



**Commercial**

**Rebates for  
Landscape Conversion  
& Irrigation Upgrades**

**Up to \$20,000**

Effective January 1, 2017

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# EBMUD is here to help with six outdoor rebates

EBMUD's Landscape and Irrigation Upgrade Rebates are designed to help your landscape thrive even when it doesn't rain. Converting lawn to a sustainable landscape and upgrading to high-efficiency irrigation equipment helps to conserve our limited water supply.

Choose from our menu of rebates to help you lower your landscape's watering needs and irrigate with greater efficiency.

## Who is Eligible?

**Commercial and Multi-family properties (with 5 units or more)** with an actively irrigated and maintained landscape (during non-drought years).





# Steps to Get a Rebate

EBMUD rebates are not retroactive. You must **not** start a project until EBMUD approves your rebate application, and you receive written authorization to start.

## STEP 1: Choose your rebate

You may apply for any or all of the rebates.

If you are applying for a lawn, pool or drip conversion:

- Prepare a site map or aerial photo that highlights where work will be completed.
- Measure the project area, record dimensions and square footage.

## STEP 2: Submit your application

- Complete page 1 of the application.
- Complete rebate checklists on the application form. **Only complete sections that you are applying for. Leave other sections blank.**
- Attach your plan drawing, planting list and any photos to the application.
- Read the Terms and Conditions and sign the agreement.
- Submit application to EBMUD Water Conservation.

## STEP 3: Wait for EBMUD's written approval before beginning work

- EBMUD will review the application, including historical water use, and determine if a pre-inspection is needed. EBMUD will contact you if more information is required.
- If approved, you will receive written authorization to proceed.

## STEP 4: Complete your project

- You will have 6 months from the date of approval to complete your project.
- Be sure to save original receipts or contractor's itemized invoice for rebated equipment (note: not needed for lawn conversion).
- Contact EBMUD to request a post-installation inspection prior to your given deadline.
- Complete a post-installation inspection with an EBMUD representative.

## Eligibility Terms and Conditions

### Rebate amounts and rates are shown on the enclosed application form.

Rebate amounts may not exceed \$20,000 during any 24-month period. You may apply for additional rebates after the 24-month period has elapsed.

Rebates are issued as credits applied to the EBMUD water service account and may take up to eight weeks to process. All rebates are subject to availability of funds and the program may be changed or terminated without notice.

### All Rebates:

- Written approval is required, all rebates subject to pre-installation inspection.
- Projects started before obtaining EBMUD approval, including lawn removal, are not eligible.
- Application form must be complete and signed by the property owner. Non-property owner applicants must obtain signature of property owner or owner's agent.
- Converted and upgraded properties must have an actively irrigated and maintained landscape, served by an active EBMUD water service account using potable outdoor irrigation water.
- Conversions and installations must meet the qualifications described in this brochure and found online at [www.ebmud.com/watersmart](http://www.ebmud.com/watersmart).
- Applicant must notify EBMUD of project completion within 6 months from the date the application was approved.

### Rebated equipment requirements:

- The application shall be postmarked or received by EBMUD within 90 days before or after equipment purchase date. Applicant may purchase equipment ahead of approval, but shall not start their project prior to written approval.
- Rebated equipment must be installed and inspected within 6 months after equipment purchase date on original receipt or contractor written itemized invoice.
- Original receipt or contractor's itemized invoice for rebated equipment must be submitted at the final post-inspection. The original receipt must include the name of the store or contractor, purchase date, price and the make and model of the rebated equipment.

### Lawn and drip irrigation conversions:

- The same converted area may qualify for both lawn and drip irrigation conversion rebates.
- If applicant previously stopped watering the lawn, enough lawn must remain to verify lawn boundaries.
- Plants must be irrigated by hand, drip irrigation, bubblers (.25 gpm, 2 gph), or high-efficiency nozzles.
- Eligibility is not retroactive. Projects started prior to receiving written approval will not qualify for a rebate.
- The drip rebate is calculated based on \$.25/sq. ft. up to the total cost of eligible materials.

# 1. Lawn and Pool Conversions

Enhance the beauty and function of your outdoor spaces by converting lawn to sustainable landscaping. Lawn conversions are a great option for those hard-to-irrigate places that are small, narrow, curved, oddly shaped, and steep or in windy areas. Replacing a lawn can save you time, energy and money while using less water.

While lawns can be a good choice for recreation and sports, they use at least twice as much water as sustainable landscapes. Traditional lawns also require more maintenance, often using fossil fuels and chemical fertilizers.

