

Lawn Conversion Rebate Program

Effective July 1, 2026 through June 30, 2027

PROGRAM DESCRIPTION

The City of Hayward Lawn Conversion Program provides rebates to approved customers who convert water-thirsty lawns or swimming pools to water-efficient landscapes. The Lawn Conversion Program will run until June 30, 2027, or until funds last. Funding is limited and rebates will be disbursed on a first-come, first-served basis. The City of Hayward reserves the right to terminate this program at any time, for any reason.



REBATE AMOUNTS

The City of Hayward offers three lawn conversion rebate types. All rebates are subject to the following maximums:

- **\$1,000** for single-family residential homes
- **\$5,000** for commercial, industrial, multi-family, and Homeowner Association (HOA) properties

1

Front Yard and Areas Visible to the Public - \$0.75 / sq. ft.

2

Back yards and Areas Not Visible to the Public - \$0.50 / sq. ft.

3

Sheet Mulching - \$0.25 / sq. ft. additional rebate for areas converted using sheet mulching

TERMS & CONDITIONS FOR LAWN CONVERSION REBATE PROGRAM

A. Program Eligibility

1. **Eligible Applicants:** The program is available to residential and nonresidential customers. An applicant must be a City of Hayward water customer with a water account in good standing. If the applicant is not the owner, the property owner must provide signed consent on the application form.
2. **Lawn Conversions Over 2,500 Square Feet:** All conversion projects over 2,500 square feet must meet the requirements of the City of Hayward Bay-Friendly Water Efficient Landscape Ordinance, effective December 1, 2015. Any requirements described in the Ordinance must be met in addition to the requirements listed in this program packet. Please view the Additional Resources section for a link to the Ordinance.
3. **Current Lawn Location:** One of the goals of the Lawn Conversion Rebate Program is to provide visible examples of water-efficient landscapes to the Hayward community. Lawn areas located in front yards, front landscape setback or areas visible to the general public from a sidewalk, walkways or the public streets qualify for a higher rebate. Backyards or fenced-in areas not visible to the public may qualify for a lower rebate amount.
4. **Current Lawn Condition:** Enough lawn must be existing to verify lawn boundaries. The lawn area must have been irrigated with water from the potable water system (i.e., not with private wells).
5. **Minimum Lawn Conversion Size:** A minimum of either 300 square feet or an entire lawn area, whichever smaller, must be converted for both residential and commercial applicants.
6. **Swimming Pool Conversion Requirement:** Swimming pools must be removed to qualify for the rebate; covering an existing swimming pool or removing an empty swimming pool that is no longer functioning will not qualify for the rebate.
7. **Pre-Conversion Site Inspection Requirement:** Upon receipt and review of the program rebate applications, eligible applicants will be scheduled for Pre-Conversion Site Inspection by the City.



To be eligible for a rebate, the Lawn Conversion Project shall not be started before a Pre-Conversion Site Inspection is conducted and a Notice to Proceed is issued by the City of Hayward.

B. Landscaping Requirements for Converted Areas

1. **Fifty Percent (50%) Plant Coverage:** The converted area must include a minimum of 50% plant coverage with low-water use, water-efficient plants when fully grown, except for non-residential projects with 2,500 square feet or larger of total conversion area. These larger projects shall comply with applicable Zoning Ordinance. Plants outside of the converted area are not considered in the plant coverage calculation even if they are adjacent to, or overhanging into, the converted area.
2. **Plant Type Restrictions:** Plants installed in the converted area must be low water use and adaptable to the local climate. Moderate water use plants and invasive plants will not be allowed. Applicants are encouraged to use native plants.

Plants must be listed as low water use in at least one of the following publications:

- The City of Hayward Suggested Water-Efficient Plants
- Sunset Western Garden Book
- EBMUD Publication of Plants and Landscapes for Summer-Dry Climates
- StopWaste Bay Friendly Plant List

B. Landscaping Requirements for Converted Areas (Continued)

3. **Planting Plan:** A planting plan is required at the time of application. The planting plan should be a to-scale, aerial view of the conversion area with measured dimensions. A plant list must be included. The planting plan should also show the proposed locations for each plant listed in the proposed plant list.
4. **Impermeable Surfaces:** Impermeable surfaces such as concrete or pavers set in mortar bed that do not allow water to penetrate into the ground are not allowed as part of the converted area. Permeable paving is allowed in up to 50% of the converted area. Permeable paving types are pavers and natural stones in sand leveling bed, decomposed granite without binding material, mulch (except for shredded bark mulch), and gravel. Other permeable paving types could be acceptable upon approval by the City.
5. **Artificial Turf:** Rebates will not be issued for artificial turf that is installed within the converted area.
6. **Mulch Requirements:** All planting areas within the converted area must have a minimum of three (3) inches of mulch. Shredded bark mulch is not allowed. If weed barriers are used under mulch, the barrier must be permeable to water.
7. **Efficient Irrigation System Requirements:** An irrigation system is not required in the converted area for residential applicants. However, an irrigation system that complies with the current Bay-Friendly Water Efficient Landscape Ordinance is required in the converted area for commercial/industrial applicants. New irrigation systems must comply with all of the following requirements:
 - Low volume drip
 - Equipped with proper backflow prevention device, a rainfall shutoff valve, a pressure regulator, filter and pressure compensating emitters
 - In good working order
 - Free of leaks and malfunctions

If only a portion lawn is converted, the converted area must be irrigated on a separate valve from the remaining lawn. The sprinkler system for the remaining lawn must be modified to irrigate only the remaining lawn and must not spray onto the converted area.

