

City of Pleasanton Water-Efficient Lawn Conversion Rebate Program

Terms and Conditions

Effective January 1, 2015 (Revised January 2022)

The following Terms and Conditions apply to the Water-Efficient Lawn Conversion Rebate Program (WEL) through the City of Pleasanton (COP). Please carefully read the Terms and Conditions prior to submitting your application. Please see PleasantonWaterConservation.com for additional eligibility requirements and exclusions. No retroactive rebates: receipts for plants must be dated *after* the authorization is given. Once rebate is approved and paid, customer cannot re-submit new supporting documents for additional rebate funds. Program Terms and Conditions may change.

1. Eligibility:

- a. This program is available to COP water customers who have active water account(s) in good standing within the city of Pleasanton.
- b. Lawn conversion projects may require a pre- and/or post-inspection.
- c. Existing lawn area(s) to be converted must be maintained and in healthy condition*. *With the exception of drought conditions requiring restrictions to outdoor water use.
- d. Existing lawn area(s) to be converted must be irrigated by a sprinkler system in good working condition from a potable water system (i.e. not with private wells or recycled water).
- e. A **minimum of 100** square feet of lawn must be converted. Lawn area(s) to be converted must be located in front yards or visible from a sidewalk or walkway. (Backyards are not eligible).

2. Converted Landscape Requirements:

- a. Customers must either sheet mulch in place or remove a **minimum of 100 square feet** of sidewalk visible/front yard lawn. Landscape beyond or surrounding the lawn(s) will not be included in the rebate.
- b. Fifty Percent (50%) Plant Cover Requirement: The goal of this program is to have the converted area to include a sufficient number of qualifying plants to ensure that at least **50%** of the converted area is covered when plants are fully grown.
- c. Plants installed in the converted area must be **low or very low-water use** and be listed on the [COP Qualifying Plant](#), [WUCOLS](#), [UC Davis Arboretum All-Stars](#), and/or [Tri-Valley Water-Wise Plant](#) lists.
- d. Applicants must submit [plant list](#). Plant list must be pre-approved by water-efficiency staff. (Climate adapted plants not found on the approved list(s) must receive approval from water-efficiency staff)
- e. Overhanging plants or plants adjacent to the converted area are not considered in the plant coverage calculation.
- f. The converted area must be covered with a minimum of three inches of mulch or permeable material. If a weed barrier is used under the mulch, it must be permeable to air and water.
- g. Permeable hardscapes are allowed in this program; however, the 50% Plant Cover Rule still applies to the entire converted area.
- h. An efficient irrigation system is not required in the converted area. However, an existing sprinkler system in the converted area must be removed, capped in place, or converted to a low volume drip. A new irrigation system in the new converted area must be low volume drip, equipped with proper backflow prevention, a rainfall shutoff valve, a pressure regulator, filter, and pressure-compensating emitters**. (**Irrigation meter customers see Section 4)
- i. **Artificial Turf and non-permeable hardscapes are not allowed in the converted area and will not be rebated.**

3. Terms of the Rebate:

- a. Lawn conversion projects require pre- and post-inspections. A "Notice to Proceed" will be provided by COP or [Zone 7 Water Agency](#).
- b. The converted area must remain in place for at least two (2) years following the receipt of the rebate. An Applicant may be charged for some, or all, of the rebate amount at the discretion of the COP if the Applicant does not maintain the converted area. This requirement is void upon transfer of ownership.
- c. Applicants interested in participating in the WEL Program must first submit an application to either the COP, or Zone 7 Water Agency, including full project details, proposed plant list for the converted area, current photograph(s) of the area to be converted, and homeowner association approval for the project, if applicable. After the application is accepted, the Applicant may be required to participate in a Pre-Conversion Site Inspection to measure the proposed



