

EXHIBIT A

CITY OF DIXON
TREE SELECTION FOR STREET TREES AND FRONT YARD TREES
****Revised July 2022****

A. Overview And Definition

1. Street Tree Area- Per the Street Tree Ordinance Dixon Municipal Code (DMC 13.05), or as amended, a Street Tree is any tree within that area between public street right-of-way lines plus five feet beyond the right-of-way on each side thereof. This generally equates to five feet behind the sidewalk on private property.
2. Front Yard Tree area - In accordance with the Design Review Chapter (DMC 18.23), site and front yard landscaping is subject to the review and approval of the City of Dixon. The front yard for this purpose is defined as the area in front of the primary structure, outside of the Street Tree area (the area within the first five (5) feet of the property and all public right of way)
3. The following is a list of selection criteria for tree species, the **recommended** tree species to be planted in Street Tree areas (Section C) and Front Yard areas (Section D), prohibited species and other information.

B. Selection Criteria

1. Require variety of trees in a landscape plan to prevent over saturation of one species and provide some variety in case of tree disease. Per the recommendation of the International Society of Arboriculture (ISA), new development should avoid utilization of greater than 20% of one genus and not more than 10% of one species. This shall also include variety between front yard tree and street tree areas.
2. Consider the following when proposing street trees
 - a. Natural conditions and location.
 - b. Water usage.
 - c. Air Quality.
 - d. Maturity height in relation to surrounding structures and trees.
 - e. Tree size in relation to surrounding structures and trees.
 - f. Soil moisture requirements.
 - g. Distance from utilities.
3. Incorporate a mix of deciduous and evergreen trees to provide aesthetic variety and screening opportunities.

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C. Recommended Street Tree Species

Botanical Name	Common name	Water Use*	Type*	Air Quality Rating*	Mature Height
<i>Acer buergeranum</i>	Trident Maple	M	D		20'-30'
<i>Acer campstre</i>	Hedge Maple	M	D		25'-35'
<i>Acer rubrum</i>	Red Maple		D		40'-60'
<i>Carpinus betulus</i>	European Hornbeam	M	D	☆☆☆	40'-60'
<i>Cedrus atlantica 'Glauca'</i>	Blue Atlas Cedar		E		50'
<i>Cercis occidentalis</i> (single trunk variety only)	Western Redbud	VL	D		10'-20'
<i>Cercis reniformis</i> 'Oklahoma'	Oklahoma Redbud	M	D		20-30'
<i>Chilopsis linearis 'Bubba'</i>	Bubba Desert Willow	VL	D		15'-30'
<i>Eriobotrya deflexa</i> (non-fruited)	Bronze Loquat	L	E	☆☆☆	15'-20'
<i>Fraxinus holotricha</i>	Moraine Ash	M	D		40'
<i>Fraxinus oxycarpa</i>	Raywood Ash	M	D		60'-70'
<i>Fraxinus velutina 'Fan-Tex'</i> or 'Rio Grande'	Fan-Tex or Rio Grande Ash	M	D		30'-50'
<i>Geigera parviflora</i>	Australian Willow	L	E		20'-30'
<i>Ginkgo biloba (male)</i>	Maidenhair	M	D	☆☆☆	25'-30'
<i>Koelreuteria bipinnata</i>	Chinese Flame Tree	M	D	☆	40'
<i>Koelreuteria paniculata</i>	Goldenrain Tree	M	D	☆	25'-40'
<i>Laurus Noblis</i>	Sweet Bay Laurel (std)	M	E		23'-59'
<i>Liriodendron tulipifera</i>	Tuliptree	M	D		70'-130'
<i>Lynothamnus floribundus sub. Aspleniifolius</i>	Catalina Ironwood	L	E		40'

