

TO: BOARD OF DIRECTORS  
FROM: BRUCE BUEL *BBB*  
DATE: MAY 21, 2009

**AGENDA ITEMS**  
**E-4**  
**MAY 27, 2009**

**APPROVE TURF-REPLACEMENT PROGRAM**

**ITEM**

APPROVE TURF-REPLACEMENT REBATE PROGRAM [RECOMMEND APPROVAL]

**BACKGROUND**

Replacement of turf (lawn) with drought-tolerant plants reduces the amount of irrigation needed for the landscape. The American Water Works Association reports an average of 17% savings. Other sources report from between 20 and 40%. The estimated savings are usually calculated from the date of the installation of the landscape. It is noted that it will take, on average, approximately two years for newly installed plants to reach maturity. Trees and large shrubs will take longer to establish.

NCS D customers have expressed considerable interest in a turf-replacement rebate program.

Rebates to customers for water-conservation measures stimulate interest in the measure, encourage customers to implement the measure, and are seen as a sign of support from the water utility offering the rebate program. Rebates programs for turf-replacement programs can also build rapport between participating customers, as they discuss with other rebate customers ideas and progress of the conversion from lawn to drought-tolerant plants.

**FINANCIAL IMPACT**

The 2007-2008 FY budget provided \$4,800 for the turf-replacement rebate program.

A turf-replacement rebate program was part of the Water Conservation Program approved, and budgeted for \$4,800, by the NCS D Board of Directors in 2008 (2007-2008 fiscal year).

The proposed Water Conservation Program Budget for 2007-2009 includes \$4,800 in funding for a turf-replacement program.

**RECOMMENDATION**

Staff recommends adoption of the turf-replacement rebate program. Rebates of \$1.00 per square-foot of turf removed, with a cap of \$500 for each account, are recommended.

**ATTACHMENT**

- *Turf-Replacement Rebate Program*
- *Turf-Replacement Rebate Program Application Form*
- *California Invasive Plant Council Invasive Plant List*

# NIPOMO COMMUNITY

## BOARD MEMBERS

JAMES HARRISON, PRESIDENT  
LARRY VIERHELIG, VICE-PRESIDENT  
MICHAEL WINN, DIRECTOR  
[EMPTY POSITION], DIRECTOR  
ED EBY, DIRECTOR



# SERVICES DISTRICT

## STAFF

BRUCE S. BUEL, GENERAL MANAGER  
LISA BOGNUDA, ASSISTANT GENERAL MANAGER  
TINA GRIETANS, UTILITY SUPERINTENDENT  
JON SEITZ, GENERAL COUNSEL  
CELESTE WHITLOW, CONSERVATION  
COORDINATOR

*Celebrating 44-Years of Service 1965-2009*

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148 SOUTH WILSON STREET POST OFFICE BOX 326 NIPOMO, CA 93444 - 0326  
(805) 929-1133 FAX (805) 929-1932 Website: [ncsd.ca.gov](http://ncsd.ca.gov)

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## TURF-REPLACEMENT PROGRAM

The Nipomo Community Services District (NCSD) is offering residential customers cash in return for reducing the amount of lawn area in their landscapes. NCSD will pay in the form of a rebate \$1.00 per square foot of turf replaced. The total amount of rebate per account is \$500, providing the conditions and the requirements of the program are met by the applicant.

### Eligibility Requirements

- Applicant must be the owner of a single-family-residence, and an NCSD water customer (one rebate-program participant per property or account).
- Tenants are not eligible for this program.
- Applicant is required to submit a drawing (with measurements) indicating the following:
  - Dimensions of entire yard;
  - Dimensions and location of landscape area to be converted to drought-tolerant planting;
  - Plant placement, plant identification and placement, and basic canopy size of trees to be conserved. (NOTE: Plants must be spaced for size at maturity)
  - Irrigation changes to be made for new landscaping.(See attachment.)
- Applicant must submit representative photographs of the areas to be converted to drought-resistant landscape.
- Applicant must sign a contract representing the requirements and benefits of program.
- Applicant must agree to brief pre-installation and post-installation inspections as part of the approval process.
- Applicant must agree to not re-install turf/lawn in the area rebated. If lawn is replaced, applicant will be billed for reimbursement of entire amount of rebates received from NCSD, plus administrative costs.
- Applicant must choose drought-tolerant plant material from a District-approved list (see the attached "Drought-Tolerant Plants for the Nipomo Mesa").
- Applicant must not include plants listed in the "California Invasive Plant Council" (attached).
- Applicant must cover the soil between and beneath the plants with a minimum of 2 inches of mulch (3 to 4 inches is recommended). Mulch permitted: wood-material, cocoa-hull, gravel. Rubber mulch is not permitted. Impervious plastic is not permitted, unless it is part of a water-harvesting design.
- Applicant must modify or eliminate the existing lawn-irrigation system (if applicable) to irrigate the newly landscaped areas (if at all) through a separate valve(s) controlled independently of remaining turf area.
- Spray irrigation is not allowed in the rebated area. You may hand water or use drip, soaker or bubbler irrigation systems. If you hand water, plants installed in the landscape as part of this rebate program must be one-gallon or larger container stock. Existing sprinklers in rebated area may be converted to a drip system. All irrigation systems must have an approved backflow prevention device.



