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SYNTHETIC TURF DESIGN STANDARDS

In December 2009, the City Council adopted new Water Efficient Landscape Standards. Included in the approval was the option to incorporate synthetic turf as a landscape design feature. The standards listed below are intended to ensure the synthetic turf is installed and maintained in an appropriate manner.

Sec. 41-1504. Definitions. Turf means a ground cover surface of mowed, infrequently mowed, no mow grass, or synthetic turf which meets or exceeds the Standards set forth in the Guidelines. Annual bluegrass, Kentucky bluegrass, Perennial ryegrass, Red fescue and Tall fescue are cool-season grasses. Bermuda grass, Kikuyu grass, Seashore Paspalum, St Augustine grass, Zoysia grass, Buffalo grass, Mexican Feather grass, Muhly grass, and Sedge grass are warm-season grasses.

SYNTHETIC TURF DESIGN AND DEVELOPMENT STANDARDS

In addition to any applicable zoning standards, the following design standards shall apply to the installation of synthetic turf:

- (1) A landscape plan must be submitted to the Planning Division for review and approval. The landscape plan shall include dimensions and details of the landscaped area, including both the proposed synthetic turf area as well as any other landscaped areas. This is in addition to any other provision required to be submitted with a landscape plan.
- (2) Synthetic turf may be installed anywhere live landscaping is required, except within the front yard parkways.
- (3) In a required front yard, synthetic turf shall be limited to a maximum coverage of 50 percent of the yard area. The remaining landscaped area must consist of live plant material and/or hardscape in accordance with the landscape provisions of the zoning for the property.
- (4) Installation of synthetic turf shall be performed by a contractor with a valid contractor's license. The contractor shall also have all permits and licenses necessary to conduct business in the City.
- (5) The synthetic turf shall have a minimum blade length (pile height) of 1 ¼ inches. Nylon based grass blades are not permitted.
- (6) All existing sprinkler systems (piping, valves and sprinkler heads) no longer in use must either be capped or removed. All existing landscaping must be removed where the synthetic turf will be located and a minimum of 3 inches of soil excavated.
- (7) The turf area shall be leveled, with a crushed stone sub base (such as decomposed granite) added to establish a foundation and facilitate drainage for the turf. The stone sub base shall be a minimum of 3 inches in depth and be compacted to ensure proper drainage.
- (8) A permeable geotextile (weed barrier) must be provided to prohibit the growth of weeds. This barrier may either be incorporated into the synthetic turf or be installed as a separate layer.

- (9)** The synthetic turf shall be securely fastened to the ground. Seams shall be glued and stapled to minimize tears. The synthetic turf should be placed in patterns that emulate real grass.
- (10)** An infill consisting of sand and rubber must be poured into the synthetic turf to keep the blades erect and to provide a natural feel and look.
- (11)** The synthetic turf must be maintained at all times. Rips and/or tears, holes, seam separations and uplifted surfaces should be repaired in a timely manner as required by Section 41-609 of the Santa Ana Municipal Code.