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<i>Nyssa sylvatica</i>	Tupelo Tree	M	D		66'-82'
<i>Olea europaea "Wilsonii"</i>	Fruitless Olive	L	E		25'-30'
<i>Pistacia chinensis 'Keith Davey'</i> <i>Davey' (male)</i>	Keith Davey Chinese Pistache	L	D	☆☆	25'-40'
<i>Prunus caroliniana</i>	Carolina Cherry Laurel	L	E		13'-36'
<i>Prunus lusitanica</i>	Portugal Laurel	L	E		10'-20'
<i>Quercus coccinea</i>	Scarlet Oak	M	D		50'-70'
<i>Quercus suber</i>	Cork Oak	VL	D	☆	33'-49'
<i>Quercus kelloggii</i>	California Black Oak	M	D		30'-80'
<i>Quercus lobata</i>	Valley Oak, CA White Oak	L	D	☆☆	70'
<i>Quercus rubra</i>	Red Oak	M	D		50'-70'
<i>Rhus (Searsia) lancea</i>	African Sumac	L	E		20'-30'
<i>Sophora japonica</i>	Japanese Pagoda Tree	L	D		40'-70'
<i>Tilia americana</i>	American Linden, Basswood	M	D		50'-80'
<i>Tilia cordata</i>	Little leaf Linden	M	D		50'-70'
<i>Tilia x euchlora</i>	Crimean Linden	M	D		40'-60'
<i>Ulmus parvifolia</i>	Chinese Elm	L	E		40'-50'
<i>Vitex agnus-castus</i>	Chaste Tree	M	D		8'-10'
<i>Zelkova serrata</i>	Japanese Zelkova	M	D		50'-90'

D. Recommended Front Yard Tree Species

In addition to the species below, all tree species included in the Street Tree recommended list are recommended as Front yard trees.

Botanical Name	Common name	Water Use*	Type*	Air Quality Rating*	Mature Height
<i>Acer buergeranum</i>	Trident Maple	M	D		20'-30'
<i>Acer campstre</i>	Hedge Maple	M	D		25'-35'
<i>Acer rubrum</i>	Red Maple		D		40'-60'

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<i>Aesculus californica</i>	California Buckeye	VL	D		40'
<i>Arbutus unedo 'Marina'</i>	Marina Strawberry tree	L	E		20'-25'
<i>Carpinus betulus</i>	European Hornbeam	M	D	☆☆☆	40'-60'
<i>Catalpa speciosa</i>	Western Catalpa	M	D		20'-40'
<i>Cedrus atlantica 'Glauca'</i>	Blue Atlas Cedar		E		50'
<i>Cercidium /Parkinsonia 'Desert Museum'</i>	Desert Museum thornless Palo Verde	VL	D		20'-35'
<i>Cercis occidentalis</i>	Western Redbud	VL	D		10'-20'
<i>Cercis reniformis 'Oklahoma'</i>	Oklahoma Redbud	M	D		20-30'
<i>Chilopsis linearis 'Bubba'</i>	Bubba Desert Willow	VL	D		15'-30'
<i>Chimonanthus praecox</i>	Wintersweet	L	D		10'-15'
<i>Chionanthus retusus</i>	Chinese fringe tree	M	D	☆☆☆	20'
<i>Crinodendron patagua</i>	Chilean lily-of-the-valley	M	E		16'
<i>Crataegus laevigata</i>	English Hawthorn	L	D		15'-20'
<i>Crataegus phaenopyrum</i>	Washington Hawthorn	L	D	☆☆☆	18'-25'
<i>Eriobotrya deflexa (non-fruited)</i>	Bronze Loquat	L	E	☆☆☆	15'-20'
<i>Fraxinus holotricha</i>	Moraine Ash	M	D		40'
<i>Fraxinus oxycarpa</i>	Raywood Ash	M	D		60'-70'
<i>Fraxinus velutina 'Fan-Tex' or 'Rio Grande'</i>	Fan-Tex or Rio Grande Ash	M	D		30'-50'
<i>Garrya elliptica 'James Roof'</i>	James Roof Silk Tassel	M	E		9'
<i>Geigera parviflora</i>	Australian Willow	L	E		20'-30'
<i>Ginkgo biloba (male)</i>	Maidenhair	M	D	☆☆☆	25'-30'
<i>Koelreuteria bipinnata</i>	Chinese Flame Tree	M	D	☆	40'
<i>Koelreuteria paniculata</i>	Goldenrain Tree	M	D	☆	25'-40'
<i>Laurus Noblis</i>	Sweet Bay Laurel (std)	M	E		23'-59'
<i>Liriodendron tulipifera</i>	Tuliptree	M	D		70'-130'