- Approved turf substitute may be used to replace the existing turf/lawn. Approved turf substitute: *Carex praegracilis* and *Achillea millefolium* are approved substitutes.
- Water-permeable landscape/hardscape structures (such as decks, gravel, mulch, rocks, bark or uncemented pavers) may be used as a substitute for the existing turf/lawn.

**You are not eligible for this program if:**

- You replace your lawn with a pool, building structures/extensions, impermeable pavement, or plant materials not on the approved plant list.
- Your dwelling is a multifamily residence (i.e., apartment building) commercial building, or owned by a commercial or government entity.
- You are replacing a former lawn or turf area which is not currently being irrigated.
- You change your landscape plans after approved by the District, and proceed with the installation, without receiving prior approval of changes.

**Other Considerations**

- NCSD reserves all rights in making a final determination for approval or non-approval on a case-by-case basis.
- The approximate time between final approval and issuance of rebate is four weeks.
- Rebates are only available for projects approved in advance. This program is not for previously installed, NCSD-unapproved landscape modifications.

**How to Apply and Program Steps**

- Complete and sign application form and return by mail or personal delivery to:  

Nipomo Community Services District  
148 S. Wilson Street  
Nipomo, CA 93444
- You will be notified of acceptance, rejection, or need for further information, by mail within 30 days after receipt of the completed application.
- Complete your lawn/turf replacement project. Do not modify District-approved plans without prior acceptance by the District.
- Call the District or email [cwhitlow@ncsd.ca.gov](mailto:cwhitlow@ncsd.ca.gov) to schedule a post-installation inspection for final District approval.

NIPOMO COMMUNITY SERVICES DISTRICT  
TURF REPLACEMENT REBATE PROGRAM

APPLICATION FORM



148 S. Wilson Street  
Nipomo, CA 93444  
Ph: (805) 929-1133  
Fax: (805) 929-1932  
[www.ncsd.ca.gov](http://www.ncsd.ca.gov)  
[cwhitlow@ncsd.ca.gov](mailto:cwhitlow@ncsd.ca.gov)

Name: \_\_\_\_\_

Property Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

NCSD Account #: \_\_\_\_\_

Property Owner/Applicant Signature: \_\_\_\_\_

(By signing this application, customer agrees abide by the conditions and requirements of the turf-replacement program)

Total Square Footage of Lawn/Turf: \_\_\_\_\_

Total Square Footage of Lawn/Turf to be Replaced: \_\_\_\_\_

List of Plants or Hardscape Materials to be used: (Attach to form)

Does existing lawn have an irrigation system? \_\_\_\_\_

Will new landscaping include an irrigation system? \_\_\_\_\_

Anticipated date of turf replacement completion: \_\_\_\_\_

**NOTE:**

- Attach a drawing of entire yard (with dimensions) ; dimensions and location of landscape area to be converted to drought-tolerant planting; plant placement, plant identification; and placement and basic canopy size of trees to be conserved; irrigation changes to be made for new landscaping.
- Attach a list of plants or hardscape materials to be used.
- Attach representative photograph of area to undergo turf removal.
- Attach a list of new plants and/or hardscape materials to be used.
- Attach a drawing (with measurements) indicating the following:
  - Dimensions of entire yard;
  - Dimensions and location of landscape area to be converted to drought-tolerant planting;
  - Plant placement, plant identification, and placement and basic canopy size of trees to be conserved.
  - Irrigation changes to be made for new landscaping.

