



Permitting Standards for Synthetic Grass/Artificial Turf

On October 9, 2015, the State Governor approved AB 1164, which precludes jurisdictions from disapproving proposals for synthetic grass and artificial turf. AB 1164 allows local governments to impose reasonable restrictions on the type of synthetic grass and artificial turf installed. The following is a set of application requirements and design standards for proposals to install synthetic grass (or artificial turf).

Application Requirements

1. **There is no application fee for this Track-One Design Study.**
2. All proposals for synthetic grass require submittal of a Track-One Design Study application to the Community Planning and Building Department.
3. The application shall include a site plan of the subject property depicting the proposed location and configuration of the synthetic grass. The site plan shall depict all trees on the property and any other trees near the proposed installation in order for staff to evaluate the proximity of the synthetic grass to the trees. The plan shall include a data table identifying the approximate square-footage of the synthetic grass. A drainage plan may be required depending on sloped lots.
4. The applicant shall submit a sample of the proposed synthetic grass in order for staff to evaluate the material.

Design Standards

1. The synthetic grass and associated base-rock materials shall be located a minimum of six feet from the base of any tree in order to adequately protect tree roots.
2. The applicant shall submit a sample of the proposed synthetic grass for staff evaluation. The City's Residential Design Guidelines encourage maintaining the forested character of the community through the use of natural landscaping. The synthetic grass shall present the appearance of natural grass as recommended by guidelines.
3. The applicant shall demonstrate that the synthetic grass and associated base material is permeable with the ability to percolate water into the soil.