Existing sprinkler irrigation in the converted area must be removed, capped in place, or converted to a low volume drip.

C. Terms of Lawn Conversion Rebate

1. **Rebate Term:** Lawn conversion projects must be completed within six (6) months following receipt of the "Notice to Proceed" from the City. If the applicant does not maintain the converted area, the applicant may be charged for some, or all, of the rebate, at the City's discretion.
2. **Rebate Amount:** The rebate amount for front yards and areas visible to the public is seventy-five cents (\$0.75) per square foot of lawn converted. The rebate amount for backyards and areas not visible to the public is fifty cents (\$0.50) per square foot of lawn converted. An additional twenty-five cents (\$0.25) per square foot of lawn converted will be available for projects that use sheet mulching. Each Lawn Conversion Rebate project shall be subject to the following maximums: (1) \$1,000 for single-family residential project sites, and (2) \$5,000 for commercial, industrial, multi-family, and Homeowner Association (HOA) project sites. Rebates will be issued after the Lawn Conversion Project has been approved, pre-conversion and post-conversion inspections have been completed, and the applicant has submitted an IRS W9 form. Rebates will be issued in the form of a check to the mailing address on the application form.

C. Terms of Lawn Conversion Rebate (Continued)

3. **Pre-Conversion Site Inspection:** The City of Hayward water customers interested in participating in the Lawn Conversion Program must first submit an application to the City, including a Planting Plan for the converted area with dimensions, plant locations, and plant names along with a proposed Plan List for the lawn conversion project area. If coverage and plant requirements are met, the City may conduct a Pre-Conversion Site Inspection to verify the proposed conversion area and compliance with the Program's Terms and Conditions. The City will issue a "Notice to Proceed" if the project is approved.
4. **Post-Conversion Site Inspection:** The applicant is responsible for notifying the City when the Lawn Conversion Project is complete to schedule a Post-Conversion Site Inspection. During the Post-Conversion Site Inspection, applicants are required to provide the following documents:
 - Final list of plants used in the Lawn Conversion Project
 - Type of irrigation used in the Lawn Conversion Project, when applicable
5. If the Lawn Conversion Project does not meet the requirements for a rebate, the applicant will be given thirty (30) days, or the remainder of the six (6) month period, whichever is greater, to make Lawn Conversion Project consistent with the Program Terms and Conditions. Once the Lawn Conversion Project meets the Program requirements, the rebate will be issued to the applicant within approximately eight weeks.
6. **Photography:** Photographs and/or video recordings will be taken of the property and Lawn Conversion Projects by the City staff as part of both the Pre- and Post-Conversion Site Inspections. By accepting the rebate, the applicant shall release the City of Hayward, its agents and employees, all rights to exhibit those media in print and electronic form publicly and privately for any purpose in the normal course of business. The applicant waives any rights, claims, or interest to control the likeness or identification used in whatever media used. The applicant's personal identity shall not be published in any form other than solely the applicant's address. Applicant understands that there will be no financial or other remuneration for recording the subject property for initial or subsequent transmission or playback.
7. **Additional Responsibilities of the Applicant:** The City of Hayward enforces only the Terms and Conditions described in this document. The applicant is solely responsible for complying with any and all laws, regulations, policies, conditions, covenants and restrictions that may apply, and for any and all liabilities arising out of a Lawn Conversion Project. Applicants must comply with all permitting requirements, and with all state and local laws relating to landscape maintenance and compliance with stormwater regulations.

D. Additional Resources

1. [City of Hayward Bay-Friendly Landscape Ordinance](#)
2. **City of Hayward Suggested Water Efficient Plants** – Download the full list on the City's website at www.hayward-ca.gov/water-conservation
3. **StopWaste** - www.stopwaste.org
4. [EBMUD Plants and Landscapes For Summer-Dry Climates](#)
5. **Bay Area Water Supply & Conservation Agency (BAWSCA) Water Wise Gardening Tool** - www.bayareagardening.org
6. **Lawn to Garden** - www.lawntogarden.org

Lawn Conversion Rebate Program Application

PERSONAL INFORMATION

Project Address:

Water Account #:

Applicant Name:

Mailing Address

Phone: Email:

Is the applicant the property owner? ☐ Yes ☐ No

If the applicant is NOT the property owner, please complete the following:

Property Owner Name:

Phone: Email:

Signature of Property Owner:

By signing below, the Property Owner is signifying permission for the applicant to participate in the Program and implement the proposed lawn conversion.

