



Prohibiting Non-Functional Turf in Commercial Sector

January 18, 2022



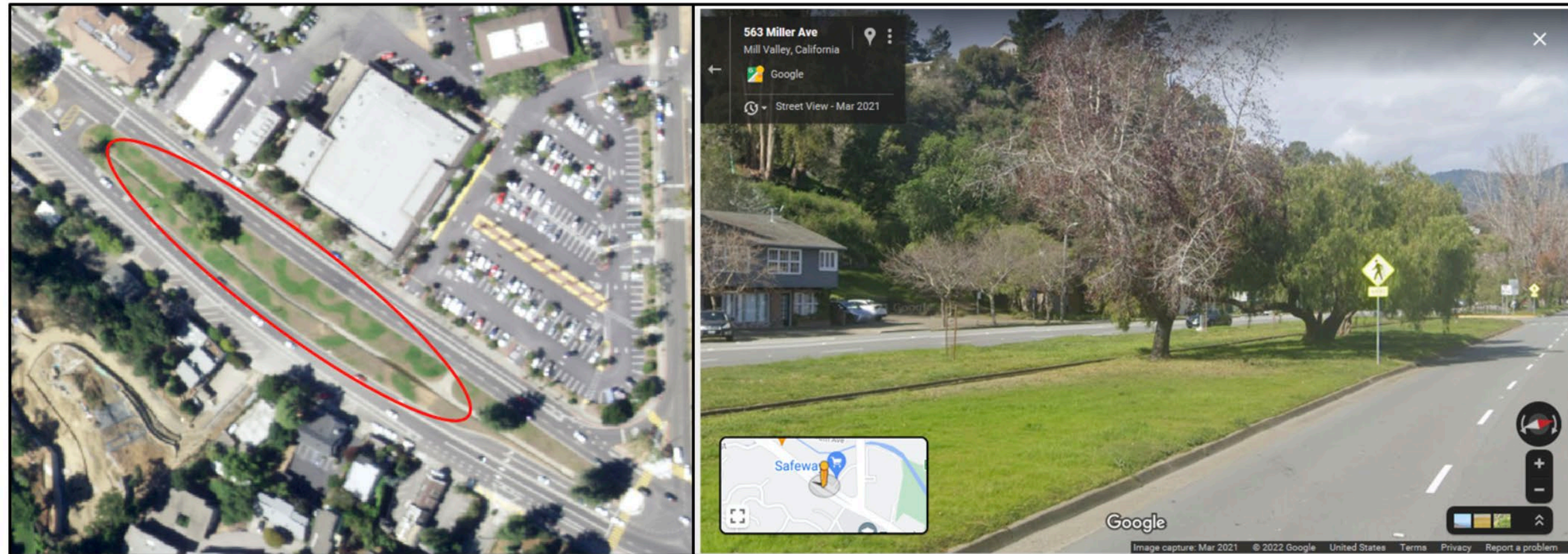
Overview

- Preliminary Evaluation of Commercial Non-Functional Turf
- Commercial Non-Functional Turf
 - Removal of Existing Non-Functional Turf
 - Preventing future installation through Code updates
- Next Steps

