 6: "Residential Uses and Standards".

Parkway projects that follow these guidelines do not require a permit. Hardscapes and other types of changes will require an encroachment agreement, permit, fees, and plan.

- All plantings must be less than eight inches tall to ensure visibility for drivers and pedestrians.
- Plants cannot climb tree trunks, utility poles, street signs, or hydrants.
- Landscaping cannot block access to water meters, fire hydrants, or other city access points.
- Materials used cannot be "fixed" such as cement steps, brick borders, or planters.
- Parkway trees must be maintained in good health. Trees cannot be removed or damaged. Irrigation to trees must remain in place.
- Detailed requirements and an application for other modifications are found online at: http://file.burbankca.gov/publicworks/OnlineCounter/permits/app_docs_procedures/parkway_improvement/parkway_improvement_app.pdf



Eastern Municipal Water District
P.O. Box 8300
Perris, CA 92572-8300
951-928-3777 ext 3322

Turf Buy-Back Rebate Program

Application Package

Instructions

1. **PROJECTS THAT HAVE BEEN STARTED OR COMPLETED PRIOR TO RECEIVING A REBATE RESERVATION ARE NOT ELIGIBLE**
2. Read the application package carefully including program terms and conditions.
3. If you are unsure of local landscaping requirements, contact your city code enforcement officer and homeowners' association (when applicable).
3. The following items are required in order to request a rebate reservation:
 - Original completed, signed Application Part 1 (Rebate Reservation)
 - Copy of your recent water bill
 - 4-5 current color photos of each area where you plan to remove turf (please label with name, address, location and date picture was taken). *Photos will not be returned, please keep a copy for your records.*
4. You may be contacted by Eastern Municipal Water District (Eastern) to schedule a pre and/or post conversion site visit.
5. If your application is approved, you will receive Part 2 of the application which includes your reservation number and the expiration date of your application.
6. Upon receipt of your rebate reservation number, you may begin your project. You will have 45 days to complete the work.
7. The following items are required upon completion of the project:
 - Original completed signed Application Part 2 (Rebate Request) and all project receipts
 - 4-5 current color photos of each area where turf was removed and replaced with shrubs, ground cover, mulch, permeable paths, and permeable hardscape as applicable (please label with name, address, location, and date picture was taken) *Photos will not be returned, please keep a copy for your records.*
8. Rebates will only be processed after verification that the project has been completed. Verification may be performed by Eastern, its contractor or designated agent.
9. The rebate amount will be up to a \$1.00 per square foot, not to exceed the project cost. The rebate can't exceed the project costs.

This is a two part application package to be completed in two stages (Part 1 – Rebate Reservation and Part 2 – Rebate Request). Each part will be submitted along with required documentation, by mail to the address listed below.

Part 1 - Rebate Reservation is required to be submitted prior to beginning any work on the project; failure to comply will result in automatic disqualification from the program.

Part 2 – Rebate Request is required to be submitted after project is completed, and within 45 days from the date the rebate reservation was authorized.

Mail to:
Eastern Municipal Water District
Conservation Department – Turf Removal Program
P.O. Box 8300
Perris, CA 92572-8300

For Questions please call the Conservation Department @ 951-928-3777 ext. 3322

FAX: (951) 928-6120 Email: conservation2@emwd.org

Turf Buy-Back Rebate Program

Terms and Conditions

PRE-CONVERSION ELIGIBILITY

1. **Authorization to Proceed:** Before removing any turf, the following items must be submitted to Eastern Municipal Water District: (1) signed Application Part 1 (Rebate Reservation); and (2) copy of your recent water bill; and (3) 4-5 current color photos of each area of turf your plan to remove. Rebates through the Turf buy-Back Rebate Program are available for customers that are directly served by EMWD and have received an approved rebate reservation number. **Proceeding with a project prior to receiving authorization from Eastern will make the conversion ineligible for a rebate.**
2. **Customer Eligibility:** The property must receive water service directly from Eastern Municipal Water District. Only property owners may apply for the rebate.
3. **Qualifying Areas:** Areas to be converted must have live turf that has been irrigated for at least 6 months prior to the rebate request. Conversion must comply with all applicable laws, codes, ordinances, policies, covenants conditions, and restrictions.
Areas irrigated with recycled
4. **Minimum Project Size:** A minimum of 100 square feet of turf must be converted. Smaller projects with less than 100 square feet of turf may be accepted if they completely remove turf from a property.
5. **Maximum Project Size:** Residential customer's 5,000 square feet & Commercial customer's 10,000 square feet.

MINIMUM REQUIREMENTS FOR THE CONVERTED AREA

1. **Plant Cover:** The retrofitted area must not include any live turf, synthetic or other turf looking grasses. Buffalo grass is considered a turfgrass and is not eligible for this program. Plants used to replace turf must be very low to moderate water use.
2. **Efficient Irrigation:** If a water system is used, it must be a drip irrigation system equipped with a pressure regulator, filter and emitters. The system must be free of leaks and malfunctions. Each drip emitter must be rated at less than 2 gallons per hour (gph). If part of a lawn is converted, the sprinkler system must be properly modified to provide adequate coverage to the remaining lawn without spraying the converted area.
3. **Surface Treatments:** All exposed soil must be covered with a minimum of a 2-3" layer of mulch permeable to air and water, except in areas planted with creeping or rooting groundcovers. Common mulching materials include rock, bark, pavers or un-grouted flagstone. If a weed barrier is used beneath the mulch, it must be manufactured to be permeable to air and water. **Impermeable surfaces are not covered by the rebate. Concrete, plastic sheeting or other impermeable surfaces do not qualify.**
4. **Invasive Plants:** Are not to be used. Plant species to avoid are identified on the "Don't Plant a Pest" brochure provided with the application package or online at <http://www.cal-ipc.org/landscaping/dpp/pdf/SoCalPrintable.pdf>

PROGRAM TERMS

1. **Quantity of Rebates:** Only one Turf Removal rebate per customer will be issued. (Please apply for the maximum area you plan to convert while the rebate reservation is valid).
2. **Project Timelines:** Rebate reservations are valid for 45 days. Projects must be completed and the rebate request (Part 2 of the application form) submitted to Eastern within the 45 day period. Projects are subject to inspection by Eastern, its contractor or approved agent to determine compliance. If conversion fails to meet program compliance, you will be granted an additional 10 days to attain compliance and notify Eastern. This agreement terminates 45 days after execution or upon incentive payment, whichever comes first. All applicant obligations, including properly executed covenant documents, must be fulfilled within the 45 days period or the rebate may be forfeited. This program will end when all funds have been expended.
3. **Incentive Amounts and Limits:** Reservations are issued on a first come, first served basis. The incentive rebate is \$1.00 per square foot not to exceed the project cost while funds are available. Checks will only be issued to the EMWD account holder.
4. **Requirements to Sustain Conversion:** Converted areas must remain in compliance with all program conditions for a minimum of five (5) years. If this requirement is violated, you may be required to refund all or a portion of the rebate. This requirement is void upon transfer of ownership.
5. **Other Responsibilities of the Applicant:** Eastern enforces only the conditions in this agreement. The applicant is responsible for complying with all laws, bylaws, ordinances, policies codes and covenants that may apply. Quality and appearance of the conversion is the responsibility of the applicant. Rebates may be considered taxable income. Eastern is not responsible for any taxes that may be imposed as a result of your receipt of any rebate.



Eastern Municipal Water District
P.O. Box 8300
Perris, CA 92572-8300
951-928-3777, Ext 3322

Turf Buy-Back Rebate Program

Application Part 1 – Participation Request

(Limited to one rebate per customer)

Applicant Information *(please print)*

Property Owner:	Daytime Phone:	Email:		
Contact Person (if different)	Daytime Phone:	Email:		
Mailing Address:	City:	State:	Zip:	

Project Information

Property Type: <input type="checkbox"/> Residential <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial	Total Lot Size:	Total Irrigated Area:		
Property Address:	City:	State:	Zip:	
Water Agency: Eastern Municipal Water District Direct Customers ONLY	Water Service Account No. (include copy of recent water bill)			

(1) Identify area(s) where turf will be removed; (2) Total square footage for each area; (3) Provide 4-5 color photos of each area

<input type="checkbox"/> Front Yard	_____	<input type="checkbox"/> Left Side Yard	_____
	<i>Square feet of turf to be removed</i>		<i>Square feet of turf to be removed</i>
<input type="checkbox"/> Back Yard	_____	<input type="checkbox"/> Right Side Yard	_____
	<i>Square feet of turf to be removed</i>		<i>Square feet of turf to be removed</i>
<input type="checkbox"/> Parkway <small>(Permit may be required)</small>	_____	<input type="checkbox"/> Other Area	_____
	<i>Square feet of turf to be removed</i>		<i>Square feet of turf to be removed</i>

TOTAL SQ. FEET OF TURF TO BE REMOVED: _____

If total is under 100 sq. feet, will all turf be removed on the site (excluding parkways)? Yes No (ineligible for rebate)

How are turf areas currently being irrigated?
 Automatic sprinklers Manual sprinklers Hand water Other

What type of irrigation controller do you use?
 Automatic timer Smart controller None Other

How do you plan to complete the project?
 Self Contractor Other

Briefly describe your plan for the converted area (plants to be used, irrigation changes, etc.)

Turf Buy-Back Rebate Program – Part 1 Rebate Reservation

Agreement and Disclaimer Form

Eastern Municipal Water District and participating water agencies make no representation or warranty to contracted services or products that may be installed in converted areas, including any hazardous substances that may be contained in the product. Removal of turf and installation of water efficient devices does not guarantee reduced water use. This application is for a rebate only.

By participating in the program, you waive and release Eastern Municipal Water District, participating water agencies, and their contractors and agents from any and all claims and causes of action arising out of the removal of turf and/or the purchase, installation or use of devices in connection with this Turf Buy-Back Rebate program. Any claim you may have base upon any defect or failure of performance of a contracted service or device purchased by you should be pursued with the contractor or manufacturer/distributor.

Eastern Municipal Water District and participating water agencies only enforce the terms and conditions of the Turf Buy-Back Rebate Program. The applicant is responsible for complying with all applicable laws, codes, policies, ordinances, covenants, conditions, and restrictions that may apply. Quality and appearance of the converted area is the responsibility of the applicant.

Signature (required)

By signing below, the applicant agrees to comply with the program terms and conditions, as well as all Federal, State and local codes, including covenants, ordinances, conditions and restrictions, as applicable. The applicant has read, understands and agrees to the terms and conditions of the program as outlined and certifies the information on the application is true and correct.

Property Owner Signature:	Print Name:	Date:
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Submit completed application (Part 1) with copy of recent water bill and labeled photos to:

Eastern Municipal Water District
Conservation Department
Turf Removal Program
P.O. Box 8300
Perris, CA 92572-8300

FAX: (951) 928-6120 Email: conservation2@emwd.org
(No faxed pictures)

(Please allow 15 days to process your request)

For internal use only – do not write in this section

Application approved: Yes No Reservation #: _____ Expiration Date: _____
Date Part 2 sent to customer: Yes No
Denied: Yes No Explain:
Completed by: _____ Date: _____



CRESCENTA VALLEY WATER DISTRICT

TURF REPLACEMENT REBATE PROGRAM

CVWD is offering residential customers cash in return for reducing the amount of lawn area in their landscapes. CVWD will pay you **\$100 per 100 square feet** of lawn area you remove. The cash rebate is **limited to \$800** per water meter account.

Eligibility Requirements

Applicants must:

- Own a residential home or dwelling unit (s) within the CVWD water service area.
- Agree to a brief pre-installation and post-installation inspection as part of the approval process.
- Replace turf or lawn with water conserving or drought-tolerant plants, vegetable gardens, and/or permeable landscape/hardscape structures such as decks, gravel, mulch, rocks, bark, or free-set pavers.
- Applicant must modify or eliminate the pre-existing lawn irrigation system (if applicable) so that the newly landscaped areas are served (if at all) through a separate valve (s) controlled independently of remaining turf area.
- Provide a list of the plant or hardscape materials proposed on the application form.
- Agree not to re-install turf in replacement area.

You are ineligible for this program if:

- You replace your lawn with a pool, building structures/extensions, impermeable pavement, or plant materials not considered water efficient.
- Your dwelling is a commercial building or owned by a commercial or government entity.
- You are replacing a former lawn or turf area which is not currently being irrigated.

Other Considerations

- CVWD acknowledges some subjectivity in the eligibility process and reserves all rights in making a final determination for approval or non-approval on a case-by-case basis.
- The replacement area measured will be rounded to the nearest 50 square feet and paid accordingly in \$25 increments.
- CVWD will normally issue a check within four weeks of final approvals. A credit to the customer's account will be issued upon request.
- Rebates are only available for projects approved in advance. This program is not retroactive.
- Tenants may participate in this program and receive a rebate only upon written authorization from the property owner.

How to Apply

1. Complete and sign application form and return to CVWD at 2700 Foothill Blvd., La Crescenta, CA, 91214.
2. Call or drop by the District office and schedule the pre-installation inspection.
3. Perform your lawn/turf replacement project.
4. Schedule a post-installation inspection for final District approval.

Foothill Municipal Water District is offering an additional incentive of \$0.30 per 1 square foot of lawn area removed. This cash rebate is also limited to \$800 per water meter account and requires a separate application that is available at CVWD, located at 2700 Foothill Blvd., or at www.fmwd.com. Funds are available on a first come, first serve basis as projects are completed. Funding may be reduced at any time without further notice.



CRESCENTA VALLEY WATER DISTRICT

TURF REPLACEMENT REBATE PROGRAM
APPLICATION FORM

Name: _____ Owner Tenant

Property Address: _____

Type of Property: Single Family Home Multiple Family Dwelling Unit # Units _____

Telephone: _____ CVWD Account #: _____

I understand that funding is limited, and submitting a rebate application does not guarantee I will receive a rebate. Rebates are issued on a first-come, first-served basis until funding is exhausted.
I hereby grant permission to Crescenta Valley Water District (CVWD) herein identified as District, to use photographs of my residence and landscaping on the District's World Wide Web site or in other official District printed publications, including turf rebate materials, without further consideration, and I acknowledge the District's right to crop or treat the photograph at its discretion. I also acknowledge that the District may choose not to use these photographs at this time, but may do so at its own discretion at a later date.
I also understand that once these photographs are posted on the District's website, the image can be downloaded by any computer user. Therefore, I agree to indemnify and hold harmless from any claims the following:
The Crescenta Valley Water District, any District employee, Director, or contractor affiliated with the District.
CVWD reserves the right to discontinue use of photographs without notice.

Applicant Signature: _____
(By signing this application, customer agrees not to re-install turf in the replacement area)

Property Owner Authorization: _____
(Signature required to authorize rebate to tenant)

Total Square Footage of Lawn/Turf: _____

Total Square Footage of Lawn/Turf to be Replaced: _____

List of Plants or Hardscape Materials to be used: _____

Does existing lawn have an irrigation system? _____

Will new landscaping include an irrigation system? _____

Anticipated date of turf replacement completion: _____

FOR CVWD STAFF USE ONLY

CVWD Pre-Inspection by _____ Date _____ Approved: Yes No

CVWD Post-Inspection by _____ Date _____ Approved: Yes No



FOOTHILL MUNICIPAL WATER DISTRICT
TURF REMOVAL REBATE PROGRAM
APPLICATION FORM

Name: _____ Owner _____ Tenant _____

Property Address: _____

Telephone No. _____ Water Provider _____

Account No. _____

Type of Property: Single Family Home _____ Multi-Family Dwelling Unit _____ # of Units _____

Applicant Signature: _____
(By signing this application, customer agrees not to re-install turf in the replacement area)

Property Owner Authorization: _____
(Signature required to authorize rebate to tenant)

Total Square Footage of Lawn/Turf: _____

Total Square Footage of Lawn/Turf to be replaced: _____

List of Plants or Hardscape Materials to be used: _____

Does existing lawn have an irrigation system? (Y N) Will new landscaping include an irrigation system? (Y N) Anticipated date of turf replacement completion: _____

For Water Provider Use Only

Pre-Inspected by _____ Date _____ Approved (Y N)

Post-Inspected by _____ Date _____ Approved (Y N)

Eligibility Requirements

Applicants Must:

- Own a residential home or dwelling unit(s) within the Foothill service area and receive water from one of the Water Providers listed: La Canada Irrigation District, Mesa Crest Water Company, Valley Water Company, Rubio Canon Land & Water Assoc., Lincoln Avenue Water Company and Las Flores Water Company and Kinneloa Irrigation District.
- Agree to a brief pre-installation and post-installation inspection as part of the approval process.
- Replace turf or lawn with water conserving or drought-tolerant plants, vegetable gardens, permeable landscape/hardscape structures such as decks, gravel, mulch, bark, rocks or free-set pavers and permeable artificial turf.
- Original turf must be completely removed, roots killed and weed barrier put in place before any plantings, mulch, or any of the items listed above are put into place to ensure original turf does not regrow.
- Applicant must modify or eliminate the pre-existing lawn irrigation system (if applicable) so that the newly landscaped areas are served (if at all) through a separate valve(s) controlled independently of any remaining turf area. The new irrigation system may be drip, low flow rotating sprinkler nozzles or you may use your rain barrel water, etc., to get the needed water to your new plants during their initial phase of establishment.
REMEMBER: The goal is to eliminate or drastically reduce your landscape water consumption.
- Agree not to re-install turf in replacement area.

You are ineligible for this program if:

- You replace your lawn with a pool, building structures/extensions, impermeable paving or plant materials not considered water efficient.
- Your dwelling is a commercial building or owned by a commercial or government entity.
- You are replacing a former lawn or turf area which is not currently being irrigated.

Other Considerations

- The rebate amount is \$0.30/sq. ft and cannot exceed the amount of \$800 per property.
- FMWD acknowledges some subjectivity in the eligibility process and reserves all rights in making a final determination for approval or non-approval on a case-by-case basis.
- Rebates will be issued only when the project is complete and approved.
- The replacement area measured will be rounded to the nearest 50 square feet and paid accordingly.
- Your water provider will issue a check within four weeks to six weeks of final approval or a credit will appear on your water bill.
- **Rebates are available only for projects approved in advance. This program is not retroactive.**
- Tenants may participate in this program and receive a rebate only upon written authorization from the property owner.
- Funding is limited and submitting a rebate application does not guarantee you will receive a rebate. Rebates are issued on a first-come, first-served basis until funding is exhausted or program deadline has been reached. Your project must be completed and all post-inspection photos and paperwork turned in no later than May15, 2014 to assure timely processing of your rebate.

How to Apply

1. **Call or drop by your Water Provider's Office with your completed application to schedule the pre-installation inspection.**
2. Perform your lawn/turf replacement project.
3. Schedule a post-installation inspection with your water provider for final approval.

FMWD
4536 Hampton Road
La Canada, CA 91011

Go to www.fmwd.com for more rebate information.

Residential Turf Removal Program



Residential Turf Removal Program

Application Package

Instructions

1. **PROJECTS THAT HAVE BEEN STARTED OR ALREADY COMPLETED PRIOR TO REBATE RESERVATION APPROVAL ARE NOT ELIGIBLE.**
2. Read the program terms and conditions and the guidelines provided with this package. Check the Garden Spot page on www.bewaterwise.com for design ideas, plant selection, and irrigation information. If you are unsure of local landscaping requirements, contact your city code enforcement officer and homeowners' association (if applicable).
3. To request a rebate reservation, submit the following:
 - Original completed, signed Application Part 1 (Rebate Reservation)
 - Copy of your recent water bill
 - 4-5 current color photos of each area where you plan to remove turf (please label with name, address, location, and date picture was taken)

Keep a copy for your records. Photos will not be returned.
4. You may be contacted by the Metropolitan Water District of Southern California or your water agency to schedule a pre-conversion site visit.
5. If your application is approved, SoCal Water\$mart will provide you with a rebate reservation number and anticipated rebate amount. Rebates are only processed after verification by Metropolitan, its contractor, or agent that the approved project has been completed.
6. Upon receipt of your rebate reservation number, you may begin your project. You will have 120 days to complete the work.
7. When the project is completed, submit the following:
 - Original completed signed Application Part 2 (Rebate Request)
 - 4-5 current color photos of each area where turf was removed and replaced with shrubs, ground cover, mulch, permeable paths and permeable hardscape as applicable (please label with name, address, location, and date picture was taken)

Keep a copy for your records. Photos will not be returned.
8. You may be contacted by Metropolitan or your water agency to schedule a post-conversion site visit.



THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA

bewaterwise.com

Residential Turf Removal Program Application

Terms and Conditions

Your water agency may have additional terms and conditions. If applicable, the requirements are included with this application package.

ELIGIBILITY

1. Rebates are available for residential properties only (single-family detached homes, townhomes, duplexes, triplexes and fourplexes) that have received an approved rebate reservation number. Projects that have been started or already completed prior to rebate reservation approval are not eligible.
2. The residential property must receive water service from a participating Metropolitan member agency or retail agency.
3. Areas to be converted must have live turf being irrigated with potable water at the time the rebate reservation number is provided. Areas irrigated with recycled water are not eligible.
4. Only property owners may apply for the rebate.

MINIMUM REQUIREMENTS FOR THE CONVERTED AREA

Upon completion, the converted area must meet the following requirements:

1. The area does not include any live turf or other turf-looking grasses. (Synthetic turf is an approved option for certain water agencies; please see your agency's requirements in this application. Not all cities allow synthetic turf installation.)
2. All exposed soil must be covered with a minimum 2" layer of mulch, except in areas planted with creeping or rooting groundcovers or directly seeded.
3. Converted areas must be permeable to air and water. Weed barriers must be permeable. Concrete, plastic sheeting or other impermeable surfaces do not qualify.
4. No invasive plant species are used. Invasive plants are identified in the California Invasive Plant Council "Don't Plant a Pest" program (<http://www.cal-ipc.org/landscaping/dpp/pdf/SoCalPrintable.pdf>)
5. Conversions must comply with all applicable laws, codes, policies, covenants, conditions, and restrictions.

PROGRAM TERMS

1. Only one Turf Removal rebate per address will be issued. **Please apply for the maximum area you plan to convert while the rebate reservation is valid (120 days).**
2. At least 250 square feet of turf must be removed. **Projects under 250 square feet will only qualify if they will completely eliminate turf from a property (excluding parkway areas).**
3. The maximum rebate amount is determined by the Metropolitan member agency or retail agency serving the property. The rebate amount per square foot of turf removed and maximum amount will be as stated in the application package.
4. Rebate reservations are valid for 120 days. Projects must be completed and the Rebate Request (Part 2 of the application form) submitted prior to the reservation expiring.
5. Rebates may be considered taxable income. Metropolitan and participating water agencies are not responsible for any taxes that may be imposed as a result of your receipt of any rebate.
6. Converted area and irrigated area measurements are subject to inspection and verification by Metropolitan, its contractor, or agent. If the conversion or measurements cannot be verified, any funds received by the applicant must be returned, including processing costs.
7. The converted area must remain in compliance with all program conditions for a period of 5 years. If this requirement is violated, you may be required to refund all or a portion of the rebate. This requirement is void upon transfer of ownership.



**THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA**

Residential Turf Removal Program Application

Part 1 – Rebate Reservation

(limited to one rebate per property)

Applicant Information *(please print)*

Property Owner:	Contact Person (if different):		
Daytime Phone Number:	Email:		
Mailing Address:	City:	State:	Zip:

Project Information

Property type: <input type="checkbox"/> Single Family Home <input type="checkbox"/> Duplex/Triplex/Fourplex <input type="checkbox"/> Townhome	Total Lot Size:	How many people reside in your home?	
Property Address:	City:	State:	Zip:
Water Agency:	Water Service Account Number (include copy of recent bill):		

Identify area(s) where turf will be removed and estimated square footage (provide 4-5 photos of each area):

Front yard _____ Sq. feet of turf to be removed Left side yard _____ Sq. feet of turf to be removed

Backyard _____ Sq. feet of turf to be removed Right side yard _____ Sq. feet of turf to be removed

Parkway (permit may be required) _____

TOTAL SQ. FEET OF TURF TO BE REMOVED: _____

If under 250 sq. feet, will all turf on site be removed (excluding parkways)? Yes No (ineligible for rebate)

How is the turf irrigated now?

Automatic sprinklers Manual Sprinklers Hand water Other _____

What type of irrigation controller do you use?

Automatic controller Smart controller None Other _____

Briefly describe your plan for the converted area (plants to be used, irrigation changes, etc.):

How do you plan to complete your project?

Self Contractor Other _____

CONTINUED ON NEXT PAGE

Residential Turf Removal Program Application – Part 1

Disclaimer

Metropolitan and participating water agencies make no representation or warranty relating to contracted services or products that may be installed in converted areas, including any hazardous substances that may be contained in the product. Removal of turf and installation of water efficient devices does not guarantee reduced water use. This application is for a rebate only.

By participating in the program, you waive and release Metropolitan, participating water agencies, and their contractors and agents from any and all claims and causes of action arising out of the removal of turf and/or the purchase, installation or use of devices in connection with this Turf Removal rebate program. Any claim you may have based upon any defect or failure of performance of a contracted service or device purchased by you should be pursued with the contractor or manufacturer/distributor.

Metropolitan and participating water agencies only enforce the terms and conditions of the Residential Turf Removal Program. The applicant is responsible for complying with all applicable laws, codes, policies, covenants, conditions, and restrictions that may apply. Quality and appearance of the converted area is the responsibility of the applicant.

Signature (required)

By signing below, the applicant agrees to comply with the program terms and conditions, as well as all Federal, State and local codes, including covenants, conditions and restrictions, as applicable. The applicant has read, understands and agrees to the terms and conditions of the program as outlined and certifies that the information on the application is true and correct.

Property Owner Signature:

Print Name:

Date:

Submit completed application (Part 1) with copy of water bill and labeled photos to:

**SoCal Water\$mart
Turf Removal Program
3800 Watt Avenue, Ste. 105
Sacramento, CA 95821**



**THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA**

Rebate Reservation No. <hr/>
--

**Residential Turf Removal Program Application
Part 2 – Rebate Request
(submit when project complete)**

Applicant Information (please print)

Property Owner:	Contact Person (if different):		
Daytime Phone Number:	Email:		
Mailing Address:	City:	State:	Zip:

Project Information

Property Address:	City:	State:	Zip:
Water Agency:	Water Service Account Number:		

Identify area(s) where turf was removed and actual square footage (provide 4-5 photos of each area):

<input type="checkbox"/> Front yard _____ <i>Sq. feet of turf removed</i>	<input type="checkbox"/> Left side yard _____ <i>Sq. feet of turf removed</i>
<input type="checkbox"/> Backyard _____ <i>Sq. feet of turf removed</i>	<input type="checkbox"/> Right side yard _____ <i>Sq. feet of turf removed</i>
<input type="checkbox"/> Parkway (permit may be required) _____ <i>Sq. feet of turf removed</i>	TOTAL SQ. FEET: _____

How is the converted area irrigated now?

Automatic sprinklers Manual Sprinklers Hand water Other _____

What type of irrigation controller do you use?

Automatic controller Smart controller None Other _____

Briefly describe the project (plants used, irrigation changes, etc.):

How did you complete your project? <input type="checkbox"/> Self <input type="checkbox"/> Contractor <input type="checkbox"/> Other _____	Total Project Cost (optional):
--	--------------------------------

The following information will help us evaluate program water savings:

- How many people reside in your home? _____
- Do you have a pool and/or fountain? Pool: Yes No Fountain: Yes No
- Do you have a vegetable garden: Yes No
- Are there any additional high water use needs in the home, such as for healthcare? _____

CONTINUED ON NEXT PAGE

Residential Turf Removal Program Application – Part 2

Disclaimer

Metropolitan and participating water agencies make no representation or warranty relating to contracted services or products that may be installed in converted areas, including any hazardous substances that may be contained in the product. Removal of turf and installation of water efficient devices does not guarantee reduced water use. This application is for a rebate only.

By participating in the program, you waive and release Metropolitan, participating water agencies, and their contractors and agents from any and all claims and causes of action arising out of the removal of turf and/or the purchase, installation or use of devices in connection with this Turf Removal rebate program. Any claim you may have based upon any defect or failure of performance of a contracted service or device purchased by you should be pursued with the contractor or manufacturer/distributor.

Metropolitan and participating water agencies only enforce the terms and conditions of the Residential Turf Removal Program. The applicant is responsible for complying with all applicable laws, codes, policies, covenants, conditions, and restrictions that may apply. Quality and appearance of the converted area is the responsibility of the applicant.

Signature (required)

By signing below, the applicant agrees to comply with the program terms and conditions as well as all Federal, State and local codes, including covenants, conditions and restrictions, as applicable. The applicant has read, understands and agrees to the terms and conditions of the program as outlined and certifies that the information on the application is true and correct. The applicant also certifies that the converted area meets the minimum requirements listed in the terms and conditions as well as any additional requirements of your water agency.