**FOR NCSD STAFF USE ONLY**

NCSD Pre-Inspection by Date Approved: Yes No  
NCSD Post-Inspection by Date Approved: Yes No



**California Invasive Plant Council (www.cal-ipc.org)  
Invasive Plant List**

<b>Cal-IPC: The Inventory Database Scientific Name</b>	<b>Common Name</b>
Acacia dealbata	silver wattle
Acacia melanoxylon	black acacia, blackwood acacia
Acroptilon repens	Russian knapweed
Aegilops triuncialis	barb goatgrass
Aeschynomene rudis	rough jointvetch
Ageratina adenophora	croftonweed, eupatorium
Agrostis avenacea	Pacific bentgrass
Agrostis stolonifera	creeping bentgrass
Ailanthus altissima	tree-of-heaven
Alhagi maurorum	camelthorn
Alternanthera philoxeroides	alligator weed
Ammophila arenaria	European beachgrass
Anthoxanthum odoratum	sweet vernalgrass
Arctotheca calendula (fertile)	fertile capeweed
Arctotheca calendula (sterile)	sterile capeweed
Arundo donax	giant reed
Asparagus asparagoides	bridal creeper
Asphodelus fistulosus	onionweed
Atriplex semibaccata	Australian saltbush
Avena barbata	slender wild oat
Avena fatua	wild oat
Bassia hyssopifolia	fivehook bassia
Bellardia trixago	bellardia
Brachypodium distachyon	annual false-brome, false brome, purple false broom, stiff brome
Brachypodium sylvaticum	perennial false-brome
Brassica nigra	black mustard
Brassica rapa	birdsrape mustard, field mustard
Brassica tournefortii	Saharan mustard, African mustard
Briza maxima	big quackinggrass, rattlesnakegrass
Bromus diandrus	ripgut brome
Bromus hordeaceus	soft brome
Bromus japonicus	Japanese brome, Japanese chess
Bromus madritensis ssp. rubens	red brome
Bromus tectorum	downy brome, cheatgrass
Cakile maritima	European sea-rocket
Cardaria chalapensis	lens-podded white-top
Cardaria draba	hoary cress
Cardaria pubescens	hairy whitetop
Carduus acanthoides	plumeless thistle
Carduus nutans	musk thistle
Carduus pycnocephalus	Italian thistle
Carduus tenuiflorus	slenderflower thistle
Carpobrotus chilensis	sea-fig, iceplant
Carpobrotus edulis	Hottentot-fig, iceplant

<i>Carthamus lanatus</i>	woolly distaff thistle
<i>Centaurea calcitrapa</i>	purple starthistle
<i>Centaurea debeauxii</i>	meadow knapweed
<i>Centaurea diffusa</i>	diffuse knapweed
<i>Centaurea maculosa</i>	spotted knapweed
<i>Centaurea melitensis</i>	Malta starthistle, tocalote
<i>Centaurea solstitialis</i>	yellow starthistle
<i>Centaurea virgata</i> ssp. <i>squarrosa</i>	squarrose knapweed
<i>Chondrilla juncea</i>	rush skeletonweed
<i>Chrysanthemum coronarium</i>	crown daisy
<i>Cirsium arvense</i>	Canada thistle
<i>Cirsium vulgare</i>	bull thistle
<i>Conicosia pugioniformis</i>	narrowleaf iceplant
<i>Conium maculatum</i>	poison-hemlock
	giant dracaena, New Zealand
<i>Cordyline australis</i>	cabbage tree
<i>Cortaderia jubata</i>	jubatagrass
<i>Cortaderia selloana</i>	pampasgrass
<i>Cotoneaster franchetii</i>	orange cotoneaster
<i>Cotoneaster lacteus</i>	Parney's cotoneaster
<i>Cotoneaster pannosus</i>	silverleaf cotoneaster
<i>Cotula coronopifolia</i>	brassbuttons
<i>Crataegus monogyna</i>	hawthorn
<i>Crocsmia x crocosmiiflora</i>	montbretia
<i>Crupina vulgaris</i>	common crupina, bearded creeper
<i>Cupressus macrocarpa</i>	Monterey cypress
<i>Cynara cardunculus</i>	artichoke thistle
<i>Cynodon dactylon</i>	bermudagrass
<i>Cynoglossum officinale</i>	houndstongue
<i>Cynosurus echinatus</i>	hedgehog dogtailgrass
<i>Cytisus scoparius</i>	Scotch broom
<i>Cytisus striatus</i>	Portuguese broom
<i>Dactylis glomerata</i>	orchardgrass
<i>Delairea odorata</i>	Cape-ivy, German-ivy
<i>Descurainia sophia</i>	flixweed, tansy mustard
<i>Digitalis purpurea</i>	foxglove
<i>Dipsacus fullonum</i>	common teasel
<i>Dipsacus sativus</i>	fuller's teasel
<i>Dittrichia graveolens</i>	stinkwort
<i>Echium candicans</i>	pride-of-Madeira
<i>Egeria densa</i>	Brazilian egeria
<i>Ehrharta calycina</i>	purple veldtgrass
<i>Ehrharta erecta</i>	erect veldtgrass
<i>Ehrharta longiflora</i>	long-flowered veldtgrass
<i>Eichhornia crassipes</i>	water hyacinth
<i>Elaeagnus angustifolia</i>	Russian-olive
<i>Emex spinosa</i>	spiny emex, devil's-thorn
	Australian fireweed, Australian
<i>Erechtites glomerata</i> , <i>E. minima</i>	burnweed