REBATE 1: LAWN & SWIMMING POOL CONVERSION REBATE

Area of Conversion Project *
(Length x Width):

**Conversion area will be verified during site inspection.*

☐ **A map of my planting plan for my proposed Lawn Conversion Project is included in this application.**
Note: The map should be a to-scale, aerial view of the project area with dimensions and the proposed locations for each plant in the Plant List.

☐ **My proposed Plant List is included in this application.**

REBATE 2: SHEET MULCHING REBATE

Sheet Mulching Area *
(Length x Width):

**Conversion area will be verified during site inspection.*

ELIGIBILITY CHECKLIST

- ☐ I have a good standing water account with the City of Hayward.
- ☐ I am converting a minimum of 300 square feet of lawn, or a swimming pool.
- ☐ I have not already started my project and will not start my project until I have received approval from the City of Hayward

W9 FORM

The City of Hayward requires an [IRS W9 form](#) for all approved lawn conversion rebates. The form must be submitted prior to the final inspection of the project. The form may be submitted as an attachment with the Lawn Conversion Rebate Application. Alternatively, it may be mailed in or dropped off in-person at:

Hayward City Hall
Department of Public Works & Utilities
Attn: Michelle Tran
777 B Street
Hayward, CA 94541

AGREEMENT

I, the undersigned, understand that this is a limited, first-come/first-served, one-time program and approval of my application does not construe reservation of rebate funds. Rebates are given only for projects for which the application are approved in advance of installation, and that the City of Hayward is entitled to deny any application that does not meet program Terms and Conditions. I have voluntarily determined to participate in the City of Hayward Lawn Conversion Program. I have independently selected materials, supplies, and labor for the purposes of performing the installation. I agree that all work will comply with applicable state and local laws, ordinances, and regulations. I agree that the City of Hayward makes no determination with respect to whether materials and equipment are free of defects, the quality of 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 the City of Hayward and the work proceeds, I agree to defend, indemnify, and hold harmless to the City of Hayward, its directors, officers, agents, and employees against any and all loss, liability, expense, claims, suits, and damages, including attorney's 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.

Signature

Date

SUBMIT APPLICATION

Submit the completed application and attachments to Lawn.Conversion@hayward-ca.gov. Alternatively, you may mail in or drop off the application in-person at:

Hayward City Hall
Department of Public Works & Utilities
Attn: Michelle Tran
777 B Street
Hayward, CA 94541

MY PLANTING PLAN

[illegible]

PLANT LIST

[illegible]



H HAYWARD

Suggested Water-Efficient Plant List

TREES

Sunlight preferences:  Full
 Partial
 Shade

Water Needs:  Moderate
 Occasional
 Infrequent

Foliage:  Evergreen
 Deciduous

Name	Characteristics	Foliage	Flowers	Height (ft)	Width (ft)	Sun	Water Needs
California Buckeye <i>Aesculus californica</i>	multi- or single-trunk; large, pear-shaped fruit		cream color in spring	30	30		
Arbutus <i>Arbutus 'Marina'</i>	multi- or single-trunk; cinnamon-red bark		rosy-pink color in fall	30	35		
Atlas Cedar <i>Cedrus atlantica</i>	wide-spreading, large tree; blue-green foliage		N/A	60-80	30-40		 
Deodar Cedar <i>Cedrus deodara</i>	medium to light green foliage with a pendulous top		N/A	80	40		 
Common Hackberry <i>Celtis occidentalis</i>	yellow fall color		N/A	50	50		 
Chinese Hackberry <i>Celtis sinensis</i>	yellow fall color		N/A	40	40		 
Western Redbud <i>Cercis occidentalis</i>	single-trunk; yellow to red fall color; seedpods in winter		magenta color in spring	15-18	15-18		 
Bronze Loquat <i>Eriobotrya deflexa</i>	new leaves bright copper color		creamy white in spring	10-15	15-20		 
Pineapple Guava <i>Feijoa sellowiana</i>	multi-trunk shrub or tree; glossy leaves with silver gray underneath; edible fruit		white with red stamens in spring	10-25	10-25		 
Maidenhair Tree <i>Ginkgo biloba</i>	messy, ill-smelling fruit on female trees; brilliant, yellow fall color		N/A	35-50	25-50		 
Jacaranda <i>Jacaranda</i>	multi- or single-trunk; flat, roundish seed capsules		lavender blue or white from late spring to summer	25-40	15-30		
Goldenrain tree <i>Koeleruteria paniculata</i>	yellow-orange fall color		large, yellow clusters in summer	20-40	20-35		
Crape Myrtle <i>Lagerstroemia indica</i> 'Muskogee'	multi- or single-trunk; red fall color		lavender	25	12		 
Crape Myrtle <i>Lagerstroemia indica</i> 'Natchez'	multi- or single-trunk; orange-red fall color		white	25	12		 