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<i>Lynothamnus floribundus</i> <i>sub. Aspleniifolius</i>	Catalina Ironwood	L	E		40'
<i>Nyssa sylvatica</i>	Tupelo Tree	M	D		66'-82'
<i>Olea europaea "Wilsonii"</i>	Fruitless Olive	L	E		25'-30'
<i>Pistacia chinensis 'Keith Davey' (male)</i>	Keith Davey Chinese pistache	L	D	☆☆	25'-40'
<i>Prunus caroliniana</i>	Carolina Cherry Laurel	L	E		13'-36'
<i>Prunus lusitanica</i>	Portugal Laurel	L	E		10'-20'
<i>Quercus coccinea</i>	Scarlet Oak	M	D		50'-70'
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<i>Quercus rubra</i>	Red Oak	M	D		50'-70'
<i>Rhus (Searsia) lancea</i>	African Sumac	L	E		20'-30'
<i>Sophora japonica</i>	Japanese Pagoda Tree	L	D		40'-70'
<i>Tilia americana</i>	American Linden, Basswood	M	D		50'-80'
<i>Tilia cordata</i>	Little Leaf Linden	M	D		50'-70'
<i>Tilia x euchlora</i>	Crimean Linden	M	D		40'-60'
<i>Ulmus parvifolia</i>	Chinese Elm	L	E		40'-50'
<i>Vitex agnus-castus</i>	Chaste YTree	M	D		8'-10'
<i>Zelkova serrata</i>	Japanese Zelkova	M	D		50'-90'

E. Prohibitions

It is unlawful to plant in the Street Tree Area the following trees: blackwood acacia, black walnut, eucalyptus, elm, european hackberry, palm, poplar, sweet gum, tree of heaven, sycamore, locust, fruiting mulberry.

It is also unlawful to plant willow, cottonwood or poplar trees anywhere in the City unless the City Engineer or Public Works Director approves the site as one where the roots will not interfere with a public sewer.

F. Notes

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Air Quality Rating = rating for producing biogenic volatile organic compounds (BVOC). When all other criteria are equal a tree with 2 or 3 stars should be selected over a tree with 1 star. Ratings provided by the Sacramento Tree Foundation and are not available for all tree species.

G. Other Resources

UCCE Master Gardeners-Yolo	https://yolomg.ucanr.edu/
UC Davis Arboretum	https://arboretum.ucdavis.edu/arboretum-all-stars
All-Stars Selectree	http://selectree.calpoly.edu
Right Tree, Right Place	https://www.pge.com/en_US/safety/yard-safety/powerlines-and-trees/right-tree-right-place/right-tree-right-place.page?WT.mc_id=Vanity_righttreerightplace
Sacramento Tree Foundation	https://sactree.org
Woodland Tree Foundation	http://www.woodlandtree.org/
Water Use Classification of Landscape Species (WUCOLS)	https://ucanr.edu/sites/WUCOLS/

H. Maintenance of Street and Front Yard Trees

Once installed, on-going maintenance of street trees shall be as follows, per DMC 13.05.060:

- Street trees and landscaping within the public street right-of-way located between the curbs, or edges of the public street where no curb exists (i.e., medians), shall be owned and maintained by the City. (DMC 13.05.060.A)
- Street trees and landscaping within the central business district shall be owned and maintained by the City. (DMC 13.05.060.B)
- Street trees and landscaping located behind the curbs, or edges of the public street where no curbs exist, whether within the public street right-of-way or private property, shall be owned and maintained by the adjacent property owner. Where the adjacent property is owned by the City, such as public parcels and parks, street trees and landscaping adjacent to such parcel will be maintained by the City. Street trees and landscaping within the public street right-of-way and adjacent to a sound wall within a lighting and landscaping maintenance district will be maintained by the City of Dixon (DMC 13.05.060.C)

Once installed, on-going maintenance of street trees shall be as follows:

- Front yard tree and landscaping are owned and maintained by the property owner.