Property Owner Signature:

Print Name:

Date:

Rebate Payment

Make Check Payable to:

Applicant

Contractor

Contractor Company Name:

Contractor Contact Name:

Contractor Phone Number:

Contractor Email:

Contractor Mailing Address:

City:

State:

Zip:

Submit completed application (Part 2) with labeled photos to:

**SoCal Water\$mart
Turf Removal Program
3800 Watt Avenue, Ste. 105
Sacramento, CA 95821**

Additional Terms and Conditions



**\$2.00 per square foot of turf removed and replaced
with California-Friendly Plantings**

The maximum rebate amount per address is \$4,000

\$2.00 per square foot of turf removed and replaced with California-Friendly Plantings
The maximum rebate amount per address is \$4,000 which is equal to 2,000 sq. ft. maximum

In addition to the terms and conditions included in the Residential Turf Removal Program Application, the following terms and conditions apply to projects within the service area of the Los Angeles Department of Water and Power:

- 1) Water use history may be used to assess minimum water savings achieved to participate in this program. Not all applicants will be approved.
- 2) Areas to be converted must have live turf being irrigated with a sprinkler system using potable water for a minimum of one (1) year prior to a rebate reservation being issued.
- 3) Converted area must be either hand-watered (with sprinkler system removed or non-operable) or watered with a low volume drip and/or bubbler irrigation system. Overhead irrigation (i.e. pop-up sprinklers, riser shrub heads, single or multi-stream sprinklers/rotors/nozzles) is NOT allowed or eligible for LADWP rebates.
- 4) Converted areas must contain California-Friendly® plants to create at least 40% landscape coverage at maturity. Seasonal gardens do not qualify for the incentive.
- 5) Converted area may include synthetic turf. Synthetic turf projects are exempt from the 40% plant coverage requirement.
- 6) A Plant list may be required by the Los Angeles Department of Water and Power at the time of pre-inspection.
- 7) Please note that by participating in this program customers allow LADWP to publicize the pre- and post-conversion project photographs. (Address will not be published)
- 8) Participants are responsible to know and adhere to all local codes, ordinances, and covenants in planning, permitting, and installing your project.

Additional Terms and Conditions

Changes to a Parkway

Per Los Angeles Municipal Code, property owners must obtain a permit or a waiver from the Bureau of Engineering (BOE) before altering a parkway. Parkway is the area between the street and sidewalk. Property owners may be cited if the necessary permit is not obtained.

A rebate cannot be paid by LADWP without a permit or a waiver.

Please note that a permit/waiver does not exempt program participant from complying with all of the Terms and Conditions listed above (i.e. no overhead irrigation in any converted area).

The City has a Residential Parkway Landscaping Guideline that can be found at:

http://bss.lacity.org/Engineering/pdfs/Residential_Parkway_Landscaping_Guidelines_halflayout.pdf.

A property owner who wishes to replace the turf in a parkway must: (1) obtain a permit or a waiver for the project from BOE; (2) Call Robert Gutierrez, Landscape Architect, of the Public Works Bureau of Street Services (213) 847-0881 to discuss the proposed plants; and (3) Submit a plan for review and approval, showing the improvements graphically, calling out the plants to be used, and any details that may be needed to clarify the installation.

If you have additional program questions, please call SoCal WaterSmart 888-376-3314.

HOME | LOGIN  CONNECT WITH US: 

Apply for L2G ▾ Free Designs & Ideas ▾ **Selecting the Right Plants** Money Saving Tips How To... Discussion Room

Award Winning!  LONG BEACH WATER DEPARTMENT
Lawn-to-Garden Turf Replacement Program

Please fill out the form below...

Paying \$3.00 per square foot, up to 1,000 square feet, to replace your grass lawn with a beautiful, sustainable, drought tolerant landscape.

Please do not complete this application for the Lawn-to-Garden (L2G) Incentive until you have read the Terms and Conditions, the Process Guidelines, and the Design Requirements

Have you read and understood the L2G Incentive's Terms & Conditions, Process Guidelines, and Design Requirements?: *

Yes

Property Owner

Owner Name: *

Contact person (if different):

Mailing Address

Street: *

City: *

State/Province: *

Postal code: *

Contact Information

Daytime Phone: *

Evening Phone:

Email Address: *

Lawn to be re-landscaped using the Incentive

What is the street address of your Lawn-to-Garden Incentive project: *

Enter the 9-digit water account serving that site (see utility bill): *

How large will your Lawn-to-Garden landscape be, in square feet? There is no minimum, but the maximum is 1,000: *
(do not enter a comma for 1000)

Statement of Property Owner

I, the individual named as "Property Owner" listed, above, certify that

- I am the owner of the "Lawn" listed above as the project address; and
- I have read, understand and agree to the Incentive's
 - Terms and Conditions; and
 - Process Guidelines; and
 - Design Requirements; and
- I agree to waive, release, relinquish and discharge LBWD, its officials and employees from all liability, loss, claims, demands, causes of action, and damage arising out of my participation in this Program.
- I give Long Beach Water Department the right to use the design of the L2G landscaped area as well as descriptions of it, and before- and after-photos and videos of it, for the purpose of promoting drought tolerant landscapes. This promotion could be in the form of videos, print, web, and/or other venues.
- Neither I nor my spouse is an employee of the Long Beach Water Department or the City of Long Beach.
- The information on this application is true and correct.

CAPTCHA

This question is for testing whether you are a human visitor and to prevent automated spam submissions.

d 87 Y M

What code is in the image?: *

Enter the characters shown in the image.

[HOME](#)

[APPLICATION](#)

[FAQ's](#)

[CHECKLIST](#)

[DESIGN
REQUIREMENTS](#)

www.lbwater.org 

[GARDEN PHOTOS](#)

[PLANNING](#)

[PROCESS](#)



Long Beach Water Department
The Standard in Water Conservation &
Environmental Stewardship



Turf Removal Program

Turf Removal Program

Residential/Commercial Application Form

www.mwdoc.com/services/turf-removal

OFFICE USE ONLY

PLEASE NOTE:

Projects that are underway or already completed prior to the mandatory Pre-Turf Removal Site Inspection are not eligible. Applications are processed in the order received. **This offer will be distributed on a first-come, first-served basis while funding lasts.** To receive this offer, you must follow and satisfy all Application Form Instructions, Guidelines, and Terms listed on the reverse side. **Please sign, date, and return this application, along with a copy of your most recent water bill and a simple site plan, to: Turf Removal Program, c/o Municipal Water District of Orange County, P.O. Box 20895, Fountain Valley, CA 92728-0895.**

1. ACCOUNT INFORMATION

Name on Water Account (See Water Bill):	Water Provider/Agency and Account #:
---	--------------------------------------

2. INSTALLATION ADDRESS

First Name:	Last Name:
Address:	Unit Number:
City:	Zip:
Phone Number: Area Code Number ()	Assessor's Parcel Number (APN):
Property Type: <input type="checkbox"/> Single Family Home <input type="checkbox"/> Condo/Townhome <input type="checkbox"/> Commercial <input type="checkbox"/> HOA	Total Lot Size:
How is the turf irrigated now? <input type="checkbox"/> Automatic Sprinklers <input type="checkbox"/> Manual Sprinklers <input type="checkbox"/> Hand Water <input type="checkbox"/> Other	
What type of irrigation controller do you use? <input type="checkbox"/> Automatic Controller <input type="checkbox"/> Smart Controller <input type="checkbox"/> None <input type="checkbox"/> Other	
What type of turf will you be removing from the property? <input type="checkbox"/> Warm Season <input type="checkbox"/> Cool Season <input type="checkbox"/> Other _____	Will you be hiring a contractor to assist with the project? <input type="checkbox"/> Yes <input type="checkbox"/> No

3. REBATE CHECK INFORMATION (REQUIRED!)

Make check payable to: First Name	Last Name
Payee Phone: Area Code Number ()	Social Security or Tax ID Number
Rebate Check Mailing Address (If different from Installation Address):	

4. CONTACT INFORMATION OF RESPONSIBLE PARTY

Contact Person: First Name	Last Name	Contact person is: (Check one)
		<input type="checkbox"/> Owner <input type="checkbox"/> Tenant
Day Phone: Area Code Number ()	Alternate Phone: Area Code Number ()	
Best Time to Call:	E-mail Address:	

5. SITE INFORMATION - RESIDENTIAL

<input type="checkbox"/> Front Yard Sq. feet of turf to be removed:	<input type="checkbox"/> Back Yard Sq. feet of turf to be removed:
<input type="checkbox"/> Left Side Yard Sq. feet of turf to be removed:	<input type="checkbox"/> Right Side Yard Sq. feet of turf to be removed:
<input type="checkbox"/> Parkway (Permit may be required) Sq. feet of turf to be removed:	TOTAL SQ. FEET OF TURF TO BE REMOVED:

6. SITE INFORMATION - COMMERCIAL

TOTAL SQ. FEET OF TURF TO BE REMOVED:			
Contractor Company Name:	Contractor Contact Name:		
Contractor Phone Number:	Contractor Email:		
Contractor Mailing Address:	City:	State:	Zip:

SITE OWNER SIGNATURE

I certify that the information on this Application is true and correct. I have read, understand, and agree to the TERMS AND CONDITIONS of the Program on the reverse side. I have enclosed a copy of my water bill.	
Site Owner Signature:	
Print Name:	Date and Place:



Turf Removal Program Terms and Conditions



Please carefully read the Instructions, Guidelines, and Terms below.

This Program sponsored by the Municipal Water District of Orange County, the Metropolitan Water District of Southern California, the Department of Water Resources, the Bureau of Reclamation, and your local retail water agency

PARTICIPATION INSTRUCTIONS

- **Projects that are underway or already completed prior to the mandatory Pre-Turf Removal Site Inspection (Pre-Inspection) are not eligible.**
- Please complete all sections of the application and return it – along with a copy of your recent water bill and a simple site plan– to the address listed on the front of this application. **All application submittals must include a simple site plan of the area to be removed.**
- After we receive your application and establish eligibility under the guidelines below, you will be contacted within two (2) weeks to schedule the MANDATORY Pre-Inspection. If the information provided does not establish eligibility, your application will be returned with a Denial Letter.
- You must provide the inspectors with full access to the proposed Project site Monday–Friday during daylight hours. Once your Pre-Inspection is complete, the results will be forwarded to the Program staff for review. If your site qualifies for the Program, a Notice to Proceed will be mailed/emailed out to you within a few days. Upon receipt of this Notice to Proceed, you may begin your Project. You will have sixty (60) days from receipt of the Notice to complete the work.
- As soon as all work is complete, you must contact the Program Administrator via e-mail at SRamirez@mwdoc.com to indicate that the work is completed. The Program Administrator will then make arrangements to schedule your MANDATORY Post-Turf Removal Site Inspection (Post-Inspection) to verify the amount of turf removed. You must again provide the inspectors with full access to the Project site Monday–Friday during daylight hours. **If you hire a contractor to perform the work, a copy of the receipt for materials and labor must be submitted.**
- After the Post-Inspection has been completed, your rebate check will be mailed to you within ten (10) weeks.
- All work performed in association with this Project, including scheduling of the Post-Inspection, must be completed within 60 days from receipt of the Notice to Proceed or June 30, 2013, which occurs first. Upon completion, the converted area must meet the following minimum requirements:
 - The removal area does not include any live or synthetic turf.
 - The watering system, if any, must be a low flow system (drip, bubblers, high efficiency, low precipitation rotating nozzles). If part of a lawn is converted, the sprinkler system must be properly modified to provide adequate coverage to the remaining lawn without spraying the converted area.
 - All exposed soil must be covered with a 2-3" layer of mulch, except in areas planted with creeping or rooting groundcovers. Acceptable mulch includes compost, bark, wood chip, decomposed granite, and river rock
 - Converted areas must be permeable to air and water. A permeability test will be performed at the site. Weed barriers must be permeable. Concrete, plastic sheeting, or other impermeable surfaces do not qualify for incentives under the Program Grout and/or mortar are not considered permeable and will disqualify the site from the rebate program if installed.
 - No invasive plant species are used. Visit the California Invasive Plant Council at <http://www.cal-ipc.org/> for a list of plants to avoid.
- MWDOC, your retail water agency and/or their representative must be allowed to take photos of landscapes prior to, during, and after being renovated through this Turf Removal Program and to use those photos for reproduction or promotional purposes.
- By signing this application, you are authorizing your retail water agency to release your water consumption history and data.
- All potential participants should review the following Eligibility Guidelines, Program Terms, and Disclaimer:

ELIGIBILITY GUIDELINES

- Rebates are available for residential and small commercial properties that have received a Pre-Inspection, a Notice to Proceed, and a Post-Inspection. Projects that are underway or already completed prior to receiving the Notice to Proceed are not eligible.
- The property must receive water service from a participating retail water agency.
- Areas to be converted must have well maintained, live turf (free of weeds and patches of exposed soil) and must be irrigated with potable water at the time the Pre-Inspection is performed. Commercial sites irrigated with recycled water are not eligible.
- All turf removal conversions, including historic sites, are subject to the terms of their local agency's landscape ordinance and must comply with all applicable Federal, State and local laws, as well as applicable CC&Rs and/or HOA restrictions.
- Since funding is limited, this **OFFER IS LIMITED** and is available on a first-come, first-served basis to eligible participants only while funding lasts.
- **YOU MUST SUBMIT YOUR APPLICATION PRIOR TO April 15, 2013**
- **IN ORDER FOR THE REBATE TO BE ISSUED TO YOU, ALL PROGRAM REQUIREMENTS MUST BE MET, INCLUDING SCHEDULING YOUR POST-INSPECTION, PRIOR TO THE EXPIRATION OF THE 60-DAY NOTICE TO PROCEED OR JUNE 30, 2013, WHICHEVER COMES FIRST.**

PROGRAM TERMS

- Only one Turf Removal rebate per address will be issued. Please apply for the maximum area you plan to convert. Maximum rebate paid will not exceed the cost of the minimum project requirements, as stated above.
- A minimum of 250 square feet of turf must be removed. Projects less than 250 sq. ft. may qualify if they will completely eliminate turf from a property.
- A maximum of 10,000 square feet of turf may be removed. Projects over 10,000 sq. ft. will be considered by the Program Administrator on a case-by-case basis. HOAs are eligible to participate up to a maximum of 10,000 sq. ft. per irrigation meter actively irrigating a proposed turf removal area with potable water.
- Notices to Proceed are valid for sixty (60) days or until June 30, 2013, whichever comes first, Projects must be completed and the Post-Inspection scheduled prior to the Notice expiring.
- Rebates may be considered taxable income and a signed W-9 form is required for rebates of \$600 or more. Municipal Water District of Orange County, Metropolitan Water District of Southern California, and your local retail water agency are not responsible for any taxes, penalties or interest that may be imposed in connection with your receipt of any rebate.
- Converted areas are subject to mandatory Pre- and Post-Inspections. If the Pre- and/or Post-Inspections cannot be scheduled and completed during the Program term, no rebate will be issued.
- The converted area must remain in compliance with all Program conditions for a period of five (5) years. If this requirement is violated, you may be required to refund all or a portion of the rebate. This requirement to maintain Program conditions is not binding on successor owners.

RELEASE OF CLAIMS AND INDEMNIFICATION

Neither the Municipal Water District of Orange County, the Metropolitan Water District of Southern California, the California Department of Water Resources, the US Bureau of Reclamation, your retail water agency, or their contractors or agents makes any representation or warranty regarding the contracted services or products that you may select for your Project under this Program. Removal of turf and installation of water efficient devices and plants does not guarantee reduced water use. By participating in the Program and accepting the rebates provided, you thereby release the Municipal Water District of Orange County, the Metropolitan Water District of Southern California, the California Department of Water Resources, the US Bureau of Reclamation, your retail water agency, and their contractors and agents from any and all claims and causes of action that may arise out of your removal of turf from your property and/or the purchase, installation, and/or use of water efficient devices in connection with this Turf Removal Program. Any and all claims or causes of action you may have in connection with any defect or failure of performance of any contracted service or installed product or device provided to you for your Project may only be pursued with the contractor you hired or the appropriate manufacturer/distributor. The Municipal Water District of Orange County, the Metropolitan Water District of Southern California, the California Department of Water Resources, the US Bureau of Reclamation, and your retail water agency are responsible for operating and enforcing the terms and conditions of the Turf Removal Program. You, as the Program participant, are responsible for ensuring that your Project complies with all applicable Federal, State and local laws, as well as applicable CC&Rs and/or HOA restrictions. Quality of work and appearance of the converted area are the responsibility of the participant. Further, you agree to indemnify, defend and hold harmless the Municipal Water District of Orange County, the Metropolitan Water District of Southern California, the California Department of Water Resources, the US Bureau of Reclamation, your retail water agency, and their directors, officers, employees, contractors and agents from all liability and claims of any kind arising out of or related to your removal of turf and purchase, installation, and use of water efficient devices in connection with this Program.

MORE COLOR... LESS Water!

Pasadena Water & Power's TURF REMOVAL PROGRAM

Turf grass uses more water than almost any other plant in a typical Pasadena landscape. PWP's Turf Removal Program can help you make the switch from thirsty, high maintenance grass lawns to a more colorful, interesting and sustainable landscape.



⇒ Get \$1/sq. ft. of turf grass removed and replaced with eligible landscaping

⇒ Minimum turf removal: 250 sq. ft.

⇒ Rebate maximum: \$2500 for residential; \$10,000 for commercial/multi-family

ELIGIBILITY

- Applicant must be a PWP water customer, and project must be on applicant's property where water service is provided by PWP.
- Areas to be converted must have living turf grass irrigated with potable water at the time of pre-inspection.
- Projects started or already completed prior to pre-inspection are not eligible.

PROGRAM TERMS

Application, Rebate Reservation & Inspections –

Upon receiving your complete application packet, PWP will contact you to schedule a pre-inspection. After pre-inspection you will receive a rebate reservation number and may begin your project. You must complete your project and contact PWP within 120 days of your pre-inspection to schedule a post-inspection. PWP will verify the square footage of turf removed and eligibility of replacement landscaping, then process your rebate. Allow 4-6 weeks to receive rebate.

Replacement Landscaping - A combination of live plants, ground cover, decomposed granite, gravel and mulch, are acceptable turf replacements. No invasive plant species. Bare soil between plants must be covered with a min. 2" of permeable material such as mulch or decomposed granite. Converted area covered with synthetic turf or impermeable surfaces such as concrete, brick, or asphalt do not qualify for the rebate. Go to PasadenaSavesWater.com for an invasive species list, recommended Pasadena-friendly plants and irrigation tips.

Parkway Area Restrictions: Nothing higher than 3-1/2 feet. No plastic sheeting, concrete paving or other non-permeable materials. Access to utilities must be maintained. Do not fill in area with rocks; small decorative rocks can be used in conjunction with plants, groundcover and mulch.

Other: All projects must comply with Pasadena's landscape ordinances and zoning codes. For residential projects, minimum of 70 percent of the front and street side setback areas must be covered with a combination of approved landscaping. Retrofits larger than 5000 sq.ft. may be subject to additional city requirements. For zoning code questions, call (626) 744-6777. Rebates may be considered taxable income. PWP is not responsible for taxes that may be imposed as a result of your rebate.

MORE INFO AND INSPECTION APPOINTMENTS: www.PWPweb.com/TurfRemoval

Residential projects: Jennifer Hao – (626) 744-7926 or jhao@cityofpasadena.net

Commercial/multi-family projects: Nancy Long – (626) 744-3865 or nlong@cityofpasadena.net





Turf Removal Program Application

Account Name:		Contact Name:	Date:
Property Address:			
City:		Zip:	Water Account #:
Phone:		E-mail Address:	
Alternate Phone:	Mailing Address (if different than property address):		

PROJECT DESCRIPTION

Check one: Residential Commercial Multi-Family

Identify area(s) where turf will be removed and briefly describe your plan:

Pre-conversion Inspection Date/Signature (PWP):

Estimated sq. ft. turf
to be removed:

Post-conversion Inspection Date/Signature (PWP) :

Actual sq. ft. turf
removed:

APPLICATION MATERIALS CHECKLIST

- Plan/sketch showing replacement landscaping Photos of proposed area for conversion (optional)
 Planning Department approval (if required)

RESERVATION # _____ **PROJECT DEADLINE:** _____ **REBATE AMOUNT \$** _____
To be completed by Pasadena Water and Power

DISCLAIMER

Pasadena Water and Power makes no representation or warranty relating to contracted services or products that may be installed in converted areas, including any hazardous substances that may be contained in the product. Removal of turf and installation of water efficient devices does not guarantee reduced water use. This application is for rebate only.

By participating in this program, you waive and release Pasadena Water and Power, The City of Pasadena and their contractors, agents and employees from any and all claims and causes of action arising out of the removal of turf and/or the purchase, installation or use of devices in connection with the Turf Removal program. Any claim you may have based upon any defect or failure of performance of a contracted service or device purchased by you should be pursued with the contractor or manufacturer/distributor.

The applicant is responsible for complying with all applicable laws, codes, ordinances, policies, covenants, conditions and restrictions that may apply. Quality and appearance of the converted area is the responsibility of the applicant.

SIGNATURE (required)

By signing below, the applicant agrees to comply with the program terms and conditions, as well as all Federal, State and local codes, including covenants, conditions and restrictions, as applicable. The applicant has read, understands and agrees to the terms and conditions of the turf replacement program as outlined and certifies that the information on the application is true and correct.

Signature

Date

Submit complete application packet to:

Pasadena Water and Power, Attn: TURF REMOVAL PROGRAM 150 S. Los Robles Ave Suite 200 Pasadena, CA 91101; or via email to lhao@cityofpasadena.net or fax (626) 396-7587 (residential) • nlong@cityofpasadena.net or fax (626) 396-7264 (commercial multi-family).

Appendix C: Examples of Program Marketing Materials

Go Native!

BWP has launched a new program for residential customers!

Participants receive cash rebates for removing living turf from their front yard or parkway and replacing it with a California Friendly landscape.

Rebate is \$1.00 per square foot of turf replaced with a maximum rebate of \$1,000 per property.



California Poppy

Program funded by: Burbank Water and Power, Metropolitan Water District of Southern California, California Department of Water Resources, and Bureau of Reclamation.



THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA



Burbank Water and Power
164 W Magnolia Blvd
Burbank, CA 91502

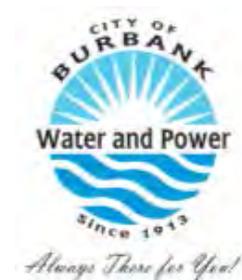
BurbankWaterAndPower.com

Go Native!

REBATE PROGRAM



Replace live turf with a California Friendly landscape!





Homestead Verbena

Eligibility

To participate, applicants must:

- Own and live in a single-family residential home in Burbank.
- Convert at least 250 square feet in the front yard or parkway. Back yards and side yards are not eligible for rebates.
- Currently have living turf in the proposed project area. Yards without living turf or that have already been converted do not qualify.



Agave, Rosemary, Succulents

Application process

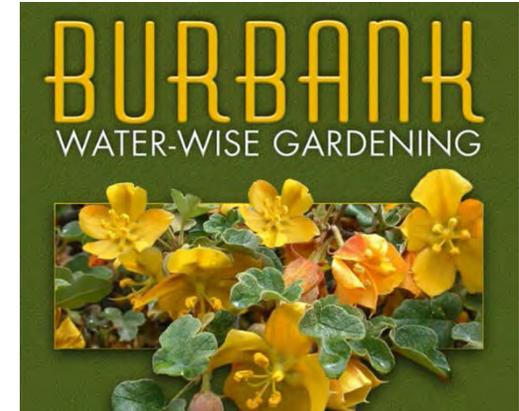
1. Submit an application, available in person at 164 W. Magnolia Blvd, Burbank CA 91502 or online at BurbankWaterAndPower.com
2. BWP will schedule a pre-inspection appointment to confirm your project's square footage and eligibility.
3. Receive BWP approval to begin your project and confirmation of your rebate reservation amount.
4. Complete the conversion project within 120 days (4 months).
5. Once the project has been completed, call 818-238-3730 to schedule a post-inspection.
6. At the post-inspection, BWP staff will confirm the square footage of your converted area and that the project meets eligibility requirements.
7. Receive a check for the approved rebate amount within 6-8 weeks.



Common Yarrow

Resources:

- Burbank's Water Wise Gardening website has inspiring photos, design advice, and information on hundreds of water conserving plants. burbank.watersavingplants.com



- Free California Friendly landscaping workshops are available throughout the year. Call BWP Conservation at 818-238-3730 for more information.

Program Contact:

BWP Conservation
Erika Sandoval
818-238-3730

esandoval@burbankca.gov

FREE! California Friendly Landscaping Workshop

Burbank Water and Power invites residents to attend a fun “how-to” workshop appropriate for all gardening levels. Learn about:

- **Basic Landscape design**
- **California Friendly plants**
- **Turf removal**
- **Basic irrigation systems**
- **Caring for your landscape**

Call 818-238-3730 to reserve your spot!

**Saturday, August 3rd
9:00 AM- 12:00 PM**

**Community Services Building
150 North 3rd Street
Burbank, CA 91502**



Always There for You!

Figure C3: Inland Empire Utilities Authority

Program Funded By

Your Project Plan

Cost Information

- Homeowner co-funds \$0.25 per square foot (\$125-\$250 depending on project size)
- All remaining costs (except upgrades) are covered through a funding partnership of federal, regional and local water providers
- Your project package is valued at \$3 per square foot (\$1,500 - \$3,000 per site).



RECLAMATION
Managing Water in the West



**Inland Empire
 Landscape Transformation**

Upgrade Options

- | | |
|---|------------------|
| Additional Landscape Area | \$2.50 per SQ.FT |
| Includes mulch, weed barrier, round up (herbicide), and labor | |
| New Irrigation Valve | Custom Prices |
| Includes new valve, connections, and labor | |
| Additional Plants: | \$14 per Plant |
| Includes 1 gallon plants, drip irrigation hook up, and labor | |
| Bender Board | \$1.95 per Foot |
| Includes labor and material | |

Program Administered By



888.761.2220

IELandscapeTransformation@generationwater.org
 www.generationwater.org
 twitter.com/generationwater
 facebook.com/generationwater
 700 N. Alameda Street, Floor 4-570, LA, CA 90012

*Upgrade pricing option is only good at time of Landscape Transformation

Visit 1 (Assessment Visit)

Date:

Your Responsibilities During Assessment Visit

- Sign agreement
- Sign pledge
- Select plant palette
- Select upgrade options, if desired
- Finalize design plan

Co-Pay due **Amount:**

*Please make checks payable to Generation Water

What We Will Do

- Apply fertilizer

Your Responsibilities After

- Water 3-4 times a week
- No more mowing!

***Note: Homeowner must be present for visit 1!**

Visit 2 (Spray to Kill Turf)

Date:

What We Will Do

- Apply herbicide to kill grass
- Install "In Transition" sign

Your Responsibilities

- Do not water after we spray the herbicide for 2 days (failure to follow this will not allow for optimum elimination of grass)
- Stay off the yard!
- Begin watering every other day



Date:

Visit 3 (Turf Removal)

Date:

What We Will Do

- Turf will be removed from premises using a sod cutter and taken to the Inland Empire Regional Compost Facility
- Landscape will be prepped for transformation



Your Responsibilities

- Water every other day to keep soil moist to encourage grass re-growth and control dust

Visit 4 (Follow up spray to kill turf)

Date:

What We Will Do

- Apply additional herbicide spray to minimize grow back

Your Responsibilities

- Do not water after we spray the herbicide for 2 days (failure to follow this will not allow for optimum elimination of grass)
- Stay off the yard!
- Begin watering every other day

Date:

Visit 5 (Landscape Installation)

Date:

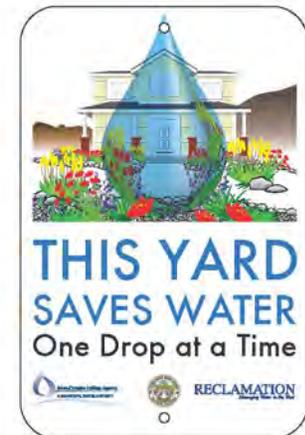


What We Will Do

- Re-landscape selected area
- Place sign in front yard
Sign must be highly visible in front of garden for a minimum of 90 days. Generation Water will return to pick up sign at the end of 90 days.

Your Responsibilities During Installation Visit

- Sign off on completion
- Fill out Generation Water Review Sheet
- Pay Generation Water **Amount:** for any custom work



***Note: Homeowner must be present for visit 5!**



Get a beautiful Inland Empire Friendly Garden!

The Inland Empire Landscape Transformation Program offers residents the opportunity to upgrade a portion of their front yards through the removal of living turf/grass, redesign of that landscape, installation of a weed barrier, installation of climate appropriate plants, installation of drip irrigation, and mulch cover for the new landscaped area.

Other upgrade options available for an additional cost include: additional plants, rock gardens, decomposed granite (DG) pathways, and bender board borders.

Program made possible by:



RECLAMATION
Managing Water in the West

For more information contact:

Program Eligibility

- Front Yard of 500-1,000 square feet of live grass
- Front yard is in a high-visibility area
- Site eligibility must be approved by your local water provider
- Other restrictions may apply

Cost

- Homeowner co-funds **\$0.25 per square foot** (\$125-\$250 depending on project size)
- All remaining costs (except upgrades) are covered through a funding partnership of federal, regional and local water providers
- Your project package is valued at \$3 per square foot (\$1,500 - \$3,000 per site).

Long Beach Water

Award Winning!



www.lbLawnToGarden.com

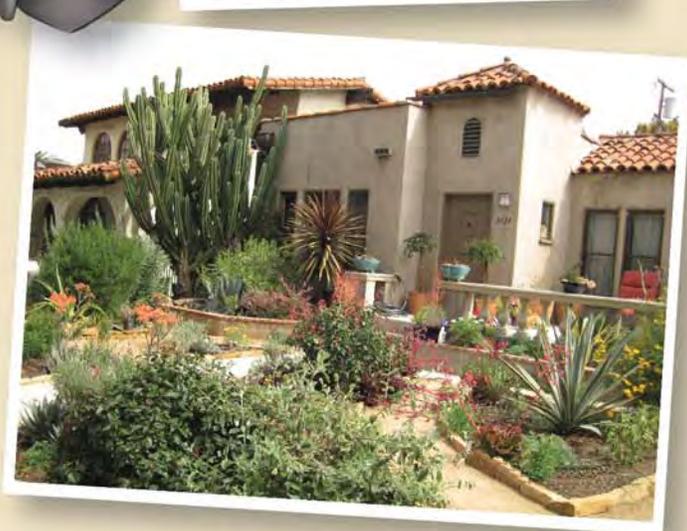
Now Accepting Applications to receive up to \$2,500!