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Name	Characteristics	Foliage	Flowers	Height (ft)	Width (ft)	Sun	Water Needs
Crape Myrtle <i>Lagerstroemia indica</i> 'Tuscarora'	multi- or single-trunk; orange-red fall color		pinkish red	22	12		
New Zealand Tea Tree <i>Leptospermum</i>	N/A		white, pink or red in spring	10-30	10-30		
Paperbark <i>Melaleuca</i> <i>quinquenervia</i>	creamy, white peeling bark		creamy-yellow to pinkish flowers in summer and fall	20-40	15-25		
Fruitless Olive Tree <i>Olea europaea</i> 'Swan Hill' or 'Wilsoni'	multi- or single-trunk		N/A	25-30	25-30		
Pistacia Tree <i>Pistacia chinensis</i>	bright, yellow-orange to red fall color		N/A	30-60	30-60		
London Plane Tree <i>Platanus acerifolia</i> 'Columbia'	yellow-brown fall color; creamy new bark		N/A	40-80	30-40		
Flowering Plum Tree <i>Prunus cerasifera</i> 'Atropurpurea' or 'Krauter Vesuvius'	copper-red fall color		white to pink in spring	30	30		
Coastal Live Oak <i>Quercus agrifolia</i>	majestic as it matures; acorns		N/A	25-80	20-70		
California Pepper <i>Schinus molle</i>	gnarled, twisted trunk as it matures; lacey, weeping branches		N/A	25-40	25-40		
Redwood <i>Sequoia semperviron</i>	fast-growing, pyramidal tree; thick, reddish, fibrous bark with green to bluish-green foliage		N/A	60-100	25-30		



Maidenhair Tree



Crape Myrtle



California Buckeye



Flowering Plum Tree

SHRUBS

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Name	Characteristics	Foliage	Flowers	Height (ft)	Width (ft)	Sun	Water Needs
Glossy Abelia <i>Abelia grandiflora</i>	glossy, green leaves with graceful, arching branches		white to pink in summer and fall	4-6	4-6		
Agave <i>Agave</i>	rosettes of green to gray-green		creamy-white to green-yellow flowers on large stalk	-	varies		
Aloe <i>Aloe spp.</i>	succulent shrub; pointy, green to gray-green, fleshy leaves and spikes		yellow to red flowers	-	varies		
Blue Hibiscus <i>Alyogyne huegelii</i>	dark green leaves		white or lilac blue to deep purple intermittently year-round	5-8	5-8		
Dwarf or Compact Strawberry Tree <i>Arbutus unedo</i>	dwarf or compact; cinnamon-red bark		rosy pink color in fall	5-10	5-10		
Manzanita <i>Arctostaphylos spp.</i>	red fruits in late summer for fall		white to pink in late winter and early spring	-	varies		
Wormwood or Artemisia <i>Artemisia spp.</i>	silver-gray; green foliage		light white to yellow	-	varies		
Barberry <i>Berberis spp.</i>	orange or red berries in fall and winter		bright yellow to orange in spring and summer	-	varies		
Bush Anemone <i>Carpenteria californica</i>	refined multi-stemmed shrub with glossy green leathery leaves		lightly-fragrant, white with yellow center in late spring	4	6		
Wild Lilac <i>Ceanothus spp.</i>	N/A		white to blue in spring	3-15	3-15		
Western Redbud <i>Cercis occidentalis</i>	multi-trunk; yellow to red fall color; seedpods in winter		magenta color in spring	12-20	12-20		
Flowering Quince <i>Chaenomeles</i>	thorny branches		white or peach-pink to coral red in late winter	3-8	3-6	-	
Mexican Orange <i>Choisya ternata</i>	bright, green leaves		white in late winter or early spring; fragrant	6-8	6-8		

SHRUBS

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 Deciduous

Name	Characteristics	Foliage	Flowers	Height (ft)	Width (ft)	Sun	Water Needs
Rockrose <i>Cistus spp.</i>	informal, mounding shrub; good drainage required		white, pink or crimson spot in spring and early summer	3-5	2-5		
Breath of Heaven <i>Coleonema spp.</i>	fragrant, needle-like foliage		tiny white or star-shaped pink in winter and spring	3-5	3-5		
Australian Fuschia <i>Correa pulchella</i>	graceful, branching with gray green to glossy, dark green leaves		small tubular white, rose to crimson in winter	4-5	2-3		
Smoke Tree <i>Cotinus coggygia</i>	multi-stem tree-like; yellow to red fall color		tiny, green-white to pink- purple clusters in spring and summer	10-15	10-15		
Contoneaster <i>Contoneaster spp.</i>	orange or red berries in fall or winter		white to pink in spring	-	varies		
Hop Bush <i>Dodonaea viscosa</i>	bronze- or wine-colored leaves; papery seedpods		insignificant flowers	10-15	10-15		
Pride of Madeira <i>Echium fastuosum</i>	dependable shrub with glossy, dark green leaves		spike-like, violet blue in spring	6-10	4-6	-	
Escallonia <i>Escallonia spp.</i>	neat, dense, fast-growing with glossy leaves		white, pink and red	3-15	2-15		
Evergreen Euonymus <i>Euonymus japonicus</i>	dependable shrub with glossy, dark green leaves		N/A	2-8	2-10	-	
Pineapple Guava <i>Feijoa sellowiana</i>	multi-trunk shrub or tree; glossy leaves with silver-gray underneath with edible fruits		white with red stamens in spring	10-25	10-25		
Toyon <i>Heteromeles arbutifolia</i>	masses of bright, red-orange berries in fall and winter		white in early summer	10-15	10-20		
Lantana <i>Lantana</i>	mounding or trailing shape		white, yellow, orange or lilac in summer	3-5	2		
Lavender <i>Lavandula</i>	many varieties; fragrant, silvery gray-green to green color		white or lavender to purple in summer	2-6	1-4		

