

Valley Water Landscape Summit
PREPARING FOR AB1572 THROUGH EDUCATION
February 29, 2024





INTRODUCTION | TOPIC



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Agenda - Preparing for AB1572 (Prohibition of irrigating Non-Functional Turf)

Change Management SOP (Standard Operating Procedure)

Identification & Clarity around all of the details tied to the pending "Change"

Analysis of opportunities & challenges from all stakeholder perspectives

Education for all stakeholders - The "What", "Why", "How"





Change Management - Standard Operating Procedure (SOP)

Continuous Improvement = Change

"The Only Constant in Life is Change"

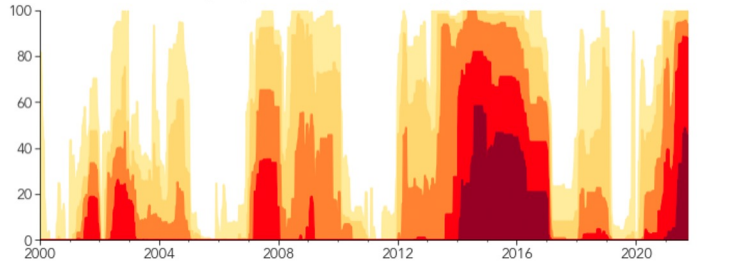


In a state so prone to changes, we need need to have a standardized way of managing it to improve outcomes.

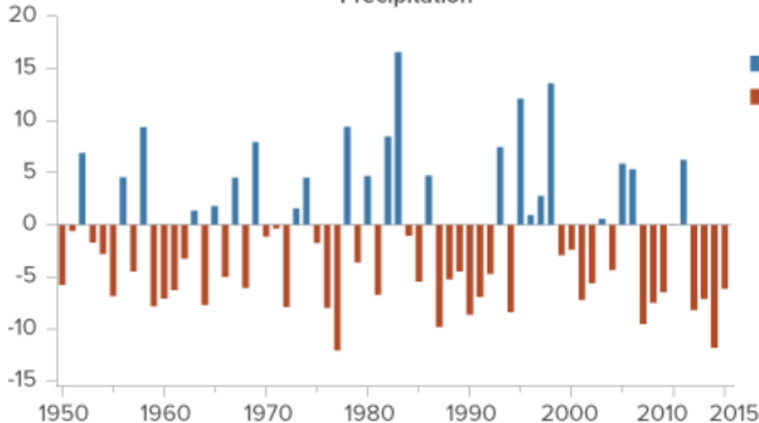
Change Management SOP

- Identification & Clarity
- Analysis of opportunities & challenges
- Education

More and More of California in Drought
Percent of California in Drought by U.S. Drought Monitor Category



Precipitation



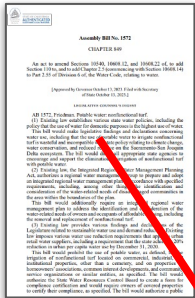


Identification & Clarity

AB1572 - Prohibition of irrigating Non-Functional Turf

Identification & Clarity around all of the details tied to the pending “Change”

- **Law** = Bans irrigation of NFT with potable water in CII properties
- **NFT** = Non-Functional Turf | **Functional** = Recreational use & gathering areas
- **CII Properties** = HOAs, institutional, industrial, and common interests dev.
- **Properties Excluded** = Cemeteries & multi-family housing
- **Exceptions** = Tree health*
- **Enforcement** = State Water Resources Control Board & Local Agencies
- **Timeline**
 - 1/2027 = Public properties (excluding disadvantaged communities)
 - 1/2028 = Commercial properties
 - 1/2029 = HOAs & similar common areas
 - 1/2030 - Self-certification of compliance for all CII properties (Commercial, industrial, institutional, municipal properties over 5000 sq')



THE PEOPLE OF THE STATE OF CALIFORNIA DO ENACT AS FOLLOWS:

SECTION 1. Section 110 is added to the Water Code, to read:

110. (a) The Legislature hereby finds and declares all of the following:

- (1) The use of potable water to irrigate nonfunctional turf is wasteful and incompatible with state policy relating to climate change, water conservation, and reduced reliance on the Sacramento-San Joaquin Delta ecosystem.