You can earn \$2.50 for each square foot (up to 1,000 square feet) of grass lawn you remove from your front yard and replace with a beautiful water efficient landscape that naturally thrives in our semi-arid coastal region.

Beautifying your landscape through the Lawn-to-Garden program will save water and energy, and will reduce your water bill and the time and money you spend maintaining a lawn.

The Lawn-to-Garden website is designed to make it as easy as possible for you to create your new garden. You will learn how to: choose the best plants for your home; remove your lawn; and design your own landscape. You'll also discover valuable money-saving tips to make your project affordable.

Visit www.lblawntogarden.com to apply for the program, get free designs, see pictures of completed gardens and browse the extensive plant catalog.



“My wife and I are the “reduce, reuse, recycle” type of people. We have twenty to thirty butterflies, hummingbirds, and bees that stop by daily; it is great”
(Lawn-to-Garden participant)

“We live in a semi-desert, conserving water is a rational and logical habit to practice whether the immediate supply of water is threatened or not.”
(Lawn-to-Garden participant)



Free!



SECOND ANNUAL LONG BEACH

Lawn-to-Garden Tour

Saturday, May 18th, 10 AM to 2 PM



Don't miss this one day opportunity to visit over 30 newly transformed gardens. Each of these homeowners has participated in the Long Beach Water Department's Lawn-to-Garden program by removing their grass lawns and replacing them with environmentally friendly, water efficient landscapes. See for yourself how beautiful these gardens are! Get first-hand information from the residents on how easy it is to take part in this program, while finding the inspiration you need to start your own project.



Tour Etiquette

Visit only on May 18th during tour hours from 10 AM to 2 PM

When parking, please be sensitive to neighbors of the gardens

Please respect property and gardens

No pets and no smoking please

Properly supervised children are welcome

Do not damage plants or take cuttings

Stay on sidewalks, unless invited onto property by owners

Restrooms and other amenities are not available at tour locations

This self-guided Garden Tour is free and open to everyone. Registration is quick and easy – simply visit www.lblawntogarden.com and click on the registration button, or scan the QR code below to register directly from your smart phone.

Questions?
Call 562-570-2313



You must register to receive actual garden tour addresses

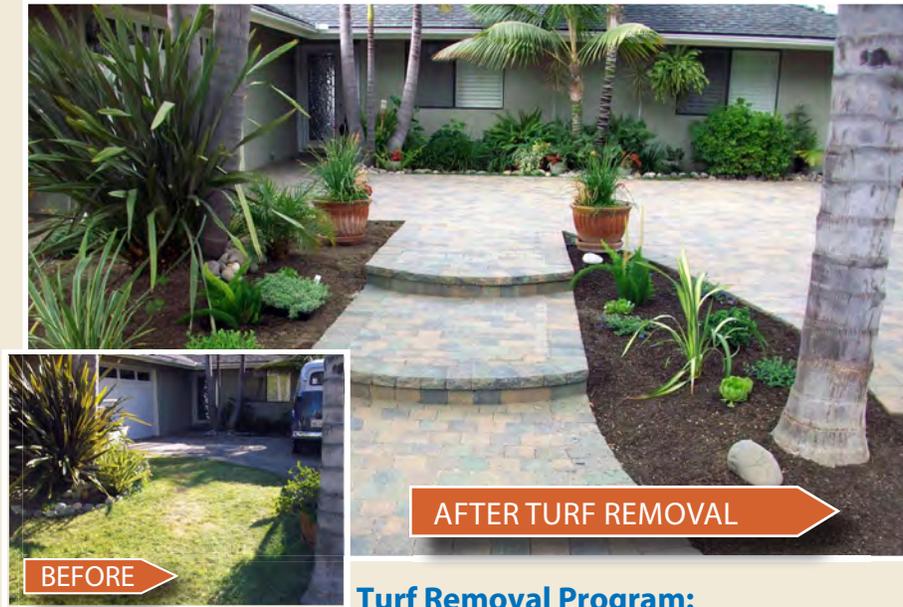
A little something extra for bike enthusiasts: Lawn to Garden bicycle tour with the Green Genie

A special bicycle tour of Lawn to Garden landscapes within the Belmont Heights area is being organized by bikelongbeach.org. The rolling classroom will be led by Janine Cormier, principal of the Green Genie, a Long Beach landscape and maintenance company. Cormier will spend 10-30 minutes at each home along the bike route, explaining the types of drought-tolerant landscapes and answering questions. All levels of cyclists are welcome. The bike tour is free but limited to 20 participants. Registration is required to receive the meeting location. Sign-up online at: bikelongbeach.org/garden-bike-tour or email: greengenesocal@yahoo.com



REPLACE YOUR LAWN WITH BEAUTIFUL NATIVE & CALIFORNIA FRIENDLY PLANTS

Receive \$1/sq. foot of turf removed



Turf Removal Program:

Application Period: July 1, 2011 – May 25, 2012 (or until funding runs out)

Incentive: \$1 per square foot of turf removed.

Program Requirements:

- 250-10,000 square feet of turf may be removed and replaced with California Friendly/native plants and other permeable materials. (Smaller areas may be eligible if all grass is removed.)
- Before and after site inspections and measurements are required. (Projects started prior to the pre-site inspection are not eligible.)
- Soil must be covered with mulch or creeping ground cover. No invasive species may be used.



Eligibility:

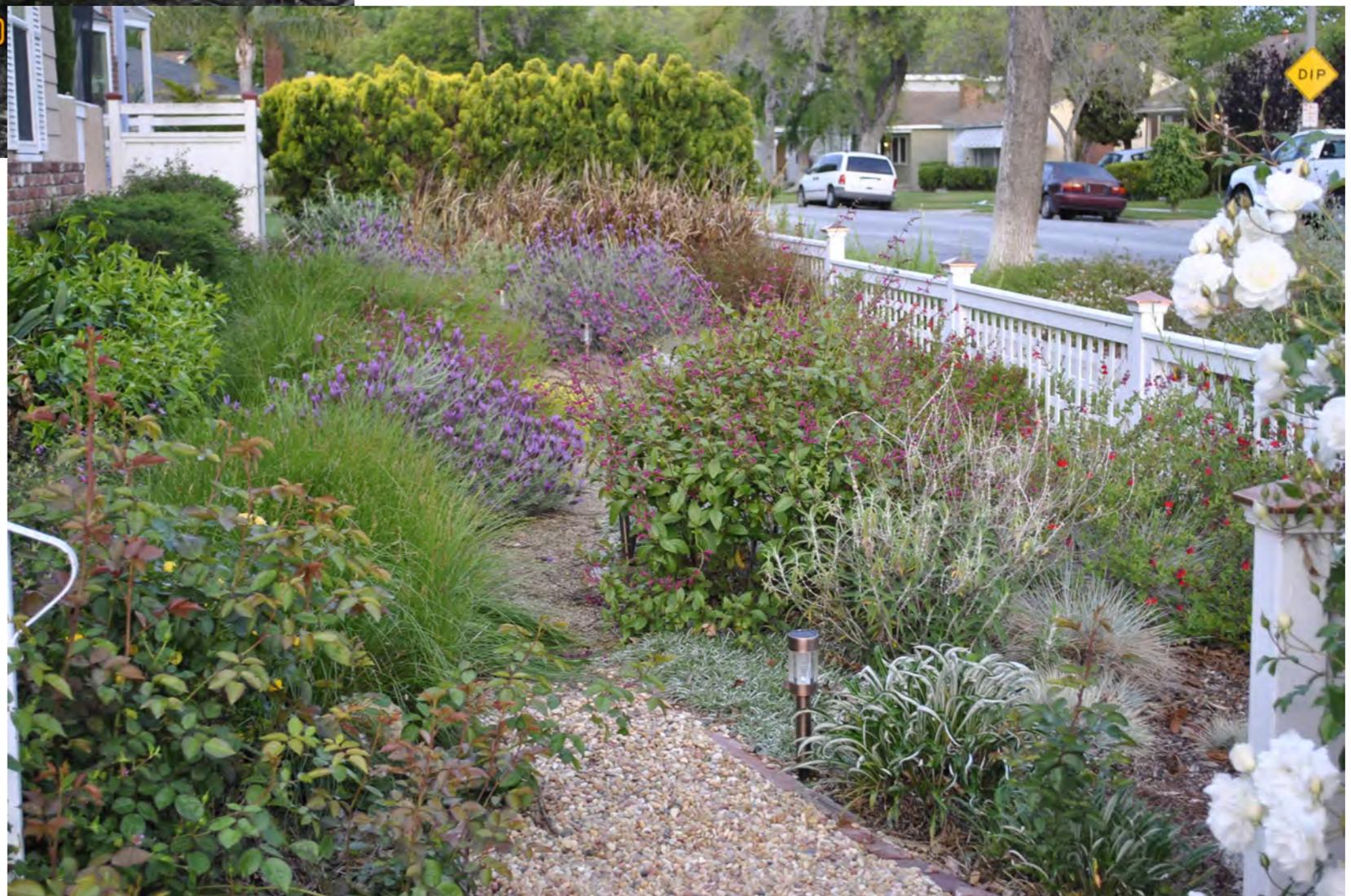
- Orange County residents, HOAs and small businesses of select retail water providers. (Check the program website, for a list of participating retail water providers, www.mwdoc.com/services/turf-removal.)



Appendix D: Examples of Before and After Turf Removal Photos









01/19/20

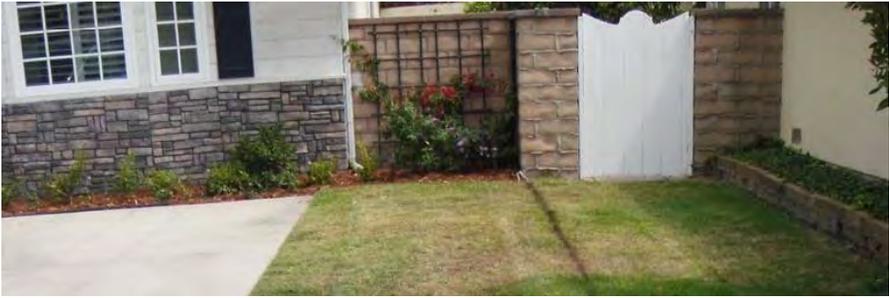










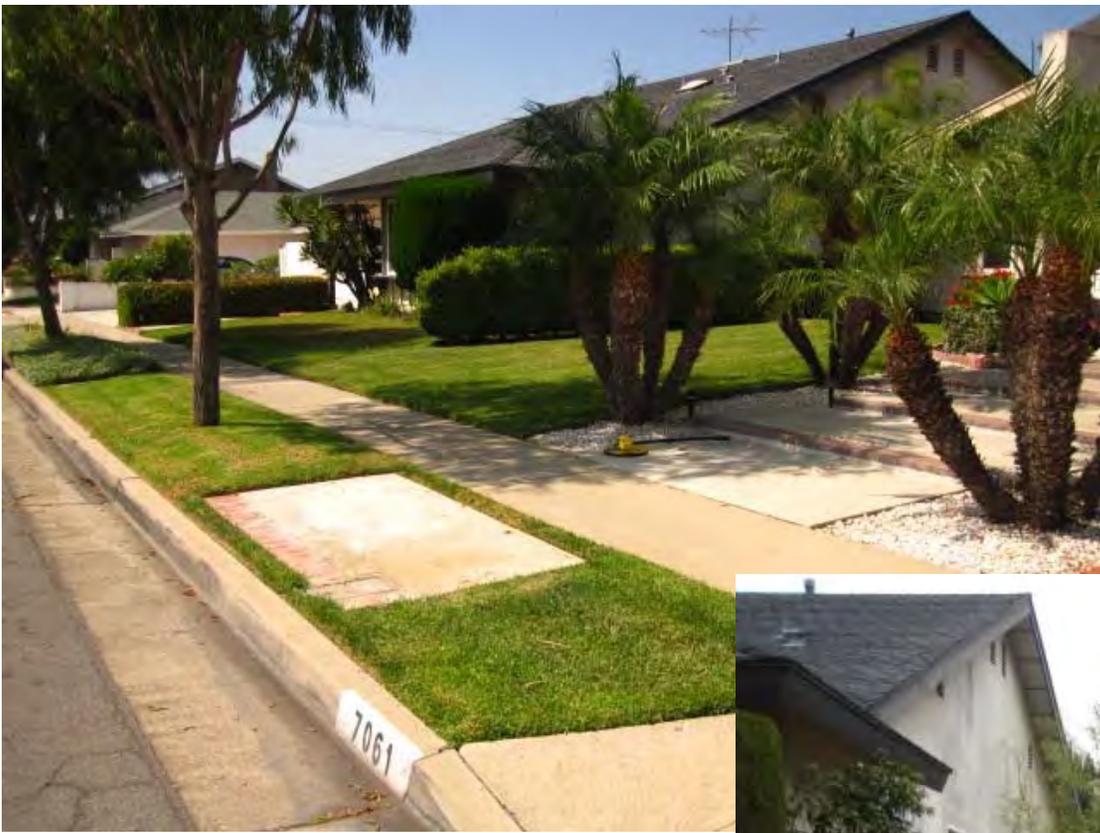




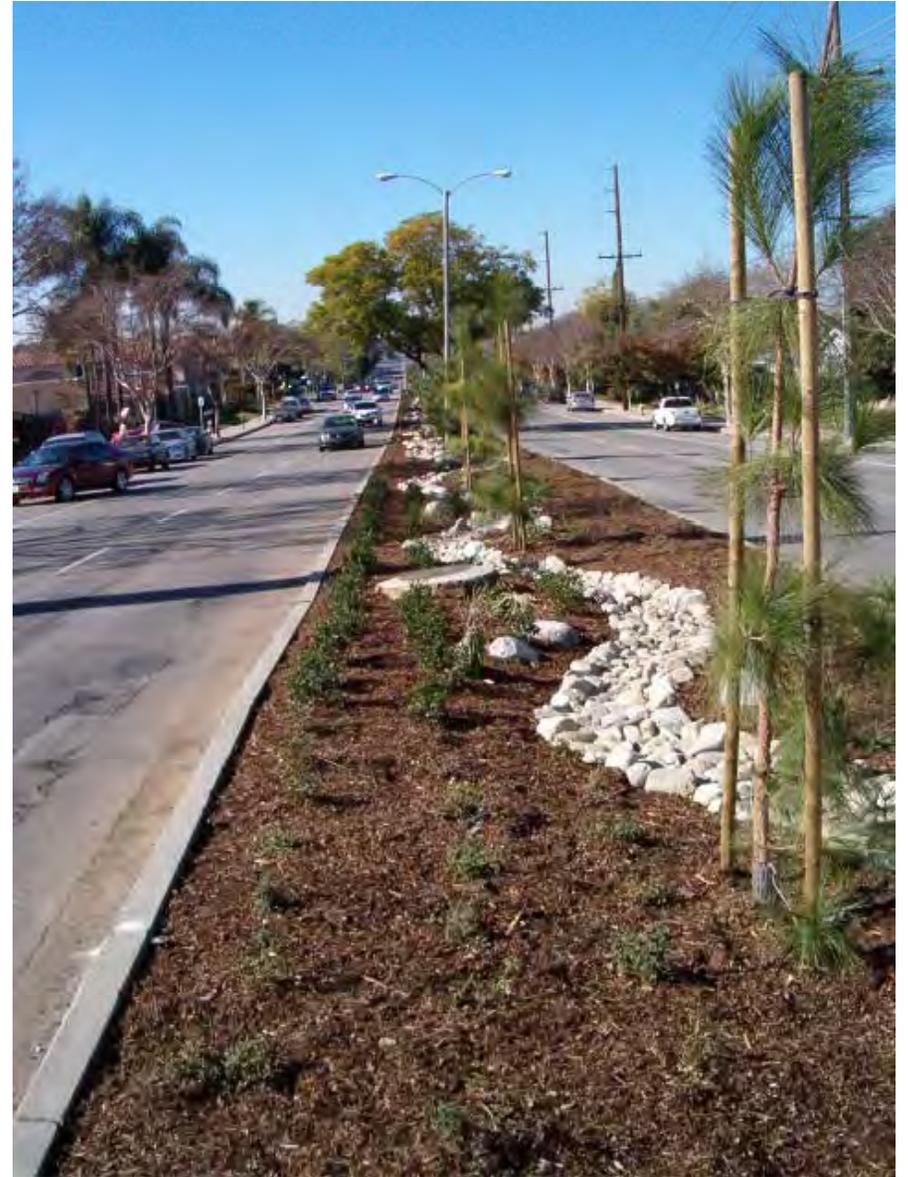










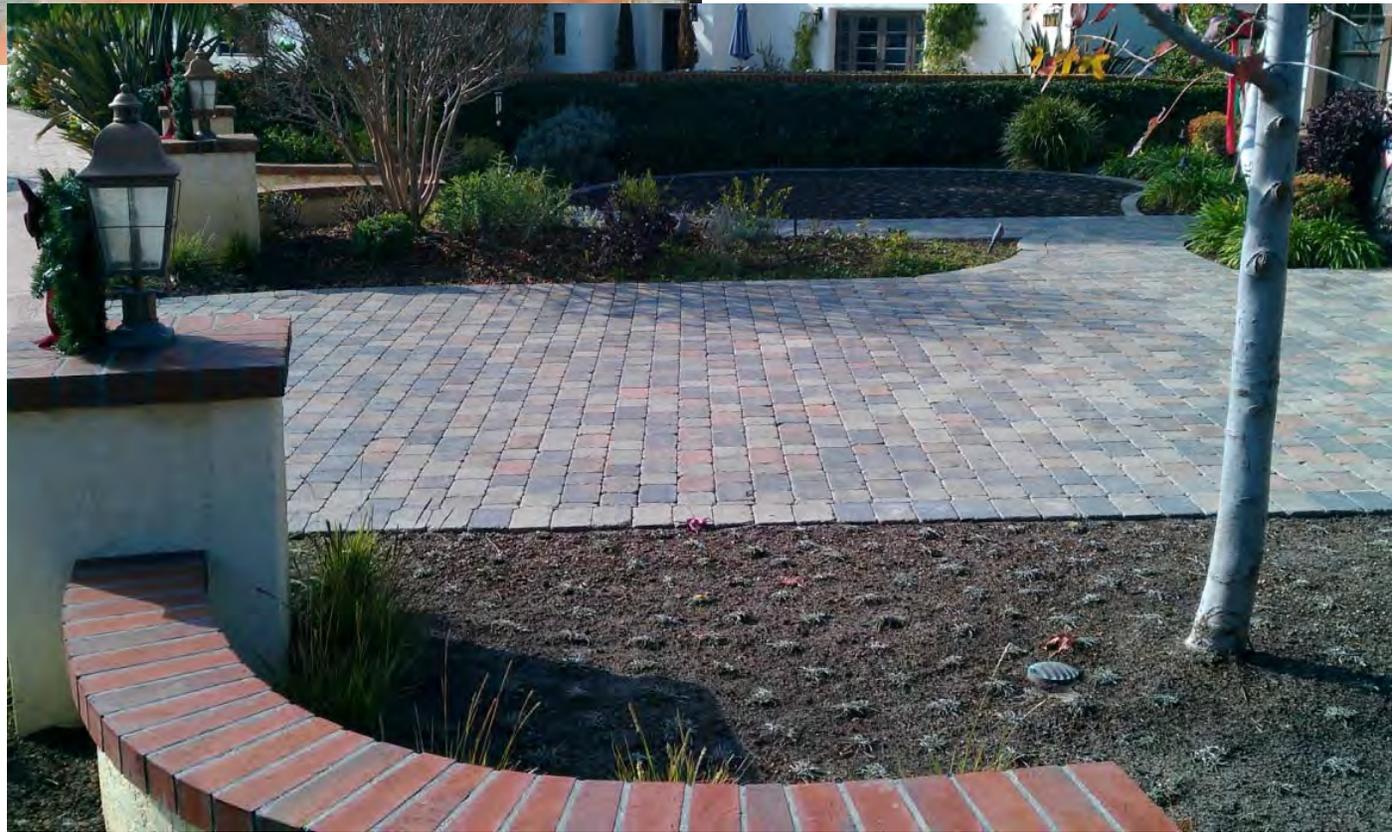




















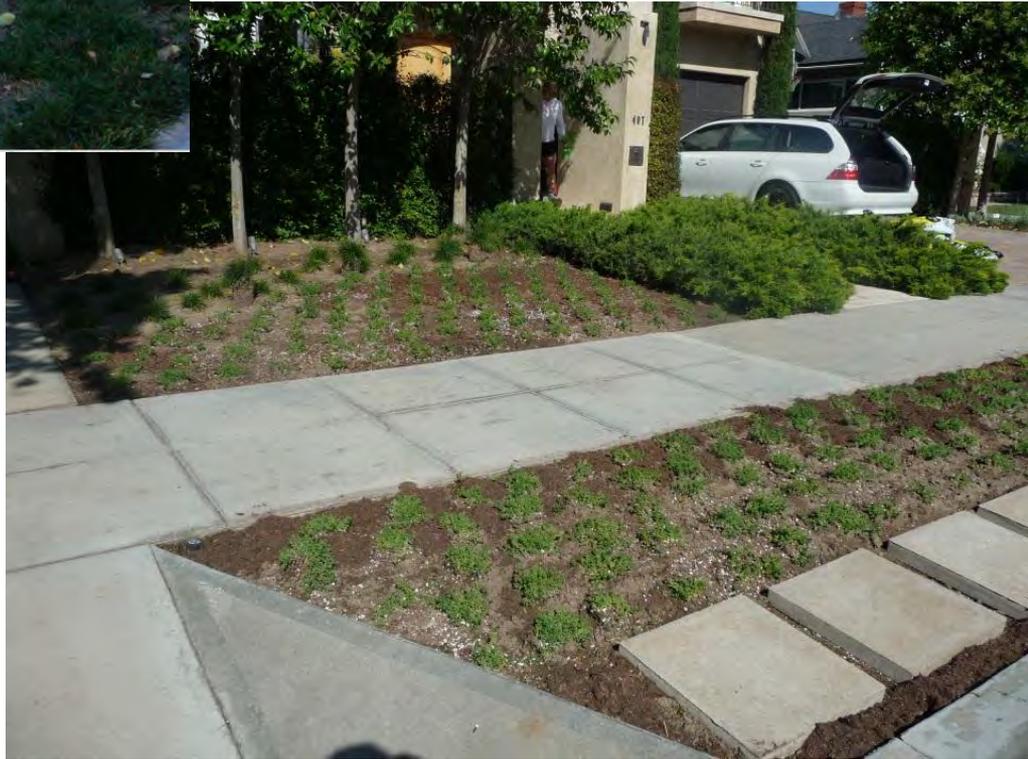


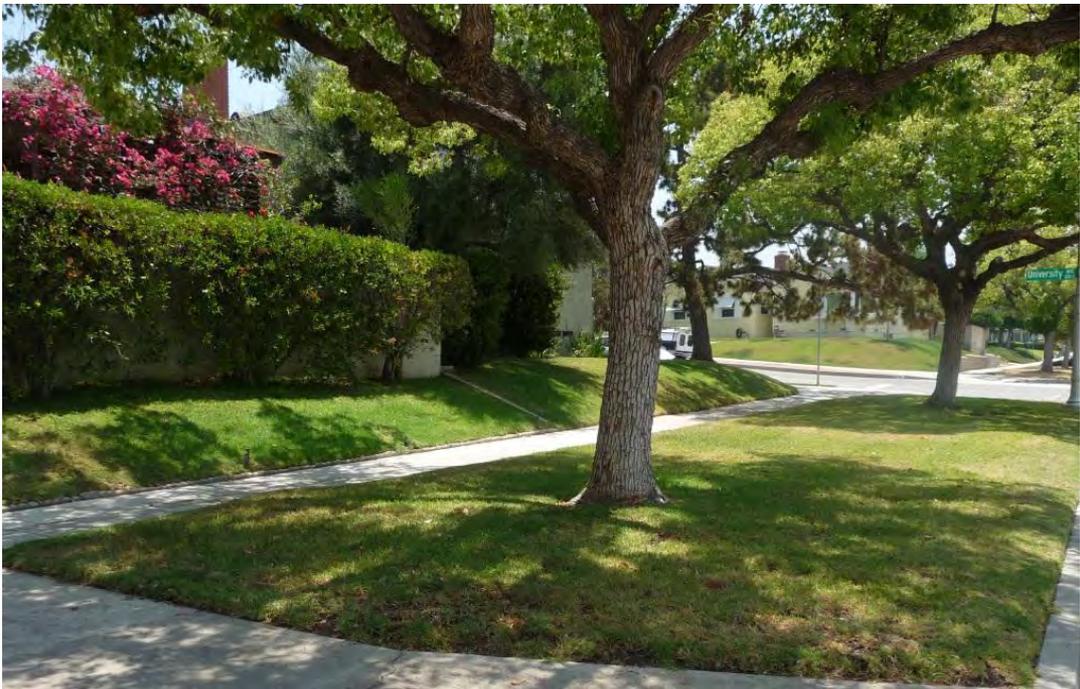
























Appendix A: Examples of Program Terms and Conditions

Figure A1: Burbank Water and Power Terms and Conditions

Eligibility

To be eligible for a program rebate, applicants must:

- Own and live in a single-family residential home in Burbank.
- Convert **at least 250 square feet** in the front yard or parkway. Back and side yards do not qualify for rebates.
- **Have living turf in the proposed project area.**
- Agree to pre and post inspections of the proposed project area.
- Agree to not re-install turf within five years.
- **Complete the project within 120 days** of the project's approval by BWP staff.

Requirements

To receive a rebate, the project's converted areas must:

- Consist of **water conserving plants** and/or **permeable surfaces**. Permeable surfaces are made of materials that allow water and air to pass through them easily. Examples of permeable surfaces are gravel, mulch, and cloth weed barriers. Examples of non-permeable surfaces are concrete patios, cemented brick walkways, plastic sheeting, and plastic weed barriers. An extensive list of water conserving plants can be found on BWP's Water-Wise Gardening website: <http://www.burbank.watersavingplants.com/>.
- Consist of **at least 60% plant cover**.
- Not include any live turf or synthetic turf.
- Be covered either with plants or with a **minimum of two (2) inches of mulch**. Exceptions are areas planted or seeded with creeping or rooting groundcover expected to spread over the area.
- Not include any invasive plant species listed in the California Invasive Plant Council's "**Don't Plant a Pest**" program. This list is found at <http://www.cal-ipc.org/landscaping/dpp/planttypes.php?region=socal>.
 - **Include irrigation appropriate** for a drought-tolerant landscape including **drip, rotating nozzles, bubblers**, but not **SPRAY SPRINKLERS**.
- Adhere to applicable laws, codes, ordinances, policies, and regulations, including City of Burbank ordinances.

Other Considerations

- The rebate amount is **\$1.00 per square foot with a maximum rebate of \$1,000 per property**.
- Only one application may be submitted per customer and property.
- The applicant will receive a rebate when the project is completed and a post inspection by BWP staff has confirmed the converted square footage.
- Rebates are for pre-approved square footage only, **approval cannot be retroactive**, and the rebate amount cannot exceed the rebate reservation amount.
- BWP will accept applications on a first-come, first-serve basis until funding has been distributed.
- Program requirements are at BWP's discretion, and are subject to change at any time.
- There may be natural gas pipes, fiber optic or other utilities buried in your yard or parkway. You must call Dig Alert at 1-800-227-2600 before you dig.

City of Burbank Ordinances

Relevant front yard ordinances include:

- At least 55% of front yards must be landscaped, defined as some combination of trees, shrubs, vines, ground covers, flowers, lawns, and natural features such as reflecting pools, fences, and benches.
- No more than 45% of front yards can be hardscaped, defined as cement concrete, asphalt, brick, pavers, and similar non-permeable surfaces.
- Other requirements are online at <http://www.codepublishing.com/ca/burbank/> under Chapter 1: "Zoning" and Article 6: "Residential Uses and Standards".

Parkway projects that follow these guidelines do not require a permit. Hardscapes and other types of changes will require an encroachment agreement, permit, fees, and plan.

