

City of Glendora, Water Division

# NON-FUNCTIONAL TURF REBATE PROGRAM ELIGIBILITY REQUIREMENTS

## Commercial, Institutional, and Industrial

### OVERVIEW

Irrigating non-functional turf with potable water was temporarily banned by the California State Water Resources Control Board on June 10, 2022. A permanent ban begins on January 1, 2027 for public agencies and 2028 for all commercial, industrial, and institutional properties, including HOAs.

**Eligible participants will get \$4 per square foot for lawn removed, up to 2,500 square feet for a maximum of up to \$10,000.**

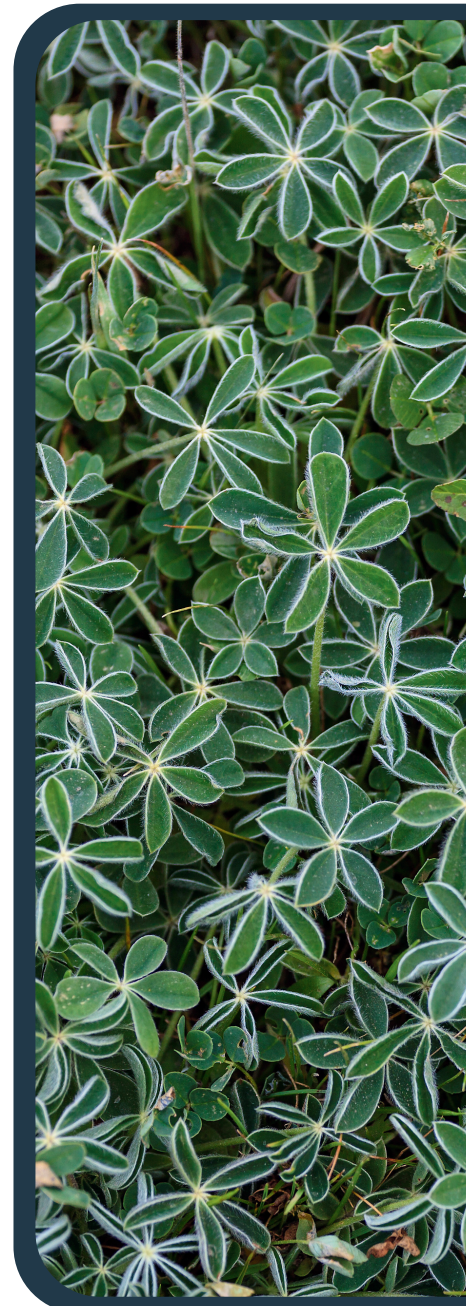
### ELIGIBILITY REQUIREMENTS

- Eligible properties for this rebate are commercial malls, industrial parks, golf courses, HOA's, churches, hospitals, medical facilities, private educational schools, and lodge halls.
- To receive a reservation for a non-functional turf program:
  - 1) The property must have minimum of 250 square feet of existing non-functional turf that is irrigated with overhead sprinklers (spray or rotor).
  - 2) Projects over 2,500 square feet must submit landscape plans to the Planning Division to comply with California's Model Water Efficient Landscape Ordinance prior to applying to this program. For additional information, please contact the Planning Division at (626) 914-8214.
  - 3) If your project has already been started or completed, you are not eligible for a rebate.
  - 4) Must have existing turf. Bare dirt does not qualify for a rebate.
  - 5) You must submit a photo(s) of the lawn area(s) showing operating sprinklers irrigating your lawn area. (See example below). Submit photos with paper application or attach to online application or email them to [waterconservation@cityofglendora.org](mailto:waterconservation@cityofglendora.org).



### REBATE PROCESS

- After submission of an application and photos, customers will be contacted by the City of Glendora, Water Conservation Section to discuss eligibility and approval. No work should be started prior to this.
- A pre-installation inspection by City staff will verify the square footage of your existing turf area and set your reserved rebate amount. Your final rebate cannot be larger than your reserved amount of purchased price, even if you remove additional square footage after the pre-inspection. Measurements will be taken at your post-installation inspection to verify accuracy. There is no guarantee to the initial reserved amount if the measurements are unable to be verified.
- The customer is to notify the City of Glendora, Water Conservation Section by phone or email upon completion to schedule the post-installation inspection. Copies of receipts for all new landscape materials and/or services used to complete the project will be required to be submitted during the post-inspection to qualify for the rebate.
- The project **MUST** be completed within 120 days of approval. Extension requests will be evaluated on a case-by-case basis.



