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PCWA Lawn Replacement Rebate Program Terms and Conditions

The Lawn Replacement Rebate Program provides rebates to Placer County Water Agency (PCWA) customers to convert water-thirsty lawns to water-efficient landscapes. Qualifying customers will automatically be enrolled in the Irrigation Efficiencies Rebate Program to improve existing in-ground irrigation (see Irrigation Efficiencies Terms and Conditions). Funding is limited and applications will be accepted on a first-come, first-served basis and if awarded, will be rebated as a bill credit. Participants are eligible for one lawn replacement rebate per meter. PCWA **reserves the right to modify or terminate this program at any time, for any reason.** Please read carefully prior to submission of your application.

I. Eligibility

- a. Program is NOT retroactive. Projects underway or completed prior to the pre-conversion site visit are not eligible.
- b. The Lawn Replacement Rebate Program is available to residential and non-residential customers, who receive water through a treated water metered service in the PCWA service area, for the purpose of measuring water savings. The applicant's water account must be in good standing.
- c. Lawn areas to be converted must be currently maintained and irrigated by an operating sprinkler system. Dead lawns, due to drought-related watering reductions, may be eligible and will be assessed on an individual basis. Evidence of previous lawn such as existing turf, borders, remnants of turf, or existing operational turf irrigation systems must be present; dirt or weed-filled areas are not eligible.

II. Terms and Conditions

- a. The rebate amount per residential meter is \$2.00 per square foot of converted lawn up to a maximum rebate of \$1,000. The rebate amount per commercial, institutional, and industrial (CII) meter is \$3.00 per square foot of converted lawn up to a maximum rebate of \$8,000. A minimum of 300 square feet of lawn must be converted. Smaller projects will be considered if 100% of the lawn at the property is being removed.
- b. Applicant must participate in a pre-conversion site inspection conducted by PCWA prior to the removal of any lawn. Conversions that are initiated prior to PCWA's approval are ineligible. No exceptions will be made.
- c. Conversions must be completed by October 31, 2021. To ensure water savings are achieved, the converted area must remain in compliance with the program terms and conditions for a period of five (5) years following receipt of the rebate. An applicant may be charged part or the entire rebate amount at PCWA's discretion if the terms or conditions have been violated.
- d. Labor is not included in the rebate.
- e. Rebates are bill credits only.

III. Landscaping Requirements for Converted Areas

- a. **Fifty Percent (50%) Plant Cover:** The converted area must include a sufficient number of plants to ensure at least 50% of the area is covered when the plants are fully grown. Tree canopy will not be used to determine the 50% coverage requirement. To determine mature plant size, consult the Sunset Western Garden Book and the PCWA Approved Plant List. Plants outside the converted area are not considered in the calculation even if they are adjacent to or overhanging into the converted area.
- b. **Plants:** Plants must be very low to moderate water-use and adaptable to our local climate. Food producing shrubs, vines and perennial plants may be included in the rebated portion of the converted landscape. For a list containing some of the most common very low to moderate water-use plants for this region please refer to the PCWA Approved Plant List. For a copy of the list, visit <https://pcwa.net/stewardship/rebate-programs>. A printed list is available for those without computers. Plants not included on the PCWA Approved Plant List will be reviewed on a case-by-case basis. Invasive plants cannot be planted; refer to <http://www.cal-ipc.org/> or <http://www.plantright.org> for information and lists of invasive plants.
- c. **Hardscape:** Impermeable surfaces, such as concrete, that do not allow water to penetrate into the ground, are not allowed as part of the conversion area. Permeable hardscape is allowed; however, the 50% plant coverage rule still applies to the entire area.
- d. **Mulch:** All planting areas must have a minimum of two (2) inches of mulch. If a weed barrier is used below the mulch, it must be permeable to air and water. Approved mulch types include organic material such as bark chips, shredded bark or wood chips and non-organic materials such as rock, decomposed granite or rubber chips.
- e. **Artificial Grass:** Artificial grass is not allowed in the rebated portion of the converted landscape.
- f. **Efficient Irrigation Systems:** The existing lawn sprinklers in the converted area must be removed, capped or converted to a drip system. Any lawn areas remaining outside the converted area must be irrigated separately from the new landscape.
 - Converted area can be hand watered, however, this is not encouraged as it requires a higher level of attention to soil moisture and plant water needs, so it can be more difficult to establish plants and maintain uniform moisture.
 - PCWA recommends participants install a new drip irrigation system equipped with a proper pressure regulator, filter and pressure compensating emitters. If a drip irrigation system is installed, it must be rated at 2.0 gallon per hour per emitter or less.
 - Micro-sprays and bubblers are not eligible.
 - If only part of a lawn is converted, the converted area must be irrigated on a separate valve from the remaining lawn. The sprinkler system for the remaining lawn must be modified to provide adequate coverage and may not overspray onto the converted area.

IV. Application Process

- a. Submit online application at <https://pcwa.net/stewardship/rebate-programs>. Customers without access to computers can call Customer Service.
- b. After the application is received; a Water Efficiency Specialist will be assigned to your project. You will be contacted by Water Efficiency staff within 7 business days. You will receive an email with the lawn replacement checklist and the plant coverage worksheet.
- c. A Water Efficiency Specialist will perform a pre-conversion site inspection, take before photos, measure the proposed conversion area, and verify eligibility.
- d. Once the application is approved and pre-conversion site inspection is complete, customers may remove the lawn and install the project according to the Program Terms and Conditions.
- e. Conversions must be completed by October 31, 2021.

V. Post Conversion Process

- a. Complete plant coverage worksheet and lawn replacement checklist to verify all landscape requirements are met, submit forms to rebates@pcwa.net.
- b. At the post-conversion site inspection, the Water Efficiency Specialist will verify the project was completed according to the Program Terms and Conditions and take after photos.

Additional Responsibilities of the Applicant: PCWA enforces only the terms and conditions of this agreement. The applicant is solely responsible for complying with any and all laws, regulations, policies, CC&Rs (Covenants, Conditions, & Restrictions) that may apply, and for any and all liabilities arising out of a conversion project. Applicants must comply with all local permitting requirements, and with all state and local laws relating to landscape maintenance.