<i>Erodium cicutarium</i>	redstem filaree
<i>Eucalyptus camaldulensis</i>	red gum
<i>Eucalyptus globulus</i>	Tasmanian blue gum
<i>Euphorbia esula</i>	leafy spurge
<i>Euphorbia oblongata</i>	oblong spurge
<i>Euphorbia terracina</i>	carnation spurge
<i>Festuca arundinacea</i>	tall fescue
<i>Ficus carica</i>	edible fig
<i>Foeniculum vulgare</i>	fennel
<i>Genista monspessulana</i>	French broom
<i>Geranium dissectum</i>	cutleaf geranium
<i>Glyceria declinata</i>	waxy mannagrass
<i>Halogeton glomeratus</i>	halogeton
<i>Hedera helix</i> , <i>H. canariensis</i>	English ivy, Algerian ivy
<i>Helichrysum petiolare</i>	licoriceplant
<i>Hirschfeldia incana</i>	shortpod mustard, summer mustard
<i>Holcus lanatus</i>	common velvet grass
<i>Hordeum marinum</i> , <i>H. murinum</i>	Mediterranean barley, hare barley, wall barley
<i>Hydrilla verticillata</i>	hydrilla
<i>Hypericum canariense</i>	Canary Island hypericum
<i>Hypericum perforatum</i>	common St. John's wort, klamathweed
<i>Hypochaeris glabra</i>	smooth catsear
<i>Hypochaeris radicata</i>	rough catsear, hairy dandelion
<i>Ilex aquifolium</i>	English holly
<i>Iris pseudacorus</i>	yellowflag iris
<i>Isatis tinctoria</i>	dyer's woad
<i>Kochia scoparia</i>	kochia
<i>Lepidium latifolium</i>	perennial pepperweed, tall whitetop
<i>Leptospermum laevigatum</i>	Australian tea tree
<i>Leucanthemum vulgare</i>	ox-eye daisy
<i>Linaria genistifolia</i> ssp. <i>dalmatica</i>	Dalmation toadflax
<i>Linaria vulgaris</i>	yellow toadflax, butter and eggs
<i>Lobularia maritima</i>	sweet alyssum
<i>Lolium multiflorum</i>	Italian ryegrass
<i>Ludwigia hexapetala</i>	Uruguay water-primrose
<i>Ludwigia peploides</i> ssp. <i>montevidensis</i>	creeping water-primrose
<i>Lupinus arboreus</i>	yellow bush lupine
<i>Lythrum hyssopifolium</i>	hyssop loosestrife
<i>Lythrum salicaria</i>	purple loosestrife
<i>Marrubium vulgare</i>	white horehound
<i>Medicago polymorpha</i>	California burclover
<i>Mentha pulegium</i>	pennyroyal
<i>Mesembryanthemum crystallinum</i>	crystalline iceplant
<i>Myoporum laetum</i>	myoporum
<i>Myosotis latifolia</i>	common forget-me-not
<i>Myriophyllum aquaticum</i>	parrotfeather
<i>Myriophyllum spicatum</i>	Eurasian watermilfoil
<i>Nicotiana glauca</i>	tree tobacco