- All plantings must be less than eight inches tall to ensure visibility for drivers and pedestrians.
- Plants cannot climb tree trunks, utility poles, street signs, or hydrants.
- Landscaping cannot block access to water meters, fire hydrants, or other city access points.
- Materials used cannot be "fixed" such as cement steps, brick borders, or planters.
- Parkway trees must be maintained in good health. Trees cannot be removed or damaged. Irrigation to trees must remain in place.
- Detailed requirements and an application for other modifications are found online at: http://file.burbankca.gov/publicworks/OnlineCounter/permits/app_docs_procedures/parkway_improvement/parkway_improvement_app.pdf

Figure A2: Eastern Municipal Water District Terms and Conditions

Turf Buy-Back Rebate Program	
Terms and Conditions	
<u>PRE-CONVERSION ELIGIBILITY</u>	
1.	Authorization to Proceed: Before removing any turf, the following items must be submitted to Eastern Municipal Water District: (1) signed Application Part 1 (Rebate Reservation); and (2) copy of your recent water bill; and (3) 4-5 current color photos of each area of turf your plan to remove. Rebates through the Turf buy-Back Rebate Program are available for customers that are directly served by EMWD and have received an approved rebate reservation number. Proceeding with a project prior to receiving authorization from Eastern will make the conversion ineligible for a rebate.
2.	Customer Eligibility: The property must receive water service directly from Eastern Municipal Water District. Only property owners may apply for the rebate.
3.	Qualifying Areas: Areas to be converted must have live turf that has been irrigated for at least 6 months prior to the rebate request. Conversion must comply with all applicable laws, codes, ordinances, policies, covenants conditions, and restrictions. <i>Areas irrigated with recycled</i>
4.	Minimum Project Size: A minimum of 100 square feet of turf must be converted. Smaller projects with less than 100 square feet of turf may be accepted if they completely remove turf from a property.
5.	Maximum Project Size: Residential customer's 5,000 square feet & Commercial customer's 10,000 square feet.
<u>MINIMUM REQUIREMENTS FOR THE CONVERTED AREA</u>	
1.	Plant Cover: The retrofitted area must not include any live turf, synthetic or other turf looking grasses. Buffalo grass is considered a turfgrass and is not eligible for this program. Plants used to replace turf must be very low to moderate water use.
2.	Efficient Irrigation: If a water system is used, it must be a drip irrigation system equipped with a pressure regulator, filter and emitters. The system must be free of leaks and malfunctions. Each drip emitter must be rated at less than 2 gallons per hour (gph). If part of a lawn is converted, the sprinkler system must be properly modified to provide adequate coverage to the remaining lawn without spraying the converted area.
3.	Surface Treatments: All exposed soil must be covered with a minimum of a 2-3" layer of mulch permeable to air and water, except in areas planted with creeping or rooting groundcovers. Common mulching materials include rock, bark, pavers or un-grouted flagstone. If a weed barrier is used beneath the mulch, it must be manufactured to be permeable to air and water. Impermeable surfaces are not covered by the rebate. Concrete, plastic sheeting or other impermeable surfaces do not qualify.
4.	Invasive Plants: Are not to be used. Plant species to avoid are identified on the "Don't Plant a Pest" brochure provided with the application package or online at http://www.cal-ipc.org/landscaping/dpp/pdf/SoCalPrintable.pdf
<u>PROGRAM TERMS</u>	
1.	Quantity of Rebates: Only one Turf Removal rebate per customer will be issued. (Please apply for the maximum area you plan to convert while the rebate reservation is valid).
2.	Project Timelines: Rebate reservations are valid for 45 days. Projects must be completed and the rebate request (Part 2 of the application form) submitted to Eastern within the 45 day period. Projects are subject to inspection by Eastern, its contractor or approved agent to determine compliance. If conversion fails to meet program compliance, you will be granted an additional 10 days to attain compliance and notify Eastern. This agreement terminates 45 days after execution or upon incentive payment, whichever comes first. All applicant obligations, including properly executed covenant documents, must be fulfilled within the 45 days period or the rebate may be forfeited. This program will end when all funds have been expended.
3.	Incentive Amounts and Limits: Reservations are issued on a first come, first served basis. The incentive rebate is \$1.00 per square foot not to exceed the project cost while funds are available. Checks will only be issued to the EMWD account holder.
4.	Requirements to Sustain Conversion: Converted areas must remain in compliance with all program conditions for a minimum of five (5) years. If this requirement is violated, you may be required to refund all or a portion of the rebate. This requirement is void upon transfer of ownership.
5.	Other Responsibilities of the Applicant: Eastern enforces only the conditions in this agreement. The applicant is responsible for complying with all laws, bylaws, ordinances, policies codes and covenants that may apply. Quality and appearance of the conversion is the responsibility of the applicant. Rebates may be considered taxable income. Eastern is not responsible for any taxes that may be imposed as a result of your receipt of any rebate.



CRESCENTA VALLEY WATER DISTRICT

TURF REPLACEMENT REBATE PROGRAM

CVWD is offering residential customers cash in return for reducing the amount of lawn area in their landscapes. CVWD will pay you **\$100 per 100 square feet** of lawn area you remove. The cash rebate is **limited to \$800** per water meter account.

Eligibility Requirements

Applicants must:

- Own a residential home or dwelling unit (s) within the CVWD water service area.
- Agree to a brief pre-installation and post-installation inspection as part of the approval process.
- Replace turf or lawn with water conserving or drought-tolerant plants, vegetable gardens, and/or permeable landscape/hardscape structures such as decks, gravel, mulch, rocks, bark, or free-set pavers.
- Applicant must modify or eliminate the pre-existing lawn irrigation system (if applicable) so that the newly landscaped areas are served (if at all) through a separate valve (s) controlled independently of remaining turf area.
- Provide a list of the plant or hardscape materials proposed on the application form.
- Agree not to re-install turf in replacement area.

You are ineligible for this program if:

- You replace your lawn with a pool, building structures/extensions, impermeable pavement, or plant materials not considered water efficient.
- Your dwelling is a commercial building or owned by a commercial or government entity.
- You are replacing a former lawn or turf area which is not currently being irrigated.

Other Considerations

- CVWD acknowledges some subjectivity in the eligibility process and reserves all rights in making a final determination for approval or non-approval on a case-by-case basis.
- The replacement area measured will be rounded to the nearest 50 square feet and paid accordingly in \$25 increments.
- CVWD will normally issue a check within four weeks of final approvals. A credit to the customer's account will be issued upon request.
- Rebates are only available for projects approved in advance. This program is not retroactive.
- Tenants may participate in this program and receive a rebate only upon written authorization from the property owner.

How to Apply

1. Complete and sign application form and return to CVWD at 2700 Foothill Blvd., La Crescenta, CA, 91214.
2. Call or drop by the District office and schedule the pre-installation inspection.
3. Perform your lawn/turf replacement project.
4. Schedule a post-installation inspection for final District approval.

Foothill Municipal Water District is offering an additional incentive of \$0.30 per 1 square foot of lawn area removed. This cash rebate is also limited to \$800 per water meter account and requires a separate application that is available at CVWD, located at 2700 Foothill Blvd., or at www.fmwd.com. Funds are available on a first come, first serve basis as projects are completed. Funding may be reduced at any time without further notice.

Eligibility Requirements

Applicants Must:

- Own a residential home or dwelling unit(s) within the Foothill service area and receive water from one of the Water Providers listed: La Canada Irrigation District, Mesa Crest Water Company, Valley Water Company, Rubio Canon Land & Water Assoc., Lincoln Avenue Water Company and Las Flores Water Company and Kinneloa Irrigation District.
- Agree to a brief pre-installation and post-installation inspection as part of the approval process.
- Replace turf or lawn with water conserving or drought-tolerant plants, vegetable gardens, permeable landscape/hardscape structures such as decks, gravel, mulch, bark, rocks or free-set pavers and permeable artificial turf.
- Original turf must be completely removed, roots killed and weed barrier put in place before any plantings, mulch, or any of the items listed above are put into place to ensure original turf does not regrow.
- Applicant must modify or eliminate the pre-existing lawn irrigation system (if applicable) so that the newly landscaped areas are served (if at all) through a separate valve(s) controlled independently of any remaining turf area. The new irrigation system may be drip, low flow rotating sprinkler nozzles or you may use your rain barrel water, etc., to get the needed water to your new plants during their initial phase of establishment.
REMEMBER: The goal is to eliminate or drastically reduce your landscape water consumption.
- Agree not to re-install turf in replacement area.

You are ineligible for this program if:

- You replace your lawn with a pool, building structures/extensions, impermeable paving or plant materials not considered water efficient.
- Your dwelling is a commercial building or owned by a commercial or government entity.
- You are replacing a former lawn or turf area which is not currently being irrigated.

Other Considerations

- The rebate amount is \$0.30/sq. ft and cannot exceed the amount of \$800 per property.
- FMWD acknowledges some subjectivity in the eligibility process and reserves all rights in making a final determination for approval or non-approval on a case-by-case basis.
- Rebates will be issued only when the project is complete and approved.
- The replacement area measured will be rounded to the nearest 50 square feet and paid accordingly.
- Your water provider will issue a check within four weeks to six weeks of final approval or a credit will appear on your water bill.
- **Rebates are available only for projects approved in advance. This program is not retroactive.**
- Tenants may participate in this program and receive a rebate only upon written authorization from the property owner.
- Funding is limited and submitting a rebate application does not guarantee you will receive a rebate. Rebates are issued on a first-come, first-served basis until funding is exhausted or program deadline has been reached. Your project must be completed and all post-inspection photos and paperwork turned in no later than May15, 2014 to assure timely processing of your rebate.

How to Apply

1. **Call or drop by your Water Provider's Office with your completed application to schedule the pre-installation inspection.**
2. Perform your lawn/turf replacement project.
3. Schedule a post-installation inspection with your water provider for final approval.

FMWD
4536 Hampton Road
La Canada, CA 91011

Go to www.fmwd.com for more rebate information.

Residential Turf Removal Program Application

Terms and Conditions

Your water agency may have additional terms and conditions. If applicable, the requirements are included with this application package.

ELIGIBILITY

1. Rebates are available for residential properties only (single-family detached homes, townhomes, duplexes, triplexes and fourplexes) that have received an approved rebate reservation number. Projects that have been started or already completed prior to rebate reservation approval are not eligible.
2. The residential property must receive water service from a participating Metropolitan member agency or retail agency.
3. Areas to be converted must have live turf being irrigated with potable water at the time the rebate reservation number is provided. Areas irrigated with recycled water are not eligible.
4. Only property owners may apply for the rebate.

MINIMUM REQUIREMENTS FOR THE CONVERTED AREA

Upon completion, the converted area must meet the following requirements:

1. The area does not include any live turf or other turf-looking grasses. (Synthetic turf is an approved option for certain water agencies; please see your agency's requirements in this application. Not all cities allow synthetic turf installation.)
2. All exposed soil must be covered with a minimum 2" layer of mulch, except in areas planted with creeping or rooting groundcovers or directly seeded.
3. Converted areas must be permeable to air and water. Weed barriers must be permeable. Concrete, plastic sheeting or other impermeable surfaces do not qualify.
4. No invasive plant species are used. Invasive plants are identified in the California Invasive Plant Council "Don't Plant a Pest" program (<http://www.cal-ipc.org/landscaping/dpp/pdf/SoCalPrintable.pdf>)
5. Conversions must comply with all applicable laws, codes, policies, covenants, conditions, and restrictions.

PROGRAM TERMS

1. Only one Turf Removal rebate per address will be issued. **Please apply for the maximum area you plan to convert while the rebate reservation is valid (120 days).**
2. At least 250 square feet of turf must be removed. **Projects under 250 square feet will only qualify if they will completely eliminate turf from a property (excluding parkway areas).**
3. The maximum rebate amount is determined by the Metropolitan member agency or retail agency serving the property. The rebate amount per square foot of turf removed and maximum amount will be as stated in the application package.
4. Rebate reservations are valid for 120 days. Projects must be completed and the Rebate Request (Part 2 of the application form) submitted prior to the reservation expiring.
5. Rebates may be considered taxable income. Metropolitan and participating water agencies are not responsible for any taxes that may be imposed as a result of your receipt of any rebate.
6. Converted area and irrigated area measurements are subject to inspection and verification by Metropolitan, its contractor, or agent. If the conversion or measurements cannot be verified, any funds received by the applicant must be returned, including processing costs.
7. The converted area must remain in compliance with all program conditions for a period of 5 years. If this requirement is violated, you may be required to refund all or a portion of the rebate. This requirement is void upon transfer of ownership.

Additional Terms and Conditions



**\$2.00 per square foot of turf removed and replaced
with California-Friendly Plantings**

The maximum rebate amount per address is \$4,000

**\$2.00 per square foot of turf removed and replaced with California-Friendly Plantings
The maximum rebate amount per address is \$4,000 which is equal to 2,000 sq. ft. maximum**

In addition to the terms and conditions included in the Residential Turf Removal Program Application, the following terms and conditions apply to projects within the service area of the Los Angeles Department of Water and Power:

- 1) Water use history may be used to assess minimum water savings achieved to participate in this program. Not all applicants will be approved.
- 2) Areas to be converted must have live turf being irrigated with a sprinkler system using potable water for a minimum of one (1) year prior to a rebate reservation being issued.
- 3) Converted area must be either hand-watered (with sprinkler system removed or non-operable) or watered with a low volume drip and/or bubbler irrigation system. Overhead irrigation (i.e. pop-up sprinklers, riser shrub heads, single or multi-stream sprinklers/rotors/nozzles) is NOT allowed or eligible for LADWP rebates.
- 4) Converted areas must contain California-Friendly® plants to create at least 40% landscape coverage at maturity. Seasonal gardens do not qualify for the incentive.
- 5) Converted area may include synthetic turf. Synthetic turf projects are exempt from the 40% plant coverage requirement.
- 6) A Plant list may be required by the Los Angeles Department of Water and Power at the time of pre-inspection.
- 7) Please note that by participating in this program customers allow LADWP to publicize the pre- and post-conversion project photographs. (Address will not be published)
- 8) Participants are responsible to know and adhere to all local codes, ordinances, and covenants in planning, permitting, and installing your project.

Additional Terms and Conditions

Changes to a Parkway

Per Los Angeles Municipal Code, property owners must obtain a permit or a waiver from the Bureau of Engineering (BOE) before altering a parkway. Parkway is the area between the street and sidewalk. Property owners may be cited if the necessary permit is not obtained.

A rebate cannot be paid by LADWP without a permit or a waiver.

Please note that a permit/waiver does not exempt program participant from complying with all of the Terms and Conditions listed above (i.e. no overhead irrigation in any converted area).

The City has a Residential Parkway Landscaping Guideline that can be found at:

http://bss.lacity.org/Engineering/pdfs/Residential_Parkway_Landscaping_Guidelines_halflayout.pdf.

A property owner who wishes to replace the turf in a parkway must: (1) obtain a permit or a waiver for the project from BOE; (2) Call Robert Gutierrez, Landscape Architect, of the Public Works Bureau of Street Services (213) 847-0881 to discuss the proposed plants; and (3) Submit a plan for review and approval, showing the improvements graphically, calling out the plants to be used, and any details that may be needed to clarify the installation.

If you have additional program questions, please call SoCal WaterSmart 888-376-3314.

Figure A6: Long Beach Water Department Terms and Conditions

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Award Winning!  LONG BEACH WATER DEPARTMENT
Lawn-to-Garden Turf Replacement Program

[Home](#)

Application Terms and Conditions

Before you complete the application for this program you must read, understand, and accept the Lawn-to-Garden Incentive (L2G) program's Terms and Conditions listed below, the [Process Guidelines](#) and the [Design Requirements](#). You may also request a copy by calling 562-570-2308 or by sending an email to lawntogarden@lbwater.org

The following are the Terms and Conditions of the Beautiful Long Beach Lawn-to-Garden Incentive program (L2G).

General

- "LBWD" refers to the Long Beach Water Department.
- "L2G" refers to the Beautiful Long Beach Lawn-to-Garden Incentive program.
- Only one L2G application may be approved per water account.
- "Property Owner" is the owner of the property (the lawn) that would be relandscaped by the L2G program, or in the case when the property is owned by a corporation, "Property Owner" shall be the individual legally acting on behalf of the owner of the property. LBWD reserves the right to verify property ownership.
- If a L2G incentive payment is eventually made by LBWD, it can only be made payable to Property Owner.
- Property Owner
 - Property Owner must sign and submit the L2G application.
 - Property Owner will receive three dollars (\$3.00) per square foot for lawn replaced in accordance with the Terms and Conditions, Process Guidelines and Design Requirements.
 - Property Owner has sole responsibility for any and all tax consequences resulting from Property Owner receiving the **L2G** payment, and will be issued a 1099 at the end of the year in which the rebate was issued.
 - Property Owner has sole responsibility for complying with all applicable laws, permits, ordinances, codes, policies, covenants, and conditions that may apply to performance of the lawn removal/landscape conversion project. For City of Long Beach building and permit information call (562) 570-6651.
 - Property Owner has sole responsibility for the quality, appearance, and maintenance of the L2G landscape.
 - Property Owner shall make the property available to LBWD and/or its agents, in order (1) for LBWD to verify compliance with the L2G program, including but not limited to: the condition of the landscape prior to and after the L2G installation, the size (in square-feet) of the L2G landscape area, the efficiency of the new irrigation system; and (2) for LBWD to exercise its rights under the L2G program to use the design of the L2G landscaped area as well as descriptions of it, and before- and after-photos and videos of it, for the purpose of promoting drought tolerant landscapes
 - Any application containing inaccurate or misleading information will be disqualified from the L2G program and any and all commitments made by LBWD related to that application, including commitments to make L2G incentive payments, shall be automatically rescinded and rendered

null and void.

- Property Owner is limited to five (5) approved L2G applications; for example, a company owning 30 properties with 90 different water accounts may receive approval for a maximum of five applications (one each for 5 water accounts).
- Property Owner, if submitting the L2G application on-line, may be required by LBWD as a condition of receiving the incentive payment to sign a paper copy of the Application within two (2) weeks of being notified of having been approved, provided LBWD makes that paper application available to them.
- Property Owner agrees to waive, release, relinquish and discharge LBWD, its officials and employees from all liability, loss, claims, demands, causes of action, and damage arising out of Property Owner's participation in this Program.
- "Re-landscaped Area" refers to that part of the landscape, in square feet, which qualifies for and for which LBWD will pay the L2G incentive of \$3.00 per square foot. The Re-landscaped Area
 - only includes areas covered by living turf grass; the grass must be living when the landscape design is approved. (**Do not kill your lawn until your landscape design has been approved by LBWD**). Pre-existing projects are not eligible for the Lawn to Garden incentive.
 - Must be on a property whose water service is provided by LBWD.
 - Must be no greater than 1,000 square feet; there is no minimum. (Actual re-landscaped area may be larger than 1,000 square feet, but only the first 1,000 square feet are eligible for the L2G incentive.)
 - May only include the front yard and parkways; other landscaped areas, such as side yards or backyards or island medians, are not eligible.
 - Must be re-landscaped based on a design approved by LBWD, which approval will be based on the "Design Requirements" document.
 - If, in its sole discretion, LBWD finds the re-landscaped area has not been properly maintained or if the landscape has been altered significantly from the approved design (for example: if turf grass is reintroduced), Property Owner, if he/she has not sold the property by that time, shall reimburse LBWD for the L2G payment as follows: 100% reimbursement if finding made in first 365-day period after payment; 80% reimbursement if finding made within 2nd 365 day period after payment; 60% if finding made within 3rd 365-day period after payment; 40% if finding made within 4th 365-day period after payment; and 20% if finding made within 5th 365-day period after payment.
- Applications will be approved for funding in the order in which landscape designs are approved.
- In order for an application to be approved and for incentive payment to be made, the owner of the water account irrigating the L2G re-landscaped area must stay current on its City of Long Beach utility bill from the time of the application through the L2G payment and cannot be in violation of any LBWD water-use prohibitions during that period.
- The L2G incentive program and the Terms and Conditions set forth herein, the [Process Guidelines](#) and the [Design Requirements](#) are subject to change without notice.
- Employees and officials, and their spouses, of LBWD and of the City of Long Beach, are NOT eligible to participate in the Program.

Long Beach Water Department (LBWD)

- Shall have the right to use the design of the Re-landscaped Area as well as before- and after-photos and videos of it, for the purpose of promoting drought tolerant landscapes. This promotion could be in the form of videos, print, web, or other venues.
 - Shall have sole authority to resolve all disputes related to the L2G program, approval of applications, approval of landscape designs, and all other related matters relevant to the L2G program.
 - Shall not be obligated to make, and will not make, L2G payments for that part of the approved square footage, when the size of the actual landscape installed is less than that approved and/or when some or all of the landscape actually installed differs, as determined by LBWD in its sole discretion, from the approved design. In other words, LBWD shall only pay for the square footage of the landscape actually installed that is congruent with the approved design, up to the maximum amount of square feet approved in the application.
-

Terms and Conditions for the Turf Removal Program

All potential Program participants should review the following Terms and Conditions:

PROGRAM TERMS

- Only one Turf Removal rebate per address will be issued. Please apply for the maximum area you plan to convert. Maximum rebate paid will not exceed the cost of the minimum project requirements, as described on the program application.
- Prior to submitting a rebate application, applicants must have obtained any necessary approvals for their turf removal project from their city's code enforcement and/or HOA/CC&R board.
- Residential and Commercial sites are required to submit a simple design plan showing the proposed turf removal area along with a simple design of your new landscape.
- A minimum of 250 square feet of turf must be removed. **Exception:** Projects less than 250 square feet may qualify if the Project will completely eliminate turf from the property.
- A maximum of 10,000 square feet of turf may be removed. Projects over 10,000 square feet will be considered by the Program Administrator on a case-by-case basis. Homeowners Associations (HOAs) are eligible to participate up to a maximum of 10,000 square feet per irrigation meter irrigating the proposed turf removal area with potable water.
- If a landscape contractor is hired for your turf removal project, an invoice of associated costs must be submitted at time of Post-Turf Removal Site inspection.
- Notices to Proceed are valid for sixty (60) days. Projects must be completed and the Post-Turf Removal Site Inspection scheduled prior to the authorization expiring.
- Rebates may be considered taxable income and a signed IRS W-9 form is required for rebates of \$600 or more. Municipal Water District of Orange County, Metropolitan Water District of Southern California, and your local retail water agency are not responsible for any taxes, penalties, or interest that may be imposed in connection with your receipt of any rebate.
- Converted areas are subject to mandatory Pre- and Post-Turf Removal Site Inspections. If the Pre and/or Post-Turf Removal Site Inspections cannot be scheduled and completed during the Program term, rebates will not be issued.
- The converted area must remain in compliance with all Program conditions for a period of five (5) years. If this requirement is violated, you may be required to refund all or a portion of the rebate. This requirement to maintain Program conditions is not binding on successor owners.

RELEASE OF CLAIMS AND INDEMNIFICATION

Neither the Municipal Water District of Orange County, the Metropolitan Water District of Southern California, the California Department of Water Resources, the US Bureau of Reclamation, your retail water agency, or their contractors or agents makes any representation or warranty regarding the contracted services or products that you may select for your Project under this Program. Removal of turf and installation of water efficient devices and plants does not guarantee reduced water use.

By participating in the Program and accepting the rebates provided, you thereby release the Municipal Water District of Orange County, the Metropolitan Water District of Southern California, the California Department of Water Resources, the US Bureau of Reclamation, your retail water agency, and their contractors and agents from any and all claims and causes of action that may arise out of your removal of turf from your property and/or the purchase, installation, and/or use of water efficient devices in connection with this Turf Removal Program. Any and all claims or causes of action you may have in connection with any defect or failure of performance of any contracted service or installed product or device provided to you for your Project may only be pursued with the contractor you hired or the appropriate manufacturer/distributor.

The Municipal Water District of Orange County, the Metropolitan Water District of Southern California, the California Department of Water Resources, the US Bureau of Reclamation, and your retail water agency are responsible for operating and enforcing the terms and conditions of the Turf Removal Program. You, as the Program participant, are responsible for ensuring that your Project complies with all applicable Federal, State and local laws, as well as applicable CC&Rs and/or HOA restrictions. Quality of work and appearance of the converted area are the responsibility of the participant.

Further, you agree to indemnify, defend and hold harmless the Municipal Water District of Orange County, the Metropolitan Water District of Southern California, the California Department of Water Resources, the US Bureau of Reclamation, your retail water agency, and their directors, officers, employees, contractors and agents from all liability and claims of any kind arising out of or related to your removal of turf and purchase, installation, and use of water efficient devices in connection with this Program.

TURF REMOVAL PROGRAM

[Apply for a Rebate](#)
[Program Overview](#)
[Program Rules](#)
[Contact Us](#)
[Inspiration for your Project](#)



Lawns typically use 50 percent more water than other plants. That's why more and more Pasadenans (like the resident featured in the before and after pictures on the right) are replacing their thirsty lawns with colorful water-smart landscaping that attracts birds and butterflies. PWP's Turf Replacement Program can help you make the switch to a water- and money-saving landscape.

Now ALL customer types may qualify for the program, including commercial, institutional, residential and multi-family water customers.

PROGRAM OVERVIEW

\$1 for every square foot of water-thirsty grass replaced with water-wise plants or a combination of these plants and water-permeable groundcover such as mulch. Rebate is capped at \$2,500 for residential properties, and \$10,000 for commercial and multi-family properties.

How to qualify for and reserve program funds:

- You must have a water account with Pasadena Water & Power and the project area must be on the property associated with that account.
- Submit application along with:
 - 1) sketch/drawing of plans to replace at least 250 square feet of turf grass with qualifying plants/materials;
 - 2) pictures of existing landscaping that includes live turf grass (optional); and
 - 3) City Planning Division approval (if required)
- **Complete a pre-inspection BEFORE tearing out old lawn and new planting begins.**
- Projects will be verified through a post-inspection before a rebate is issued.

Important Note: It is solely your responsibility to fully understand and comply with program rules before making any modifications to your landscaping.

PROGRAM RULES

Pasadena Water and Power (PWP) offers rebates of \$1 per square foot of turf grass removed and replaced with qualifying landscaping. All PWP water customers are eligible. The maximum rebate per residential property is \$2,500. The maximum for commercial and multi-family properties is \$10,000.

All projects require both a pre-installation inspections (prior to project start) and a post-installation inspection (prior to release of rebate funds). After submission of an application, customers will be contacted by Pasadena Water & Power to schedule a pre-installation inspection. **No work shall be started prior to this inspection. Turf must be living at the time of inspection.** After the post-installation inspection is completed and the project is approved, you may begin your project.

A full list of recommended California Friendly plants and landscaping ideas can found on [Pasadena's Smart Landscaping Guide](#) and on www.bewaterwise.com

A combination of live plants, trees, mulch, decomposed granite and gravel are acceptable turf replacements. All bare soil areas between plants must be covered with a minimum 2" layer of permeable material such as mulch or decomposed granite. Converted area cannot be covered with impermeable surfaces such as concrete, brick, or asphalt. Use of a permeable weed barrier is highly encouraged; non-permeable sheeting or plastic is not permitted. **Synthetic/artificial turf is NOT an eligible groundcover.**

For residential projects, a minimum of 70 percent of the front and street side setback areas are required to be covered and maintained with some combination of live trees, shrubs, vines, ground covers, flowers, existing lawns or other types of vegetation. Decomposed granite and gravel are considered paving and cannot exceed 30% of the total front and side yard area.

Parkway area requirements:

- Nothing may be planted higher than 3-1/2 feet

- No plastic sheeting or other non-permeable materials can be used
- No concrete paving, access to utilities must be maintained
- Do not completely fill in area with rocks; some decorative rocks can be used in conjunction with plants, groundcover and mulch.

All projects must comply with Pasadena's landscape ordinances and zoning codes as applicable. An approved plan from Pasadena's Planning & Community Development Department is highly recommended as a part of your application. If your retrofit is larger than 5,000 square feet, it may be subject to additional Water Efficient Landscape requirements. Please direct zoning related questions to: (626) 744-6777.

PWP reserves the right to modify the terms of this program at any time. Funds are available on a limited basis. Once funds are reserved, funding is ensured if project is completed within the terms of the rebate program.

This program is funded by Pasadena Water and Power and the Metropolitan Water District of Southern California.

FOR MORE INFORMATION

Residential projects: (626) 744-7926 or jhao@cityofpasadena.net

Commercial/multi-family projects: (626) 744-3865 or nlong@cityofpasadena.net

NEED INSPIRATION?

- Make a custom plan for a Pasadena-Friendly landscape using PWP's Water-Smart Landscaping Guide
- See before & after videos from your Pasadena neighbors
- Attend one of our many water-wise landscaping workshops
- See the Cut Your Grass Workshop Slide Presentation
- Find California-Friendly planting ideas at www.BeWaterWise.com
- Find out which invasive species to avoid
- See inspiring landscapes in Sunset Magazine
- Hear expert advice from native plant maven Lili Singer

Return to PasadenaSavesWater.com



You are here: [Home](#) > [Turf Removal Program](#)



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 City Government
 Departments
 Mayor & City Council
 Public Records
 City GIS
 Commissions & Committees
 Budget & General Plan
 Pasadena Water & Power
 Green City
 Employment & Volunteering
 Disaster Preparedness

Contact

the City (626) 744-4000
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Appendix B: Examples of Program Applications



Go Native! Application Packet

Customer Information

BWP Account Name:	
Contact Name:	
BWP Account Number:	
Property Address:	
Daytime Phone Number:	
Email Address:	
Mailing Address (if different from Property Address):	

Project Information

Estimated square footage of project:	
Location of project:	<input type="checkbox"/> Front yard <input type="checkbox"/> Parkway <input type="checkbox"/> Both
Current irrigation system:	<input type="checkbox"/> Spray <input type="checkbox"/> Drip <input type="checkbox"/> Hand water <input type="checkbox"/> Other
Will your converted area have an irrigation system?	<input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, the converted area must have a landscape-appropriate irrigation system.)

Project Description

Describe your project plan. Page 3 includes a graph for design plan.

Turf removal method:

Plants:

Permeable surface:

Design:

Disclaimer

By participating in this program, I agree that:

- I own and live in the property where the project will be installed.
- Approval of a rebate reservation and application is at the discretion of BWP.
- I currently have live turf and I will not begin the process of turf abatement until my scheduled pre-inspection.
- As part of the pre and post inspections, BWP will take photographs of the project area and other relevant locations before and after installation of the project. These photographs may be used for marketing and grant reporting purposes.
- BWP, the City of Burbank, and its employees are released from all claims and causes of action in connection with the Go Native! Program.
- I am responsible for the quality, appearance, and maintenance of the project area.
- I will comply with all applicable laws, codes, ordinances, policies, and regulations that may apply.
- BWP reserves the right to seek prorated rebate reimbursement from applicant if the converted area is replaced with turf within five (5) years.

Signature (required)

I have read, understand, and agree to comply with all program requirements and the above disclaimers.

Signature: _____ Date: _____

Please sign and send your completed application to (keep page 4):

P.O. Box 631
164 W. Magnolia Blvd.
Burbank, CA 91503

For BWP Use Only

Application Number:
Reservation Number:

Pre-Inspection Date:	Approved Square Footage:
Staff Signature:	Staff Print Name:
Project Deadline:	
Customer Agreement:	

Post Inspection Date:	Converted Square Footage:
Staff Signature:	Staff Print Name:
Customer Agreement:	

Draw your design plan – Go Native! rebates only available for front yard and parkway

A large grid for drawing a design plan. The grid consists of 20 columns and 20 rows of squares, providing a space for a detailed drawing of a front yard and parkway.