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- If the turf in the converted area was irrigated with overhead sprinklers, and is only replaced with mulch, the sprinklers must be removed. Drip irrigation may be installed in areas of conversion. Drip irrigation must be buried or covered with mulch. Tree stream bubblers may be installed for trees, or drip irrigation may be used to irrigate the trees. Where feasible, trees should be irrigated on a separate valve from other plant materials. **Exception:** If low growing living groundcovers are the only plant material installed in the converted area then spray head sprinklers may remain, but the spray nozzles must then be converted to High-Efficiency Rotating Nozzles. Only products listed on the current SoCalWaterSmart Qualifying Products List are allowed ([www.socalwatersmart.com](http://www.socalwatersmart.com))
- Artificial turf installations are not eligible for this rebate.
- A combination of drought tolerant plants, trees, mulch, decomposed granite and gravel area are acceptable turf replacements. Converted area cannot be covered with impermeable surfaces such as concrete, pavers, brick, or asphalt. Use of a permeable weed barrier is permitted, but not required. Non-permeable sheeting or plastic is not permitted. New landscape designs must NOT contain new turf grass of any kind.
- Parkway areas between the sidewalk and curb may be included in the converted area with the following requirements:
  - Only groundcovers may be installed if using plant material.
  - Artificial turf is prohibited. No plastic sheeting or other non-permeable materials can be used.
  - No concrete paving; access to utilities must be maintained.
  - Individual pavers may be installed for egress across parkway, but must not exceed 4 feet in any direction and shall have a minimum 1 inch gap between adjoining pavers.
  - Please visit [www.cityofglendora.org/services/park-maintenance](http://www.cityofglendora.org/services/park-maintenance) for tree service request forms. Information on street tree care can be found there in the City's Urban Forestry Manual.
- New drip irrigation must be installed below-grade without damaging tree roots and all stream bubbler sprinkler heads must be flush with the grade of the parkway.
- In converted areas with slopes greater than 25% (where the toe of the slope is adjacent to an impermeable hardscape and where 25% means 1 foot of vertical elevation change for every 4 feet of horizontal length), living ground covers must be installed to prevent erosion and stabilize the slope, unless existing tree roots would prevent the installation of any new plant materials.
- Bare soil areas must be covered by mulch, decomposed granite, or rock.
- If installing new weather based irrigation controllers, central computer irrigation controller systems, or high-efficiency rotating nozzles, check [www.socalwatersmart.com](http://www.socalwatersmart.com) for potential commercial rebates on these items.





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# NON-FUNCTIONAL TURF REBATE PROGRAM TERMS AND CONDITIONS/GUIDELINES

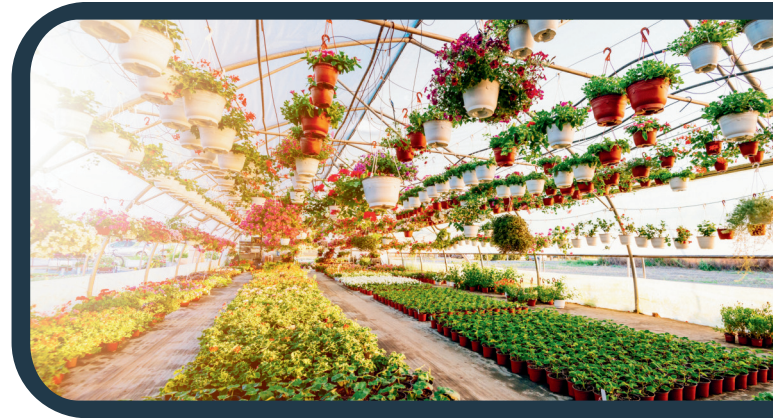
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## TERMS AND CONDITIONS

- Turf removal projects that are over 2,500 square feet of irrigated landscape must comply with California's Model Water Efficient Landscape Ordinance and must submit plans for review by the City. Visit the City's Planning Division website for more information.
- If you will be adding, removing, modifying irrigation valves or pipes supplying water to irrigation valves a plumbing permit may be required through the Glendora, Building Division.
- You may submit multiple applications for your property up to the total allowed rebate for your property type after which point the property will be ineligible for additional rebates.
- Exception: Residents in homeowners' associations will be responsible to check with the association's Board for the landscape requirements in their specific areas.
- All projects must comply with Glendora's landscaping requirements. The City of Glendora, Water Division is not responsible for projects that do not meet the requirements.
- If the removal project is over 1,000 square feet in a high fire severity zone it may be subject to additional landscape requirements through the Glendora Planning Department.
- If you live in one of the following neighborhoods, please check with the Glendora Planning Department for additional requirements: Arboreta, Saratoga, or Monrovia Nursery.
- The City of Glendora 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 the project is completed within the terms of the rebate program.

## RESOURCES FOR DROUGHT TOLERANT PLANT LIST

- [www.bewaterwise.com](http://www.bewaterwise.com) (CA Native plants & 50 favorites for California Friendly Gardens)
- [Water Use Classification for Landscape Species IV](#)
  - [www.ucanr.edu/sites/WUCOLS](http://www.ucanr.edu/sites/WUCOLS)
    - Search plant data base under City: Glendora
    - Check the following Water Use boxes: **Very Low and Low**
- [www.calscape.org](http://www.calscape.org)
- [www.calflora.org](http://www.calflora.org)
- Glendora Gardens Nursery, Glendora, CA
- Armstrong Garden Centers, Glendora, CA
- California Botanical Garden, Claremont, CA
- Grow Native Nursery, Claremont, CA
- El Nativo Nursery, Azusa, CA



## SUGGESTED IRRIGATION PARTS LIST

Products listed in this document are used as examples only and not meant as an endorsement from the City of Glendora.

- **Drip Control Zone Kit (Commercial)**
  - This kit replaces the irrigation sprinkler valve. It consists of an in-line valve, a filter and a pressure regulator. The flow rate of the in-line valve may be high, medium, or low depending on the requirements of the zone being irrigated.
- **Drip Tubing**
  - In-line drip irrigation tubing: 1/2 inch tubing where emitters are built inside the tubing and spaced 12 or 18 inches apart, with flow rates that range from 0.4 gph to 0.9 gph. Emitters are pressure compensating and have built-in check valves for slopes.
- **Tree Bubblers**
  - Stream bubbler nozzles are designed to replace standard pop-up sprinkler nozzles without the need to remove the sprayed body. They throw water in a multi-stream pattern and are intended to provide the deep watering that most trees need.
  - Root watering system: Underground tree bubblers housed in a semi rigid mesh tube.