SHRUBS

Sunlight preferences:  Full
 Partial
 Shade

Water Needs:  Moderate
 Occasional
 Infrequent

Foliage:  Evergreen
 Deciduous

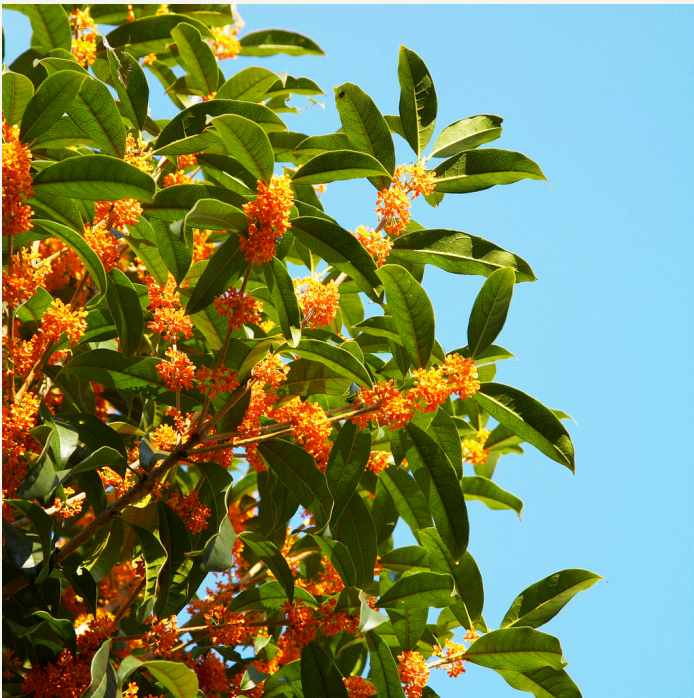
Name	Characteristics	Foliage	Flowers	Height (ft)	Width (ft)	Sun	Water Needs
Tree Mallow <i>Lavatera</i>	gray-green to green color		light to deep rose in summer	3-12	3-12		
Mahonia <i>Mahonia</i>	tough, spiny, glossy dark green to grayish green holly-like leaves with orange, red or blue berries		yellow to yellow-orange in spring	4-6	4-6		
Heavenly Bamboo <i>Nandina</i>	shiny, dark green color		tiny, fragrant, and white in spring	2-6	2-6		
Osmanthus <i>Osmanthus</i>	shiny, dark green color		tiny, fragrant, and white to vibrant orange in spring	6-20	6-20		
Mock Orange <i>Philadelphus</i>	soft green color		large, fragrant and white clusters in late spring	6-12	4-10		
Photinia <i>Photinia fraseri</i>	copper-red new leaves; dark green older leaves		white in early spring	10-15	10-15		
Pittosporum <i>Pittosporum spp.</i>	green to variegated leaf color		creamy white in spring	4-15	2-25		
Indian Hawthorn <i>Raphiolepis</i>	dark green color with bronze stems		white to pink	3-6	3-6		
Currant <i>Ribes</i>	pendant flowers; dark green color		clusters of yellow to red in spring	3-12	3-12		
Rose <i>Rosa</i>	fragrant climber to shrub shape; shiny green color		masses	3-6	3-20		
Sage <i>Salvia spp.</i>	fragrant leaves; silvery gray color		white or pink to deep violet purple	1-5	1-5		
Santolina <i>Santolina spp.</i>	yellow-green to gray-green, rosemary-like leaves		bright yellow, button shape in summer	2-3	2-3		
Coast Rosemary <i>Westringia fruticosa</i>	wide-spreading; green to grayish greencolor		white or lavender in mid-winter to spring	5-10	3-6		



