



Turf Replacement Rebate Application

Water Conservation Program – Turf Removal & Landscape Conversion

Program Goal: To encourage a permanent reduction in the amount of water used for landscaping.

Background: It is estimated that over 20% of the City’s water usage is dedicated to irrigation, primarily for turf areas. To encourage water conservation, the City offers a Turf Replacement Rebate Program that assists property owners in converting high-water-use grass to drought-tolerant landscaping. Rebates are provided based on the rates outlined below.

Rebate Amount for Lawn Conversions:

Rebate Amount	Minimum Rebate Amount	Maximum Rebate Amount
\$1.00 per square foot of grass removed	\$200 (or 200 square feet of grass removed)	\$2,000 (2,000 square feet or more of grass removed)

How to Participate:

- 1) **Schedule a Pre-Removal Inspection-** Before removing any grass, contact the Public Works Department at (209) 895-8060 to schedule an on-site inspection.
- 2) **Submit a Rebate Application-** Complete the Turf Replacement Rebate application and submit it either online at www.pattersonca.gov or in person at City Hall (2nd floor).
- 3) **Schedule a Post-Project Inspection-** Once your application is approved and your project is complete, call Public Works at (209) 895-8060 to arrange a final inspection.
- 4) **Receive Your Rebate-** Please allow up to 30 days after the final inspection for your rebate check to be processed and mailed.

Terms and Conditions:

Rebates are calculated based on the square footage of turf removed. To be eligible, the removed turf must be replaced with drought-tolerant plants and mulch, and existing sprinkler systems must be converted to drip irrigation. This program operates on a first-come, first-served basis, and funding is limited. Therefore, only one rebate will be issued per household per fiscal year. The City of Patterson reserves the right to modify or discontinue the program at any time and for any reason. Complete terms and conditions for the program are provided below:

- 1) The area to be converted must receive water from the City of Patterson and be located within city limits. The applicant’s utility account must be in good standing.
- 2) Eligible areas include maintained lawns at single-family or multi-family residences, or within commercial, institutional, or industrial properties with dedicated irrigation systems. **Dead lawns (i.e., brown, yellow, or no longer living) do not qualify.**
- 3) A minimum of 200 square feet of lawn must be converted. Smaller projects may be considered if they result in the complete removal of the front or back lawn at the project site. A maximum of 2,000 square feet is allowed.
- 4) For front yards only, the applicant must maintain 50 percent landscaping in the front of their home.
- 5) Irrigation systems must be in good working condition, free of leaks and malfunctions. If only part of a lawn is being converted, the sprinkler system must be adjusted to avoid watering the converted area while still providing adequate coverage to any remaining lawn.
- 6) For areas planted with drought-tolerant plants, a low-volume drip irrigation system must be installed. This system must include a pressure regulator, filter and emitters.
- 7) The converted area must be fully covered with a 2-3 inch layer of mulch that is permeable to air and water. Acceptable mulch materials include bark, wood chips, rock, ungrouted flagstone pavers and certain types of artificial turf.
- 8) Living groundcover is acceptable if planted densely enough to ensure 100% coverage at maturity.
- 9) If artificial turf is used, it must:
 - a. Be installed by a licensed contractor
 - b. Be permeable to air and water

- c. Be non-flammable
 - d. Be made of polyethylene or nylon (patio carpet or AstroTurf is not eligible)
 - e. Include a minimum 5-year manufacturer's warranty
 - f. Be installed at least 3 inches away from the base of any living plant or tree
 - g. Provide receipts and/or contract.
- 10) Rock gardens are not permitted. Potted plants do not count toward the required landscape area.
 - 11) A pre-conversion site review by City staff is required before any lawn removal begins. Projects started without prior City approval are ineligible. However, projects completed after July 1 of the current fiscal year may be considered.
 - 12) All conversion projects must be completed within 90 days of receiving a signed agreement from the City. Time spent waiting for a City inspection after notification of project completion will not count against the 90-day deadline.
 - 13) After receiving notice that the project is complete, the City will conduct a final inspection to ensure program compliance. If the project does not pass inspection, the applicant will be given either 30 days or the remainder of the 90-day period (whichever is longer) to make corrections.
 - 14) Upon completion, and throughout the term of the agreement, the converted area must include enough plant material to provide at least 40% living plant coverage once fully mature.
 - 15) Rebate funds may be considered taxable income. Applicants should consult their tax preparer for guidance. The City of Patterson is responsible only for enforcing the terms and conditions of this program. The applicant is solely responsible for ensuring compliance with all relevant laws, codes, HOA rules, CC&Rs, and landscape maintenance requirements. The quality, upkeep, and appearance of the converted area are entirely the applicant's responsibility.