Eligibility

To be eligible for a program rebate, applicants must:

- Own and live in a single-family residential home in Burbank.
- Convert **at least 250 square feet** in the front yard or parkway. Back and side yards do not qualify for rebates.
- **Have living turf in the proposed project area.**
- Agree to pre and post inspections of the proposed project area.
- Agree to not re-install turf within five years.
- **Complete the project within 120 days** of the project's approval by BWP staff.

Requirements

To receive a rebate, the project's converted areas must:

- Consist of **water conserving plants** and/or **permeable surfaces**. Permeable surfaces are made of materials that allow water and air to pass through them easily. Examples of permeable surfaces are gravel, mulch, and cloth weed barriers. Examples of non-permeable surfaces are concrete patios, cemented brick walkways, plastic sheeting, and plastic weed barriers. An extensive list of water conserving plants can be found on BWP's Water-Wise Gardening website: <http://www.burbank.watersavingplants.com/>.
- Consist of **at least 60% plant cover**.
- Not include any live turf or synthetic turf.
- Be covered either with plants or with a **minimum of two (2) inches of mulch**. Exceptions are areas planted or seeded with creeping or rooting groundcover expected to spread over the area.
- Not include any invasive plant species listed in the California Invasive Plant Council's "**Don't Plant a Pest**" program. This list is found at <http://www.cal-ipc.org/landscaping/dpp/planttypes.php?region=socal>.
 - **Include irrigation appropriate** for a drought-tolerant landscape including **drip, rotating nozzles, bubblers**, but not **SPRAY SPRINKLERS**.
- Adhere to applicable laws, codes, ordinances, policies, and regulations, including City of Burbank ordinances.

Other Considerations

- The rebate amount is **\$1.00 per square foot with a maximum rebate of \$1,000 per property**.
- Only one application may be submitted per customer and property.
- The applicant will receive a rebate when the project is completed and a post inspection by BWP staff has confirmed the converted square footage.
- Rebates are for pre-approved square footage only, **approval cannot be retroactive**, and the rebate amount cannot exceed the rebate reservation amount.
- BWP will accept applications on a first-come, first-serve basis until funding has been distributed.
- Program requirements are at BWP's discretion, and are subject to change at any time.
- There may be natural gas pipes, fiber optic or other utilities buried in your yard or parkway. You must call Dig Alert at 1-800-227-2600 before you dig.

City of Burbank Ordinances

Relevant front yard ordinances include:

- At least 55% of front yards must be landscaped, defined as some combination of trees, shrubs, vines, ground covers, flowers, lawns, and natural features such as reflecting pools, fences, and benches.
- No more than 45% of front yards can be hardscaped, defined as cement concrete, asphalt, brick, pavers, and similar non-permeable surfaces.
- Other requirements are online at <http://www.codepublishing.com/ca/burbank/> under Chapter 1: "Zoning" and Article 6: "Residential Uses and Standards".

Parkway projects that follow these guidelines do not require a permit. Hardscapes and other types of changes will require an encroachment agreement, permit, fees, and plan.

- All plantings must be less than eight inches tall to ensure visibility for drivers and pedestrians.
- Plants cannot climb tree trunks, utility poles, street signs, or hydrants.
- Landscaping cannot block access to water meters, fire hydrants, or other city access points.
- Materials used cannot be "fixed" such as cement steps, brick borders, or planters.
- Parkway trees must be maintained in good health. Trees cannot be removed or damaged. Irrigation to trees must remain in place.
- Detailed requirements and an application for other modifications are found online at: http://file.burbankca.gov/publicworks/OnlineCounter/permits/app_docs_procedures/parkway_improvement/parkway_improvement_app.pdf



Eastern Municipal Water District
P.O. Box 8300
Perris, CA 92572-8300
951-928-3777 ext 3322

Turf Buy-Back Rebate Program

Application Package

Instructions

1. **PROJECTS THAT HAVE BEEN STARTED OR COMPLETED PRIOR TO RECEIVING A REBATE RESERVATION ARE NOT ELIGIBLE**
2. Read the application package carefully including program terms and conditions.
3. If you are unsure of local landscaping requirements, contact your city code enforcement officer and homeowners' association (when applicable).
3. The following items are required in order to request a rebate reservation:
 - Original completed, signed Application Part 1 (Rebate Reservation)
 - Copy of your recent water bill
 - 4-5 current color photos of each area where you plan to remove turf (please label with name, address, location and date picture was taken). *Photos will not be returned, please keep a copy for your records.*
4. You may be contacted by Eastern Municipal Water District (Eastern) to schedule a pre and/or post conversion site visit.
5. If your application is approved, you will receive Part 2 of the application which includes your reservation number and the expiration date of your application.
6. Upon receipt of your rebate reservation number, you may begin your project. You will have 45 days to complete the work.
7. The following items are required upon completion of the project:
 - Original completed signed Application Part 2 (Rebate Request) and all project receipts
 - 4-5 current color photos of each area where turf was removed and replaced with shrubs, ground cover, mulch, permeable paths, and permeable hardscape as applicable (please label with name, address, location, and date picture was taken) *Photos will not be returned, please keep a copy for your records.*
8. Rebates will only be processed after verification that the project has been completed. Verification may be performed by Eastern, its contractor or designated agent.
9. The rebate amount will be up to a \$1.00 per square foot, not to exceed the project cost. The rebate can't exceed the project costs.

This is a two part application package to be completed in two stages (Part 1 – Rebate Reservation and Part 2 – Rebate Request). Each part will be submitted along with required documentation, by mail to the address listed below.

Part 1 - Rebate Reservation is required to be submitted prior to beginning any work on the project; failure to comply will result in automatic disqualification from the program.

Part 2 – Rebate Request is required to be submitted after project is completed, and within 45 days from the date the rebate reservation was authorized.

Mail to:
Eastern Municipal Water District
Conservation Department – Turf Removal Program
P.O. Box 8300
Perris, CA 92572-8300

For Questions please call the Conservation Department @ 951-928-3777 ext. 3322

FAX: (951) 928-6120 Email: conservation2@emwd.org

Turf Buy-Back Rebate Program

Terms and Conditions

PRE-CONVERSION ELIGIBILITY

1. **Authorization to Proceed:** Before removing any turf, the following items must be submitted to Eastern Municipal Water District: (1) signed Application Part 1 (Rebate Reservation); and (2) copy of your recent water bill; and (3) 4-5 current color photos of each area of turf your plan to remove. Rebates through the Turf buy-Back Rebate Program are available for customers that are directly served by EMWD and have received an approved rebate reservation number. **Proceeding with a project prior to receiving authorization from Eastern will make the conversion ineligible for a rebate.**
2. **Customer Eligibility:** The property must receive water service directly from Eastern Municipal Water District. Only property owners may apply for the rebate.
3. **Qualifying Areas:** Areas to be converted must have live turf that has been irrigated for at least 6 months prior to the rebate request. Conversion must comply with all applicable laws, codes, ordinances, policies, covenants conditions, and restrictions. *Areas irrigated with recycled*
4. **Minimum Project Size:** A minimum of 100 square feet of turf must be converted. Smaller projects with less than 100 square feet of turf may be accepted if they completely remove turf from a property.
5. **Maximum Project Size:** Residential customer's 5,000 square feet & Commercial customer's 10,000 square feet.

MINIMUM REQUIREMENTS FOR THE CONVERTED AREA

1. **Plant Cover:** The retrofitted area must not include any live turf, synthetic or other turf looking grasses. Buffalo grass is considered a turfgrass and is not eligible for this program. Plants used to replace turf must be very low to moderate water use.
2. **Efficient Irrigation:** If a water system is used, it must be a drip irrigation system equipped with a pressure regulator, filter and emitters. The system must be free of leaks and malfunctions. Each drip emitter must be rated at less than 2 gallons per hour (gph). If part of a lawn is converted, the sprinkler system must be properly modified to provide adequate coverage to the remaining lawn without spraying the converted area.
3. **Surface Treatments:** All exposed soil must be covered with a minimum of a 2-3" layer of mulch permeable to air and water, except in areas planted with creeping or rooting groundcovers. Common mulching materials include rock, bark, pavers or un-grouted flagstone. If a weed barrier is used beneath the mulch, it must be manufactured to be permeable to air and water. **Impermeable surfaces are not covered by the rebate. Concrete, plastic sheeting or other impermeable surfaces do not qualify.**
4. **Invasive Plants:** Are not to be used. Plant species to avoid are identified on the "Don't Plant a Pest" brochure provided with the application package or online at <http://www.cal-ipc.org/landscaping/dpp/pdf/SoCalPrintable.pdf>

PROGRAM TERMS

1. **Quantity of Rebates:** Only one Turf Removal rebate per customer will be issued. (Please apply for the maximum area you plan to convert while the rebate reservation is valid).
2. **Project Timelines:** Rebate reservations are valid for 45 days. Projects must be completed and the rebate request (Part 2 of the application form) submitted to Eastern within the 45 day period. Projects are subject to inspection by Eastern, its contractor or approved agent to determine compliance. If conversion fails to meet program compliance, you will be granted an additional 10 days to attain compliance and notify Eastern. This agreement terminates 45 days after execution or upon incentive payment, whichever comes first. All applicant obligations, including properly executed covenant documents, must be fulfilled within the 45 days period or the rebate may be forfeited. This program will end when all funds have been expended.
3. **Incentive Amounts and Limits:** Reservations are issued on a first come, first served basis. The incentive rebate is \$1.00 per square foot not to exceed the project cost while funds are available. Checks will only be issued to the EMWD account holder.
4. **Requirements to Sustain Conversion:** Converted areas must remain in compliance with all program conditions for a minimum of five (5) years. If this requirement is violated, you may be required to refund all or a portion of the rebate. This requirement is void upon transfer of ownership.
5. **Other Responsibilities of the Applicant:** Eastern enforces only the conditions in this agreement. The applicant is responsible for complying with all laws, bylaws, ordinances, policies codes and covenants that may apply. Quality and appearance of the conversion is the responsibility of the applicant. Rebates may be considered taxable income. Eastern is not responsible for any taxes that may be imposed as a result of your receipt of any rebate.



Eastern Municipal Water District
P.O. Box 8300
Perris, CA 92572-8300
951-928-3777, Ext 3322

Turf Buy-Back Rebate Program

Application Part 1 – Participation Request *(Limited to one rebate per customer)*

Applicant Information *(please print)*

Property Owner:	Daytime Phone:	Email:		
Contact Person (if different)	Daytime Phone:	Email:		
Mailing Address:	City:	State:	Zip:	

Project Information

Property Type: <input type="checkbox"/> Residential <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial	Total Lot Size:	Total Irrigated Area:		
Property Address:	City:	State:	Zip:	
Water Agency: Eastern Municipal Water District Direct Customers ONLY	Water Service Account No. (include copy of recent water bill)			

(1) Identify area(s) where turf will be removed; (2) Total square footage for each area; (3) Provide 4-5 color photos of each area

<input type="checkbox"/> Front Yard	_____	<input type="checkbox"/> Left Side Yard	_____
	<i>Square feet of turf to be removed</i>		<i>Square feet of turf to be removed</i>
<input type="checkbox"/> Back Yard	_____	<input type="checkbox"/> Right Side Yard	_____
	<i>Square feet of turf to be removed</i>		<i>Square feet of turf to be removed</i>
<input type="checkbox"/> Parkway <small>(Permit may be required)</small>	_____	<input type="checkbox"/> Other Area	_____
	<i>Square feet of turf to be removed</i>		<i>Square feet of turf to be removed</i>

TOTAL SQ. FEET OF TURF TO BE REMOVED: _____

If total is under 100 sq. feet, will all turf be removed on the site (excluding parkways)? Yes No (ineligible for rebate)

How are turf areas currently being irrigated?
 Automatic sprinklers Manual sprinklers Hand water Other

What type of irrigation controller do you use?
 Automatic timer Smart controller None Other

How do you plan to complete the project?
 Self Contractor Other

Briefly describe your plan for the converted area (plants to be used, irrigation changes, etc.)

Turf Buy-Back Rebate Program – Part 1 Rebate Reservation

Agreement and Disclaimer Form

Eastern Municipal Water District and participating water agencies make no representation or warranty to contracted services or products that may be installed in converted areas, including any hazardous substances that may be contained in the product. Removal of turf and installation of water efficient devices does not guarantee reduced water use. This application is for a rebate only.

By participating in the program, you waive and release Eastern Municipal Water District, participating water agencies, and their contractors and agents from any and all claims and causes of action arising out of the removal of turf and/or the purchase, installation or use of devices in connection with this Turf Buy-Back Rebate program. Any claim you may have base upon any defect or failure of performance of a contracted service or device purchased by you should be pursued with the contractor or manufacturer/distributor.

Eastern Municipal Water District and participating water agencies only enforce the terms and conditions of the Turf Buy-Back Rebate Program. The applicant is responsible for complying with all applicable laws, codes, policies, ordinances, covenants, conditions, and restrictions that may apply. Quality and appearance of the converted area is the responsibility of the applicant.

Signature (required)

By signing below, the applicant agrees to comply with the program terms and conditions, as well as all Federal, State and local codes, including covenants, ordinances, conditions and restrictions, as applicable. The applicant has read, understands and agrees to the terms and conditions of the program as outlined and certifies the information on the application is true and correct.

Property Owner Signature:	Print Name:	Date:
---------------------------	-------------	-------

Submit completed application (Part 1) with copy of recent water bill and labeled photos to:

Eastern Municipal Water District
Conservation Department
Turf Removal Program
P.O. Box 8300
Perris, CA 92572-8300

FAX: (951) 928-6120 Email: conservation2@emwd.org
(No faxed pictures)

(Please allow 15 days to process your request)

For internal use only – do not write in this section

Application approved: Yes No Reservation #: _____ Expiration Date: _____
Date Part 2 sent to customer: Yes No
Denied: Yes No Explain:
Completed by: _____ Date: _____



CRESCENTA VALLEY WATER DISTRICT

TURF REPLACEMENT REBATE PROGRAM

CVWD is offering residential customers cash in return for reducing the amount of lawn area in their landscapes. CVWD will pay you **\$100 per 100 square feet** of lawn area you remove. The cash rebate is **limited to \$800** per water meter account.

Eligibility Requirements

Applicants must:

- Own a residential home or dwelling unit (s) within the CVWD water service area.
- Agree to a brief pre-installation and post-installation inspection as part of the approval process.
- Replace turf or lawn with water conserving or drought-tolerant plants, vegetable gardens, and/or permeable landscape/hardscape structures such as decks, gravel, mulch, rocks, bark, or free-set pavers.
- Applicant must modify or eliminate the pre-existing lawn irrigation system (if applicable) so that the newly landscaped areas are served (if at all) through a separate valve (s) controlled independently of remaining turf area.
- Provide a list of the plant or hardscape materials proposed on the application form.
- Agree not to re-install turf in replacement area.

You are ineligible for this program if:

- You replace your lawn with a pool, building structures/extensions, impermeable pavement, or plant materials not considered water efficient.
- Your dwelling is a commercial building or owned by a commercial or government entity.
- You are replacing a former lawn or turf area which is not currently being irrigated.

Other Considerations

- CVWD acknowledges some subjectivity in the eligibility process and reserves all rights in making a final determination for approval or non-approval on a case-by-case basis.
- The replacement area measured will be rounded to the nearest 50 square feet and paid accordingly in \$25 increments.
- CVWD will normally issue a check within four weeks of final approvals. A credit to the customer's account will be issued upon request.
- Rebates are only available for projects approved in advance. This program is not retroactive.
- Tenants may participate in this program and receive a rebate only upon written authorization from the property owner.

How to Apply

1. Complete and sign application form and return to CVWD at 2700 Foothill Blvd., La Crescenta, CA, 91214.
2. Call or drop by the District office and schedule the pre-installation inspection.
3. Perform your lawn/turf replacement project.
4. Schedule a post-installation inspection for final District approval.

Foothill Municipal Water District is offering an additional incentive of \$0.30 per 1 square foot of lawn area removed. This cash rebate is also limited to \$800 per water meter account and requires a separate application that is available at CVWD, located at 2700 Foothill Blvd., or at www.fmwd.com. Funds are available on a first come, first serve basis as projects are completed. Funding may be reduced at any time without further notice.



CRESCENTA VALLEY WATER DISTRICT

TURF REPLACEMENT REBATE PROGRAM
APPLICATION FORM

Name: _____ Owner Tenant

Property Address: _____

Type of Property: Single Family Home Multiple Family Dwelling Unit # Units _____

Telephone: _____ CVWD Account #: _____

I understand that funding is limited, and submitting a rebate application does not guarantee I will receive a rebate. Rebates are issued on a first-come, first-served basis until funding is exhausted.
I hereby grant permission to Crescenta Valley Water District (CVWD) herein identified as District, to use photographs of my residence and landscaping on the District's World Wide Web site or in other official District printed publications, including turf rebate materials, without further consideration, and I acknowledge the District's right to crop or treat the photograph at its discretion. I also acknowledge that the District may choose not to use these photographs at this time, but may do so at its own discretion at a later date.
I also understand that once these photographs are posted on the District's website, the image can be downloaded by any computer user. Therefore, I agree to indemnify and hold harmless from any claims the following:
The Crescenta Valley Water District, any District employee, Director, or contractor affiliated with the District.
CVWD reserves the right to discontinue use of photographs without notice.

Applicant Signature: _____
(By signing this application, customer agrees not to re-install turf in the replacement area)

Property Owner Authorization: _____
(Signature required to authorize rebate to tenant)

Total Square Footage of Lawn/Turf: _____

Total Square Footage of Lawn/Turf to be Replaced: _____

List of Plants or Hardscape Materials to be used: _____

Does existing lawn have an irrigation system? _____

Will new landscaping include an irrigation system? _____

Anticipated date of turf replacement completion: _____

FOR CVWD STAFF USE ONLY

CVWD Pre-Inspection by _____ Date _____ Approved: Yes No

CVWD Post-Inspection by _____ Date _____ Approved: Yes No



FOOTHILL MUNICIPAL WATER DISTRICT
TURF REMOVAL REBATE PROGRAM
APPLICATION FORM

Name: _____ Owner _____ Tenant _____

Property Address: _____

Telephone No. _____ Water Provider _____

Account No. _____

Type of Property: Single Family Home _____ Multi-Family Dwelling Unit _____ # of Units _____

Applicant Signature: _____
(By signing this application, customer agrees not to re-install turf in the replacement area)

Property Owner Authorization: _____
(Signature required to authorize rebate to tenant)

Total Square Footage of Lawn/Turf: _____

Total Square Footage of Lawn/Turf to be replaced: _____

List of Plants or Hardscape Materials to be used: _____

Does existing lawn have an irrigation system? (Y N) Will new landscaping include an irrigation system? (Y N) Anticipated date of turf replacement completion: _____

For Water Provider Use Only

Pre-Inspected by _____ Date _____ Approved (Y N)

Post-Inspected by _____ Date _____ Approved (Y N)

Eligibility Requirements

Applicants Must:

- Own a residential home or dwelling unit(s) within the Foothill service area and receive water from one of the Water Providers listed: La Canada Irrigation District, Mesa Crest Water Company, Valley Water Company, Rubio Canon Land & Water Assoc., Lincoln Avenue Water Company and Las Flores Water Company and Kinneloa Irrigation District.
- Agree to a brief pre-installation and post-installation inspection as part of the approval process.
- Replace turf or lawn with water conserving or drought-tolerant plants, vegetable gardens, permeable landscape/hardscape structures such as decks, gravel, mulch, bark, rocks or free-set pavers and permeable artificial turf.
- Original turf must be completely removed, roots killed and weed barrier put in place before any plantings, mulch, or any of the items listed above are put into place to ensure original turf does not regrow.
- Applicant must modify or eliminate the pre-existing lawn irrigation system (if applicable) so that the newly landscaped areas are served (if at all) through a separate valve(s) controlled independently of any remaining turf area. The new irrigation system may be drip, low flow rotating sprinkler nozzles or you may use your rain barrel water, etc., to get the needed water to your new plants during their initial phase of establishment.
REMEMBER: The goal is to eliminate or drastically reduce your landscape water consumption.
- Agree not to re-install turf in replacement area.

You are ineligible for this program if:

- You replace your lawn with a pool, building structures/extensions, impermeable paving or plant materials not considered water efficient.
- Your dwelling is a commercial building or owned by a commercial or government entity.
- You are replacing a former lawn or turf area which is not currently being irrigated.

Other Considerations

- The rebate amount is \$0.30/sq. ft and cannot exceed the amount of \$800 per property.
- FMWD acknowledges some subjectivity in the eligibility process and reserves all rights in making a final determination for approval or non-approval on a case-by-case basis.
- Rebates will be issued only when the project is complete and approved.
- The replacement area measured will be rounded to the nearest 50 square feet and paid accordingly.
- Your water provider will issue a check within four weeks to six weeks of final approval or a credit will appear on your water bill.
- **Rebates are available only for projects approved in advance. This program is not retroactive.**
- Tenants may participate in this program and receive a rebate only upon written authorization from the property owner.
- Funding is limited and submitting a rebate application does not guarantee you will receive a rebate. Rebates are issued on a first-come, first-served basis until funding is exhausted or program deadline has been reached. Your project must be completed and all post-inspection photos and paperwork turned in no later than May15, 2014 to assure timely processing of your rebate.

How to Apply

1. **Call or drop by your Water Provider's Office with your completed application to schedule the pre-installation inspection.**
2. Perform your lawn/turf replacement project.
3. Schedule a post-installation inspection with your water provider for final approval.

FMWD
4536 Hampton Road
La Canada, CA 91011

Go to www.fmwd.com for more rebate information.

Residential Turf Removal Program



Residential Turf Removal Program

Application Package

Instructions

1. **PROJECTS THAT HAVE BEEN STARTED OR ALREADY COMPLETED PRIOR TO REBATE RESERVATION APPROVAL ARE NOT ELIGIBLE.**
2. Read the program terms and conditions and the guidelines provided with this package. Check the Garden Spot page on www.bewaterwise.com for design ideas, plant selection, and irrigation information. If you are unsure of local landscaping requirements, contact your city code enforcement officer and homeowners' association (if applicable).
3. To request a rebate reservation, submit the following:
 - Original completed, signed Application Part 1 (Rebate Reservation)
 - Copy of your recent water bill
 - 4-5 current color photos of each area where you plan to remove turf (please label with name, address, location, and date picture was taken)

Keep a copy for your records. Photos will not be returned.
4. You may be contacted by the Metropolitan Water District of Southern California or your water agency to schedule a pre-conversion site visit.
5. If your application is approved, SoCal Water\$mart will provide you with a rebate reservation number and anticipated rebate amount. Rebates are only processed after verification by Metropolitan, its contractor, or agent that the approved project has been completed.
6. Upon receipt of your rebate reservation number, you may begin your project. You will have 120 days to complete the work.
7. When the project is completed, submit the following:
 - Original completed signed Application Part 2 (Rebate Request)
 - 4-5 current color photos of each area where turf was removed and replaced with shrubs, ground cover, mulch, permeable paths and permeable hardscape as applicable (please label with name, address, location, and date picture was taken)

Keep a copy for your records. Photos will not be returned.
8. You may be contacted by Metropolitan or your water agency to schedule a post-conversion site visit.



THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA

bewaterwise.com

Residential Turf Removal Program Application

Terms and Conditions

Your water agency may have additional terms and conditions. If applicable, the requirements are included with this application package.

ELIGIBILITY

1. Rebates are available for residential properties only (single-family detached homes, townhomes, duplexes, triplexes and fourplexes) that have received an approved rebate reservation number. Projects that have been started or already completed prior to rebate reservation approval are not eligible.
2. The residential property must receive water service from a participating Metropolitan member agency or retail agency.
3. Areas to be converted must have live turf being irrigated with potable water at the time the rebate reservation number is provided. Areas irrigated with recycled water are not eligible.
4. Only property owners may apply for the rebate.

MINIMUM REQUIREMENTS FOR THE CONVERTED AREA

Upon completion, the converted area must meet the following requirements:

1. The area does not include any live turf or other turf-looking grasses. (Synthetic turf is an approved option for certain water agencies; please see your agency's requirements in this application. Not all cities allow synthetic turf installation.)
2. All exposed soil must be covered with a minimum 2" layer of mulch, except in areas planted with creeping or rooting groundcovers or directly seeded.
3. Converted areas must be permeable to air and water. Weed barriers must be permeable. Concrete, plastic sheeting or other impermeable surfaces do not qualify.
4. No invasive plant species are used. Invasive plants are identified in the California Invasive Plant Council "Don't Plant a Pest" program (<http://www.cal-ipc.org/landscaping/dpp/pdf/SoCalPrintable.pdf>)
5. Conversions must comply with all applicable laws, codes, policies, covenants, conditions, and restrictions.

PROGRAM TERMS

1. Only one Turf Removal rebate per address will be issued. **Please apply for the maximum area you plan to convert while the rebate reservation is valid (120 days).**
2. At least 250 square feet of turf must be removed. **Projects under 250 square feet will only qualify if they will completely eliminate turf from a property (excluding parkway areas).**
3. The maximum rebate amount is determined by the Metropolitan member agency or retail agency serving the property. The rebate amount per square foot of turf removed and maximum amount will be as stated in the application package.
4. Rebate reservations are valid for 120 days. Projects must be completed and the Rebate Request (Part 2 of the application form) submitted prior to the reservation expiring.
5. Rebates may be considered taxable income. Metropolitan and participating water agencies are not responsible for any taxes that may be imposed as a result of your receipt of any rebate.
6. Converted area and irrigated area measurements are subject to inspection and verification by Metropolitan, its contractor, or agent. If the conversion or measurements cannot be verified, any funds received by the applicant must be returned, including processing costs.
7. The converted area must remain in compliance with all program conditions for a period of 5 years. If this requirement is violated, you may be required to refund all or a portion of the rebate. This requirement is void upon transfer of ownership.



**THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA**

Residential Turf Removal Program Application

Part 1 – Rebate Reservation

(limited to one rebate per property)

Applicant Information *(please print)*

Property Owner:		Contact Person (if different):	
Daytime Phone Number:		Email:	
Mailing Address:	City:	State:	Zip:

Project Information

Property type: <input type="checkbox"/> Single Family Home <input type="checkbox"/> Duplex/Triplex/Fourplex <input type="checkbox"/> Townhome		Total Lot Size:	How many people reside in your home?
Property Address:		City:	State:
Water Agency:		Water Service Account Number (include copy of recent bill):	

Identify area(s) where turf will be removed and estimated square footage (provide 4-5 photos of each area):

Front yard _____ Sq. feet of turf to be removed Left side yard _____ Sq. feet of turf to be removed

Backyard _____ Sq. feet of turf to be removed Right side yard _____ Sq. feet of turf to be removed

Parkway (permit may be required) _____

TOTAL SQ. FEET OF TURF TO BE REMOVED: _____

If under 250 sq. feet, will all turf on site be removed (excluding parkways)? Yes No (ineligible for rebate)

How is the turf irrigated now?

Automatic sprinklers Manual Sprinklers Hand water Other _____

What type of irrigation controller do you use?

Automatic controller Smart controller None Other _____

Briefly describe your plan for the converted area (plants to be used, irrigation changes, etc.):

How do you plan to complete your project?

Self Contractor Other _____

CONTINUED ON NEXT PAGE

Residential Turf Removal Program Application – Part 1

Disclaimer

Metropolitan and participating water agencies make no representation or warranty relating to contracted services or products that may be installed in converted areas, including any hazardous substances that may be contained in the product. Removal of turf and installation of water efficient devices does not guarantee reduced water use. This application is for a rebate only.

By participating in the program, you waive and release Metropolitan, participating water agencies, and their contractors and agents from any and all claims and causes of action arising out of the removal of turf and/or the purchase, installation or use of devices in connection with this Turf Removal rebate program. Any claim you may have based upon any defect or failure of performance of a contracted service or device purchased by you should be pursued with the contractor or manufacturer/distributor.

Metropolitan and participating water agencies only enforce the terms and conditions of the Residential Turf Removal Program. The applicant is responsible for complying with all applicable laws, codes, policies, covenants, conditions, and restrictions that may apply. Quality and appearance of the converted area is the responsibility of the applicant.

Signature (required)

By signing below, the applicant agrees to comply with the program terms and conditions, as well as all Federal, State and local codes, including covenants, conditions and restrictions, as applicable. The applicant has read, understands and agrees to the terms and conditions of the program as outlined and certifies that the information on the application is true and correct.

Property Owner Signature:

Print Name:

Date:

Submit completed application (Part 1) with copy of water bill and labeled photos to:

**SoCal Water\$mart
Turf Removal Program
3800 Watt Avenue, Ste. 105
Sacramento, CA 95821**



**THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA**

Rebate Reservation No. <hr/>
--

**Residential Turf Removal Program Application
Part 2 – Rebate Request
(submit when project complete)**

Applicant Information (please print)

Property Owner:	Contact Person (if different):		
Daytime Phone Number:	Email:		
Mailing Address:	City:	State:	Zip:

Project Information

Property Address:	City:	State:	Zip:
Water Agency:	Water Service Account Number:		

Identify area(s) where turf was removed and actual square footage (provide 4-5 photos of each area):

<input type="checkbox"/> Front yard _____ Sq. feet of turf removed	<input type="checkbox"/> Left side yard _____ Sq. feet of turf removed
<input type="checkbox"/> Backyard _____ Sq. feet of turf removed	<input type="checkbox"/> Right side yard _____ Sq. feet of turf removed
<input type="checkbox"/> Parkway (permit may be required) _____ Sq. feet of turf removed	TOTAL SQ. FEET: _____

How is the converted area irrigated now?

