



CITY OF MORRO BAY
 PUBLIC WORKS DEPARTMENT
 955 Shasta Avenue
 Morro Bay, CA 93442

CASH FOR GRASS – EXISTING HOME CONVERSIONS REBATE PROGRAM

This program is subject to change without notice and is subject to the availability of funding.

Program Goal:

To encourage a permanent reduction in the amount of water used for landscaping – to save water long term.

Background:

The City’s Cash for Grass Program helps property owners convert water-thirsty grass to a water efficient landscape. The City will rebate water customers based on the schedule below. Terms and conditions and frequently asked questions are also listed below.

Rebate Amount for Lawn Conversions

Rebate Amount	Minimum Rebate Amount	Maximum Rebate Amount
\$0.50 per ft ² of grass removed	\$100 (at least 200 ft ² of grass removed)	\$500 (1,000 ft ² or more of grass removed)

How to Participate:

- Read, complete, and submit the “Cash for Grass” application (applications can be found online at www.morro-bay.ca.us/water-conservation under “Water Conservation Rebate Programs”, or can be picked-up at Public Works office).
- Arrange onsite pre-grass removal verification by calling Damaris Hanson at 772-6265.
- Arrange a post-grass removal and project inspection verification by calling 772-6265.
- Please allow up to thirty (30) days for the rebate check to arrive after your post verification appointment.

NOTE: The City of Morro Bay does not warrant or assume any liability for the design, manufacture, installation or operation of any item obtained under this program.

Terms and Conditions:

As indicated above, the rebate for removal is based on square footage of turf removed. Under this program, turf must be replaced with drought tolerant plants or mulch and sprinklers, if replaced, must be replaced with drip irrigation and mulch. Rebates are “first come, first served”. The number of rebates is limited based upon program budget. Only one rebate will be issued per household address. The City of Morro Bay reserves the right to terminate this program at any time, for any reason. Please read on for complete terms of the program.

1. Areas to be converted must receive their water from the City of Morro Bay.
2. The applicant’s utility account must be in good standing.
3. Areas to be converted must be maintained lawn with a dedicated irrigation system. Dead lawns will not be eligible for a rebate.
4. At least 200 square feet of lawn must be converted.



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5. The watering system to be installed, if any, must be an automatic low volume drip irrigation system equipped with a pressure regulator, filter, and emitters. The system must be free of leaks and malfunctions. Each drip emitter must be rated at less than two (2) gallons per hour (gph). If part of a lawn is converted, the sprinkler system must be properly modified to provide adequate coverage to the remaining lawn without spraying the converted area (narrow lawn areas often waste water and should be avoided).
6. The converted area must be completely covered by a 2-3" layer of mulch permeable to both air and water. Common mulching materials include rock, bark, wood chips, un-grouted flagstone or pavers and artificial turf manufactured to be permeable. Living groundcovers qualify as mulch provided the individual plants are installed at sufficient density to assure one hundred percent (100%) plant cover. If a weed barrier is used beneath the mulch, it must be manufactured to be permeable to both air and water. If artificial turf is to be used in any part of the conversion, the product installed must be permeable to water and air and must be non-flammable. Only polyethylene and nylon artificial turf products eligible for rebate – patio carpet and/or Astroturf are ineligible. Product installed must have a minimum five (5) year manufacturer warranty. Artificial turf must not encroach upon living plants/trees and must end at least three inches (3") from the base of any plant/tree.
7. The Cash for Grass Rebate Application must be submitted to the City of Morro Bay and the applicant must participate in a pre-conversion site review conducted by the City prior to the removal of any lawn. Conversions that are initiated without the City's approval are ineligible.
8. Conversions must be completed within six (6) months following receipt of the City's executed application. Once the City receives notice of conversion project completion, any wait time for the City's final inspection shall not be counted against this six-month period of time. The converted area must remain in compliance with all program terms and conditions for a period of five (5) years following receipt of the rebate. An applicant may be required to refund the entire rebate, or a portion thereof, if rebate program terms and conditions are violated. Notwithstanding the foregoing, this requirement is void upon transfer of ownership.
9. Rebate payments will be issued only to the property owner of record or to that property owner's legally appointed representative and, assuming program compliance, will be issued within thirty (30) to sixty (60) days following the City's final inspection.
10. 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 six-month period, whichever is greater.
11. The City enforces only the terms and conditions of this application. 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 conversion project. Applicants are encouraged to consult any applicable covenants, conditions and restrictions ("CC&Rs") or neighborhood Homeowner's Association ("HOA") regulations that may apply to an anticipated conversion project prior to submitting an 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.
12. Upon completion and continuing for the term of the application, converted areas must contain enough plants to create at least fifty percent (50%) living plant cover when the plants are fully grown.



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13. Applications are available at Morro Bay Public Works Department 955 Shasta Ave. or online at www.morrobayca.gov

Applications will only be accepted in-person, by mail, or e-mail. Applications should be turned in or mailed to: CITY OF MORRO BAY, PUBLIC WORKS DEPARTMENT, ATTN: DAMARIS HANSON, 955 SHASTA AVE., MORRO BAY, CA, 93442

Email: DHANSON@MORROBAYCA.GOV

For further information, please contact the Public Works Department at 772-6265.

The number of rebates is limited. Only one rebate will be issued per parcel. For questions about this rebate program, please contact the Public Works Department at 772-6265.

Frequently Asked Questions:

1. What plants can I use in my water-efficient landscape? The Cash for Grass Rebate Program does not require particular plants, only that when fully mature, the plants cover at least fifty percent (50%) of the converted area. An applicant can use any plants to meet this requirement, but the City highly encourages the use of drought tolerant and native species. An applicant should also consider keeping any existing trees since they provide shade to one's home and landscape. Several websites provide excellent landscaping options:

- a) www.CaliforniaNativePlants.com
- b) [www.slocounty.ca.gov/Assets/PL/environmental/Approved+Plants+\(Excel+Format\).xls](http://www.slocounty.ca.gov/Assets/PL/environmental/Approved+Plants+(Excel+Format).xls)
- c) <http://www.slowaterwiselandscaping.com>

2. Can I receive credit for replacing my lawn with artificial turf? The latest generation of synthetic turf is a grass-like surface covering that replicates lush natural grass in appearance and function. The City will accept artificial turf (as outlined and defined in the program's terms and conditions) as a substitute for irrigated lawn. Any artificial turf must be permeable (allowing both air and water to pass through freely) and must meet all other program terms and conditions including, but not limited to, compliance with installation standards. If artificial turf is to be used the product installed must be permeable to water and air and must be non-flammable. Only polyethylene and nylon artificial turf products eligible for rebate – patio carpet and/or Astroturf are ineligible. Product installed must have a minimum five (5) year manufacturer warranty. Artificial turf must not encroach upon living plants/trees and must end at least three inches (3") from the base of any plant/tree.

3. Can I receive credit for putting in a patio, a walkway or an extension to my driveway? Yes. If the applicant will be removing turf to install a patio, a walkway or a driveway extension, the City will allow credit if a permeable product is used. Permeable products include pervious pavement, gravel, or brick or flagstone with permeable, mortarless materials for gout lines (such as sand and gravel). All of these options reduce the amount of water runoff by allowing water to pass through the surface and be absorbed into the soil beneath. Keep in mind that the conversion area must still meet the fifty percent (50%) living plant coverage requirement.