



CASH FOR GRASS TURF REBATE

The City of Cotati is offering residential and commercial customers rebates in return for reducing the amount of lawn area in their landscapes and replacing with low water use landscapes. The City will rebate you \$1.00 per square foot of lawn area you remove.*

PROGRAM REQUIREMENTS

1. City Required Inspections:
 - a. Pre-Inspection
 - b. Review and approval of landscape and irrigation plans, including:
 - i. Contractor name (if any)
 - ii. Plant list, including botanical name, with indication of any food plants
 - iii. Diameter of plants at maturity, and calculation of total coverage area at maturity
 - iv. WUCOLS plant factor (see section 3.a.ii below)
 - v. Planting plan
 - vi. Material list
 - vii. Estimated project cost
 - c. Post-Inspection
 - i. Documentation of **actual** project cost
2. Required Existing Condition:
 - a. General
 - i. Area must be irrigated with City water.
 - ii. City utility account must be in good standing.
 - b. Lawns:
 - i. Must be green, automatically irrigated, and well-maintained; dead lawns, non-maintained or lawns already removed at the time of pre-inspection are not eligible.
 - ii. Previous irrigation use is subject to confirmation prior to determining eligibility at the sole discretion of the City Engineer.
3. Planting Requirement:
 - a. Plant Type:
 - i. Any plant listed on Water Wise Gardening: (<http://www.sonoma.watersavingplants.com/default.php>); or
 - ii. Any non-food plant with a Water Use Classifications of Landscape Species (WUCOLS) plant factor (crop coefficient) of Low or Very

* For Commercial and Multi-family accounts, the City will rebate 50% of the actual cost of the work, not to exceed \$1/sq.ft.

- Low in Region 1
(<http://ucce.ucdavis.edu/files/filelibrary/1726/15359.pdf>); or
- iii. Any perennial food plant with a WUCOLS plant factor of Low, Very Low, or Moderate in Region 1. Coverage: 85% at full maturity, not including coverage from any adjacent areas.
 - b. 50% of plants must be California native
 - c. No more than 10% of plants can have a WUCOLS plant factor of Moderate.
4. Converted Area:
- a. 100% pervious to air and water, including:
 - i. Mulch (2-inch minimum thickness)
 - ii. Weed barriers
 - iii. Some rock is allowed, including permeable pavers, ungrouted flagstone, accent boulders
5. Irrigation:
- a. Required for all new plantings to ensure survival
 - b. Leak free drip irrigation.
 - c. Remaining lawn outside conversion area (if any):
 - i. If adjacent to converted area, lawn areas must be modified for proper spray coverage.
6. Irrigation Timers:
- a. Converted areas:
 - i. Conventional timer with rain shut off, or qualified ET-based timer.
 - b. Other areas with permanent overhead or spray irrigation:
 - i. Conventional timer with rain shut off, or qualified ET-based timer.
 - c. Qualified ET-based timers:
(http://www.irrigation.org/SWAT/control_climate/).
7. Landscape Contractors:
- a. If a contractor is used to install the landscaping, he or she must be a licensed landscape contractor.
8. Ineligible conversions, include, but are not limited to:
- a. Pool or hot tub.
 - b. Building extensions such as sheds, decks, patios, fences, trellises, retaining walls.
 - c. Rock and hardscape type landscaping.
 - d. Any other conversion that serves purposes other than water conservation.

TERMS OF THE REBATE

1. General

- a. Only one (1) rebate is allowed per property for residential accounts. Properties served by multi-family or commercial accounts are eligible for more than one (1) rebate, provided the turf area has not previously been retrofitted using the Cash for Grass Turf Rebate Program.
- b. The rebate incentive is one dollar (\$ 1.00) for every square foot of grass converted. The City reserves the right to either issue payment for the rebate amount, or apply it as a credit to the water/sewer bill.
- c. Rebates are only issued for projects approved by City in advance, and can only be applied towards conversion of the approved lawn area, or to retrofit irrigation equipment on other remaining lawn areas.
- d. Turf may not be reinstalled while you maintain ownership of the property. **If turf is reinstalled during that time, the entire rebate amount must be refunded.**
- e. An applicant may be required to refund the entire rebate, or a portion thereof, in the City's sole discretion, if rebate program terms and requirements are violated. Notwithstanding the foregoing, this requirement is void upon transfer of ownership.
- f. Applicant agrees to post a program sign in converted area, visible from public right-of-way, for 90 days following post inspection.

2. Program Eligibility Determinations

- a. New construction is not eligible.
- b. All determinations of program eligibility are at the sole discretion of the City.
- c. The City may reject or limit applications at any time, for any reason. Only the property owner on record or the property owner's legally appointed representative may apply.

3. Conversion Timing & Inspections

- a. Conversions must be complete within 120 days following receipt of the City's executed agreement. Once the City receives notice of conversion project completion, any wait time for the City's final inspection shall not be counted against this four-month period of time.
- b. Once the City is notified of a conversion project's completion, the City will conduct an inspection to verify program compliance. If the conversion fails inspection, the applicant will be permitted to bring the conversion project into compliance with the program terms and conditions for a period of sixty (60) days or the remainder of the 120 day period, whichever is greater.

4. The City enforces only the terms and conditions of this agreement. The applicant is solely responsible for complying with any and all laws, regulations, policies, conditions, covenants and restriction that may apply and for any and all liabilities arising out of a conversion project. Applicants are encouraged to consult any applicable covenants, conditions and restriction (CC&Rs) or neighborhood Homeowner's Association (HOA) regulations that may apply to an anticipated conversion project prior to submitting and application with the City. Applicants must also comply with all state and local laws relating to landscape maintenance. The quality, maintenance and appearance of the conversion are the exclusive responsibility of the applicant. Rebates may be considered taxable income. Any tax consequences arising out of the receipt of a rebate are the exclusive responsibility of the applicant.

HOW TO PARTICIPATE

1. Call Water Conservation Staff at (707) 665-3637 and schedule a pre-installation site inspection.
2. After pre-inspection of the site is completed and plans are approved, you will receive your Certificate of Participation, and you may then proceed with lawn replacement. *Your project must receive pre-approval in order to qualify for rebate. Project must be completed within 120 days from the date of approval.*
3. Schedule a post-installation inspection upon completion of the project. *Post-inspection must take place within the 120-day period of the pre-inspection.*
4. Rebates will be processed upon completion of the project, as verified by the post-installation inspection.