

City of Woodland

**CLARIFICATION POLICY
REGARDING WATER WISE PLANTING IN SPRING LAKE MOW STRIPS**

The City of Woodland encourages landscaping that reduces water use in the Spring Lake Development and city-wide, consistent with state goals. Spring Lake Plan Development Standard 2.22 specifically encourages drought tolerant plantings. State legislation that was passed after the approval of the Spring Lake Plan establishes specific water conservation requirements in new landscaping. The modification of mow strips (turf strips between the street and sidewalk) to drought-tolerant plantings is consistent with both Standard 2.22 and state goals for reducing water use. In addition, water-conserving landscaping supports City efforts with regard to climate action/sustainability planning.

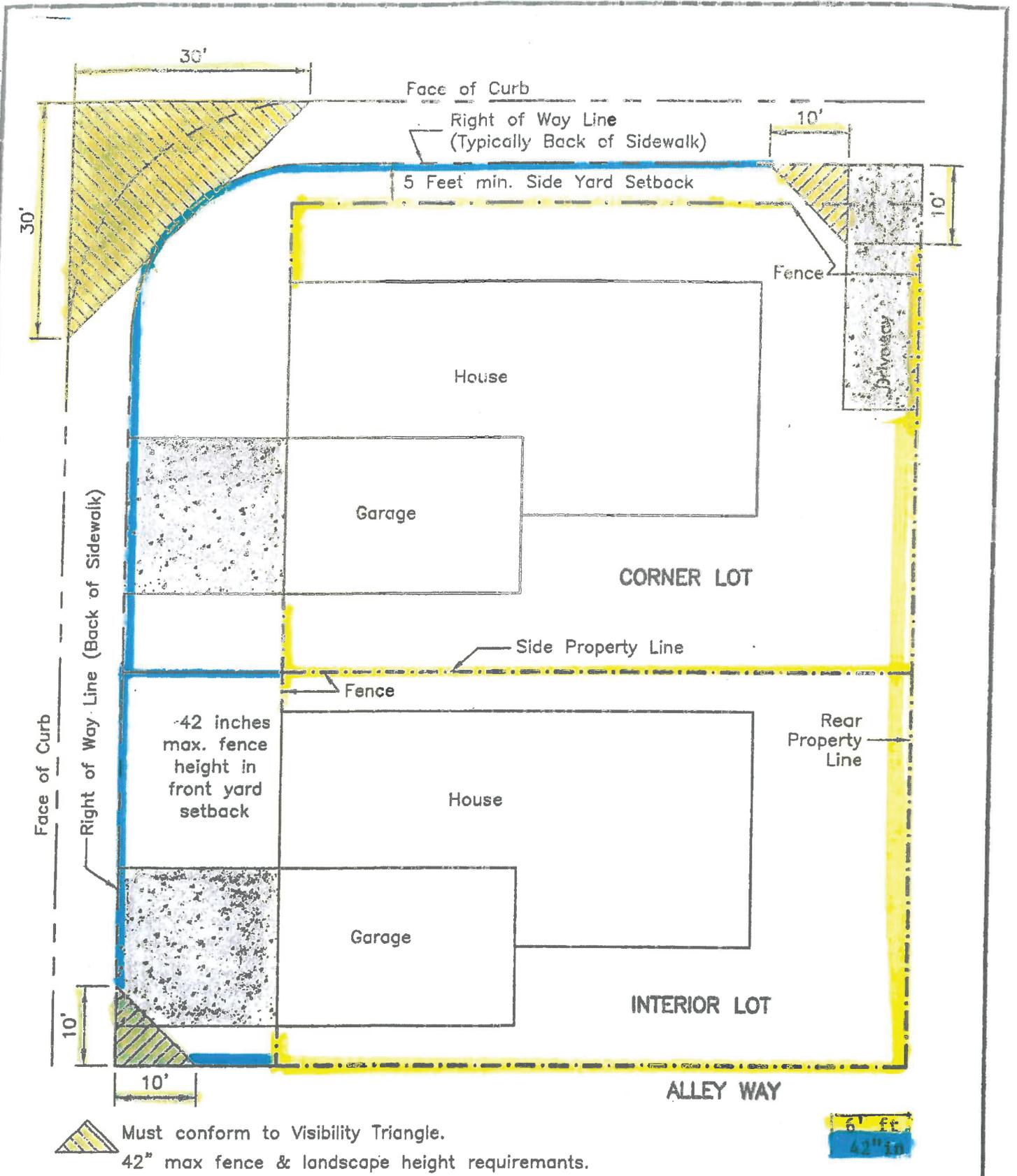
Given these considerations, landscaping in the strips can be modified by homeowners to be more drought tolerant as long as the strips remain landscaped in some manner and are not paved or otherwise completely modified from their purpose as landscape planters. A mix of hardscape (such as bark or decomposed granite) and landscape is also acceptable.