Automatic sprinklers Manual Sprinklers Hand water Other _____

What type of irrigation controller do you use?

Automatic controller Smart controller None Other _____

Briefly describe the project (plants used, irrigation changes, etc.):

How did you complete your project? <input type="checkbox"/> Self <input type="checkbox"/> Contractor <input type="checkbox"/> Other _____	Total Project Cost (optional):
--	--------------------------------

The following information will help us evaluate program water savings:

- How many people reside in your home? _____
- Do you have a pool and/or fountain? Pool: Yes No Fountain: Yes No
- Do you have a vegetable garden: Yes No
- Are there any additional high water use needs in the home, such as for healthcare? _____

CONTINUED ON NEXT PAGE

Residential Turf Removal Program Application – Part 2

Disclaimer

Metropolitan and participating water agencies make no representation or warranty relating to contracted services or products that may be installed in converted areas, including any hazardous substances that may be contained in the product. Removal of turf and installation of water efficient devices does not guarantee reduced water use. This application is for a rebate only.

By participating in the program, you waive and release Metropolitan, participating water agencies, and their contractors and agents from any and all claims and causes of action arising out of the removal of turf and/or the purchase, installation or use of devices in connection with this Turf Removal rebate program. Any claim you may have based upon any defect or failure of performance of a contracted service or device purchased by you should be pursued with the contractor or manufacturer/distributor.

Metropolitan and participating water agencies only enforce the terms and conditions of the Residential Turf Removal Program. The applicant is responsible for complying with all applicable laws, codes, policies, covenants, conditions, and restrictions that may apply. Quality and appearance of the converted area is the responsibility of the applicant.

Signature (required)

By signing below, the applicant agrees to comply with the program terms and conditions as well as all Federal, State and local codes, including covenants, conditions and restrictions, as applicable. The applicant has read, understands and agrees to the terms and conditions of the program as outlined and certifies that the information on the application is true and correct. The applicant also certifies that the converted area meets the minimum requirements listed in the terms and conditions as well as any additional requirements of your water agency.

Property Owner Signature:

Print Name:

Date:

Rebate Payment

Make Check Payable to:

Applicant

Contractor

Contractor Company Name:

Contractor Contact Name:

Contractor Phone Number:

Contractor Email:

Contractor Mailing Address:

City:

State:

Zip:

Submit completed application (Part 2) with labeled photos to:

**SoCal Water\$mart
Turf Removal Program
3800 Watt Avenue, Ste. 105
Sacramento, CA 95821**

Additional Terms and Conditions



**\$2.00 per square foot of turf removed and replaced
with California-Friendly Plantings**

The maximum rebate amount per address is \$4,000

**\$2.00 per square foot of turf removed and replaced with California-Friendly Plantings
The maximum rebate amount per address is \$4,000 which is equal to 2,000 sq. ft. maximum**

In addition to the terms and conditions included in the Residential Turf Removal Program Application, the following terms and conditions apply to projects within the service area of the Los Angeles Department of Water and Power:

- 1) Water use history may be used to assess minimum water savings achieved to participate in this program. Not all applicants will be approved.
- 2) Areas to be converted must have live turf being irrigated with a sprinkler system using potable water for a minimum of one (1) year prior to a rebate reservation being issued.
- 3) Converted area must be either hand-watered (with sprinkler system removed or non-operable) or watered with a low volume drip and/or bubbler irrigation system. Overhead irrigation (i.e. pop-up sprinklers, riser shrub heads, single or multi-stream sprinklers/rotors/nozzles) is NOT allowed or eligible for LADWP rebates.
- 4) Converted areas must contain California-Friendly® plants to create at least 40% landscape coverage at maturity. Seasonal gardens do not qualify for the incentive.
- 5) Converted area may include synthetic turf. Synthetic turf projects are exempt from the 40% plant coverage requirement.
- 6) A Plant list may be required by the Los Angeles Department of Water and Power at the time of pre-inspection.
- 7) Please note that by participating in this program customers allow LADWP to publicize the pre- and post-conversion project photographs. (Address will not be published)
- 8) Participants are responsible to know and adhere to all local codes, ordinances, and covenants in planning, permitting, and installing your project.

Additional Terms and Conditions

Changes to a Parkway

Per Los Angeles Municipal Code, property owners must obtain a permit or a waiver from the Bureau of Engineering (BOE) before altering a parkway. Parkway is the area between the street and sidewalk. Property owners may be cited if the necessary permit is not obtained.

A rebate cannot be paid by LADWP without a permit or a waiver.

Please note that a permit/waiver does not exempt program participant from complying with all of the Terms and Conditions listed above (i.e. no overhead irrigation in any converted area).

The City has a Residential Parkway Landscaping Guideline that can be found at:

http://bss.lacity.org/Engineering/pdfs/Residential_Parkway_Landscaping_Guidelines_halflayout.pdf.

A property owner who wishes to replace the turf in a parkway must: (1) obtain a permit or a waiver for the project from BOE; (2) Call Robert Gutierrez, Landscape Architect, of the Public Works Bureau of Street Services (213) 847-0881 to discuss the proposed plants; and (3) Submit a plan for review and approval, showing the improvements graphically, calling out the plants to be used, and any details that may be needed to clarify the installation.

If you have additional program questions, please call SoCal WaterSmart 888-376-3314.

HOME | LOGIN  CONNECT WITH US: 

Apply for L2G ▾ Free Designs & Ideas ▾ **Selecting the Right Plants** Money Saving Tips How To... Discussion Room

Award Winning!  LONG BEACH WATER DEPARTMENT
Lawn-to-Garden Turf Replacement Program

Please fill out the form below...

Paying \$3.00 per square foot, up to 1,000 square feet, to replace your grass lawn with a beautiful, sustainable, drought tolerant landscape.

Please do not complete this application for the Lawn-to-Garden (L2G) Incentive until you have read the Terms and Conditions, the Process Guidelines, and the Design Requirements

Have you read and understood the L2G Incentive's Terms & Conditions, Process Guidelines, and Design Requirements?: *

Yes

Property Owner

Owner Name: *

Contact person (if different):

Mailing Address

Street: *

City: *

State/Province: *

Postal code: *

Contact Information

Daytime Phone: *

Evening Phone:

Email Address: *

Lawn to be re-landscaped using the Incentive

What is the street address of your Lawn-to-Garden Incentive project: *

Enter the 9-digit water account serving that site (see utility bill): *

How large will your Lawn-to-Garden landscape be, in square feet? There is no minimum, but the maximum is 1,000: *
(do not enter a comma for 1000)

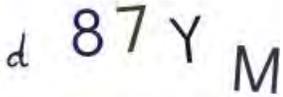
Statement of Property Owner

I, the individual named as "Property Owner" listed, above, certify that

- I am the owner of the "Lawn" listed above as the project address; and
- I have read, understand and agree to the Incentive's
 - Terms and Conditions; and
 - Process Guidelines; and
 - Design Requirements; and
- I agree to waive, release, relinquish and discharge LBWD, its officials and employees from all liability, loss, claims, demands, causes of action, and damage arising out of my participation in this Program.
- I give Long Beach Water Department the right to use the design of the L2G landscaped area as well as descriptions of it, and before- and after-photos and videos of it, for the purpose of promoting drought tolerant landscapes. This promotion could be in the form of videos, print, web, and/or other venues.
- Neither I nor my spouse is an employee of the Long Beach Water Department or the City of Long Beach.
- The information on this application is true and correct.

CAPTCHA

This question is for testing whether you are a human visitor and to prevent automated spam submissions.



What code is in the image?: *

Enter the characters shown in the image.

[HOME](#)

[APPLICATION](#)

[FAQ's](#)

[CHECKLIST](#)

[DESIGN
REQUIREMENTS](#)

www.lbwater.org 

[GARDEN PHOTOS](#)

[PLANNING](#)

[PROCESS](#)



Long Beach Water Department
The Standard in Water Conservation &
Environmental Stewardship



Turf Removal Program

Turf Removal Program

Residential/Commercial Application Form

www.mwdoc.com/services/turf-removal

OFFICE USE ONLY

PLEASE NOTE:

Projects that are underway or already completed prior to the mandatory Pre-Turf Removal Site Inspection are not eligible. Applications are processed in the order received. **This offer will be distributed on a first-come, first-served basis while funding lasts.** To receive this offer, you must follow and satisfy all Application Form Instructions, Guidelines, and Terms listed on the reverse side. **Please sign, date, and return this application, along with a copy of your most recent water bill and a simple site plan, to: Turf Removal Program, c/o Municipal Water District of Orange County, P.O. Box 20895, Fountain Valley, CA 92728-0895.**

1. ACCOUNT INFORMATION

Name on Water Account (See Water Bill):	Water Provider/Agency and Account #:
---	--------------------------------------

2. INSTALLATION ADDRESS

First Name:	Last Name:
Address:	Unit Number:
City:	Zip:
Phone Number: Area Code Number ()	Assessor's Parcel Number (APN):
Property Type: <input type="checkbox"/> Single Family Home <input type="checkbox"/> Condo/Townhome <input type="checkbox"/> Commercial <input type="checkbox"/> HOA	Total Lot Size:
How is the turf irrigated now? <input type="checkbox"/> Automatic Sprinklers <input type="checkbox"/> Manual Sprinklers <input type="checkbox"/> Hand Water <input type="checkbox"/> Other	
What type of irrigation controller do you use? <input type="checkbox"/> Automatic Controller <input type="checkbox"/> Smart Controller <input type="checkbox"/> None <input type="checkbox"/> Other	
What type of turf will you be removing from the property? <input type="checkbox"/> Warm Season <input type="checkbox"/> Cool Season <input type="checkbox"/> Other _____	Will you be hiring a contractor to assist with the project? <input type="checkbox"/> Yes <input type="checkbox"/> No

3. REBATE CHECK INFORMATION (REQUIRED!)

Make check payable to: First Name	Last Name
Payee Phone: Area Code Number ()	Social Security or Tax ID Number
Rebate Check Mailing Address (If different from Installation Address):	

4. CONTACT INFORMATION OF RESPONSIBLE PARTY

Contact Person: First Name	Last Name	Contact person is: (Check one)
		<input type="checkbox"/> Owner <input type="checkbox"/> Tenant
Day Phone: Area Code Number ()	Alternate Phone: Area Code Number ()	
Best Time to Call:	E-mail Address:	

5. SITE INFORMATION - RESIDENTIAL

<input type="checkbox"/> Front Yard Sq. feet of turf to be removed:	<input type="checkbox"/> Back Yard Sq. feet of turf to be removed:
<input type="checkbox"/> Left Side Yard Sq. feet of turf to be removed:	<input type="checkbox"/> Right Side Yard Sq. feet of turf to be removed:
<input type="checkbox"/> Parkway (Permit may be required) Sq. feet of turf to be removed:	TOTAL SQ. FEET OF TURF TO BE REMOVED:

6. SITE INFORMATION - COMMERCIAL

TOTAL SQ. FEET OF TURF TO BE REMOVED:			
Contractor Company Name:	Contractor Contact Name:		
Contractor Phone Number:	Contractor Email:		
Contractor Mailing Address:	City:	State:	Zip:

SITE OWNER SIGNATURE

I certify that the information on this Application is true and correct. I have read, understand, and agree to the TERMS AND CONDITIONS of the Program on the reverse side. I have enclosed a copy of my water bill.	
Site Owner Signature:	
Print Name:	Date and Place:



Turf Removal Program Terms and Conditions



Please carefully read the Instructions, Guidelines, and Terms below.

This Program sponsored by the Municipal Water District of Orange County, the Metropolitan Water District of Southern California, the Department of Water Resources, the Bureau of Reclamation, and your local retail water agency

PARTICIPATION INSTRUCTIONS

- **Projects that are underway or already completed prior to the mandatory Pre-Turf Removal Site Inspection (Pre-Inspection) are not eligible.**
- Please complete all sections of the application and return it – along with a copy of your recent water bill and a simple site plan– to the address listed on the front of this application. **All application submittals must include a simple site plan of the area to be removed.**
- After we receive your application and establish eligibility under the guidelines below, you will be contacted within two (2) weeks to schedule the MANDATORY Pre-Inspection. If the information provided does not establish eligibility, your application will be returned with a Denial Letter.
- You must provide the inspectors with full access to the proposed Project site Monday–Friday during daylight hours. Once your Pre-Inspection is complete, the results will be forwarded to the Program staff for review. If your site qualifies for the Program, a Notice to Proceed will be mailed/emailed out to you within a few days. Upon receipt of this Notice to Proceed, you may begin your Project. You will have sixty (60) days from receipt of the Notice to complete the work.
- As soon as all work is complete, you must contact the Program Administrator via e-mail at SRamirez@mwdoc.com to indicate that the work is completed. The Program Administrator will then make arrangements to schedule your MANDATORY Post-Turf Removal Site Inspection (Post-Inspection) to verify the amount of turf removed. You must again provide the inspectors with full access to the Project site Monday–Friday during daylight hours. **If you hire a contractor to perform the work, a copy of the receipt for materials and labor must be submitted.**
- After the Post-Inspection has been completed, your rebate check will be mailed to you within ten (10) weeks.
- All work performed in association with this Project, including scheduling of the Post-Inspection, must be completed within 60 days from receipt of the Notice to Proceed or June 30, 2013, which occurs first. Upon completion, the converted area must meet the following minimum requirements:
 - The removal area does not include any live or synthetic turf.
 - The watering system, if any, must be a low flow system (drip, bubblers, high efficiency, low precipitation rotating nozzles). If part of a lawn is converted, the sprinkler system must be properly modified to provide adequate coverage to the remaining lawn without spraying the converted area.
 - All exposed soil must be covered with a 2-3" layer of mulch, except in areas planted with creeping or rooting groundcovers. Acceptable mulch includes compost, bark, wood chip, decomposed granite, and river rock
 - Converted areas must be permeable to air and water. A permeability test will be performed at the site. Weed barriers must be permeable. Concrete, plastic sheeting, or other impermeable surfaces do not qualify for incentives under the Program Grout and/or mortar are not considered permeable and will disqualify the site from the rebate program if installed.
 - No invasive plant species are used. Visit the California Invasive Plant Council at <http://www.cal-ipc.org/> for a list of plants to avoid.
- MWDOC, your retail water agency and/or their representative must be allowed to take photos of landscapes prior to, during, and after being renovated through this Turf Removal Program and to use those photos for reproduction or promotional purposes.
- By signing this application, you are authorizing your retail water agency to release your water consumption history and data.
- All potential participants should review the following Eligibility Guidelines, Program Terms, and Disclaimer:

ELIGIBILITY GUIDELINES

- Rebates are available for residential and small commercial properties that have received a Pre-Inspection, a Notice to Proceed, and a Post-Inspection. Projects that are underway or already completed prior to receiving the Notice to Proceed are not eligible.
- The property must receive water service from a participating retail water agency.
- Areas to be converted must have well maintained, live turf (free of weeds and patches of exposed soil) and must be irrigated with potable water at the time the Pre-Inspection is performed. Commercial sites irrigated with recycled water are not eligible.
- All turf removal conversions, including historic sites, are subject to the terms of their local agency's landscape ordinance and must comply with all applicable Federal, State and local laws, as well as applicable CC&Rs and/or HOA restrictions.
- Since funding is limited, this **OFFER IS LIMITED** and is available on a first-come, first-served basis to eligible participants only while funding lasts.
- **YOU MUST SUBMIT YOUR APPLICATION PRIOR TO April 15, 2013**
- **IN ORDER FOR THE REBATE TO BE ISSUED TO YOU, ALL PROGRAM REQUIREMENTS MUST BE MET, INCLUDING SCHEDULING YOUR POST-INSPECTION, PRIOR TO THE EXPIRATION OF THE 60-DAY NOTICE TO PROCEED OR JUNE 30, 2013, WHICHEVER COMES FIRST.**

PROGRAM TERMS

- Only one Turf Removal rebate per address will be issued. Please apply for the maximum area you plan to convert. Maximum rebate paid will not exceed the cost of the minimum project requirements, as stated above.
- A minimum of 250 square feet of turf must be removed. Projects less than 250 sq. ft. may qualify if they will completely eliminate turf from a property.
- A maximum of 10,000 square feet of turf may be removed. Projects over 10,000 sq. ft. will be considered by the Program Administrator on a case-by-case basis. HOAs are eligible to participate up to a maximum of 10,000 sq. ft. per irrigation meter actively irrigating a proposed turf removal area with potable water.
- Notices to Proceed are valid for sixty (60) days or until June 30, 2013, whichever comes first, Projects must be completed and the Post-Inspection scheduled prior to the Notice expiring.
- Rebates may be considered taxable income and a signed W-9 form is required for rebates of \$600 or more. Municipal Water District of Orange County, Metropolitan Water District of Southern California, and your local retail water agency are not responsible for any taxes, penalties or interest that may be imposed in connection with your receipt of any rebate.
- Converted areas are subject to mandatory Pre- and Post-Inspections. If the Pre- and/or Post-Inspections cannot be scheduled and completed during the Program term, no rebate will be issued.
- The converted area must remain in compliance with all Program conditions for a period of five (5) years. If this requirement is violated, you may be required to refund all or a portion of the rebate. This requirement to maintain Program conditions is not binding on successor owners.

RELEASE OF CLAIMS AND INDEMNIFICATION

Neither the Municipal Water District of Orange County, the Metropolitan Water District of Southern California, the California Department of Water Resources, the US Bureau of Reclamation, your retail water agency, or their contractors or agents makes any representation or warranty regarding the contracted services or products that you may select for your Project under this Program. Removal of turf and installation of water efficient devices and plants does not guarantee reduced water use. By participating in the Program and accepting the rebates provided, you thereby release the Municipal Water District of Orange County, the Metropolitan Water District of Southern California, the California Department of Water Resources, the US Bureau of Reclamation, your retail water agency, and their contractors and agents from any and all claims and causes of action that may arise out of your removal of turf from your property and/or the purchase, installation, and/or use of water efficient devices in connection with this Turf Removal Program. Any and all claims or causes of action you may have in connection with any defect or failure of performance of any contracted service or installed product or device provided to you for your Project may only be pursued with the contractor you hired or the appropriate manufacturer/distributor. The Municipal Water District of Orange County, the Metropolitan Water District of Southern California, the California Department of Water Resources, the US Bureau of Reclamation, and your retail water agency are responsible for operating and enforcing the terms and conditions of the Turf Removal Program. You, as the Program participant, are responsible for ensuring that your Project complies with all applicable Federal, State and local laws, as well as applicable CC&Rs and/or HOA restrictions. Quality of work and appearance of the converted area are the responsibility of the participant. Further, you agree to indemnify, defend and hold harmless the Municipal Water District of Orange County, the Metropolitan Water District of Southern California, the California Department of Water Resources, the US Bureau of Reclamation, your retail water agency, and their directors, officers, employees, contractors and agents from all liability and claims of any kind arising out of or related to your removal of turf and purchase, installation, and use of water efficient devices in connection with this Program.

MORE COLOR... LESS Water!

Pasadena Water & Power's TURF REMOVAL PROGRAM

Turf grass uses more water than almost any other plant in a typical Pasadena landscape. PWP's Turf Removal Program can help you make the switch from thirsty, high maintenance grass lawns to a more colorful, interesting and sustainable landscape.



⇒ Get \$1/sq. ft. of turf grass removed and replaced with eligible landscaping

⇒ Minimum turf removal: 250 sq. ft.

⇒ Rebate maximum: \$2500 for residential; \$10,000 for commercial/multi-family

ELIGIBILITY

- Applicant must be a PWP water customer, and project must be on applicant's property where water service is provided by PWP.
- Areas to be converted must have living turf grass irrigated with potable water at the time of pre-inspection.
- Projects started or already completed prior to pre-inspection are not eligible.

PROGRAM TERMS

Application, Rebate Reservation & Inspections –

Upon receiving your complete application packet, PWP will contact you to schedule a pre-inspection. After pre-inspection you will receive a rebate reservation number and may begin your project. You must complete your project and contact PWP within 120 days of your pre-inspection to schedule a post-inspection. PWP will verify the square footage of turf removed and eligibility of replacement landscaping, then process your rebate. Allow 4-6 weeks to receive rebate.

Replacement Landscaping - A combination of live plants, ground cover, decomposed granite, gravel and mulch, are acceptable turf replacements. No invasive plant species. Bare soil between plants must be covered with a min. 2" of permeable material such as mulch or decomposed granite. Converted area covered with synthetic turf or impermeable surfaces such as concrete, brick, or asphalt do not qualify for the rebate. Go to PasadenaSavesWater.com for an invasive species list, recommended Pasadena-friendly plants and irrigation tips.

Parkway Area Restrictions: Nothing higher than 3-1/2 feet. No plastic sheeting, concrete paving or other non-permeable materials. Access to utilities must be maintained. Do not fill in area with rocks; small decorative rocks can be used in conjunction with plants, groundcover and mulch.

Other: All projects must comply with Pasadena's landscape ordinances and zoning codes. For residential projects, minimum of 70 percent of the front and street side setback areas must be covered with a combination of approved landscaping. Retrofits larger than 5000 sq.ft. may be subject to additional city requirements. For zoning code questions, call (626) 744-6777. Rebates may be considered taxable income. PWP is not responsible for taxes that may be imposed as a result of your rebate.

MORE INFO AND INSPECTION APPOINTMENTS: www.PWPweb.com/TurfRemoval

Residential projects: Jennifer Hao – (626) 744-7926 or jhao@cityofpasadena.net

Commercial/multi-family projects: Nancy Long – (626) 744-3865 or nlong@cityofpasadena.net





Turf Removal Program Application

Account Name:		Contact Name:	Date:
Property Address:			
City:		Zip:	Water Account #:
Phone:		E-mail Address:	
Alternate Phone:	Mailing Address (if different than property address):		

PROJECT DESCRIPTION

Check one: Residential Commercial Multi-Family

Identify area(s) where turf will be removed and briefly describe your plan:

Pre-conversion Inspection Date/Signature (PWP):

Estimated sq. ft. turf to be removed:

Post-conversion Inspection Date/Signature (PWP) :

Actual sq. ft. turf removed:

APPLICATION MATERIALS CHECKLIST

- Plan/sketch showing replacement landscaping Photos of proposed area for conversion (optional)
 Planning Department approval (if required)

RESERVATION # _____ **PROJECT DEADLINE:** _____ **REBATE AMOUNT \$** _____
To be completed by Pasadena Water and Power

DISCLAIMER

Pasadena Water and Power makes no representation or warranty relating to contracted services or products that may be installed in converted areas, including any hazardous substances that may be contained in the product. Removal of turf and installation of water efficient devices does not guarantee reduced water use. This application is for rebate only.

By participating in this program, you waive and release Pasadena Water and Power, The City of Pasadena and their contractors, agents and employees from any and all claims and causes of action arising out of the removal of turf and/or the purchase, installation or use of devices in connection with the Turf Removal program. Any claim you may have based upon any defect or failure of performance of a contracted service or device purchased by you should be pursued with the contractor or manufacturer/distributor.

The applicant is responsible for complying with all applicable laws, codes, ordinances, policies, covenants, conditions and restrictions that may apply. Quality and appearance of the converted area is the responsibility of the applicant.

SIGNATURE (required)

By signing below, the applicant agrees to comply with the program terms and conditions, as well as all Federal, State and local codes, including covenants, conditions and restrictions, as applicable. The applicant has read, understands and agrees to the terms and conditions of the turf replacement program as outlined and certifies that the information on the application is true and correct.

Signature

Date

Submit complete application packet to:

Pasadena Water and Power, Attn: TURF REMOVAL PROGRAM 150 S. Los Robles Ave Suite 200 Pasadena, CA 91101; or via email to lhao@cityofpasadena.net or fax (626) 396-7587 (residential) • nlong@cityofpasadena.net or fax (626) 396-7264 (commercial multi-family).

Appendix C: Examples of Program Marketing Materials

Go Native!

BWP has launched a new program for residential customers!

Participants receive cash rebates for removing living turf from their front yard or parkway and replacing it with a California Friendly landscape.

Rebate is \$1.00 per square foot of turf replaced with a maximum rebate of \$1,000 per property.



California Poppy

Program funded by: Burbank Water and Power, Metropolitan Water District of Southern California, California Department of Water Resources, and Bureau of Reclamation.



THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA



Burbank Water and Power
164 W Magnolia Blvd
Burbank, CA 91502

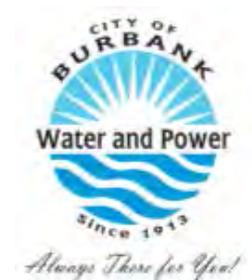
BurbankWaterAndPower.com

Go Native!

REBATE PROGRAM



Replace live turf with a California Friendly landscape!





Homestead Verbena

Eligibility

To participate, applicants must:

- Own and live in a single-family residential home in Burbank.
- Convert at least 250 square feet in the front yard or parkway. Back yards and side yards are not eligible for rebates.
- Currently have living turf in the proposed project area. Yards without living turf or that have already been converted do not qualify.



Agave, Rosemary, Succulents

Application process

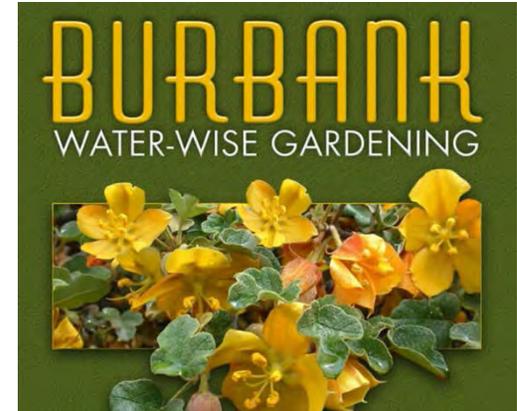
1. Submit an application, available in person at 164 W. Magnolia Blvd, Burbank CA 91502 or online at BurbankWaterAndPower.com
2. BWP will schedule a pre-inspection appointment to confirm your project's square footage and eligibility.
3. Receive BWP approval to begin your project and confirmation of your rebate reservation amount.
4. Complete the conversion project within 120 days (4 months).
5. Once the project has been completed, call 818-238-3730 to schedule a post-inspection.
6. At the post-inspection, BWP staff will confirm the square footage of your converted area and that the project meets eligibility requirements.
7. Receive a check for the approved rebate amount within 6-8 weeks.



Common Yarrow

Resources:

- Burbank's Water Wise Gardening website has inspiring photos, design advice, and information on hundreds of water conserving plants. burbank.watersavingplants.com



- Free California Friendly landscaping workshops are available throughout the year. Call BWP Conservation at 818-238-3730 for more information.

Program Contact:

BWP Conservation
Erika Sandoval
818-238-3730

esandoval@burbankca.gov

FREE! California Friendly Landscaping Workshop

Burbank Water and Power invites residents to attend a fun “how-to” workshop appropriate for all gardening levels. Learn about:

- **Basic Landscape design**
- **California Friendly plants**
- **Turf removal**
- **Basic irrigation systems**
- **Caring for your landscape**

Call 818-238-3730 to reserve your spot!

**Saturday, August 3rd
9:00 AM- 12:00 PM**

**Community Services Building
150 North 3rd Street
Burbank, CA 91502**



Always There for You!

Figure C3: Inland Empire Utilities Authority

Program Funded By

Your Project Plan

Cost Information

- Homeowner co-funds \$0.25 per square foot (\$125-\$250 depending on project size)
- All remaining costs (except upgrades) are covered through a funding partnership of federal, regional and local water providers
- Your project package is valued at \$3 per square foot (\$1,500 - \$3,000 per site).



RECLAMATION
Managing Water in the West



Upgrade Options

- | | |
|---|------------------|
| Additional Landscape Area | \$2.50 per SQ.FT |
| Includes mulch, weed barrier, round up (herbicide), and labor | |
| New Irrigation Valve | Custom Prices |
| Includes new valve, connections, and labor | |
| Additional Plants: | \$14 per Plant |
| Includes 1 gallon plants, drip irrigation hook up, and labor | |
| Bender Board | \$1.95 per Foot |
| Includes labor and material | |

*Upgrade pricing option is only good at time of Landscape Transformation

Program Administered By

**Inland Empire
Landscape Transformation**



888.761.2220

IElandscapeTransformation@generationwater.org
 www.generationwater.org
 twitter.com/generationwater
 facebook.com/generationwater
 700 N. Alameda Street, Floor 4-570, LA, CA 90012

Visit 1 (Assessment Visit)

Date:

Your Responsibilities During Assessment Visit

- Sign agreement
- Sign pledge
- Select plant palette
- Select upgrade options, if desired
- Finalize design plan

Co-Pay due **Amount:**

*Please make checks payable to Generation Water

What We Will Do

- Apply fertilizer

Your Responsibilities After

- Water 3-4 times a week
- No more mowing!

***Note: Homeowner must be present for visit 1!**

Visit 2 (Spray to Kill Turf)

Date:

What We Will Do

- Apply herbicide to kill grass
- Install "In Transition" sign

Your Responsibilities

- Do not water after we spray the herbicide for 2 days (failure to follow this will not allow for optimum elimination of grass)
- Stay off the yard!
- Begin watering every other day



Date:

Visit 3 (Turf Removal)

Date:

What We Will Do

- Turf will be removed from premises using a sod cutter and taken to the Inland Empire Regional Compost Facility
- Landscape will be prepped for transformation



Your Responsibilities

- Water every other day to keep soil moist to encourage grass re-growth and control dust

Visit 4 (Follow up spray to kill turf)

Date:

What We Will Do

- Apply additional herbicide spray to minimize grow back

Your Responsibilities

- Do not water after we spray the herbicide for 2 days (failure to follow this will not allow for optimum elimination of grass)
- Stay off the yard!
- Begin watering every other day

Date:

Visit 5 (Landscape Installation)

Date:

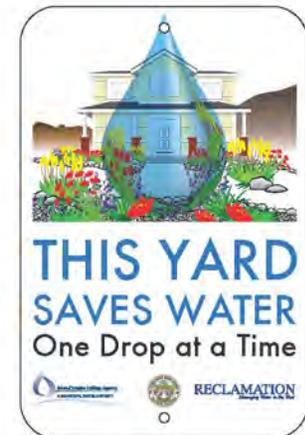


What We Will Do

- Re-landscape selected area
- Place sign in front yard
Sign must be highly visible in front of garden for a minimum of 90 days. Generation Water will return to pick up sign at the end of 90 days.