Sustainable landscapes may include plants suited to our local climate, drip irrigation, mulch, permeable hardscape, and often incorporate rain gardens and swales. Lawns can be converted using a technique called sheet mulching which decomposes a lawn in place and controls weeds with very little digging.



## Qualifying conversions:

- Climate-appropriate plants that require little or no supplemental water once established\*.
- Plants must cover at least 50% of the converted area once fully grown.
- A minimum of a three-inch mulch cover over planted areas and bare soil (where horticulturally appropriate).
- Lawns converted using sheet-mulching technique. See [ebmud.com/watersmart](http://ebmud.com/watersmart)
- Permeable hardscape\*\* in up to half (50%) of the project area.
- Vegetable gardens and fruit trees.
- Plants that are only watered by hand or with drip irrigation.
- Ornamental grasses that are planted from 4" containers or larger.

## Non-qualifying conversions:

- Any plant that is **not** climate-appropriate\*.
- Any plant that is classified as invasive by the California Invasive Plant Council (Cal-IPC). [www.cal-ipc.org](http://www.cal-ipc.org).
- Lawn simply covered with mulch; without sheet mulching.
- Any converted area irrigated with overhead sprinklers, unless EBMUD approves an exception.
- Exposed soil surfaces, unless EBMUD approves a horticultural exception.
- Impervious paving: including pavers with concrete grouting, or sealed decomposed granite.
- No-mow grass, turf or similar, planted from seed or sod.
- Artificial turf.
- Pool covers or removal of pools that are no longer functioning.
- No plastic weed barriers; weed cloth acceptable with permeable hardscape.

\* Plants are considered **climate-appropriate plants** if they are:

- Classified as **low** or **very low water use** in California Department of Water Resource's WUCOLS (Water Use Classification of Landscape Species) database (available with photographs through [www.WaterWonk.us](http://www.WaterWonk.us)).
- Listed in EBMUD's publication *Plants and Landscapes for Summer-Dry Climates*.

If your plant choice is not listed in either reference above, you must provide two horticultural references stating that the plant has a low or very low water requirement.

\*\* Permeable hardscape includes materials that allow rain to soak directly into the landscape, includes pavers, bricks, flagstone or similar material set in sand; gravel or unsealed granite, and permeable decking.



Look for this plant tag at  
your local nursery



## 2. Drip Irrigation Conversion

Convert overhead sprinklers to drip irrigation. This is a water-saving alternative for shrub areas and anywhere sprinklers are used. Drip irrigation is suggested for small, narrow, oddly shaped, windy, or steep areas that are difficult to irrigate efficiently with sprinklers. Drip eliminates problems of costly overspray that may damage sidewalks, fences and roads and create unsafe conditions for cars and pedestrians.

**In-line drip** is recommended because it has many advantages over conventional drip. In-line drip is less susceptible to clogging, requires less maintenance, and has a longer useful life.

### Qualifying installations:

- Must replace entire existing overhead irrigation zone.
- Must be installed per manufacturer's directions and include pressure regulator and filter. (Converter kits contain these components and qualify.)
- May be installed on the surface and covered with mulch or below grade.
- Any drip emitter, including multi-outlet drippers.
- Any bubbler with a flow rate of 0.25 gallons per minute or less.

### Non-qualifying installations:

- Any zone converted that includes more than one type of drip or overhead irrigation.



## 3. High-Efficiency Nozzles

You can use less water by changing conventional spray nozzles to high-efficiency rotating nozzles. You can easily improve irrigation performance and coverage where too many spray nozzles result in a smaller spray pattern and insufficient pressure.

### Qualifying installations:

- Must be high-efficiency multiple rotating streams with a ½ inch inlet. Most qualified products can be found on EBMUD's list of high-efficiency nozzles at [www.ebmud.com/watersmart](http://www.ebmud.com/watersmart).
- Must replace existing overhead spray nozzles or sprinklers.
- Must be installed per manufacturer's directions and adjusted to minimize overspray.
- Existing sprinklers may have to be relocated or additional sprinklers added to achieve even coverage and to eliminate overspray.

### Non-qualifying installations:

- Retrofits that result in overspray or uneven coverage.
- Any converted irrigation zone with mixed sprinkler types or heads in the same zone.



