



Cash for Grass Rebate Program

A guide to creating a successful sustainable landscape

FY20-21 V1



Table of Contents

Available Rebates	3
Getting Started	4
Keys for Success: Program Instructions	5
Terms and Conditions	6
Landscape Requirements..	7
Irrigation Requirements	8
Parkway Requirements	9
The “DO NOT” Plant List	10
Form W-9.	11
Oaks Initiative Form.	12



Available Rebates

Cash for Grass Rebate

Replace turf grass with climate appropriate plants and mulch. Apply online at www.smgov.net/water or call 310-458-8972.

- **Single-Family Homes**
 - ⇒ **\$3.50/sq.ft.** up to \$6,000
- **Multi-family Dwellings**
 - ⇒ **\$3.50/sq.ft.** up to \$6,000
 - ⇒ Plus an additional **\$1.00/sq.ft.** up to \$10,000 (total combined maximum)
- **Commercial Properties**
 - ⇒ **\$3.50/sq.ft.** up to \$6,000
 - ⇒ Plus an additional **\$1.00/sq.ft.** up to \$20,000 (total combined maximum)

Rain Harvest Rebates

Although a rain harvest component is not required for a Cash for Grass landscape project, additional rebates can be obtained by incorporating one or more of the items listed below.

Apply online at www.smgov.net/Departments/OSE/Rebates/Rain_Harvest_Rebate.aspx or call 310-458-8972. Note: this is a separate application from the Cash for Grass Rebate application.

- **Landscape Features**
 - ⇒ \$1,000 for a rain garden
 - ⇒ \$1,000 for a rock garden or dry riverbed
- **Rain Barrels/Cisterns**
 - ⇒ \$200 for a 0-199 gallon rain barrel
 - ⇒ \$500 for a 200-499 gallon small cistern
 - ⇒ \$2,000 for a 500+ gallon cistern
- **Permeable Driveway**
 - ⇒ Up to \$2.00 / square foot of driveway upgraded to a permeable driveway.
- **Downspout Redirect Device**
 - ⇒ \$40 for a downspout redirect

The City provides free consultations to help with Rain Harvesting components of your landscape project.

Call 310-458-8972 to schedule a Rain Harvesting consultation.

More Rebates! Visit www.socalwatersmart.com for additional water-saving rebates on devices such as smart irrigation controllers, and high-efficiency toilets, urinals and clothes washing machines.

Getting Started



Select an Experienced Installer

Proper installation is key to success. Consider the following when selecting an installer:

1. Knowledge about California-Friendly, climate-appropriate plants
2. Experience installing professional grade drip irrigation systems
3. Experience with Santa Monica's rebate program
4. Experience setting drip irrigation controller schedules to establish and maintain healthy plants
5. Installer is a Santa Monica business license holder

Reminder! Be sure to give your selected installer the Installation Checklist to fill out and sign once your project is complete. Send the completed form to savewater@smgov.net and City staff will contact you to schedule a final inspection.

Get Inspired!

Visit the Airport Demonstration Garden for inspiration and ideas for your landscape project.

The garden is located at:
3200 Airport Ave. Santa Monica

The plant lists and design plans for the demonstration garden are available at sustainablesm.org/landscape

Find the Right Plants

Learn more about climate-appropriate and native plants.
www.LACoastalGardens.com

Find a Landscape Designer

www.buylocalsm.com

Find the Right Installer

Visit the following organizations to find for the installer that is right for you.

- www.epa.gov/watersense/find-pro
- www.clca.org
- greengardensgroup.com

Keys for Success: Program Instructions

1. Prepare

It is important to make a plan for your project to ensure success. Please see page 4, “Getting Started” for tips, assistance.

2. Apply

Complete the online application at www.smgov.net/water. Print applications are available by calling 310-458-8972.

3. Approval

The City will review your application to ensure eligibility requirements are satisfied. You will then receive an e-mail confirming your project with an Installation Checklist to assist in the installation and approval process. You will also receive a Form W-9 (page 11), and Oaks Initiative Form (page 12) required by the City after final inspection (step 5 below) to process your rebate. You can now proceed with your project!