Your Responsibilities During Installation Visit

- Sign off on completion
- Fill out Generation Water Review Sheet
- Pay Generation Water **Amount:** for any custom work



***Note: Homeowner must be present for visit 5!**



Get a beautiful Inland Empire Friendly Garden!

The Inland Empire Landscape Transformation Program offers residents the opportunity to upgrade a portion of their front yards through the removal of living turf/grass, redesign of that landscape, installation of a weed barrier, installation of climate appropriate plants, installation of drip irrigation, and mulch cover for the new landscaped area.

Other upgrade options available for an additional cost include: additional plants, rock gardens, decomposed granite (DG) pathways, and bender board borders.

Program made possible by:



RECLAMATION
Managing Water in the West

For more information contact:

Program Eligibility

- Front Yard of 500-1,000 square feet of live grass
- Front yard is in a high-visibility area
- Site eligibility must be approved by your local water provider
- Other restrictions may apply

Cost

- Homeowner co-funds **\$0.25 per square foot** (\$125-\$250 depending on project size)
- All remaining costs (except upgrades) are covered through a funding partnership of federal, regional and local water providers
- Your project package is valued at \$3 per square foot (\$1,500 - \$3,000 per site).



Award Winning!



www.lbLawnToGarden.com

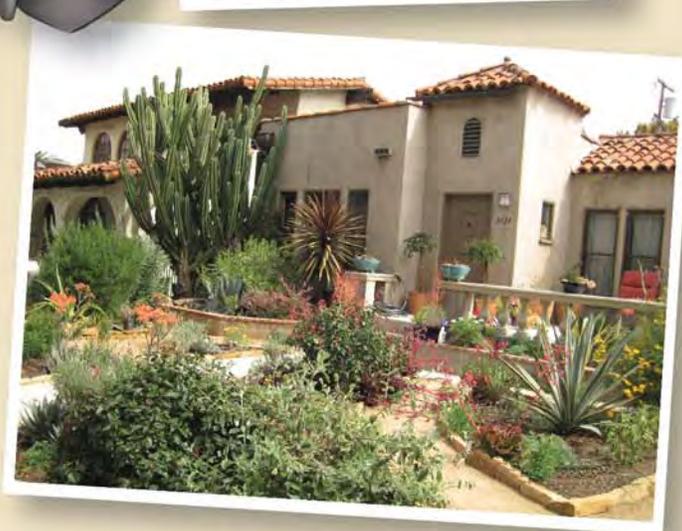
Now Accepting Applications to receive up to \$2,500!

You can earn \$2.50 for each square foot (up to 1,000 square feet) of grass lawn you remove from your front yard and replace with a beautiful water efficient landscape that naturally thrives in our semi-arid coastal region.

Beautifying your landscape through the Lawn-to-Garden program will save water and energy, and will reduce your water bill and the time and money you spend maintaining a lawn.

The Lawn-to-Garden website is designed to make it as easy as possible for you to create your new garden. You will learn how to: choose the best plants for your home; remove your lawn; and design your own landscape. You'll also discover valuable money-saving tips to make your project affordable.

Visit www.lblawntogarden.com to apply for the program, get free designs, see pictures of completed gardens and browse the extensive plant catalog.



“My wife and I are the “reduce, reuse, recycle” type of people. We have twenty to thirty butterflies, hummingbirds, and bees that stop by daily; it is great”
(Lawn-to-Garden participant)

“We live in a semi-desert, conserving water is a rational and logical habit to practice whether the immediate supply of water is threatened or not.”
(Lawn-to-Garden participant)



Free!



SECOND ANNUAL LONG BEACH

Lawn-to-Garden Tour

Saturday, May 18th, 10 AM to 2 PM



Don't miss this one day opportunity to visit over 30 newly transformed gardens. Each of these homeowners has participated in the Long Beach Water Department's Lawn-to-Garden program by removing their grass lawns and replacing them with environmentally friendly, water efficient landscapes. See for yourself how beautiful these gardens are! Get first-hand information from the residents on how easy it is to take part in this program, while finding the inspiration you need to start your own project.



Tour Etiquette

Visit only on May 18th during tour hours from 10 AM to 2 PM

When parking, please be sensitive to neighbors of the gardens

Please respect property and gardens

No pets and no smoking please

Properly supervised children are welcome

Do not damage plants or take cuttings

Stay on sidewalks, unless invited onto property by owners

Restrooms and other amenities are not available at tour locations

This self-guided Garden Tour is free and open to everyone. Registration is quick and easy – simply visit www.lblawntogarden.com and click on the registration button, or scan the QR code below to register directly from your smart phone.

Questions?
Call 562-570-2313



You must register to receive actual garden tour addresses

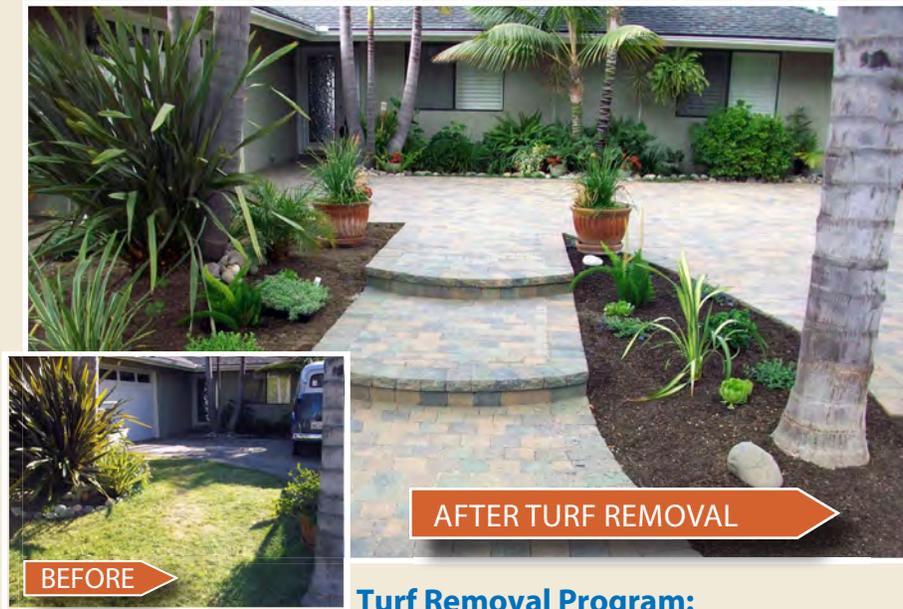
A little something extra for bike enthusiasts: Lawn to Garden bicycle tour with the Green Genie

A special bicycle tour of Lawn to Garden landscapes within the Belmont Heights area is being organized by bikelongbeach.org. The rolling classroom will be led by Janine Cormier, principal of the Green Genie, a Long Beach landscape and maintenance company. Cormier will spend 10-30 minutes at each home along the bike route, explaining the types of drought-tolerant landscapes and answering questions. All levels of cyclists are welcome. The bike tour is free but limited to 20 participants. Registration is required to receive the meeting location. Sign-up online at: bikelongbeach.org/garden-bike-tour or email: greengenesocal@yahoo.com



REPLACE YOUR LAWN WITH BEAUTIFUL NATIVE & CALIFORNIA FRIENDLY PLANTS

Receive \$1/sq. foot of turf removed



Turf Removal Program:

Application Period: July 1, 2011 – May 25, 2012 (or until funding runs out)

Incentive: \$1 per square foot of turf removed.

Program Requirements:

- 250-10,000 square feet of turf may be removed and replaced with California Friendly/native plants and other permeable materials. Smaller areas may be eligible if all grass is removed.)
- Before and after site inspections and measurements are required. (Projects started prior to the pre-site inspection are not eligible.)
- Soil must be covered with mulch or creeping ground cover. No invasive species may be used.



Eligibility:

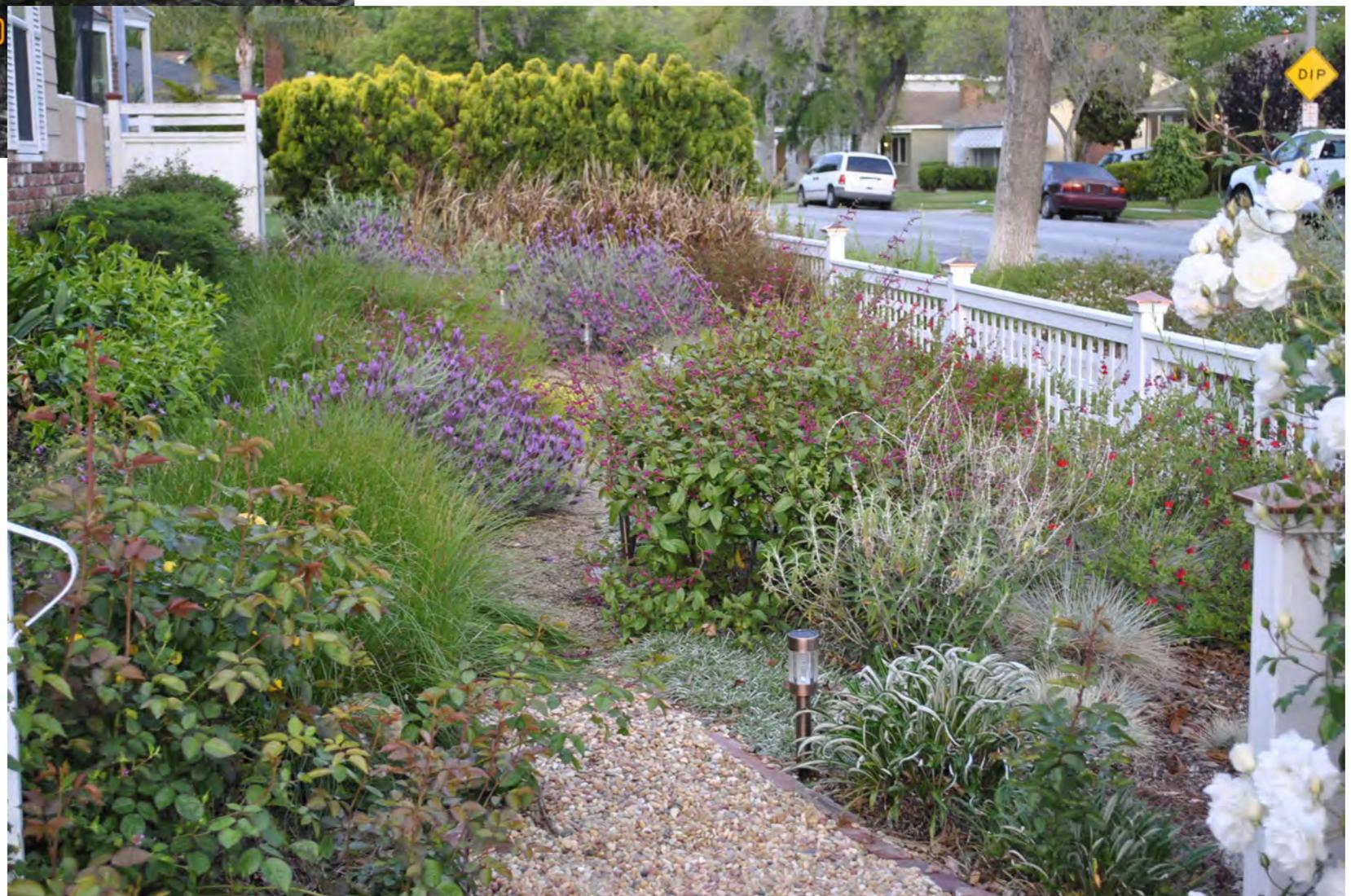
- Orange County residents, HOAs and small businesses of select retail water providers. (Check the program website, for a list of participating retail water providers, www.mwdoc.com/services/turf-removal.)



Appendix D: Examples of Before and After Turf Removal Photos









01/19/20

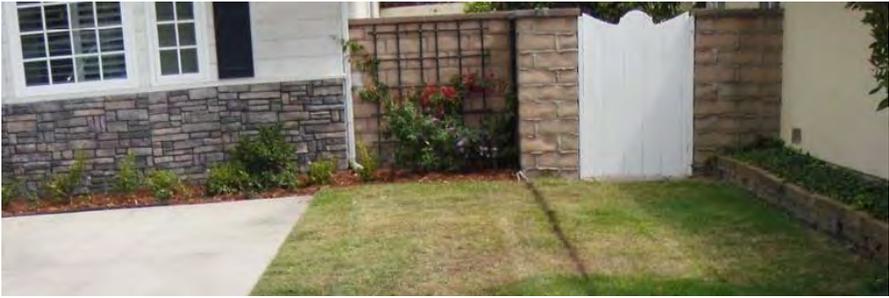










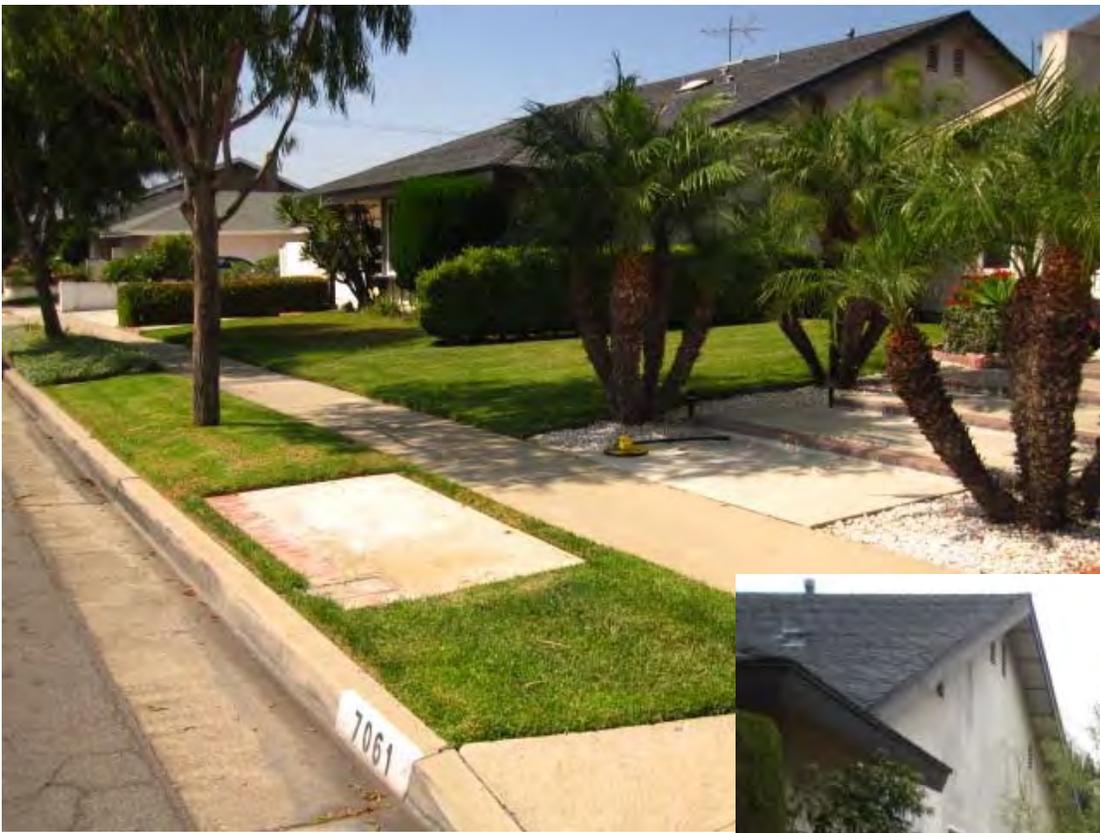




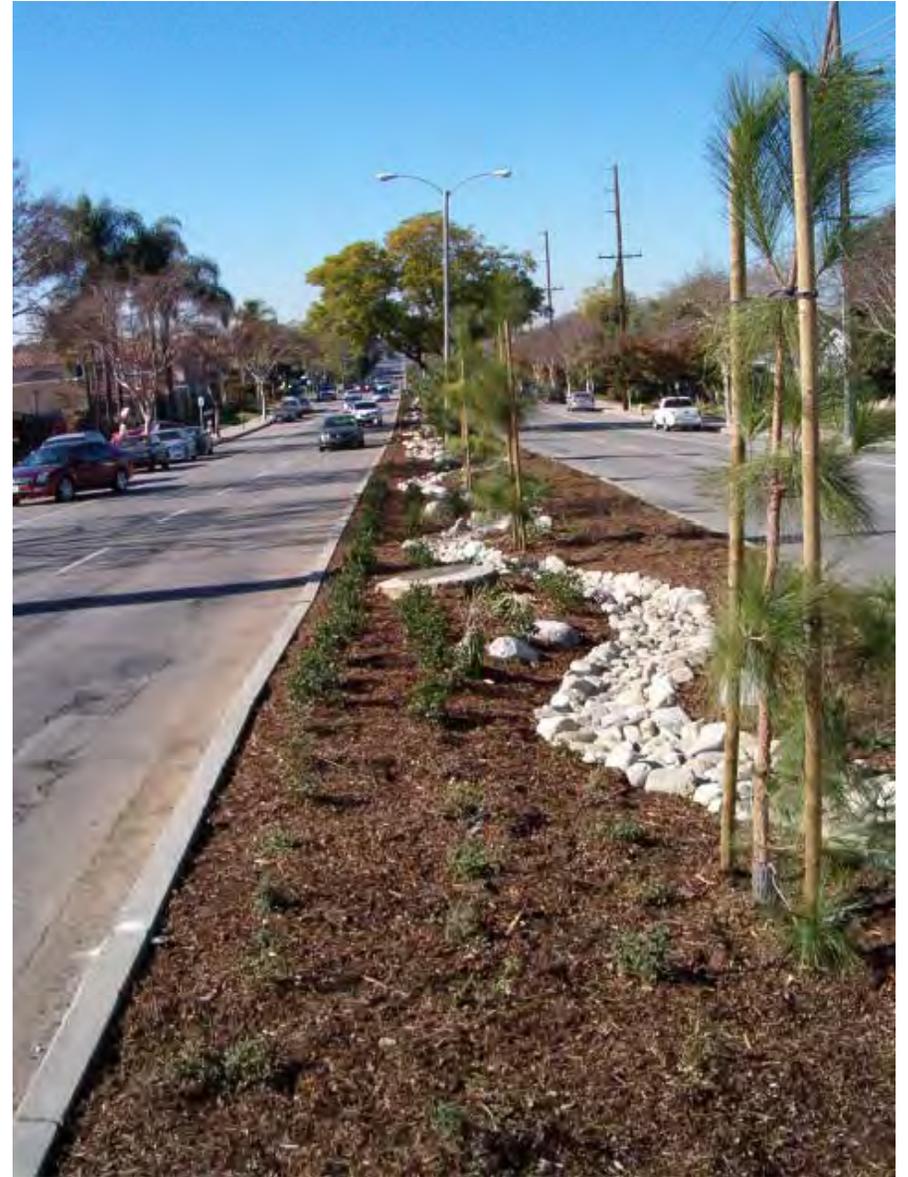










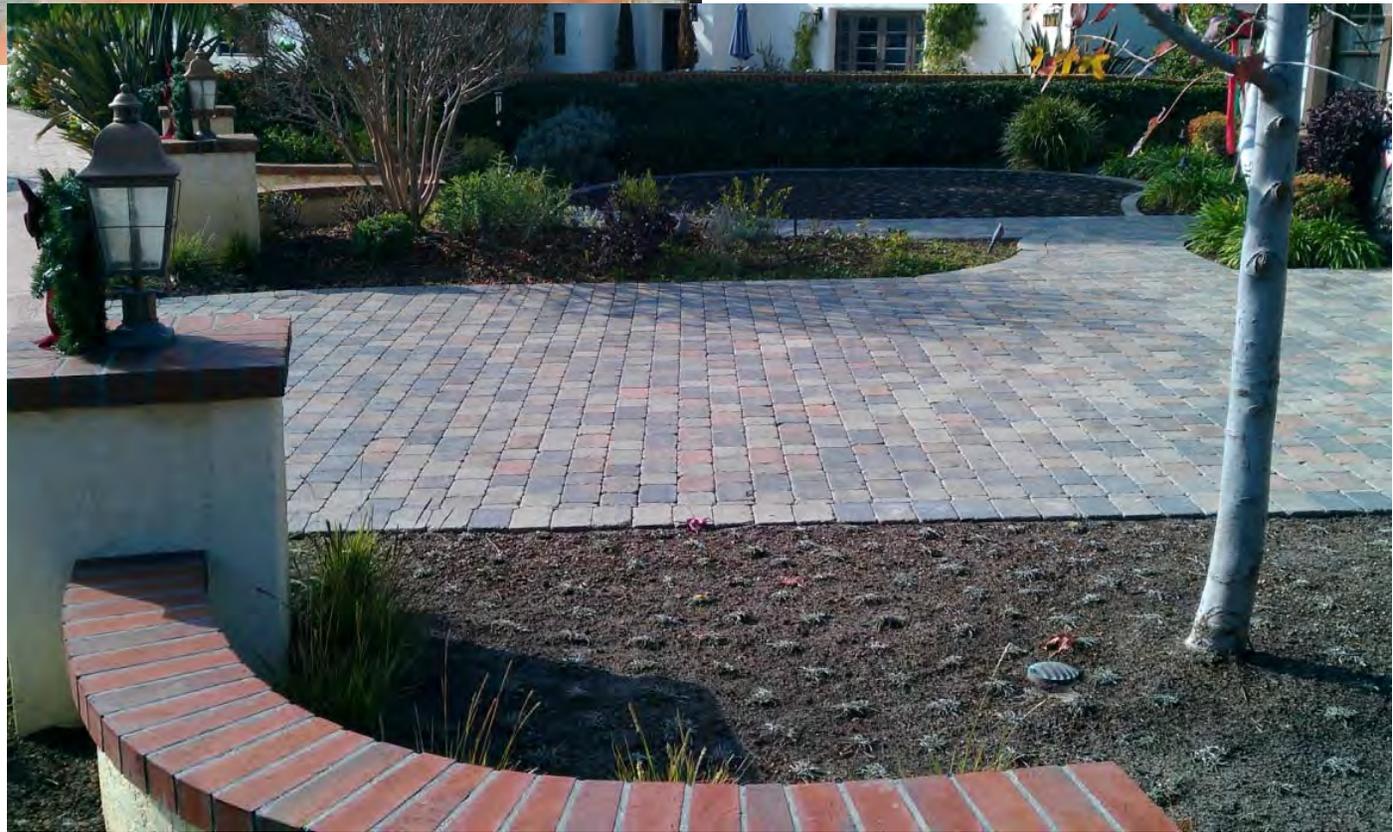
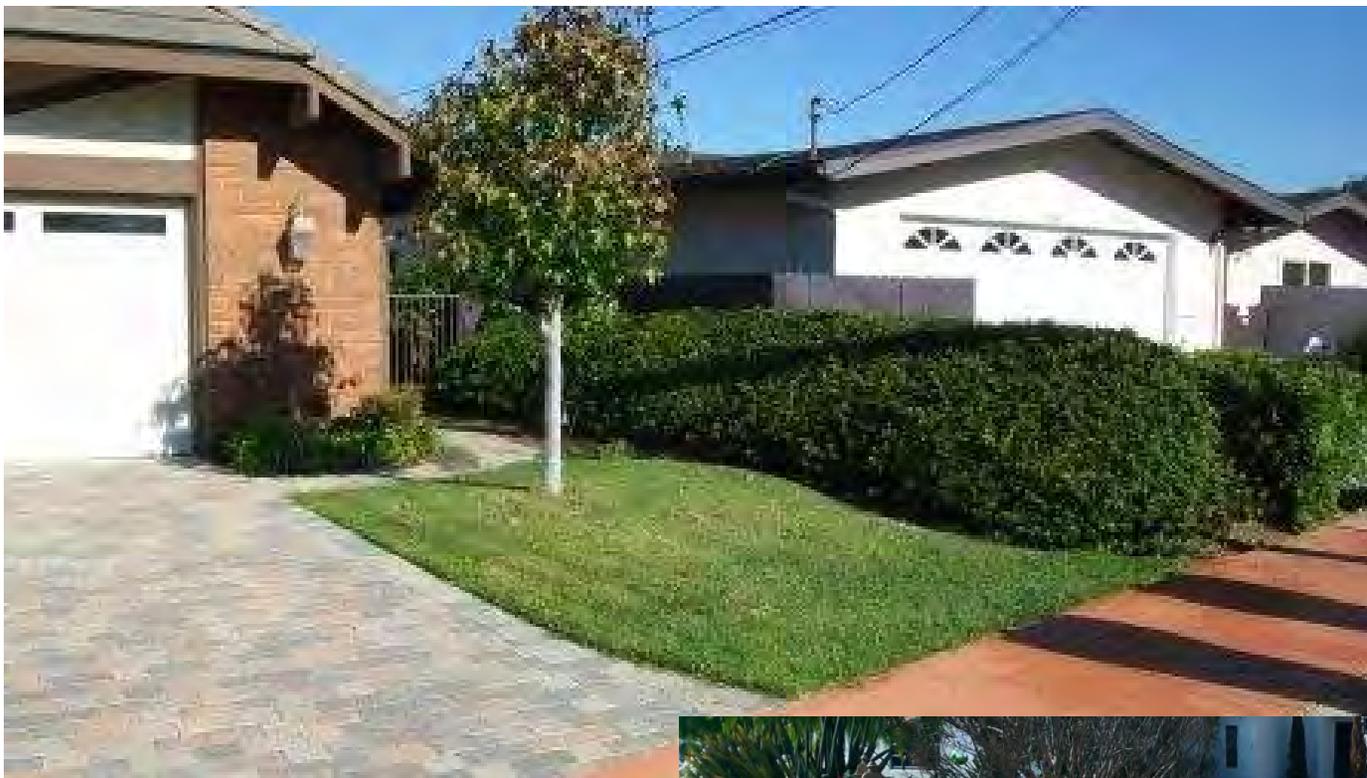






















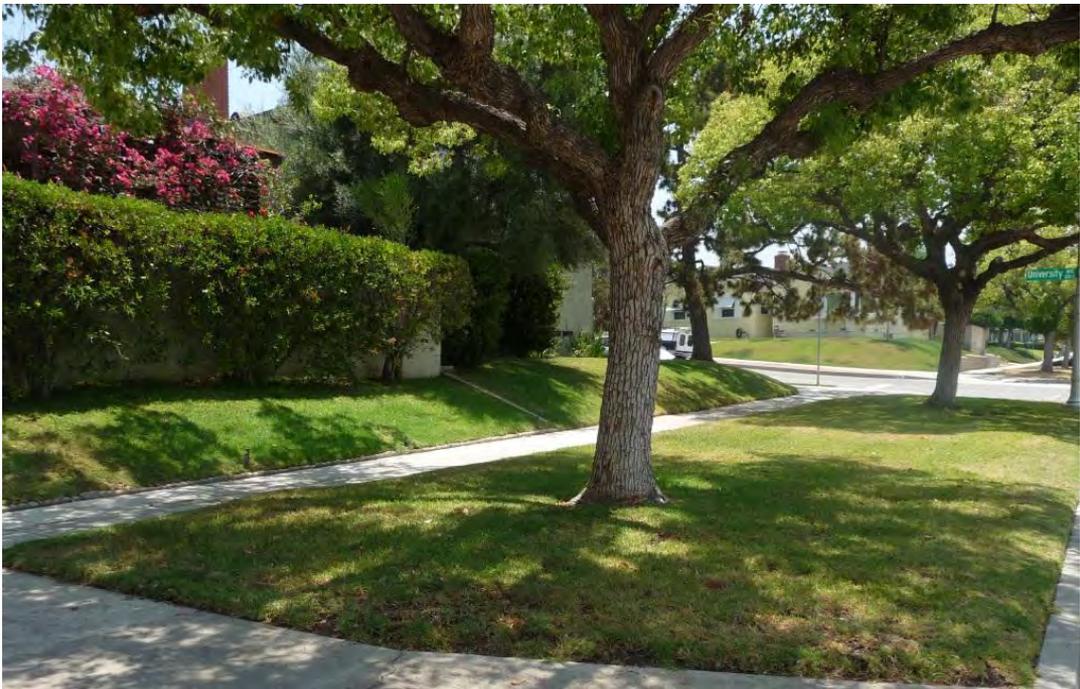
























Appendix E:
Water Savings from Turf Replacement

Resource Analysis Unit
Metropolitan Water District of Southern California
2-24-2014

Executive Summary

Between 2011 and 2013 the United States Bureau of Reclamation and the Metropolitan Water District of Southern California jointly funded the replacement of more than 2.4 million square feet of turf with “California friendly” landscapes. Subject to qualifications discussed in this report, the turf replacement program resulted in water use reductions of 23.9% at commercial sites and 18.2% at residential sites.

Background and Objectives

The *California Friendly Turf Replacement Incentive Program* provided financial incentives to encourage customers to replace traditional turf with “California friendly” landscapes. Jointly funded by the Metropolitan Water District of Southern California (MWD) and the United States Bureau of Reclamation (USBR), the new landscapes combine climate appropriate plants, permeable surfaces and more efficient irrigation systems in an effort to save water.¹ Because a large share of MWD’s water supplies originates with the Colorado River and the Bay-Delta, the program may also provide secondary benefits in the form of reduced energy use and more water for endangered species.²

Under the jointly-funded turf replacement program more than 2.4 million acres of commercial and residential irrigated turf were replaced with water efficient landscapes.³ The objective of this paper is to develop an estimate of water savings attributable to the program. The methods of doing so, and the resulting savings estimates, are discussed in the following sections.