Bush Anemone



Lavender



Osmanthus



Tree Mallow

PERENNIALS

Sunlight preferences:  Full
 Partial
 Shade

Water Needs:  Moderate
 Occasional
 Infrequent

Foliage:  Evergreen
 Deciduous

Name	Characteristics	Flowers	Height (ft)	Width (ft)	Sun	Water Needs
Bear's Breech <i>Acanthus Mollis</i>	dramatic plant with large, deeply lobed, shiny, dark-green leaves	long-lasting spikes of white or rose to purplish in late spring or summer	3-4	2-4	 	 
Yarrow <i>Achillea spp.</i>	ground-hugging to upright, silvery-gray to green, feathery, aromatic leaves	creamy-white, yellow or deep pink in summer and early fall	-	varies		 
Stonecress <i>Aethionema</i>	low, mounding with gray-green to bluish-green leaves short-lived; excellent drainage required	pink in spring and early summer	8-12	6-10		 
Lily-of-the-Nile <i>Agapanthus spp.</i>	succulent that is a reliable perennial for repeat performance	white or blue in summer	1-5	1-4	 	 
Agave <i>Agave</i>	succulent with dense compact, symmetrical clumps with straplike, glossy-green leaves	N/A	-	varies		 
Ornamental Allium <i>Allium</i>	grass-like leaves; above-ground plant, withers after flowering	round, compact or spreading clusters of white, pink, or violet blue in spring and summer	-	varies	 	
Windflower <i>Anemone spp.</i>	summer-dormant plant with finely-divided, green leaves	early spring to fall	3	1-2	 	
Calamint <i>Calamintha nepeta</i>	compact, mounding, bushy herbs with aromatic, mint-like leaves, good drainage	dainty white to blue in late summer	1.5	1.5	 	 
Clivia <i>Clivia miniata</i>	broad, green, strap-like leaves	orange in spring	2	2		 
Cosmos <i>Cosmos bipinnatus</i>	somewhat floppy habit but attractive and mounding	white, pink, orange, yellow, or crimson color, daisy-like, in late summer and fall	2	3-6		 
Fortnight Lily <i>Dietes</i>	iris-like flowers and leaves	white or yellow in spring and summer	2-3	2-3	 	 
Purple Coneflower <i>Echinacea purpurea</i>	slowly-spreading clumps of dark green leaves	rosy-pink, daisy-like in summer	2	2-3		
Euphorbia <i>Euphorbia</i>	bright yellow-green	bright yellow-green	2-4	2-4	 	  

PERENNIALS

Sunlight preferences:  Full
 Partial
 Shade

Water Needs:  Moderate
 Occasional
 Infrequent

Foliage:  Evergreen
 Deciduous

Name	Characteristics	Flowers	Height (ft)	Width (ft)	Sun	Water Needs
Iris <i>Iris</i>	summer-dormant, new leaves and flowers late winter or early spring	multiple colors	-	-		
Rose Campion <i>Lychnis coronaria</i>	whitish-gray color, short-lived	magenta in summer	1-1.5	1.5-2		
Grape Hyacinth <i>Muscari</i>	thin, floppy clumps of grass-like fleshy leaves	small, fragrant, with blue or white flowers in early spring	8"-1'	-		
Catmint <i>Nepeta</i>	short-lived; self-sowing; white-gray color	lavender-blue in late spring to summer	1-3	1		
Mexican Evening Primrose <i>Oenothera speciosa</i>	spreads by rhizomes	fragrant, white to pink in late spring to fall	3	1		
California Poppy <i>Papaver californicum</i>	showy, ephemeral plant with gray-green to bluish-green leaves	orange to brick red in spring or early summer	6"-1'	-		
Oriental Poppy <i>Papaver orientale</i>	showy, ephemeral plant with gray-green to bluish-green leaves	mostly orange and red in early summer	1-2	1-4		
New Zealand Flax <i>Phormium</i>	blade-like leaves; color and size varies	reddish-tubular spikes in late spring and summer	1-12	1-12		
Black-eyed Susan <i>Rudbeckia hirta</i>	short-lived	yellow-orange with black, central cones in summer	1-2	3-4		
Stonecrop <i>Sedum</i>	afternoon shade	yellow to pink in summer	4"-3'	4-8		
Dusty Miller <i>Senecio cineraria</i>	whitish-gray, lobed leaves	small, creamy white or yellow	2-3	2-3		
Lamb's Ears <i>Stachys byzantina</i>	spreading; soft, woolly, silvery gray leaves	small, pink to purplish spikes in summer	3	6-12		
Society Garlic <i>Tulbaghia violacea</i>	narrow, bluish-gray leaves	clusters of pale lavender in spring and summer	1-2	1-2		
Yucca <i>Yucca</i>	rosettes of sword-shape leaves	creamy-white clusters on tall stalks in early spring	2-5	2-12		