4. Complete Project

Upon receiving your approval confirmation, you will have until May 31, 2021 to complete your project, and schedule a final inspection.

5. Final Inspection

Once you have completed your project, schedule a final inspection by contacting savewater@smgov.net. Submit by e-mail your Installation Checklist, completed Form W-9 (page 11), and Oaks Initiative Form to ensure all program requirements and conditions have been met.

6. Get Your Rebate and Display Your Sign!

Upon final inspection approval, please allow up to 8 weeks for your rebate check to be processed and mailed. Be sure to get your “We (heart) Santa Monica” sign to let your neighbors know how you are saving water!



Terms and Conditions



To qualify and receive a rebate in the Cash for Grass Rebate Program, applicants must meet the following requirements:

1. The property must receive water utility service from the City of Santa Monica.
2. The area for conversion must have living cool or warm season turf grass at the time the application is submitted.
3. Projects installed as part of new construction, new development, or major remodels are NOT eligible for the rebate.
4. Properties that previously received a Cash for Grass Rebate for the project area may not be eligible. Rain Harvest Rebates are applied for and considered separately .
5. The property owner has signed the application form for the project.
6. Rebate application was properly submitted in print or by email (www.smgov.net/water).
7. In compliance with the Internal Revenue Service (IRS), a completed [Form W-9](#) is required. The customer receiving the rebate check must be the same person or business required to submit the Tax Identification Number (TIN) on the completed Form W-9.
8. All projects must be completed and receive final inspection approval by May 31, 2021.
9. The rebate check will be issued to the property owner unless prior written permission has been provided by the property owner. The property owner can have the rebate check issued to a tenant, or other designated person.
10. Rebate project must be maintained as a climate-appropriate landscape for a minimum of 5 years from the date of the final inspection.



Landscape Requirements

Plant Material

- All turf grass is to be removed from the project area.
- Turf grass must be replaced with climate-appropriate, non-invasive plant material, or edibles. Use organic mulch around plants (except over ground covers).
- Climate-appropriate plant types that at the time of maturity, must cover at least 25% of the converted area excluding the parkway area.

Hardscape

- Only use these permitted materials installed on non-planted areas in the yard areas: decomposed granite, bark or wood mulch, un-grouted pavers, and/or other permeable paving. Gravel is not permitted in the planted area. Gravel can only be used in a patio or walking area.
- If installing patios and walkways in your yard, only use gravel, decomposed granite (DG), un-grouted stepping stones, pavers or other permeable paving.
- The converted area must be permeable to air and water.

Important DO NOTs!

- DO NOT install high water using plants for this region as defined in the ANSI/ASABE S623.1 Standard, or in the Water Use Classification of Landscape Species (WUCOLS) document or local invasive plants as identified by the CAL-IPC or PlantRight organization.
- DO NOT install artificial turf. **Artificial turf is NOT eligible for the rebate.** See page 10.
- DO NOT install plants that look like turf grass (including buffalo grass, native bent grass, and lawn seed mixes). Ornamental grasses may be incorporated if being used as individual plants with ample space between each plant. Turf-looking grasses may not be used in such a way that the plants are planted so close to each other that they resemble lawn.
- See page 10 for a list of the most common “DO NOT” install plants.
- DO NOT re-install or add new sprinkler irrigation in the project area after the turf grass has been removed. New sprinklers are illegal.

Irrigation Requirements



Remove or cap all spray irrigation systems in the converted area. Irrigate your new landscape by installing drip irrigation or simply hand-watering. The Installation Checklist that is sent upon project approval contains device details.

IMPORTANT! All commercial properties must install a reduced pressure backflow prevention device (RP) on the irrigation system. **All other properties** may use an anti-siphon valve as pictured at top-left.