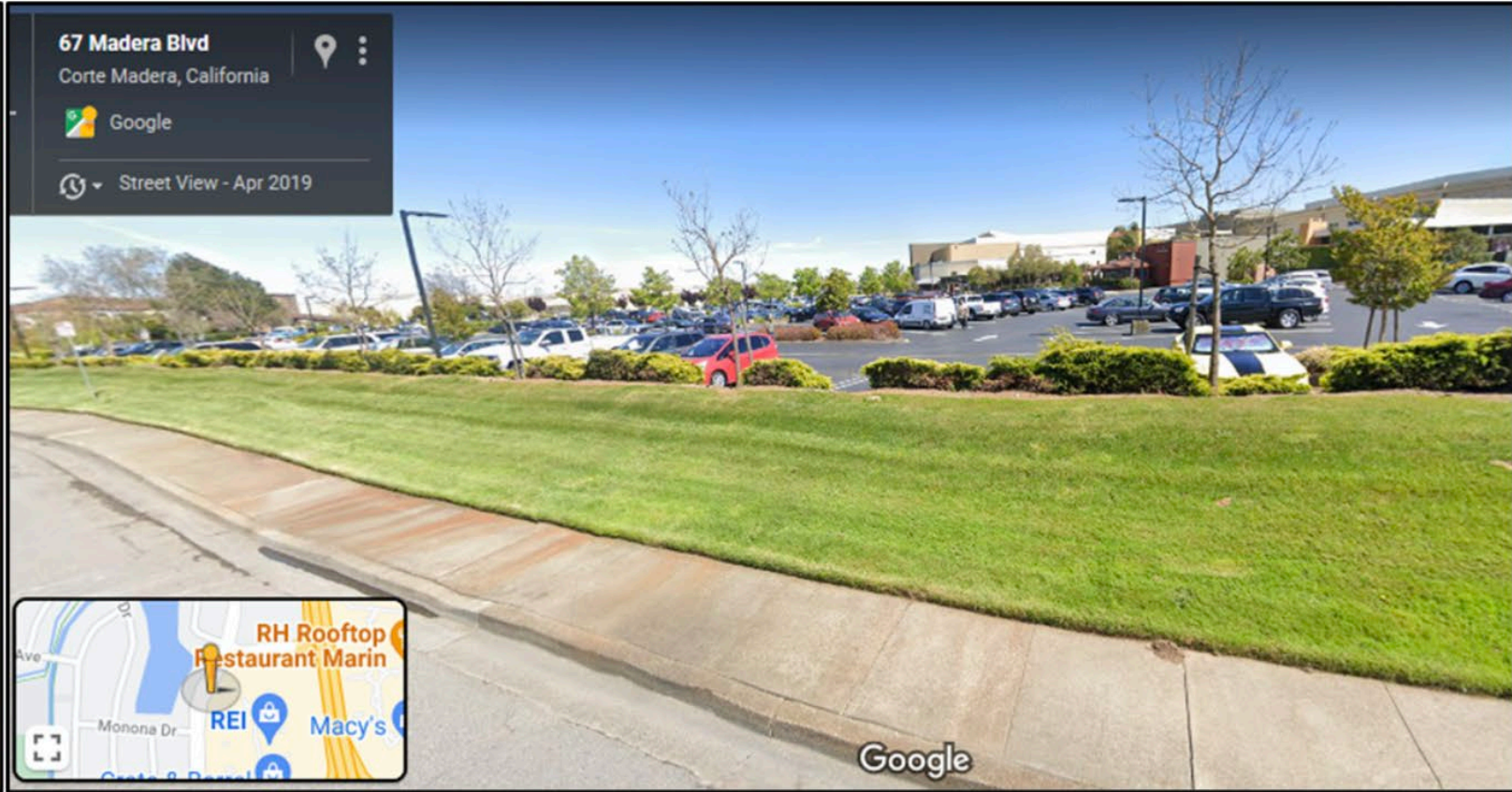
Evaluating Commercial Non-Functional Turf

- Preliminary commercial non-functional turf estimate: 3,200,000 sqft (73 ac)
- Over 250 meters/sites
- Approximately 350 AF savings each year
- Includes municipal/public medians, golf courses, strip malls, retail establishments, etc
- Does not include residential, HOA common areas, churches, multi family housing, active/play areas in schools or parks

