

## **Terms and Conditions Long Beach Water Department Synthetic Turf Program**

Before you complete the application for this program you must read, understand, and accept the Long Beach Synthetic Turf Program's (STP) Terms and Conditions listed below and certify that you have read and understand the required specifications for the program. **Following are the Terms and Conditions of the STP:**

### **General**

- "LBWD" refers to the Long Beach Water Department.
- Only one STP application may be approved per water account.
- Per the City of Long Beach Municipal Code, Section 21.42, front yards and parkways must be primarily living material. *As a practical matter, the City interprets "primarily" to mean a minimum of 50%.* Therefore, a maximum of 50% of total front yard and parkway square footage will be eligible for the synthetic turf incentive, up to 1,000 square feet, regardless of the amount of synthetic turf actually installed.
- Landscape conversion must be completed within 60 days from date of application approval.

### **Property Owner**

- "Property Owner" is the owner of the property (the lawn) that would be re-landscaped by the program, or in the case when the property is owned by a corporation, partnership, or limited liability company, "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 STP incentive payment is eventually made by LBWD, it can only be made payable to Property Owner.
- Property Owner must sign and submit the STP application.
- Property Owner will receive fifty cents (\$0.50) per square foot for lawn replaced in accordance with the Terms and Conditions of STP.
- Property Owner has sole responsibility for any and all tax consequences resulting from Property Owner receiving the STP payment, and will be issued a 1099-M at the end of the year in which the incentive was issued. This is a taxable incentive program, not a rebate.
- Property Owner has sole responsibility for complying with all applicable laws, permits, ordinances, codes, policies, covenants, and conditions that may apply to performance and installation of the STP project, including Historical District restrictions. 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 STP landscape.
- Property Owner shall make the property available to LBWD and/or its agents, in order (1) for LBWD to verify compliance with the STP program, including but not limited to: the condition of the landscape prior to and after the STP installation, the size (in square-feet) of the STP landscape area, and verification of removal or capping of old irrigation system; and (2) for LBWD to exercise its rights under the STP program to use the STP 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.
- Property Owner is limited to one application per water account; If a person/company owns multiple properties, a maximum of three (3) approved STP applications will be eligible; for example, a company owning 30 properties with 90 different water accounts may receive approval for a maximum of three applications (one each for 3 different water accounts).
- 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 the STP.

## Re-Landscaped Area

- “Re-landscaped Area” refers to that part of the landscape, in square feet, which qualifies for and for which LBWD will pay the STP incentive of \$0.50 per square foot. The Re-landscaped Area only includes areas originally covered by living grass lawn; the grass must be living when the application is approved. **(Do not remove your lawn until your application has been approved by LBWD)**. Pre-existing synthetic turf projects are not eligible for the STP incentive.
  - Must be on a property whose water service is provided by LBWD.
  - Must be no greater than 1,000 square feet and not less than 200 square feet. (Actual re-landscaped area may be larger than 1,000 square feet, but only the first 1,000 square feet are eligible for the STP incentive.)
  - May only include the front yard and parkways; other landscaped areas, such as side yards or backyards are not eligible. The front yard area must be visible from the street.
  - Must have existing irrigation systems removed or capped off.
  - Must be re-landscaped based on synthetic turf landscape-grade specifications as required by LBWD, and must be installed using industry standard best management practices, as specified by LBWD.
  - Copies of receipt for synthetic turf purchase must be supplied to LBWD upon completion.
  - If, after a STP incentive has been paid, LBWD finds the re-landscaped area has not been properly maintained or that the landscape has been altered significantly from the approved project (for example: if live grass is reintroduced), Property Owner, if he/she has not sold the property by that time, shall reimburse LBWD for the STP 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 applications are received. Applications will only be approved while funding is available.
- A water account is allowed to participate in either STP or Lawn to Garden Program, but not both.
- In order for an application to be approved and for incentive payment to be made, the owner of the water account irrigating the STP re-landscaped area must stay current on its City of Long Beach utility bill from the time of the application through the STP payment and cannot be in violation of any LBWD water-use prohibitions during that period.
- Any application containing inaccurate or misleading information will be disqualified from the STP program and any and all commitments made by LBWD related to that application, including commitments to make STP incentive payments, shall be rescinded and rendered null and void
- The STP incentive program and the Terms and Conditions set forth herein are subject to change without notice.

## 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 STP program, approval of applications and all other related matters relevant to the STP program.
- Shall only pay for the square footage of the synthetic turf actually installed, up to the maximum amount of square feet approved in the application.
- Certain information related to rebate and incentive payments made by LBWD to customers and contractors may be subject to the Freedom of Information Act. Information such as the name and address of applicants and the amount of the rebate or incentive received will be public information should a FOIA request for it be made.

# Synthetic Turf Requirements

## Type Requirements

The following types of synthetic turf are acceptable for the STP.

### Landscape Grade Synthetic Turf

Landscape synthetic turf is characterized by the thatch layer of yarn, also called the "root zone" or "micro fiber layer". This curly lower layer of yarn holds up the long blades to replicate blades of grass and at the same time minimizes the need for infill. These synthetic turfs are made to look like real grass.



### Pet Grade Synthetic Turf

Synthetic turf made specifically for use with pets. Features of this grass typically include optimal drainage, durability, and resistance to stains and discoloration. Deodorizing infills and mats also benefit synthetic turf that is designed for pet use.

## Specification Requirements

The following specifications are the **minimum** requirements for selecting synthetic turf. Synthetic turf with these specifications are standard in the industry and can be easily found.

Synthetic Turf Property	Requirement
Pile Height	1.5 inches – 2 inches
Face/Pile Weight	>45 oz/sq.yd
Water Permeability	>25 inches per hour

## Installation Requirements

The following are requirements that must be followed for the installation of your synthetic turf:

1. Remove your existing grass lawn
2. Remove or Cap your existing irrigation system
3. Install a base depth of at least 3 inches
4. Use of rubber infill is prohibited

# Synthetic Turf Installation

You can have the synthetic turf installed by a professional, licensed company or you can install it yourself, provided industry standard installation procedures followed and meet LBWD requirements. These steps are designed to give you an overview of the installation process. It is recommended that you do further installation research for your specific needs.

## Example Tool List

Common Tools	Non-Common Tools	Other Materials
Carpet/razor knife	Seaming cloth	Synthetic Turf
Hammer	Seaming glue	Crushed aggregate
Rake	Landscape stakes	Infill
Wheelbarrow	Turf rake (optional)	Bender board (optional)
Tape measure	Tamper	Weed cloth (optional)
Garden hose		
Shovel		

## General Installation Steps

1. Remove the lawn
2. Excavate at least 3 inches of soil for placement of base
3. Remove or cap irrigation system
4. Fill the base with crushed aggregate
5. Grade the base for drainage
6. Compact the base
7. Install a weed barrier (optional)
8. Prepare the synthetic turf for installation
9. Position the synthetic turf
10. Trim the synthetic turf
11. Secure the synthetic turf
12. Seam the synthetic turf
13. Add infill to the synthetic turf

## Additional Resources

<http://www.synlawn.com/do-it-yourself/installation-instructions/#>

<http://www.rcpblock.com/installation-artificialturf.html>

<http://www.foreverlawn.com/wp-content/uploads/2014/07/ForeverLawn-Installation-Process.pdf>

<http://www.wikihow.com/Install-an-Artificial-Lawn>

[http://www.artificialturfsupply.com/PDFs/ATS\\_installpack.pdf](http://www.artificialturfsupply.com/PDFs/ATS_installpack.pdf)

<https://www.youtube.com/watch?v=JFKX8KL8oAI>