A successful drip system includes:

- **Irrigation control valves.** It is important to install a new low flow valve that is made for a drip irrigation system.
- **A pressure regulator** reduces the water pressure coming into your drip system to 30 to 40 psi. Since the average water pressure coming from the meter is 70psi, the pressure regulator is an essential component of any drip irrigation system.
- **A filter** on your irrigation valve keeps the drip tubing free of sediment and other debris that could degrade the efficiency of the irrigation system. Install filters so you can easily open and clean them out once a year.
- **Drip tubing** is thin-walled polyethylene tube that is laid out in the landscape to deliver water to the plants. Santa Monica requires 1/2 inch inline tubing which has the drip emitters that release water built into the tubing itself.
- **A figure 8 end clamp** is an easy way to close off the end of your drip tubing. It is also easy to take it off to flush the drip line at least once a year.



Reminders!

1. Only professional grade 1/2" tubing is allowed. DO NOT install 1/4' spaghetti drip tubing or multi-outlet emitters.
2. DO NOT install drip irrigation and sprinklers on the same valve. They apply water at much different rates.
3. Keep your trees on a separate valve than your other plants. Trees have unique watering needs and a separate valve allows you to schedule watering for each plant type.
4. Don't forget to re-program your irrigation timer for drip irrigation to ensure you are not over-watering or under-watering your new landscape. A separate rebate for a new irrigation controller may be available at www.socalwatersmart.com.



Parkway Requirements



What is a Parkway?

The parkway is the strip of landscape between the sidewalk and street. Your project must meet the following program requirements to receive a rebate.

Parkway Requirements

The following requirements are unique to parkway area and must be met:

Plant material

- Turf grass is to be removed from the parkway.
- Any installed plant material must not grow over 2 feet tall. New trees are not permitted in the parkways.
- There is no minimum plant coverage requirement. Non-planted areas must have bark or wood chip mulch (3 inch minimum) and/or decomposed granite (DG) and/or un-grouted pavers, and/or stepping stones.

Tree protection zone

- Your landscaping modifications cannot negatively impact street trees and their roots. A tree protection zone must be created for existing trees that is a minimum 2-foot mulch ring around the trunk of the tree using only bark or wood chip mulch. Do not plant directly around the base of the tree. Do not cut tree roots. Contact the City's Public Landscape Division 310-458-8974 for questions or visit the City's Government Outreach (GO) system for more information at www.smgov.net/go.

The “DO NOTs” of Parkway Projects!

- DO NOT install raised beds or planter boxes. These are not eligible for a rebate.
- DO NOT install artificial turf. [Artificial turf is not eligible for a rebate.](#) See page 10.
- DO NOT install gravel, pebble, crushed stone, crushed brick, crushed rock, lava rock, grouted pavers, or concrete in the parkway. These materials are not eligible for a rebate.
- DO NOT plant anything on the “Do Not Plant” list. See page 10.
- DO NOT install plants that may harm or injure someone like vines, cactus, agaves, or roses.
- DO NOT install a rain harvest rebate in the parkway.

The “DO NOT” Plant List

DO NOT Install:

- Invasive species
- High-water using plants
- Lawn-like substitute grasses
- Artificial turf

Invasive Plants

Mexican Feather Grass (*Nassella tenuissima*)
Periwinkle (*Vince Major*)
English Ivy (*Hedera helix*, *H. canariensis*)
Pampas Grass (*Cortaderia selloana*)

High Water Using Plants

Fuchsia (*Fushia* spp.)
Calla Lily (*Zantedeschia aethiopica*)
Azalea (*Rhododendron* spp.)
Australian Tree Fern (*Cyathea cooperii*)
Abyssinian Banana (*Ensete Ventricosum*)
Elephant’s Ear (*Alocasia* spp.)
Umbrella sedge/papyrus (*Cyperus* spp.)
Horsetail (*Equisetum* spp.)
European White Birch (*Betula pendula*)

Lawn-like Grasses

UC Verde Buffalo Grass (*Buchloe dactyloides*)
Dune Native Bentgrass (*Agrostis pallens*)
“No Mow” Grass
Lawn Seed Mixes

Visit these sites for more information

- [Water Use Classification of Landscape Species \(WUCOLS\)](#)
- [California Invasive Plant Council](#)
- [PlantRight Organization](#)



Santa Monica does NOT provide a rebate for installing artificial turf.

Why?