Data

A total of 43 retail agencies participated in the turf replacement program. Of these, 13 provided usable customer billing data for purposes of the water savings analysis. Collectively, these agencies were responsible for more than 659,000 square feet of turf replacement, or 27% of the total accomplished under MWD-USBR funding. Forty-four percent of all acreage replaced involved commercial sites; 56% were residential.⁴ Thirty sites and 1734 billing-period observations are available for the commercial analysis. The residential analysis involves 287 sites and 10,632 observations.

It is important to emphasize that the available data may not be representative of the full set of retail agencies participating in the turf replacement program. This would be the case if, for example, agencies who suspected good results were more likely to provide the requested data. Second, the program participants may not be a representative sample of all customers served by a given agency. This would be true if participants were selected based on the expectation that their particular sites would especially benefit from the program. It would also happen if participants themselves joined the program for this reason, or because of higher than average sensitivity to the importance of water use efficiency. In other words, if participants differed systematically from “typical” customers, the results developed in the following analysis may not apply to a utility’s full customer population.

A second issue affecting generalizability is that the analysis is conducted for all retail agencies as a group, not separately for individual agencies. The reason is that most of the individual agencies did not provide enough site information to support separate analysis. Accordingly, model estimates are best viewed as applying to the average program participant and not to savings achieved by any given agency.

¹ The program has helped promote customer acceptance of non-turf lawns and begun a market transformation towards more water-efficient landscapes.

² See Metropolitan’s *California Friendly Turf Replacement Incentive Program: Final Project*, Agreement No. R11AP35314, December 30, 2013, for additional information about program design and implementation.

³ This does not include 0.3 million square-feet of additional landscaping paid for by customers. Additional turf replacement financed by the California Department of Water Resources is likewise not included.

⁴The commercial property total includes the common area of homeowner associations.

While generalizability of findings is a concern, so is internal validity. In the present context, internal validity depends largely on the *a priori* belief that an effect of interest—i.e., water savings—is due to the turf replacement program. This is more than a question of statistical significance.

Internal validity tends to be maximized in controlled experiments where participants are randomly assigned to treatment and control groups. The main feature of this data generation model is that factors other than program participation systematically effecting outcomes are averaged out between groups, allowing a pure estimate of program effects. In practice, and especially when it comes to social programs, it is very difficult to conduct controlled experiments in field settings.⁵ As a result, analytic methods attempting to approximate the idealized conditions of the controlled experiment have been developed. One of these, the so-called interrupted time-series design, will be used here.

The interrupted time series design uses each program participant, or site, as its own control group. Data are collected for both the pre- and post-program periods. Changes in the outcome variable are measured in terms of pre-post differences. The key assumption is that all other factors contributing to the outcome are adequately controlled statistically. A standard linear regression model is often used for this purpose.⁶

The regression approach assumes that factors other than program participation systematically influencing measured outcomes are accurately, fully and explicitly included in the regression model. To the extent this is not achieved, estimates of program effects will tend to be wrong. The limitations of the usual regression approach in meeting these requirements are apparent in light of the available data. In particular, the only variables available for explaining variations in water use other than the program variable are a set of weather and climate measures. While variations in water use over the time considered may include program participation, they certainly also include the influence of income, personal preferences and behavior, the perceived importance of water conservation and other site-specific factors. Fortunately, the panel model estimators, discussed in the next section, provide a possible remedy for the limiting assumptions of the regular regression model.

Aside from issues involving the data generation process and the estimator used in the analysis, several other data limitations need to be recognized. First, some of the turf replacement sites had very limited pre- or post-program billing histories. These sites could have been dropped from the analysis on that basis. But the belief is that the panel estimator will be robust in the presence of this type of imbalance, and that it is useful to retain as many observations as possible. This assumption will be tested in a later section.

Second, the monthly and bimonthly character of the available meter read consumption data creates a problem in matching consumption to weather. Water meters tend to be read on a rolling basis throughout the month. Discrete calendar months of weather measures are not well suited to explaining

⁵ This can be especially true where social programs are involved since it may be unethical or illegal to deny program services.

⁶ The t-test or simple analysis of variance (ANOVA) is sometimes used as a less desirable alternative since it does not control for additional confounding factors.

the continuous effects of these variables within billing periods. To address this limitation, a method for matching weather measures to rolling meter-read consumption will be used.⁷

As a final matter, some of the residential sites show unusually high levels of use. Checks were made with agencies to make sure these high-use sites were truly residential. Based on the assurances received, there is no basis for reclassifying these sites as commercial. They will therefore be retained during the preliminary estimation stage. The possibility of their disproportionate influence will be addressed during the model diagnostics phase.

Model Specification

Functional Form

Water use billing data are often strongly skewed in a positive direction, violating a key assumption of the standard linear regression model.⁸ This is apparent in the density plots shown in the upper part of Figures 1 and 2 on the following page. Fortunately, as shown in the lower part of these figures, a simple logarithmic transformation of water use produces symmetric distributions much more in keeping with standard assumptions. Accordingly, the natural log of water use will be used as the dependent variable in the models to be developed. A direct result of this log-linear model specification is that the coefficient on the program participation variable can be interpreted as the approximate average percentage change in water use due to the turf replacement program.⁹

Independent Variables

As discussed earlier, the measures available for “explaining” variations in water use other than program participation are limited to a set of weather and climate variables. Future research would do well to expand on this limited set of explanatory variables, although the measurement of variables like income, attitudes and behavior is often difficult in practice.

Table 1 lists the name and definition of variables used in estimating the panel models. To briefly elaborate, the geometric terms sin1 through cos6 represent a Fourier series designed to capture the cyclical (seasonal) effects of climate on outdoor water use. Temperature is represented using a moving average of daily maximum temperature matched to the associated monthly or bimonthly cycle. Rainfall, measured as total daily precipitation, is similarly expressed. Temperature and rainfall are made orthogonal, or independent of each other, by statistical construction.¹⁰ This provides a more sensitive measure of these two otherwise highly correlated effects. A set of interactions between rainfall and maximum temperature are also used to represent the cyclic influence of weather.

⁷ See A&N Technical Services, *Continuous-Time Error Components Models of Residential Water Demand: A Report Submitted to The Metropolitan Water District of Southern California*, June 1992, for an early discussion of this method. For recent extensions see Thomas W. Chesnutt and Hossein Parandvash, *Applications of a High Resolution Continuous-Time Aggregate Water Demand Model: Recession and Weather-Induced Variation in the Northwest*, Conference Proceedings of the 7th IWA Conference on Efficient Use and Measurement of Water, October 2013.

⁸ This is the assumption that the model errors are normally, or at least symmetrically, distributed.

⁹ This contrast with the *amount of change* interpretation that would be made if the dependent variable was kept in its original form.

¹⁰ The precipitation and temperature values were obtained using NOAA station recordings closest to each agency.

Figure 1: Commercial Site Daily Water Use Before and After Logarithmic Transformation

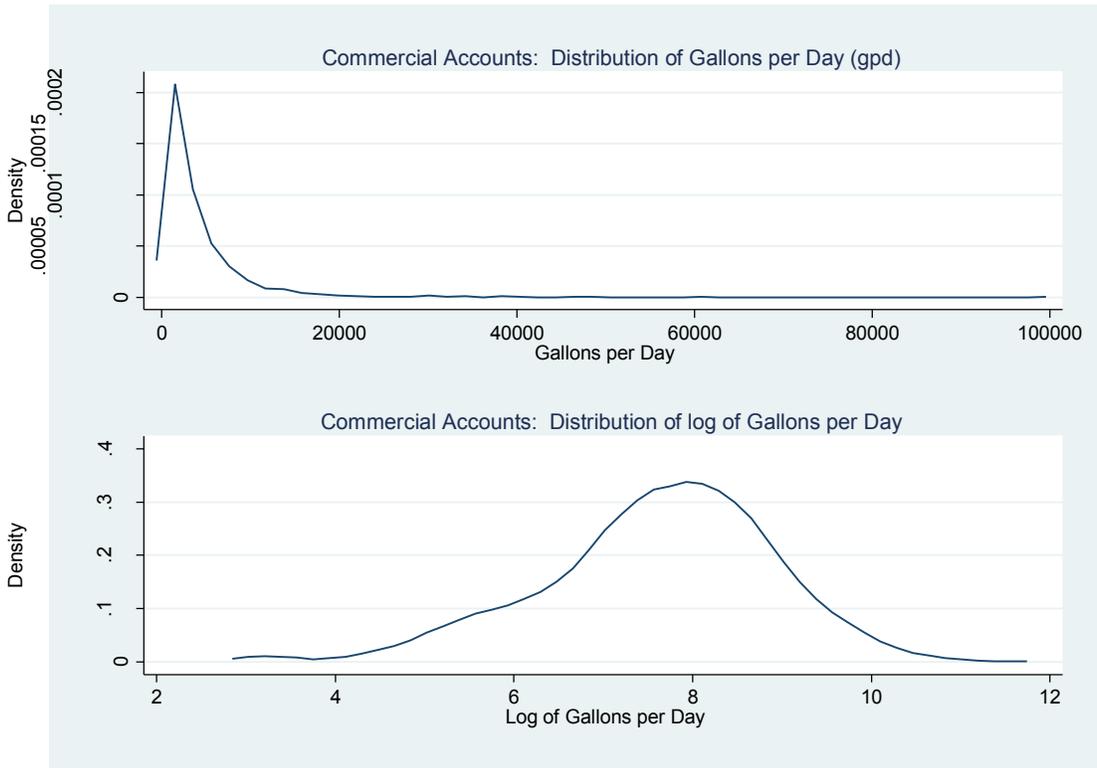


Figure 2: Residential Site Daily Water Use Before and After Logarithmic Transformation

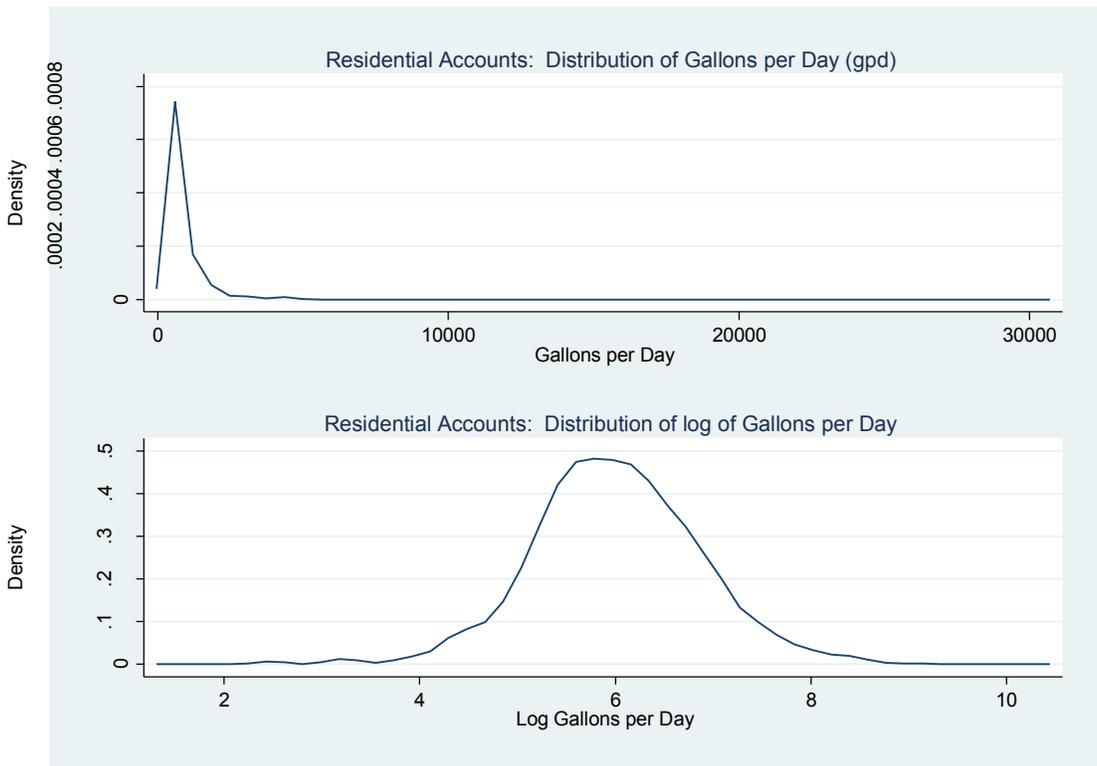


Table 1: Variable Names and Definitions

Mnemonic	Definition
lngpd	Log of gallons per day (gpd).
z1	Program effect.
sin1	First sine.
sin2	Second sine.
sin3	Third sine.
sin4	Fourth sine.
sin5	Fifth sine.
sin6	Sixth sine.
cos1	First cosine.
cos2	Second cosine.
cos3	Third cosine.
cos4	Fourth cosine.
cos5	Fifth cosine.
dlt_mean	Log of the mean difference of total daily rainfall.
dlt_1	Log of the mean difference of total daily rainfall lagged one billing period.
dlt_sin1	Interaction for the log of mean difference of total daily rainfall and the first sine.
dlt_cos1	Interaction for the log of mean difference of total daily rainfall and the first cosine.
dlt_mean	Log of the mean difference of maximum daily temperature.
dlt_sin1	Interaction for the log of mean difference of maximum daily temperature and the first sine.
dlt_cos1	Interaction for the log of mean difference of maximum daily temperature and the first cosine.

Choice of an Estimator

The underlying structure of the data—consisting of both variation between sites and variation over time within a given site—suggests that a panel model, rather than ordinary least squares (OLS), is appropriate.¹¹ The particular structure of panel data involves a collection of independent observations, each measured over time. This is precisely the character of the water savings data where repeated measures on use were obtained for a set of independent sites. A second major advantage of the panel model is its ability to capture and represent the effect of site-specific variables not explicitly represented in the model.

Intuitively, it would not be surprising to find that differences in water use between sites result from factors other than climate and weather.¹² To the extent that the collective effect of these types of unaccounted for factors differ between sites but remain constant within sites, OLS can yield statistically inconsistent estimates.¹³ By accounting for the time-invariant influence of these systematic but unmeasured site-specific effects, panel model estimators can avoid this problem.¹⁴

The choice of a specific panel model estimator usually involves selecting between the so-called “fixed” and “random” effect models. A principal consideration in this choice involves the assumed correlation between the time-invariant site-specific effect and the model error term. If a correlation is assumed to

¹¹ An F-test rejected the null hypothesis of a single common intercept per meter at the $p < 0.001$ level.

¹² The proportionate effect of the turf replacement program is assumed to be the same across sites.

¹³ Inconsistent estimates tend to be “wrong” on average and do not improve as the sample size increases.

¹⁴ Technically speaking, OLS is inconsistent if the unobserved variables are correlated with the set of predictors included in the model. This is sometimes referred to as the “omitted variable” problem.

exist, the fixed effect model is appropriate. If not, the random effects model has some advantages, including a relative gain in efficiency.¹⁵

Because it seems likely that the error term, which includes time-invariant effects, is correlated with the program participation, weather and climate variables comprising the water use model, the fixed-effects estimator will be used.^{16,17,18} Also, since the observations are clustered within sites, the estimated standard errors will be adjusted to explicitly account for this fact.

At the individual level, the fixed-effects model for site i and time j , can be written as¹⁹

$$y_{ij} = \alpha_i + x'_{ij}\beta + \varepsilon_{ij}$$

where y_{ij} measures water use at site i during time j , α_i is the unobserved but estimatable site-specific effect influencing water practices at site i , x'_{ij} is a $p \times 1$ vector of measurements on the p observed explanatory variables, β is a $1 \times p$ column of regression coefficients, and ε_{ij} is the associated error term assumed to be identically and independently distributed. The presence of the site-specific effect α_i is what distinguishes the fixed-effect panel model from the standard regression model.

Estimation Results

Commercial Accounts

Table 2 contains the panel model estimates for commercial accounts. As can be seen, the estimated program effect (z1) is statistically significant at the 5% level. The estimated climate effect (the sine and cosine terms) and the main effect of rainfall and temperature are also significant. Combined, this set of variables account for 52% of the within-group variance, although the R^2 statistic is not particularly relevant in the current application.

Based on the coefficient on “Program effect,” the turf replacement program for commercial accounts is estimated to have reduced water use by an average 23.9% for all commercial sites considered in the analysis²⁰

¹⁵ An efficient estimator has the smallest possible error variance.

¹⁶ This choice is not without consequence since the estimated effects of the random effects model are inconsistent if the fixed effects model is appropriate.

¹⁷ The standard Hausman test, a statistical test often used to decide between the fixed and random effect models, failed in both cases. The fixed-effect model will therefore be used since it is consistent even if the random-effect estimator is technically the correct one. This decision may result in some loss of efficiency.

¹⁸ A notable limitation of the fixed-effect model is its inability to estimate time-invariant variables. This precludes including the amount of turf replaced as an explanatory variable.

¹⁹ This expression can be skipped with no loss of continuity.

²⁰ If b is the estimated coefficient on a binary variable and the dependent variable is expressed in log terms, the exact percentage can be calculated as $\exp(b)/\exp(0.5 \cdot V(b)) - 1$, where b is the coefficient and $V(b)$ is its variance.

Table 2: Commercial Site Program Effect Estimates

```

Fixed-effects (within) regression      Number of obs   =   1734
Group variable: id2                   Number of groups =    30

R-sq:  within = 0.5193                Obs per group:  min =   11
        between = 0.1258                avg =   57.8
        overall = 0.2360                max =   170

corr(u_i, Xb) = -0.0580                F(19,29)       =   46.43
                                         Prob > F        =   0.0000
  
```

(Std. Err. adjusted for 30 clusters in id2)

lnghpd	Coef.	Robust Std. Err.	t	P> t	[95% Conf. Interval]	
z1	-.2436551	.101238	-2.41	0.023	-.4507101	-.0366001
sin1	-.3868226	.0349554	-11.07	0.000	-.4583144	-.3153307
sin2	-.1134642	.0263188	-4.31	0.000	-.1672921	-.0596363
sin3	.0054785	.0195651	0.28	0.781	-.0345365	.0454936
sin4	.0335528	.0232417	1.44	0.160	-.0139819	.0810875
sin5	.0557576	.0264394	2.11	0.044	.0016831	.1098322
sin6	.0195205	.0296438	0.66	0.515	-.0411078	.0801487
cos1	-.805546	.0673384	-11.96	0.000	-.9432685	-.6678236
cos2	-.0466816	.026494	-1.76	0.089	-.1008678	.0075047
cos3	.0508139	.0232268	2.19	0.037	.0033097	.0983181
cos4	.0126151	.0192299	0.66	0.517	-.0267145	.0519448
cos5	-.0402567	.0238525	-1.69	0.102	-.0890405	.0085272
dlr_mean	-.37268	.0541854	-6.88	0.000	-.4835016	-.2618583
dlr_1	-.2587398	.0456929	-5.66	0.000	-.3521922	-.1652874
dlr_sin1	-.2562041	.0653559	-3.92	0.000	-.389872	-.1225363
dlr_cos1	-.0786511	.0806115	-0.98	0.337	-.2435201	.0862178
dlt_mean	1.97099	.4393209	4.49	0.000	1.072478	2.869502
dlt_sin1	-.5193696	.5778853	-0.90	0.376	-1.701278	.6625385
dlt_cos1	.3029952	.9403137	0.32	0.750	-1.620162	2.226153
_cons	7.585388	.0336182	225.63	0.000	7.516631	7.654145
sigma_u	1.2102016					
sigma_e	.64091493					
rho	.78096367	(fraction of variance due to u_i)				

Residential Accounts

Table 3 shows the panel model effects for residential accounts. Based on these estimates the turf replacement program for residential sites reduced water use by an average of 18.2%.

Table 3: Residential Site Program Effect Estimates

```

Fixed-effects (within) regression      Number of obs   =   10632
Group variable: id2                   Number of groups =    287

R-sq:  within = 0.3582                Obs per group:  min =     4
      between = 0.0265                    avg =    37.0
      overall  = 0.1569                    max =   176

corr(u_i, Xb) = -0.0053                F(19,286)      =   38.96
                                           Prob > F       =   0.0000
  
```

(Std. Err. adjusted for 287 clusters in id2)

Ingpd	Robust		t	P> t	[95% Conf. Interval]	
	Coef.	Std. Err.				
z1	-.1843285	.0303423	-6.07	0.000	-.244051	-.1246061
sin1	-.203574	.011596	-17.56	0.000	-.2263984	-.1807496
sin2	-.0226013	.008847	-2.55	0.011	-.0400149	-.0051878
sin3	.0061786	.0064807	0.95	0.341	-.0065772	.0189344
sin4	.0016722	.0059927	0.28	0.780	-.0101232	.0134677
sin5	.0287724	.0070544	4.08	0.000	.0148873	.0426576
sin6	.0037207	.00893	0.42	0.677	-.0138561	.0212976
cos1	-.4209534	.0188565	-22.32	0.000	-.4580684	-.3838383
cos2	-.0242631	.0075704	-3.20	0.002	-.039164	-.0093623
cos3	.0222163	.0061338	3.62	0.000	.0101431	.0342895
cos4	.008693	.0060342	1.44	0.151	-.0031841	.0205701
cos5	-.0176192	.0063902	-2.76	0.006	-.030197	-.0050415
d1r_mean	-.1777565	.0201238	-8.83	0.000	-.217366	-.138147
d1r_1	-.1245676	.012495	-9.97	0.000	-.1491614	-.0999739
d1r_sin1	-.0416406	.0181534	-2.29	0.023	-.0773719	-.0059094
d1r_cos1	.0168526	.0298889	0.56	0.573	-.0419775	.0756827
d1t_mean	1.154087	.1554353	7.42	0.000	.8481447	1.460029
d1t_sin1	.545113	.2044209	2.67	0.008	.1427527	.9474734
d1t_cos1	.6394431	.2673314	2.39	0.017	.1132565	1.16563
_cons	6.028086	.0066468	906.91	0.000	6.015003	6.041169
sigma_u	.75673958					
sigma_e	.45949412					
rho	.73062307	(fraction of variance due to u_i)				

Diagnostics

It is good practice to perform model diagnostics when applying standard regression methods. While the same sentiment applies in the case of panel models, many of the usual diagnostic measures are not directly applicable to panel data.²¹ Consequently, the diagnostic measures available from the software's standard OLS regression procedure will be used to identify potential model fit issues. Since the statistical basis of the tests used may be compromised by the use of OLS, it is the relative size rather

²¹ The STATA statistical software was used for the analysis. See www.stata.com.

than the statistical significance of the diagnostic measures that will guide the diagnostic analyses.^{22, 23} Robust regression will also be used for this purpose.²⁴

Three diagnostic measures are used to evaluate the fit of the regression models. Leverage identifies observations with values on the set of predictor variables that are extreme relative to the group means. The larger the leverage value, the larger the influence of a given observation and the greater its influence on the estimated regression coefficients. This means the estimated model estimates are likely to be sensitive to the inclusion or exclusion of the influential observation. This is highly undesirable.

The externally standardized residual measures the relative size of model residuals—the difference between the actual and the estimated values of the dependent variable. The larger the value, the greater the influence of an individual observation.²⁵ Values larger than 3.5 indicate potentially high influence observations.

The individual weights calculated from robust regression will serve as the third diagnostic criterion. The smaller this value, the greater the influence of individual observations. While exact thresholds are not available in the literature, experience suggests that values smaller than 0.20 indicates potentially extreme observations.

Commercial Accounts

Table 4 summarizes the testing for commercial accounts. The first column repeats the values shown earlier in Table 1.²⁶ Columns 2 through 4 contain statistics to be used in identifying and assessing

Table 4: Commercial Accounts: Regression Diagnostics

Statistic	Base model	r=3.5 w=0.15	Change	r=3.0 w=0.20	Change	r=2.5 w=0.25	Change
Program Effect	-0.2437*	-0.2471*	1.40%	-0.2529*	3.78%	-0.2417*	-0.82%
Standard Error	0.1012	0.0987	-2.47%	0.098	-3.16%	0.0986	-2.57%
Sample Size	1,734	1,650	-3.98%	1,646	-5.07%	1,640	-5.42%
	*p<0.05	**p<0.01	***p<0.001	r=studentized threshold	w=robust weight threshold		
Note: change is measured relative to the base model.							

the importance of potentially influential observations. The thresholds used are shown in the column labels with “r” representing the value of the standardized Student statistic and “w” indicating the threshold for the robust weight.²⁷ The matter of interest here is how sensitive the estimated program effect and its standard error are to excluding potentially influential observations under successively

²² Fizamurice, Garrent M., Laird, Nan M. and Ware, James H. *Applied Longitudinal Analysis*, 2nd edition, p. 266. Hoboken, New Jersey, John Wiley and Sons, 2011, describe a residuals transformation that may restore the statistical foundations of these tests. The time available, however, did not permit programming and evaluating their procedure.

²³ An influential observation is one that has a disproportionate influence on model fit.

²⁴ Robust regression employs an estimated weight matrix and generalized least squares to correct for heteroskedasticity and autocorrelation in the residuals.

²⁵ Conventionally, values larger than $2 * p/n$ are considered influential, where p is the number of predictors (independent variables) and n is the size of the sample.

²⁶ Because of their incidental importance to the matter at hand, the estimated coefficients for the weather and climate variables are not reported in these tables.²⁶

²⁷ The value of the leverage statistics is kept at $2 * p/n$ throughout.

more stringent thresholds. The relative number of cases deleted at each step and the sensitivity of model estimates are shown in the “Change” columns of the table.

As can be seen in Table 4, the value of the program effect changes only slightly when filtering the data by the three sets of thresholds. This would seem to suggest that the estimate is stable in the face of potentially influential observations, the difference between the base case and that with the most stringent exclusion conditions ($r=2.5$ $w=0.25$) being relatively small.

The results of the diagnostic analysis indicate that the program effect estimate in Table 2 (and Table 4) is robust and *good* in the statistical sense of the word.²⁸ The major decision, then, is which estimate to use to represent water savings attributable to the turf replacement program. Because it remained so stable during diagnostic testing, and because it is based on the largest number of observations, the base model estimate is proposed for this purpose.

Residential Accounts

Table 5 shows the results of diagnostic testing for the residential model. These results are very similar

Table 5: Residential Accounts: Regression Diagnostics

Statistic	Base model	r=3.5 w=0.15	Change	r=3.0 w=0.20	Change	r=2.5 w=0.25	Change
Program Effect	-0.1843***	-0.1851***	0.43%	-0.1850***	0.38%	-0.1850***	0.38%
Standard Error	0.0303	0.0304	0.33%	0.0305	0.66%	0.0305	0.66%
Sample Size	10,632	10,609	-0.22%	10,596	-0.34%	10,596	-0.34%
*p<0.05	**p<0.01	***p<0.001	r=studentized threshold		w=robust weight threshold		
Note: change is measured relative to the base model.							

to those obtained for the commercial model, again suggesting that the estimated results in Table 3 (and Table 5) for the program variable are both robust and good.

Summary and Qualifications

Generalizing the savings estimates discussed above to the full set of sites funded by the program, the turf replacement program is expected to save a total of 2,745 acre-feet of new water over the assumed 10-year life of the program. These and other program statistics are summarized in Table 6.

²⁸ These results do not address questions about the generalizable of these estimates. Additional data, not currently available, are needed to make that assessment.

Table 6: Summary Program Statistics

Item	Units	Commercial Sites	Residential Sites	All Sites
Estimated Savings for Sample Participants				
Pre-Intervention Use per sampled site (gpd/site)	gpd/site	4071	631	
Estimated percentage reduction in use due to program participation	%	23.9%	18.2%	
Water savings per site per day (gpd)	gpd/site	973.8	115.0	
Water savings per site per year (AFY)	AFY/site	1.09	0.13	
Number of sites in sample	sites	30	287	
Program life (years)	years	10	10	
Lifetime savings per sampled site (AF)	AF/site	10.9	1.3	
Total lifetime savings (AF), all sampled sites	AF	327	370	697
Estimated Savings for All Participants				
Total turf removed (square feet), all sampled sites	sq. ft.	221,399	437,733	659,132
Total turf removed (square feet), all participants	sq. ft.	1,081,031	1,357,994	2,439,025
Turf of sampled sites as percent of total turf removed	%	20.5%	32.2%	27.0%
Total lifetime savings (AF), all participants (10 years)	AF	1,598	1,147	2,745

It is important to restate several caveats about the generalizability of the results obtained here. Not all participating sites provided data for the analysis and customers participating in the program may have been different from the typical customer. In either case, caution is needed in extrapolating the results discussed here to the more general population of water utility customer.

Similar caution is necessary when attempting to extrapolate to program participants for whom no data was available. If average water savings for this later group were markedly different, the estimated program totals in Table 6 could be incorrect.

During the course of the analysis it was noted that water use actually increased at some sites after the installation of water efficient landscapes. It is not clear if this reflects increased inefficiency or the need to use greater water in the short-run as new plants establish themselves. Unfortunately, the post-installation billing data for the sites involved was usually too short to explore this issue in any depth. It is an important question, though, and one that could be addressed as additional post-program billing data becomes available.

Several other questions could be useful explored with more post-installation data. First and foremost, additional work should be done to confirm and extend the estimates discussed in this paper. Second, the persistence of water savings is an important question that can only be addressed with additional data. The issue of savings persistence matters because total water conserved and program cost-effectiveness directly depends on the actual life of program savings.

As a final matter, the cost-effectiveness of the program cannot be assessed at this time due to a lack of necessary program cost information. Collecting these data in an appropriate form should be emphasized as a part of future grant funding so that the relative effectiveness of the program can be compared with other water use efficiency measures.