



Landscape Summit

February 29, 2024

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Regulation Coming Into Play



September 2022

Valley Water adds ban to Ordinance.
Made permanent in June 2023.

Ongoing

Education and Enforcement.

June 2022

Temporary State of California Regulation.
Made permanent in September 2023
(AB 1572)

February 2023

Morgan Hill Local Ordinance Adopted.

Morgan Hill's Ordinance



The Non-Functional Turf ban was incorporated into Morgan Hill's Water Waste Ordinance #2342.

Section 13.04.330.B.4 (*Watering of Turf*) was added, banning the watering of Non-Functional Turf.

The definition section was updated to include the same definitions as Valley Water's Ordinance:

- CII Property
- Functional Turf
- Non-Functional Turf



Community Engagement Prior to Ordinance Adoption



- Advertised the proposed ban in the weekly 4-1-1 Newsletter
- Advertised the proposed ban on social media
- Sent direct mailers to the top 50 CII irrigators informing them of the proposed ban and inviting them to provide input
- Held a Community Meeting on Nov. 14, 2022 to discuss the Local Ban on Watering Non-Functional Turf



Ongoing General Outreach



- New Website Page
- Recreation Guide Inserts
- Weekly 4-1-1 Newsletter
- Environmental Newsletter
- Business Newsletter
- Water Report Inserts
- Social Media Posts

A screenshot of the City of Morgan Hill website. The header includes the city logo and navigation links: Community, Doing Business, Parks & Recreation, City Government, and Sitio en Español. The main content area features a video player titled "Commercial Watering Ban for Non-functional Turf". The video player shows a red "X" over a play button, indicating a video that cannot be played. Below the video player, there is a text block explaining the ban on watering decorative grass by commercial, industrial, and institutional properties (CII). A sidebar on the left contains a search bar and a list of links: Water Use Rules and Regulations, WaterSmart Program, Commercial Watering Ban for Non-Functional Turf, and Submeter Permit Applications. At the bottom left, there is a "Select Language" dropdown menu with a Google Translate logo.

Ongoing Direct Outreach



- E-blast newsletter directly to all CII Properties
- Quarterly, Morgan Hill monitors and connects with the Top 100 CII Water Users in the City.
 - Every property that receives a Notice Letter, also receives a flyer about the CII N-FT ban.

Step 1: receive the flyer

Step 2: city staff connect with property owner/management via email or phone

Step 3: if the property has N-FT, we inform them of the ordinance

Step 4: continue follow up with property

Definitions of Functional and Non-Functional Turf



Under the Executive Order N-7-22, to prevent the unreasonable use of water and to promote water conservation, **the use of potable water is prohibited for the irrigation of non-functional turf at commercial, industrial, and institutional sites (CII).** Non-functional turf cannot be watered with potable water unless watering occurs directly under the canopy of a tree or shrub.



Example of functional turf.

Functional turf is defined as turf grass that is:

- Needed to serve a human function, including, use for recreational purposes, civic or community events.
- On the property of a single-family home.
- On the property of a park used for sport, gathering, or recreation.
- On a golf course used directly for sport (driving ranges, chipping, and putting greens, tee boxes, greens, fairways and rough).
- On a school field used for sport, gathering, or recreation.
- On a sports field.
- Needed for pet relief at veterinarian offices, boarding facilities and animal shelters.
- Within cemeteries used for visitation and gathering.
- A species of turf that has a plant factor ≤ 0.3 per the California Code of Regulations Section 491 Title 23.
- Watered directly beneath tree canopies and shrubs.



Example of non-functional turf.

Non-functional turf is irrigated lawn grass area not meeting the definition of functional turf.

Non-functional turf includes, but is not limited to:

- Streetscape turf:
 - » Along private or public streets, including turf that is owned and maintained by the city/municipality (e.g., mow strips on either side of street).
 - » Along streetscape sidewalks (narrow spaces of turf that line the sidewalk).
 - » Along driveways and parking lots.
 - » Within community, and business streetscape frontage areas.
 - » Within medians and roundabouts.
- Turf that is solely ornamental.
- Other turf that is not functional turf, as defined on the left.

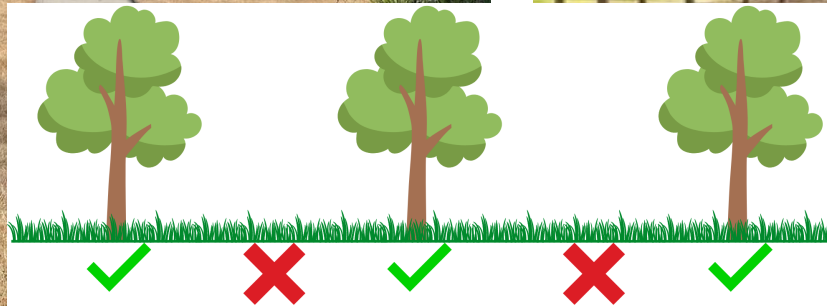
Next Steps

- Continue general and direct community outreach as described in previous slides
- Visual survey of N-FT areas throughout Morgan Hill, starting south heading north along thoroughfares.
- Identify properties with N-FT areas.
- Focusing on N-FT area without trees first.
- Reach out to these owners to inform them of requirement.
- Work with properties to come into compliance.
- Reconduct survey to include N-FT area with trees.
- Repeat process.



Challenges

- Reaching the correct decision-making person
- Understanding of the regulation
- Zones of irrigation systems, needing to cap certain valves
- Owners concerned of property value decline
- Neighboring properties not complying
- Financial constraints to convert
- Trees



Successes

- Businesses have been reaching out to learn what they can do
- Valley Water rebate being available to financially assist
- Some have turned off irrigation to the N-FT areas
- Some have converted to drought tolerant and high-efficiency drip/bubbler irrigation



Thank You

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