California Poppy



Catmint



Yarrow



Ornamental Allium

GRASSES

Sunlight preferences:  Full
 Partial
 Shade

Water Needs:  Moderate
 Occasional
 Infrequent

Foliage:  Evergreen
 Deciduous

Name	Characteristics	Flowers	Height (ft)	Width (ft)	Sun	Water Needs
Reed Grass <i>Calamagrostis</i>	cool-season bunchgrasses; upright, graceful with leaves tinged red in fall and winter	narrow plumes of pale pink rise well above leaves	2	2-4		
Sedge <i>Carex</i>	clumping, grass-like plant, best in moist situations	N/A	1-2	1-2		
Fescue <i>Festuca</i>	small, dense hummocks of narrow, green to blue to gray leaves; divides occasionally	N/A	1-3	1-2		
Oat Grass <i>Helictotrichon sempervirens</i>	clumping, cool-season grass with spiky mound of narrow blue-gray leaves	straw-colored, upright plums in late spring or early summer	2-3	2-3		
Miscanthus <i>Miscanthus</i>	clumping, gracefully arching leaves that turn yellowish in fall	N/A	2-4	2-6		
Mexican Feather Grass <i>Nassella tenuissima</i>	fine-textured, fall grass; green in winter, summer dormant needs well-drained soil	greenish-silvery flowers	2-4	2-6		
Feather Grass <i>Stipa</i>	dramatic, clumping, cool-season grass; narrow, arching grayish-green leaves	shimmering, golden, flower heads rising high above leaves	2-3	2-4		



Fescue



Feather grass

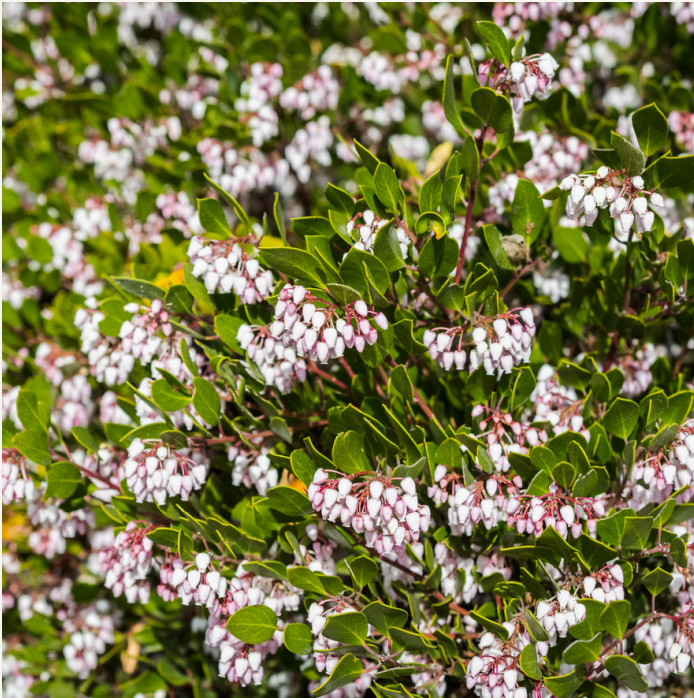
GROUNDCOVERS

Sunlight preferences:  Full
 Partial
 Shade

Water Needs:  Moderate
 Occasional
 Infrequent

Foliage:  Evergreen
 Deciduous

Name	Characteristics	Foliage	Flowers	Height (ft)	Width (ft)	Sun	Water Needs
Monterey Manzanita <i>Arctostaphylos hookeri</i> 'Monterey Carpet'	broad carpets or dense mounds of dark green leave; good erosion control; large area only		pinkish white	1-4	4		 
Bearberry <i>Arctostaphylos uva-ursi</i>	fine-textured mats of glossy leaves that turn bronzy-red in fall; good erosion control; large area only		white with tinge of pink	1-2	10-15		 
Common Thrift/Sea Pink <i>Armeria maritima</i>	compact, slowly-spreading mound of narrow, bluish-green, grassy leaves		small round heads of white to rose pink in spring and early summer	8"-8"	6"-1'		
Snow-in-summer <i>Cerastium tomentosum</i>	silvery-gray green color		white in early summer	6"	3		
Silver Carpet <i>Dymondia margaretae</i>	narrow leaves with dark green above and cottony white below		daisy-like in summer	1"-3"	2"		 
Fleabane <i>Erigeron</i>	fast-growing, easy-care		pink, lavender, or violet daisy-like shape in spring to fall	8"-2'	8"-2'		 
Clumping Gazania <i>Gazania</i>	dark-green, lobed leaves with gray-wooly undersides		white, yellow, orange, rose-pink, or multi-colored in spring to fall	6"-12"	3		 
Rosemary <i>Rosmarinus officinalis</i> 'Prostratus'	attracts birds, bees, butterflies; leaves used for seasoning, marrow leaves		light blue fall through spring and repeats in fall	2	4-8		 
Woolly Thyme <i>Thymus pseudolanuginosus</i>	gray color leaves		pink in summer	2"-3"	3		 
Dwarf Periwinkle <i>Vinca minor</i>	trailing, arching, shiny, dark, green, oval leaves		pinwheel-shaped, deep blue in spring and fall	2	4-6	 	 



