

Mission Viejo Environmental Association
Artificial Turf
ARC Guidelines/Conditions

Consistent with the City of Mission Viejo, MVEA allows artificial turf in the side and rear yards of residential homes and is now expanding its use to the Front Yard with certain conditions and guidelines. These Guidelines are an effort to preserve a natural vegetative look and conserve water. Artificial turf installations will be approved via the normal architectural review and application process.

1. The artificial turf does not occupy more than 75% of the front yard, excluding driveway.
2. Contains only lead free polyethylene mono fiber.
3. Is fire resistant.
4. Has a minimum of 50 ounce face weight (quality & density of material measurement).
5. Must be porous with a drainage system installed underneath.
6. A solid barrier buffer between the artificial turf & live plant material surrounding it needs to be included to prevent seam separation
7. Does not contain crumb backing or crumb base (ground up old tires); only porous sand, stone, and non-toxic backing base allowed.
8. Color needs to replicate real grass (shades of green) and shall be maintained by the property owner as to mimic the appearance of a flourishing maintained lawn without fading, visible seams, wrinkles, gashes, dents, ruts, debris, stains, revealing a worn-out unnatural appearance or odor.
9. If, in the future and in the Board of Directors opinion, any of the above appearance items are not met, the owner will be required to replace the turf installation so it continues to conform to these guidelines.