



# Best Practices – Turf Replacement Projects

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## Background:

On July 21, we were informed by IRWD that our HOA must comply with the California State “Second Water Conservation Emergency Regulation of 2022 (May/June 2022)”. On July 28, 2022, the SPCA BOD directed the Landscape Committee to work with IRWD and Harvest Landscape to comply with the state mandate, and to keep the Board apprised of the actions being taken, the progress being made, and any concerns. MWD and IRWD anticipate that this mandate will remain in effect permanently in some form. The Landscape Committee is tasked with recommending solutions to replace the turf that are compatible with current budgets. The only solution found, is to work with IRWD Turf Replacement and Sprinkler-to-Drip Rebates.

This document defines the requirements for turf replacement projects as they pertain to parkways and small areas.

## Goals:

To upgrade non-functional turf with more environmentally appropriate choices while maintaining the visual aesthetics of the Serrano Park Community.

The landscape design must:

- Be attractive.
- Create water capture areas to help with ground water retention.
  - Grade below sidewalks, paths, and curbs, to minimize runoff and maximize water capture.
- Create carbon traps.
  - Add wood mulch wherever possible.
- Require less water than turf.
  - Compatible with drip irrigation.
  - Plants selected for efficient irrigation zone management.
  - Drought tolerant.
- Require less maintenance costs than turf.
- Be sustainable long-term.

## Specifications:

- **All work and costs must be in compliance with IRWD rebate terms and conditions.**
- Landscape approved plant material will be based upon utilizing plant pallets and rendering.
  - All plant material must be irrigation zone compatible. (Must have similar water requirements for each season.)
  - All plant material must be of ANSI/ASABE S623 plant factor type 0.3 or less, or IRWD RightScope listed plants of Low water culture rating or less.
  - All plant material must be compatible with the soil type in this zone (usually sandy loam with a clay layer).

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- All plant material must have a typical root depth of more than 6” for drip-line and soil compatibility.
- All plant material must be suited to this weather region and expected sun exposure.
- Remove turf.
  - Final Grade to be 3-4” below *hardscape* (sidewalks, paths, and curbs). (prior to adding drip and mulch.)
  - Rototill at least 6” below final grade and amend soil as necessary to promote organic activity and water retention as well as promote root health. Remove any remaining tree roots that may interfere with planting.
- Add dripline.
  - Install on top of soil and bury with mulch. Use dripline staples to secure in place as necessary.
  - Netafim - TLCV9-12XX, or TLCV6-12XX Drip Tubing and fittings. (12” spaced emitters) Install per Netafim specifications while taking care that the plants’ roots will get proper irrigation for the soil type. On long runs, it may be necessary to add separate pressure regulation for each parkway section.
  - Add appropriate filtration, pressure regulation, valve, and feed-line corrections.
- Install plants.
  - Hand water as necessary until established.
  - Guarantee all plants for a minimum of 2 years.
- Install wood mulch.
  - Initially mound mulch above *hardscape*. Dripline should not be exposed. (It will quickly settle and compact.)
  - Clear as necessary around plants.
  - Hand water well to start decomposing.
- For medium and large areas.
  - Add permeable paths and features to promote area usefulness.
- Ongoing maintenance:
  - Low maintenance - Must cost less than turf.
  - Trim plants on 7-week cycle or as needed, whichever is less.
  - Add mulch every March and October to maintain depth to *hardscape*.
  - Check driplines, flush lines and service filters during established service intervals.
  - Must be long-term sustainable – Must continue to look great years after installation.
- Cost: **For these projects, the cost cannot exceed the total approved rebates.**

## References:

California State Water Conservation Portal: (Contains all related State Documents)

[https://www.waterboards.ca.gov/water\\_issues/programs/conservation\\_portal/regs/emergency\\_regulation.html](https://www.waterboards.ca.gov/water_issues/programs/conservation_portal/regs/emergency_regulation.html)

IRWD Commercial Landscape Restrictions:

<https://www.irwd.com/save-water-money/commercial-landscape-restrictions>

IRWD State-adopted watering restrictions in place for some commercial customers:

<https://www.irwd.com/save-water-money/drought>

IRWD Commercial Rebates:

<https://rightscape.com/rebates/commercial-rebates>

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<https://mwdoc.dropletportal.com/rebate/drip/terms>  
<https://mwdoc.dropletportal.com/rebate/turf/terms>

Netafim Dripline Reference:

<https://www.netafimusa.com/bynder/C0B5742F-5109-41AE-8451D138702DCE1A-ltlev-techline-cv.pdf>

UC Davis, California Center for Urban Horticulture, Water Use Classification of Landscape Species:

<https://ccuh.ucdavis.edu/wucols>

IRWD RightScape Plants:

<http://rightscaperesources.com/plants.php>

University of California, Division of Agriculture and Natural Resources, Center for Landscape and Urban Horticulture, “Using ANSI/ASBBE S632 SLIDE to Estimate Landscape Water Requirements”:

[https://ucanr.edu/sites/UrbanHort/Water\\_Use\\_of\\_Turfgrass\\_and\\_Landscape\\_Plant\\_Materials/SLIDE\\_Simplified\\_Irrigation\\_Demand\\_Estimation/](https://ucanr.edu/sites/UrbanHort/Water_Use_of_Turfgrass_and_Landscape_Plant_Materials/SLIDE_Simplified_Irrigation_Demand_Estimation/)

Iowa State University, Department of Horticulture, “All About Mulch”:

<https://hortnews.extension.iastate.edu/2022/06/all-about-mulch>

USDA Soil Health Literature (Soil health management):

<https://www.nrcs.usda.gov/conservation-basics/natural-resource-concerns/soils/soil-health/soil-health-literature>

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