- conversion area and verify that the Applicant's proposed lawn conversion project meets the Terms and Conditions. If the Applicant is approved, COP or Zone 7 Water Agency will issue a "Notice to Proceed."
- d. Customers must complete the lawn conversion project **within 120 days of receiving a "Notice to Proceed."**
 - e. It is the Applicant's responsibility to notify the COP or Zone 7 Water Agency that the lawn conversion project is complete and ready for a post-inspection, which may be required. The COP or Zone 7 Water Agency will then schedule and conduct the Post-Conversion Site Inspection to verify Program compliance. During the inspection, Applicants are required to provide the following:
 - i. Final list of plants used in the Lawn Conversion Project.
 - ii. Copy of receipts for plants, irrigation equipment, and other direct cost for Lawn Conversion Project. Note that the rebate will not cover costs including sales tax, delivery, equipment rental, installation, labor, personal items, or tools.
 - f. Failure to Pass Inspection:
 - i. The Applicant will be given thirty (30) days, or the remainder of the four (4) month period, whichever is greater, to make the Lawn Conversion Project consistent with the Program Terms and Conditions. After the project has passed the final Inspection, the rebate will be issued to the Applicant. Rebates may be issued in the form of a check or a credit on the Applicant's water account. Allow twelve (12) weeks for receipt of rebate.
 - g. Rebate amounts:
 - i. Single-Family Residential/Multi-Family with mixed use meters: The COP is offering twenty-five-cents (\$0.25) per square foot of eligible converted lawn area. The maximum rebate for residential single-family sites is 50% of the material costs, up to \$250.
 - ii. For irrigation metered customers: The COP is offering fifty-cents (\$0.50) per square foot of eligible converted lawn area. The maximum rebate for irrigation customers is 50% of the material costs, up to \$3,000.
 - h. Photographs and/or video recordings will be taken of the property and the lawn conversion projects by the COP or Zone 7 Water Agency staff, as part of both the Pre- and Post- Conversion Site Inspections. By accepting the rebate, the Applicant shall release to COP and Zone 7 Water Agency, its agents and employees all rights to exhibit those media in print and electronic form publicly and privately for any purpose in the normal course of business. The Applicant waives any rights, claims, or interest to control the likeness or identification used in whatever media used. The Applicant's personal identity shall not be published in any form other than solely the Applicant's address. Applicant understands that there will be no financial or other remuneration for recording the subject property for initial or subsequent transmission or playback.
 - i. COP and Zone 7 Water Agency enforce 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 restrictions that may apply, and for any and all liabilities arising out of a lawn conversion project. Applicants must comply with all local permitting requirements, and with all state and local laws relating to landscape maintenance and compliance with storm water regulations. Applicants who live in a Homeowners Association must follow the CCR's and provide written approval from the Homeowners Association Management with the application.

4. Terms Related to Irrigation Meter Customers not Converting to Drip:

- a. Irrigation meter customers seeking to participate in the WEL Program without converting the irrigation system in the lawn conversion area to drip irrigation are not eligible for Zone 7's WEL Program, but can apply for the COP's WEL Program. The following Terms and Conditions apply:
 - i. All Terms and Conditions listed under sections 1-3 of the City's WEL Program apply, with the exception of the removal of overhead spray and conversion to drip. Additionally, the minimum of three-inches of qualifying mulch includes chipped or shredded bark, rock, gravel, or weed free recycled mulch content.
 - ii. Efficient Irrigation: Once installed, the irrigation system must not create run-off, overspray, or misting.
 - iii. Interested customers apply by submitting a COP ["Irrigation Customers" WEL Program application](#) to the City's Water Conservation Department. (See section 3c for all accompanying materials to be submitted along with application form)
- b. Rebate amount: rebates will be issued at fifty-cents (\$0.50) per square foot of lawn converted. The maximum rebate for irrigation metered customers not participating in drip conversion is 50% of the material costs, up to \$3,000.
- c. Once a Lawn Conversion Project has been completed and approved, rebates will be issued to the Applicant (i.e. water customer). Rebates will be issued in the form of a check or a credit on the Applicant's water account (rebate amount is subject to change depending on funding availability).

