



ARTIFICIAL TURF APPROVAL

CITY OF CLAREMONT
DEPARTMENT OF COMMUNITY DEVELOPMENT
207 HARVARD AVENUE, P.O. BOX 880
CLAREMONT, CA 91711-0880
(909) 399-5470

APPLICANT INFORMATION

Applicant's Name _____ Phone (____) _____

Applicant's Address _____ Email _____

PRODUCT INFORMATION

Company Name _____

Product Name _____ Pile Height _____ inches

Brief description of the artificial turf, including color and any other feature:

Describe location of artificial turf: _____

SUPPLEMENTAL INFORMATION CHECKLIST

In addition to supplying the above information, the applicant must submit a copy of the following:

- Landscape Plans (can be professional or hand-drawn) Turf Sample

I acknowledge the filing of this application and certify that all of the above information is true and accurate. Further, I have familiarized myself with the relevant provisions of the Claremont Municipal Code and am in compliance with all local, State and Federal laws regarding yard landscaping requirements (16.130.030).

Applicant Signature

Date

FOR CITY USE ONLY

Date Approved _____

Approved by _____

CITY OF CLAREMONT YARD LANDSCAPING REQUIREMENTS
CLAREMONT MUNICIPAL CODE

16.130.030 YARD LANDSCAPING REQUIREMENTS.

Property owners are responsible to ensure the following standards are continually met:

- A. All yard areas visible from the street, except surfaces of driveways, parking spaces, and pedestrian paths, shall be covered with vegetative material, or permeable materials such as mulch, decomposed granite, similar permeable materials, incorporated into an overall landscaped design. Such materials should allow the ground to absorb rainwater, provide drainage to trees on the site, and reduce runoff. Use of native planting or compatible species of drought-tolerant plants is encouraged as much as possible to reduce water demand. Use of permeable surfaces such as gravel or bricks is also encouraged for paths and walkways to allow absorption of rainwater. Synthetic grass with lifelike individual blades of grass that emulates real grass and has a pile height of 1 ¾ inch or more may also be used subject to approval of the Director.
- B. In residential districts, at least 50 percent of the front and street side setback areas are required to be covered and maintained with some combination of live trees, shrubs, vines, ground covers, flowers, lawns or other type of vegetation. The calculation of 50 percent may include the area between plants that are spaced in consideration of their mature size, and any area under an existing drip line of a tree that is covered and maintained with a permeable material such as mulch or decomposed granite. Synthetic grass may also be included in this calculation provided that there is some foundation planting consisting of live vegetation, the area of which is equal to least 10 percent of the total yard areas visible from the street. A minimum of one tree per fifty feet of lot width in addition to street trees is encouraged.
- C. For new development, no more than 30 percent of landscape areas shall be covered with turf/lawn grass species, not including synthetic lawn.
- D. Landscaped areas and landscaped materials shall be maintained in a neat, clean, and healthful condition. This shall include proper pruning, mowing of lawns, weeding, and removal of litter. Any damaged, dead, diseased, or decaying plant material shall be replaced in an expeditious manner. Plants shall be maintained free of disease and free of infestations of insects, animals, or other pests. Bare spots in lawns or planters shall be promptly re-vegetated. Pruning and mowing shall conform to the commonly used standards for each species; however, in no case shall landscaped areas be allowed to become overgrown. Turf/lawn grass species shall not exceed 12 inches in height. Plants shall not be allowed to extend over public sidewalks, streets, alleys, or other public property such that they interfere with traffic signs or the passage of pedestrians, bicycles, or vehicles.
- E. Gravel, stones, decomposed granite, mulch, or other hardscape materials shall be compacted or secured in such a way as to avoid spreading over any portion of a sidewalk or street.
- F. No parking is allowed in front or street side setback areas except in private residential driveways leading to paved parking areas located outside setback areas.
- G. All parking spaces, paved areas for vehicle access, and parking area landscaping shall comply with the development standards of the district in which they are located and the design standards of Chapter [16.136](#), Parking and Loading Space Standards.
- H. All landscaping for new development projects shall be installed prior to issuance the certificate of occupancy for the development, except for single-family dwelling units. For single-family dwelling units, all yard areas visible from the street shall be landscaped prior to the final inspection of the dwelling unit by the City Building Division. Prior to construction and/or installation of landscape improvements, the property owner(s) shall obtain applicable approvals and permits pursuant to City codes.
- I. Yard Landscaping Requirements
When the landscaping of all yard areas visible from the street have not been maintained, such yard areas shall be re-landscaped within 30 days after a notice of non-compliance has been mailed to the property owners of record. Property owners may request an extension at the end of thirty days. The extension request must be approved by the Community Development Director. (08-16; 08-05)

Cons of Artificial Turf

City staff encourages sustainable natural landscapes as a superior alternative to artificial turf, in light of recent knowledge of negative effects of artificial turf. Concerns about turf include heat island effect, impacts to local biology such as the loss of beneficial soil microbes and insects, concerns about toxicity of the turf materials, sustainability concerns due to the short lifespan of artificial turf, and a general concern that artificial turf propagates the idea that southern California landscapes should be covered in a generally unsustainable dark green carpet or turf.

Maintenance of Artificial Turf

Artificial turf maintenance programs are available to extend the life of the turf and fix issues before they become major problems. Maintenance includes cleaning of debris, sweeping and brushing of the field, de-compaction of infill, grooming and repairs, treatment for moss and weed encroachment, and more. The lifespan of turf varies greatly depending on level of use and UV exposure, but generally falls between ten and fifteen years before requiring replacement.