Items to be considered when designing a water conserving landscape concept include the following:

- Provide adequate sight distance and cross visibility areas at corners and intersections of driveways and public rights-of-way. No foliage or structural features shall exceed 3 ½ feet in height in these areas. (Article 22, Section 25-22-20 of the Municipal Code).
- Work will not impact or modify any existing street tree. Any questions or concerns regarding street trees shall be directed to the City's Public Works Department, Tree Maintenance. (530) 661-5962.
- No hazardous or thorny plant materials are to be used adjacent to the public right-of-way.
- Plants shall not block the public sidewalk access or right-of-way.

Attachments:

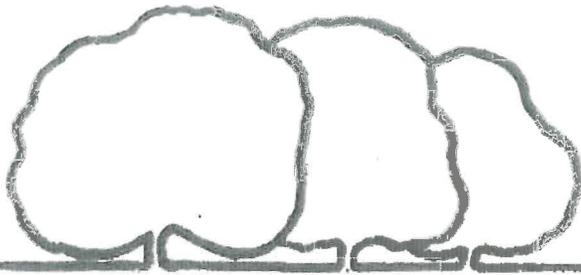
- Fence and Landscape Requirements
- Fire Hydrant clearance area
- Spring Lake Mow Strip Concept Landscape Plan and Master Plant List



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FENCE AND LANDSCAPE REQUIREMENTS

 *City of Woodland*
 Community Development Department



City of Woodland

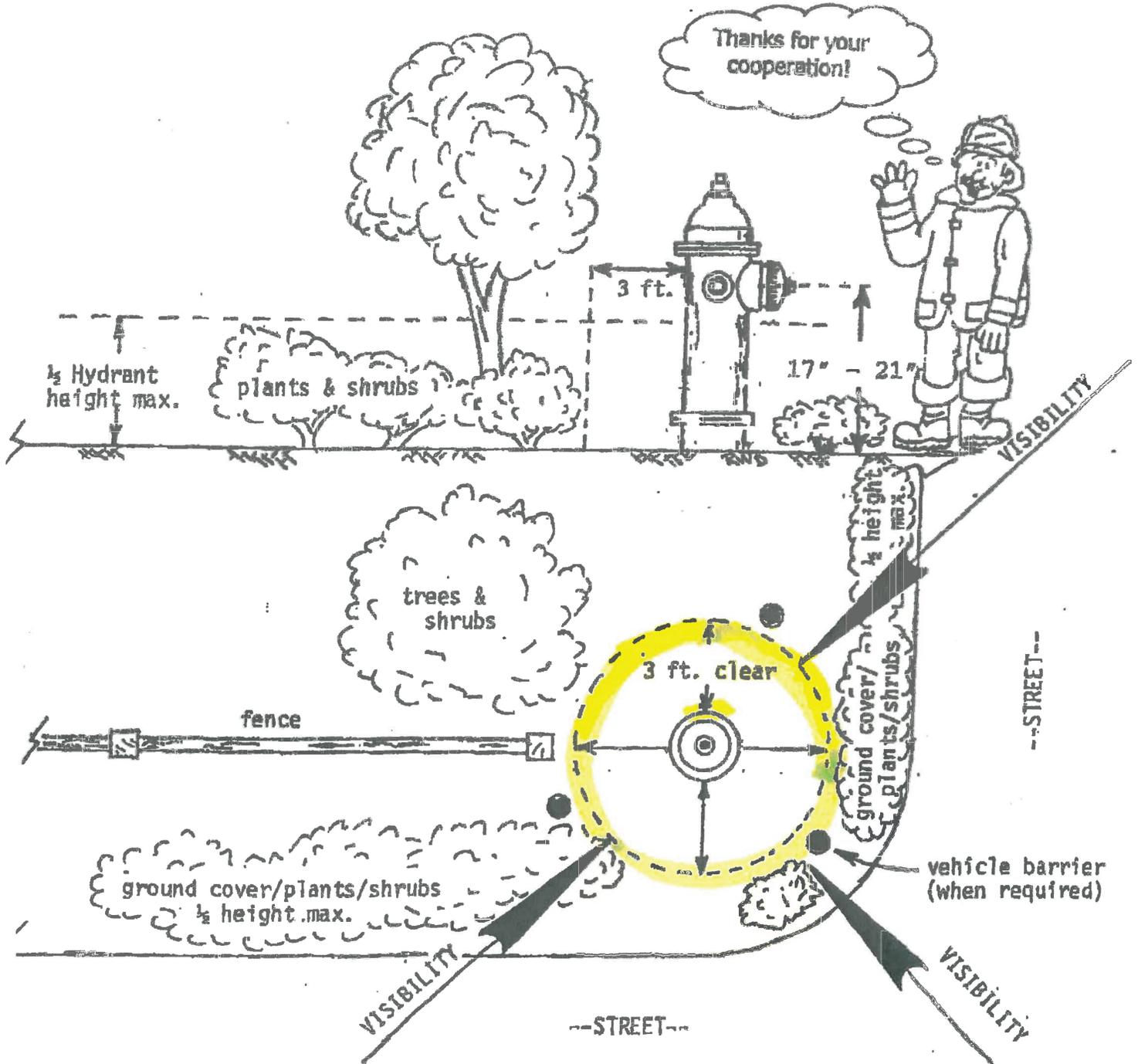
FIRE DEPARTMENT

532 Court Street

Woodland, CA 95695

(530) 661-5660

By following these guidelines, you can help the Fire Department better protect you and your neighbors. When there is a fire, a few minutes can make a big difference, so it is imperative that we can easily locate and access the fire hydrant nearest your property.



