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SYNTHETIC TURF DESIGN GUIDELINES

In February 2016, the City Council adopted new Water Efficiency Landscape Guidelines, that allow for reasonable use of drought tolerant landscape and synthetic turf as a landscape design features. The guidelines listed below are intended to ensure the synthetic turf is installed and maintained in an appropriate manner.

Sec. 41-1504. Definition. *Synthetic Turf* means acceptable non-mow ground cover made of synthetic, non-living material which meets the criteria set forth in the City's Design and Development Guidelines.

SYNTHETIC TURF DESIGN AND DEVELOPMENT GUIDELINES

In addition to any applicable zoning standards, the following design guidelines shall apply to the installation of synthetic turf:

- (1) Synthetic turf may be installed anywhere live landscaping is required, except within the front yard parkways.
- (2) In a required front yard, synthetic turf shall be limited to a maximum coverage of 50 percent of the yard area. The remaining landscaped area must consist of live plant material and/or permeable hardscape in accordance with the landscape provisions of the zoning for the property and City's California Friendly Landscape Guidelines.
<http://www.santa-ana.org/sawatersmart/documents/CAFriendlyLandscapeGuidelineMay272015REV.pdf>
- (3) Installation of synthetic turf shall be performed by a contractor with a valid contractor's license. The contractor shall also have all permits and licenses necessary to conduct business in the City.
- (4) The synthetic turf shall have a minimum blade length (pile height) of 1½ inches. Nylon based grass blades are not permitted.
- (5) All existing sprinkler systems (piping, valves and sprinkler heads) no longer in use must either be capped or removed. All existing landscaping must be removed where the synthetic turf will be located and a minimum of 3 inches of soil excavated.
- (6) The turf area shall be leveled, with a crushed stone sub base (such as decomposed granite) added to establish a foundation and facilitate drainage for the turf. The stone sub base shall be a minimum of 3 inches in depth and be compacted to ensure proper drainage.
- (7) A permeable geotextile (weed barrier) must be provided to prohibit the growth of weeds. This barrier may either be incorporated into the synthetic turf or be installed as a separate layer.
- (8) The synthetic turf shall be securely fastened to the ground. Seams shall be glued and stapled to minimize tears. The synthetic turf should be placed in patterns that emulate real grass.
- (9) An infill consisting of sand and rubber must be poured into the synthetic turf to keep the blades erect and to provide a natural feel and look.
- (10) The synthetic turf must be maintained at all times. Rips and/or tears, holes, seam separations and uplifted surfaces should be repaired in a timely manner as required by Section 41-609 of the Santa Ana Municipal Code.