<i>Olea europaea</i>	olive
<i>Ononis alopecuroides</i>	foxtail restharrow
<i>Onopordum acanthium</i>	Scotch thistle
<i>Oxalis pes-caprae</i>	Bermuda buttercup, buttercup oxalis, yellow oxalis
<i>Parentucellia viscosa</i>	yellow glandweed, sticky parentucellia
<i>Pennisetum clandestinum</i>	kikuyugrass
<i>Pennisetum setaceum</i>	crimson fountaingrass
<i>Phalaris aquatica</i>	hardinggrass
<i>Phoenix canariensis</i>	Canary Island date palm
<i>Phragmites australis</i>	common reed
<i>Phytolacca americana</i>	common pokeweed
<i>Picris echioides</i>	bristly oxtongue
<i>Pinus radiata</i> cultivars	Monterey pine
<i>Piptatherum miliaceum</i>	smilograss
<i>Plantago lanceolata</i>	buckhorn plantain, English plantain
<i>Poa pratensis</i>	Kentucky bluegrass
<i>Polygonum cuspidatum</i>	Japanese knotweed
<i>Polygonum sachalinense</i>	Sakhalin knotweed
<i>Polypogon monspeliensis</i> and subspp.	rabbitfoot polypogon, annual beardgrass
<i>Potamogeton crispus</i>	curlyleaf pondweed
<i>Prunus cerasifera</i>	cherry plum
<i>Pyracantha angustifolia</i> , <i>P. crenulata</i> , <i>P. coccinea</i>	pyracantha, firethorn
<i>Ranunculus repens</i>	creeping buttercup
<i>Raphanus sativus</i>	radish
<i>Retama monosperma</i>	bridal broom
<i>Ricinus communis</i>	castorbean
<i>Robinia pseudoacacia</i>	black locust
<i>Rubus armeniacus</i>	Himalaya blackberry
<i>Rumex acetosella</i>	red sorrel, sheep sorrel
<i>Rumex crispus</i>	curly dock
<i>Saccharum ravennae</i>	ravennagrass
<i>Salsola paulsenii</i>	barbwire Russian-thistle
<i>Salsola soda</i>	oppositeleaf Russian thistle
<i>Salsola tragus</i>	Russian-thistle
<i>Salvia aethiopsis</i>	Mediterranean sage
<i>Salvinia molesta</i>	giant salvinia
<i>Sapium sebiferum</i>	Chinese tallotree
<i>Saponaria officinalis</i>	bouncingbet
<i>Schinus molle</i>	Peruvian peppertree
<i>Schinus terebinthifolius</i>	Brazilian peppertree
<i>Schismus arabicus</i> , <i>Schismus barbatus</i>	mediterraneangrass
<i>Senecio jacobaea</i>	tansy ragwort
<i>Sesbania punicea</i>	red sesbania, scarlet wisteria
<i>Silybum marianum</i>	blessed milkthistle
<i>Sinapis arvensis</i>	wild mustard, charlock
<i>Sisymbrium irio</i>	London rocket



<i>Spartina alterniflora</i> (and <i>S. alterniflora</i> x <i>foliosa</i> hybrids)	smooth cordgrass and hybrids, Atlantic cordgrass
<i>Spartina anglica</i>	common cordgrass
<i>Spartina densiflora</i>	dense-flowered cordgrass
<i>Spartina patens</i>	saltmeadow cord grass
<i>Spartium junceum</i>	Spanish broom
<i>Stipa capensis</i>	Mediterranean steppegrass, twisted-awned speargrass
<i>Taeniatherum caput-medusae</i>	medusahead
<i>Tamarix aphylla</i>	athel tamarisk
<i>Tamarix parviflora</i>	smallflower tamarisk
<i>Tamarix ramosissima</i>	saltcedar, tamarisk
<i>Tanacetum vulgare</i>	common tansy
<i>Torilis arvensis</i>	hedgearsley
<i>Trifolium hirtum</i>	rose clover
<i>Ulex europaeus</i>	gorse
<i>Undaria pinnatifida</i>	wakame
<i>Verbascum thapsus</i>	common mullein,woolly mullein
<i>Vinca major</i>	big periwinkle
<i>Vulpia bromoides</i>	squirreltail fescue
<i>Vulpia myuros</i>	rattail fescue
<i>Washingtonia robusta</i>	Mexican fan palm
<i>Watsonia meriana</i>	bulbil watsonia
<i>Zantedeschia aethiopica</i>	calla lily