*High-efficiency nozzles deliver water accurately and minimize wind drift.*

## 4. Self-Adjusting Irrigation Controllers

During the irrigation season it is common for conventional timers to apply twice the amount of water needed by plants. A self-adjusting irrigation controller turns your irrigation system on and off in response to local weather data or actual soil moisture, and adjusts your irrigation system daily—even while you're on vacation.

### Qualifying installations:

- Purchases must be on the Environmental Protection Agency (EPA) list of WaterSense labeled controllers [www.epa.gov/WaterSense/products/controltech.html](http://www.epa.gov/WaterSense/products/controltech.html)
- EBMUD also rebates most soil moisture sensors. Submit manufacturer and model number to EBMUD for approval prior to ordering.
- Controller must be installed and programmed per manufacturer's directions. Initial settings are fine tuned to eliminate wet and dry zones.
- Controller must be replacing an existing conventional controller.

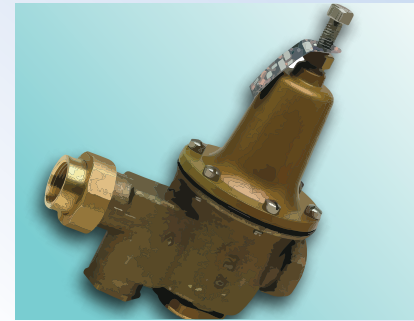
### Non-qualifying installations:

- Controllers not receiving daily weather information from an off-site signal or a properly installed on-site sensor.



## 5. Pressure Regulators

Lower pressure extends the life of your irrigation system by reducing wear on irrigation pipes, valves, and sprinklers. Use a pressure regulator to eliminate misty sprinklers and reduce water usage up to 20 percent (where irrigation system water pressure exceeds 50 psi).



### Qualifying installations:

- Must use brass or bronze pressure regulator installed upstream of remote control valve.
- Must be adjusted not to exceed optimal irrigation system requirements.
- Must regulate and reduce pressure to entire irrigation system.

### Non-qualifying installations:

- Plastic drip regulators installed downstream of remote control valve.

## 6. Irrigation Submeters

Improve irrigation management by installing an irrigation submeter where an EBMUD meter supplies both indoor and outdoor water. A submeter measures landscape irrigation water use so you can determine if you are overwatering before you get your bill. A submeter is the single most cost-effective upgrade if used to manage a water budget. Submeters are a great tool to identify system leaks before they become costly!

### Qualifying installations:

- Must measure all irrigation water supplied by a mixed-use EBMUD water meter.
- Must use a meter certified by manufacturer to meet applicable AWWA (American Water Works Association) water meter standards.
- Must include a leak detection feature; usually a red triangle on the dial that spins at very low flows.

### Non-qualifying installations:

- Installations that measure any non-irrigation water supplied by a mixed-use EBMUD water meter.
- Installations without a leak detection feature.





# Commercial Landscape Conversion & Irrigation Upgrade Rebates Application



Complete application and mail to:

**EBMUD Landscape Conversion & Irrigation Upgrade Rebate, P.O. Box 24055, MS 109, Oakland, CA 94623-1055**

Or email to [waterconservation@ebmud.com](mailto:waterconservation@ebmud.com)

Offer good between January 1, 2017 and December 31, 2017.

## Installation Information

☐ **Mixed meter** (supplies both indoor use and outdoor irrigation)

☐ **Irrigation only meter** (supplies only outdoor irrigation)

EBMUD Water Service account number (Where rebate work is to be installed): \_\_\_\_\_

*For sites with multiple meters, submit account numbers with corresponding lawn conversion areas and irrigation equipment to be rebated.*