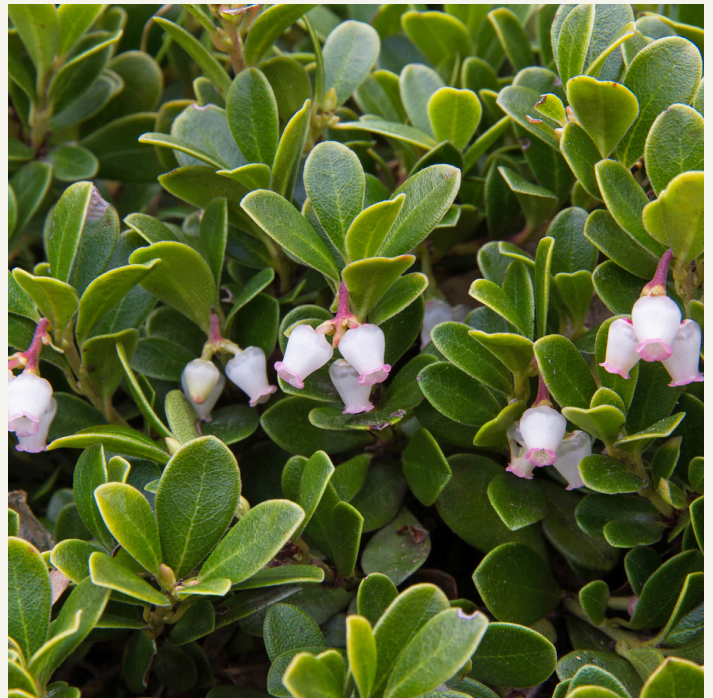
Monterey Manzanita



Rosemary



Dwarf Periwinkle



Bearberry

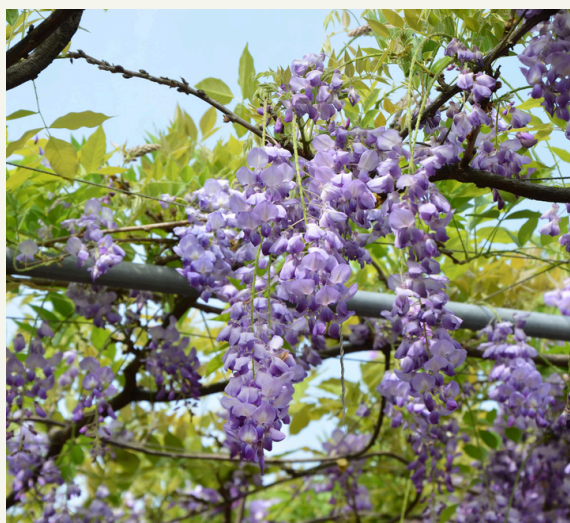
VINES

Sunlight preferences:  Full
 Partial
 Shade

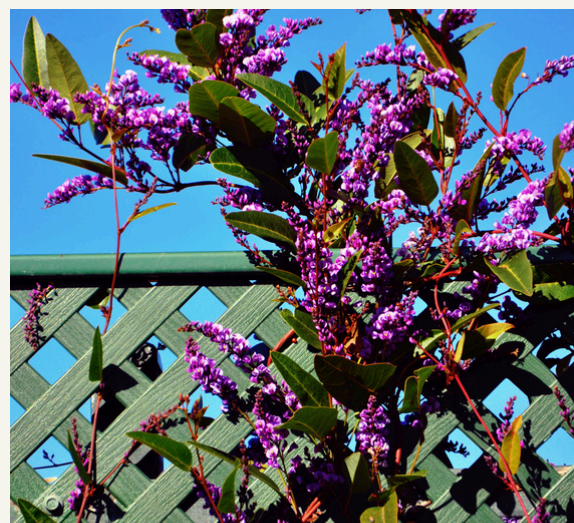
Water Needs:  Moderate
 Occasional
 Infrequent

Foliage:  Evergreen
 Deciduous

Name	Characteristics	Foliage	Flowers	Height (ft)	Sun	Water Needs
Bougainvillea <i>Bougainvillea</i>	needs support; stiff, needle-like thorns		white to deep magenta spring to fall	15-30		
Violet Trumpet Vine <i>Clytostoma callistegioides</i>	climbing tendrils, needs support		trumpet-shaped, lavender in spring and summer	25		
Lilac Vine <i>Hardenbergia violacea</i>	needs support		deep violet, rosy-pink, or white in late winter to spring	10-12		
Pink Jasmine <i>Jasminum polyanthum</i>	twining stems; needs support; pink buds		intensely fragrant, clusters of star-shaped white in late winter and spring	20		
Boston Ivy <i>Parthenocissus tricuspidata</i>	no vine support necessary; orange or red fall color		N/A	25-30		
Potato Vine <i>Solanum jasminoides</i>	needs support to twine as it grows		white, all year around	30		 
Cape Honeysuckle <i>Tecomaria capensis</i>	needs support		orange to red-orange in fall to spring	15-30		 
Wisteria <i>Wisteria sinensis</i>	long seedpods		pendulous clusters of white or lavender in spring	30		



Wisteria



Lilac Vine