Analysis

AB1572 - Prohibition of irrigating Non-Functional Turf

Analysis - Opportunities & Challenges from all stakeholder perspectives

Landscape Professional

- (+) Opportunity to Educate
- (+) Opportunity to Lead
- (+) Increase Sophistication
- (+) Increase Construction Sales
- (-) Change is painful (Time & Money)
- (-) Risk of customer loss due to opportunistic new factors

Property Owner

- (+) Decrease operating costs
- (+) Decrease liabilities
- (+) Decrease property damage
- (+) Improve property value
- (+) Investment assistance (rebates)
- (+) Meet current day bldg. standards
- (-) Change is painful (Time & Money)
- (-) Some folks love turf
- (-) Risks tied to poor execution
(new landscape fails within 5 years)



Education

AB1572 - Prohibition of irrigating Non-Functional Turf

Education - The “What”, “Why” and “How”

✓ **The “What” = Identification & Clarity** - Law, Terms, Enforcement, Timeline

✓ **The “Why” = Analysis** - Opportunities & Challenges (+) / (-)

The “How” = Education - “How” we are approaching this change for the property

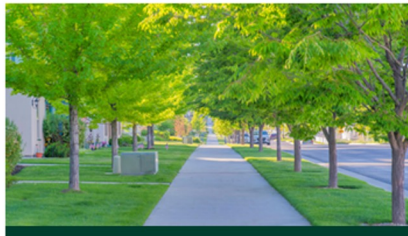
- Awareness (We are here to help)
- Initial Meeting (Present the “What” & The “Why”) - Determine Next Steps (\$/Want)
- Property Mapping (Identify NFT / greatest ROIs / evaluate tree exclusions & note)
- ID Functional Turf (Work with ownership to determine functional turf)
- Develop a prioritized NFT removal plan (ownership priorities based on analysis)
- Develop initial budgets
- Design education & survey (fire prevention, local ecology, drainage, aesthetics)
- Property / project design research (requirements tied to rebates & localized rules)
- Design reendurings & approval
- RFP preparation & estimating process (warranties & accountability)
- Maintenance plan (accountability tied to plant life and water savings)



Examples - Our Approach

AB1572 - Prohibition of irrigating Non-Functional Turf

Non-Functional Turf Ban AB1572 Homeowners Associations



Know the facts first >>>



Governor Newsom signed AB1572 into law on October 13, 2023 mandating all "Non-functional turf" be removed as part of a larger effort to reduce water waste in the state of California.

It's critical for Homeowners Associations to work towards a shared understanding of how the law works, how to designate areas as "functional turf" for exemptions, and how to best create a comprehensive plan.

Allied Landscape provides educational presentations and preliminary planning at no cost.

Planning & Budgeting >>>



"By failing to prepare, you are preparing to fail." - Benjamin Franklin

- Functional turf designation report
- Installation costs & ROI analysis
- Design planning & design concepts
- Project & budget phasing plan

Allied works with communities in a collaborative process to develop pragmatic and comprehensive plans.

Done Right the First Time >>>



Allied believes in working smart, knowing what you're doing, doing the job right and standing behind your work. We offer an industry leading "plant promise." Partner with us and we won't let you down!



Replacing Your Grass with Plants



Challenges (-) & Opportunities (+)

- Budgetary Constraints
- Prefer grass over plants
- + State compliance
- + Reduced water use & costs
- + Reduced irrigation repair costs
- + Reduced property damage (Wood rot, asphalt, etc.)
- + Reduced liabilities (slip/fall)

Homeowners Associations

Allied Landscape has specialized in designing, enhancing and maintaining homeowners' associations for nearly 20 years.

We understand the landscape represents the community and its families and deserves great care and respect.



"CARE for it like it's your house." - Allied Values

Planning Approach



- Discovery interview
- Field data collection
- Functional turf designation
- Rebate opportunity research
- Design & budget planning
- ROI analysis
- Project & budget phasing plan

Design Approach



- Hands-on design demonstration
- Collaborative design survey
- Improve property value
- Reduce operating costs
- 3D design renderings
- BOD alignment meeting
- Town hall presentation

Installation Approach



- Well trained & certified staff
- Commercial grade components
- Professionally managed
- Plant installations built to thrive

We work with you to find the right approach for your project and your time.



Examples - New Landscapes

AB1572 - Prohibition of irrigating Non-Functional Turf





CLOSING, Q&A, Homework

Questions and Answers

Please ask, please share and THANK YOU for attending!

END