Installation Address \_\_\_\_\_

City \_\_\_\_\_ Zip \_\_\_\_\_

## Inspection Contact Information

Check one ☐ Owner ☐ Tenant ☐ Property Manager ☐ Landscape Contractor ☐ Other

Name \_\_\_\_\_

Email \_\_\_\_\_ Phone \_\_\_\_\_

## EBMUD Customer Information *please print*

Name \_\_\_\_\_

Mailing Address \_\_\_\_\_

City \_\_\_\_\_ Zip \_\_\_\_\_

Home Phone \_\_\_\_\_ Office Phone \_\_\_\_\_

Email \_\_\_\_\_

## Agreement

I, the undersigned, understand that this is a limited, first-come/first-served program and that EBMUD is entitled to deny any application that does not meet program requirements. I have voluntarily determined to participate in EBMUD's Lawn Conversion and Irrigation Upgrade Rebate Program. I have independently selected materials, supplies and labor for the purpose of performing the installation. I agree that all work performed will comply with applicable state and local laws, ordinances and regulations. I agree that EBMUD may visit the premises and verify existing conditions and that the work has been performed. By virtue of these inspections, I understand that EBMUD makes no determination with respect to whether materials and equipment are free of defects, the quality of the workmanship, or the suitability of the premises or the materials or equipment for the installation. I also understand that the installation of irrigation equipment and landscape materials may not result in lower water bills. If this Application is approved by EBMUD and the work proceeds, I agree to defend, indemnify and hold harmless EBMUD, its directors, officers, agents and employees against any and all loss, liability, expense, claims, suits and damages, including attorneys' fees, arising out of or resulting from the installation of irrigation equipment and landscape materials.

I have read, understand, and agree to the terms and conditions of this rebate program.

Applicant's Signature \_\_\_\_\_ Date \_\_\_\_\_

Print Applicant's Name and Title (Property owner, property manager, etc.) \_\_\_\_\_

## EBMUD use only:

App Rec. \_\_\_\_\_ App. Approval \_\_\_\_\_ Deadline \_\_\_\_\_ Post Insp. \_\_\_\_\_ Final Approval \_\_\_\_\_

**Complete the rebate-specific information on the next 2 pages** ►

- **Apply for any one or more of six rebates**
- **Only fill out information for the rebates you want to apply for**
- **Review the checklists**

Review both the **Checklist that applies for ALL rebates** (below) along with the specific checklist(s) for the rebate(s) you are applying for to ensure you meet specific EBMUD requirements.

### Checklist that applies for ALL rebates

- ☐ I have read the *Landscape Conversion & Irrigation Upgrade* brochure and will comply with all program requirements.
- ☐ I have actively maintained and irrigated the landscape in my project area during non-drought years.
- ☐ Application must be postmarked or received by EBMUD within 90 days of equipment purchase date.
- ☐ I shall **not** start my project prior to written approval by an EBMUD representative.
- ☐ Installed rebate equipment must be inspected by an EBMUD representative within 6 months from equipment purchase date.
- ☐ **Original receipt for purchase by applicant or contractor showing expenditures for items rebated must be attached or provided to EBMUD at the post inspection.**

### Rebate 1. Lawn and Pool Conversion Rebate

1. How many square feet of each of the following conversions does your project include? Indicate the quantity of each below.

	Quantity	Unit	Rate	Est. Rebate
<b>Lawn Area</b>		sq. ft.	\$0.50	
<b>Pool Area</b> <i>surface area only*</i>		sq. ft.	\$0.50	
<b>Sub-Total A</b>				

\* Square footage for pools is width x length.  
It does NOT include depth.

2. On a sheet of paper please accurately sketch an aerial view of your proposed project. Include measurements to calculate the total area of lawn to be converted.

#### Lawn Conversion Checklist

- ☐ I have not removed any lawn or started my conversion in any way. Lawn boundaries are verifiable.
- ☐ If my lawn has existing overhead sprinklers, I will convert to drip or remove existing sprinklers, prior to my post-installation inspection.
- ☐ I have accurately measured the lawn area to be converted.
- ☐ I have not included shrub, groundcover or bare dirt area in my measurements.
- ☐ Plants will cover at least 50% of the converted area once fully grown.
- ☐ I will submit my plant list for EBMUD review prior to post-installation inspection.
- ☐ I will install a minimum of a three-inch mulch cover where horticulturally appropriate.
- ☐ I will not use plastic weed barrier in the conversion.

### Rebate 2. Drip Irrigation Conversion Rebate\*

1. How many square feet does your project include? Indicate the quantity below.

	Quantity	Unit	Rate	Est. Rebate
<b>In-Line Drip Irrigation Area</b>		sq. ft.	\$0.25	
<b>Conventional Drip Irrigation Area</b>		sq. ft.	\$0.25	
<b>Sub-Total B</b>				

\* The drip rebate is calculated based on \$.25/sq. ft. up to the total cost of eligible materials.

**Note: If you are applying for a lawn conversion, the same area can be converted to drip.**

2. On a sheet of paper please accurately sketch an aerial view of your proposed project. Include measurements to calculate the total area to be converted to drip.

3. Drip Irrigation Product Information:

Manufacturer

Model Number

#### Drip Irrigation Conversion Checklist

- ☐ I have not removed any sprinklers or started my drip conversion in any way.
- ☐ I am converting entire irrigation zone(s) to drip (if a zone includes both sprinklers and drip, that zone will not qualify for rebate).
- ☐ I will install drip per manufacturer's directions and include pressure regulator and filter. (Converter kits contain these components and qualify.)