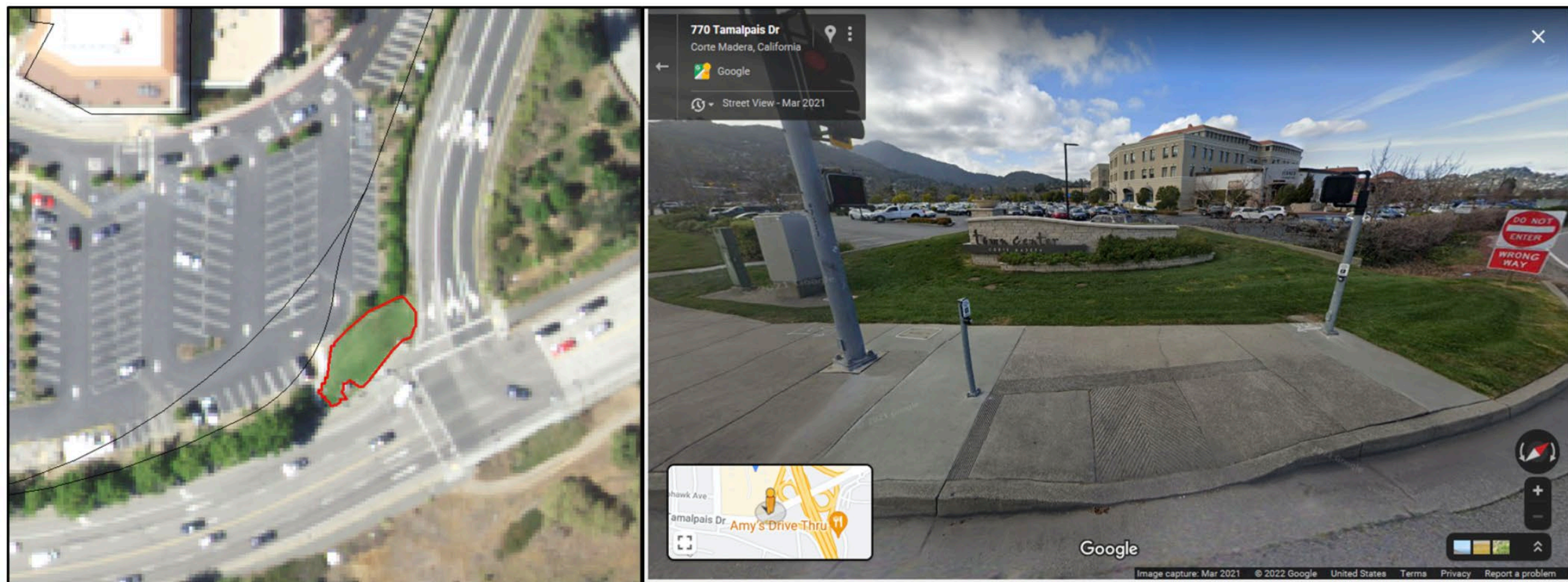
Sample



Samples



Samples



Preventing and Converting Non-Functional Turf

Converting Landscapes to Remove Existing NFT

- Target effective date of March 2022 with mandatory conversion required by January 1, 2025.
 - Notify all sites with Commercial Non-Functional Turf
 - Notify local landscape contractors, landscape suppliers and nurseries of the non-functional turf ban
- Incentive for conversion to climate appropriate plant material
 - Year 1-2 (CY 2022-2023): \$3/sqft
 - Year 3 (CY 2024): \$1/sqft
 - Year 4+ (CY 2025+): no incentive available for removal of existing NFT, progressive enforcement considerations through reduction in Water Budgets and/or other penalties



Preventing Future Installations of Commercial NFT

- Revise 13.02.021 Water Conservation:
Normal Year Water Conservation to
restrict the installation of turf in
commercial developments
 - Water Efficient Landscaping Section
- Coordinate with land use planning
jurisdictions
- New commercial connection
restrictions would apply to Water
Service Applications received after
30 days from adoption



Variance Process

The variance process is intended to provide reasonable accommodations for sites and users which are not explicitly captured in the code.

(ie: day care facilities, veterinarians, etc)



Next Steps

Next Steps

- Develop new codes to address
 - Removal of existing commercial non-functional turf
 - Prevent the installation of commercial non-functional turf in new developments
 - Anticipating bring ordinance for Board consideration in February
- QA/QC preliminary non-functional turf area measurements
- Water Efficiency Citizens Advisory Committee will provide input on the residential, HOA common areas, multi family housing