1. It does not support biodiversity
2. It does not foster soil health
3. Production of synthetic turf components are associated with greenhouse gas emissions
4. It is not easily recycled
5. It can contribute to the heat island effect
6. Levels of zinc, selenium, lead and cadmium leaching into the groundwater from crumb rubber underlayment may be significant.

Request for Taxpayer Identification Number and Certification

**Give Form to the
requester. Do not
send to the IRS.**

▶ Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type. See Specific Instructions on page 3.	1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.					
	2 Business name/disregarded entity name, if different from above					
	3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.		4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):			
	<input type="checkbox"/> Individual/sole proprietor or single-member LLC	<input type="checkbox"/> C Corporation	<input type="checkbox"/> S Corporation	<input type="checkbox"/> Partnership	<input type="checkbox"/> Trust/estate	Exempt payee code (if any) _____
	<input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____					Exemption from FATCA reporting code (if any) _____
	Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.					<small>(Applies to accounts maintained outside the U.S.)</small>
	<input type="checkbox"/> Other (see instructions) ▶ _____					
5 Address (number, street, and apt. or suite no.) See instructions.				Requester's name and address (optional)		
6 City, state, and ZIP code						
7 List account number(s) here (optional)						

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number									
or									
Employer identification number									

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person ▶	Date ▶
------------------	----------------------------	--------

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.



CITY OF SANTA MONICA OAKS INITIATIVE DISCLOSURE FORM

In order to facilitate compliance with the requirements of the Oaks Initiative, the City compiles and maintains certain information. That information includes the name of any person or persons who is seeking a "public benefit." If the "public benefit" is sought by an entity, rather than an individual person, the information includes the name of every person who is: (a) trustee, (b) director, (c) partner, (d) officer, or has (e) more than a ten percent interest in the entity.

Public benefits include:

1. Personal services contracts in excess of \$25,000 over any 12-month period;
2. Sale of material, equipment or supplies to the City in excess of \$25,000 over a 12-month period;
3. Purchase, sale or lease of real property to or from the City in excess of \$25,000 over a 12-month period;
4. Non-competitive franchise awards with gross revenue of \$50,000 or more in any 12-month period;
5. Land use variance, special use permit, or other exception to an established land use plan, where the decision has a value in excess of \$25,000;
6. Tax "abatement, exception, or benefit" of a value in excess of \$5,000 in any 12-month period; or
7. Payment of "cash or specie" of a net value to the recipient of \$10,000 in any 12-month period.

Name(s) of persons or entities receiving public benefit:

Name(s) of trustees, directors, partners, and officers:

Name(s) of persons with more than a 10% equity, participation, or revenue interest:

Prepared by: _____ Title: _____

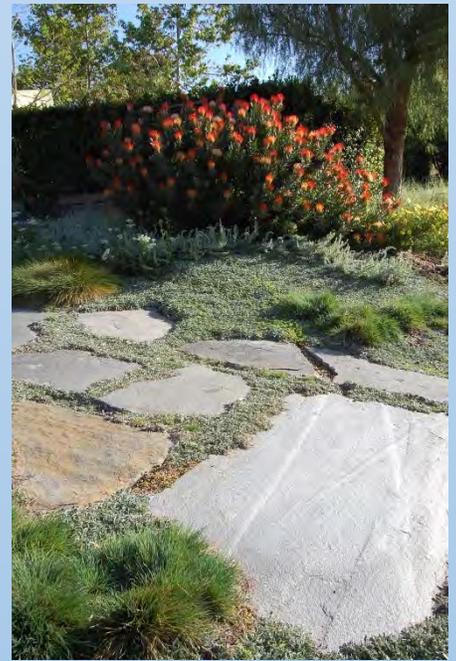
Signature: _____ Date: _____

Email: _____ Phone: _____

FOR CITY USE ONLY:

Bid/PO/Contract # _____

Permit # _____



Questions? Contact Us!

Email savewater@smgov.net or call 310-458-8972

Water Conservation Unit
City of Santa Monica

Office of Sustainability and the Environment
1685 Main St. 3rd Fl.
Santa Monica, CA 90401