### Rebate 3. High-Efficiency Nozzle Upgrade Rebate

1. How many of each of the following does your project include? Indicate the quantity of each below.

	Quantity	Unit	Rate	Est. Rebate
<b>High-Efficiency Rotating Nozzle only</b>		ea.	\$2.00	
<b>Pressure Regulating Body</b>		ea.	\$3.00	
<b>Sub-Total C</b>				

2. High-Efficiency Nozzle Product Information:

#### High-Efficiency Nozzle Checklist

- ☐ I am converting entire irrigation zones (if both conventional spray heads and high efficiency nozzles on the same zone, they do not qualify for the rebate).
- ☐ If necessary, I will relocate existing sprinklers or install additional sprinklers to provide uniform coverage, and eliminate overspray onto pavement or adjacent planting areas.

Manufacturer

Model Number



## Rebate 4. Self-Adjusting Controller Rebate

1. How many of each of the following does your project include? Indicate the quantity of each below.

	Quantity	Unit	Rate	Est. Rebate
Self-Adjusting Controller: 12 Stations or fewer		ea.	\$75	
Self-Adjusting Controller: 13 Stations to 24 Stations		ea.	\$150	
Self-Adjusting Controller: 25 Stations or greater		ea.	\$300	
Sub-Total D				

2. New Controller No. 1

Manufacturer	Model Number
# of Controller Stations	# of Stations in use

New Controller No. 2

Manufacturer	Model Number
# of Controller Stations	# of Stations in use

**Note:** Attach an additional sheet if applying for more than 2 controllers

### Self-Adjusting Controller Checklist

- ☐ I have verified that my purchase is on the EPA list of WaterSense labeled controllers [www.epa.gov/WaterSense/products/controltech.html](http://www.epa.gov/WaterSense/products/controltech.html)
- ☐ I will install and program my controller per manufacturer's directions, and fine-tune settings to eliminate wet or dry zones.
- ☐ I am replacing one or more existing conventional controllers.
- ☐ Where possible, I have combined two or more old controllers into one new controller.

## Rebate 5. Irrigation Pressure-Regulator Rebate

1. How many of each of the following does your project include? Indicate the quantity of each below.

	Quantity	Unit	Rate	Est. Rebate
Pressure-Regulator 1" or smaller		ea.	\$75	
Pressure-Regulator 1-1/2" or 2"		ea.	\$100	
Pressure-Regulator 2-1/2" or larger		ea.	\$125	
Sub-Total E				

2. Irrigation Pressure-Regulator Product Information:

Manufacturer	Model Number
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### Pressure-Regulator Checklist

- ☐ My pressure regulator will be made of brass or bronze. (Plastic drip regulators are not qualified for rebate.)
- ☐ My pressure regulator will be adjustable and I will install it upstream of the remote control valve.
- ☐ I will adjust my pressure regulator so that the overhead sprinkler zone furthest away from the regulator is set to the optimal pressure recommended by the sprinkler manufacturer.

## Rebate 6. Irrigation Submeter Rebate

1. How many of each of the following does your project include? Indicate the quantity of each below.

	Quantity	Unit	Rate	Est. Rebate
Submeter 1" or smaller		ea.	\$75	
Submeter 1-1/2" or 2"		ea.	\$100	
Submeter 2-1/2" or larger		ea.	\$125	
Sub-Total F				

2. Irrigation Submeter Product Information:

Manufacturer	Model Number
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### Irrigation Submeter Checklist

- ☐ My submeter will measure all irrigation water supplied by a mixed-use EBMUD water meter.
- ☐ My submeter will include a leak detection feature. A leak detection feature is usually a red triangle on the dial that spins at very low flows indicating a leak.

## Total Estimated Rebate

Add Sub-Totals A, B, C, D, E and F

Commercial and multi-family rebates (5 units or more) not to exceed \$20,000.



# Plan Sketch

## Landscape Conversion & Irrigation Project Application

*To facilitate the review of your application, please accurately sketch an aerial view of your proposed lawn conversion or drip irrigation project. Please include all measurements.*

A large rectangular area filled with a light blue grid, intended for the applicant to draw an aerial view of their proposed lawn conversion or drip irrigation project. The grid is composed of small squares, providing a scale for measurements.