MASTER PLANT LIST for WOODLAND WATER-WISE MOW STRIPS



Plant species included below are recommended for use in the Woodland Water-Wise Mow Strips. See individual planting plans for design layouts, site preparation, installation and maintenance tips.

SHRUBS

COMMON NAME Botanical Name	Height	Width	Exposure	Description
AUTUMN SAGE <i>Salvia greggii</i>	3'	3'	sun/part shade	Small shrub with showy flowers that attract hummingbirds and beneficial insects. Many color varieties flowers profusely in the spring and fall
BLUE BLOSSOM (N) <i>Ceanothus maritimus</i> 'Valley Violet'	3'	3'	sun/part shade	Best small ceanothus for Central Valley gardens; clusters of dark-violet flowers bloom in spring; attracts beneficial insects. Little or no pruning required. Drought tolerant.
CLEVELAND SAGE (N) <i>Salvia clevelandii</i> 'Winnifred Gilman'	3'	3'	sun/part shade	Evergreen shrub produces maroon-stemmed, blue-violet flowers in spring; attracts hummingbirds, butterflies and beneficial insects. Remove old flower stalks in summer; prune to maintain compact form. Very drought tolerant.
COMPACT OREGON GRAPE <i>Mahonia aquifolium</i> 'Compacta' (N)	1-3'	2-3'	part shade/shade	Dark, grape-like fruits provide food for native birds; tough plant that tolerates a variety of garden conditions; attracts beneficial insects and birds. Drought tolerant.
GOODWIN CREEK LAVENDER <i>Lavendula x ginginsii</i> 'Goodwin Creek Grey'	3'	3'	sun	More heat resistant than English lavenders; long spring and summer bloom; attracts hummingbirds and beneficial insects; cut back after flowering; drought tolerant.
SPANISH LAVENDER <i>Lavandula stoechas</i>	1.5-3'	2-3'	sun	Showiest of all the lavenders; blooming in spring; cut back to removed old flowers; attracts butterflies and beneficial insects; drought tolerant.
RED YUCCA (N) <i>Hesperaloe parviflora</i>	3-4'	3-4'	sun	Attractive spiky-looking leaves; blooms all summer long; attracts hummingbirds; very heat and drought tolerant.
WHITE SAGE (N) <i>Salvia apiana</i>	3'	3'	sun/part shade	Soft silver aromatic leaves; white spring flowers attract pollinating bees and beneficial insects; very drought tolerant. Prune to shape

GROUNDCOVER

COMMON NAME Botanical Name	Height	Width	Exposure	Description
COOPER'S ICE PLANT <i>Delosperma cooperi</i>	5"	2'	sun	Succulent green groundcover with bright pink-purple flowers spring-fall; low water needs.
DWARF COYOTE BRUSH <i>Baccharis pilularis</i> (N) 'Twin Peaks #2'	3'	8'	sun	Tough drought tolerant native shrub that can easily be kept pruned into a tight hedge. Excellent habitat plant. Fall-blooming flowers are cream-colored and attract beneficial insects.
LAVENDER COTTON <i>Santolina chamaecyparissus</i>	.5-2'	3'	sun	Hardy groundcover with finely divided whitish gray foliage and bright yellow, buttonlike flower heads in summer on unclipped plants
DWARF GERMANDER <i>Teucrium chamaedrys</i> 'Nanum'	1'	2'	sun/part shade	One of the few groundcovers that does well in both sun and part shade; dark pink flowers spring-fall; attracts beneficial insects and native bees; drought tolerant.
SNOW-IN-SUMMER <i>Cerastium tomentosum</i>	6-8"	2-3'	sun	Silver foliage with white flowers spring-summer; low water needs.
ROSEMARY <i>Rosmarinus officinalis</i> 'Mozart'	1.5-2'	4-6'	sun	Evergreen with dark-green aromatic leaves; blue flowers from spring through summer/fall; attracts beneficial insects; very drought tolerant.

PERENNIALS

COMMON NAME Botanical Name	Height	Width	Exposure	Description
ALUM ROOT (N) <i>Huechana spp.</i>	2-3'	2-3'	part shade/shade	Adapts to garden conditions. Blooms well in the shade. Can be used for groundcover and compete with tree roots.
BERGENIA <i>Bergenia crassifolia</i>	1-1.5'	3'	part shade/shade	Dense clusters of pink flowers winter-early spring; shiny leaves; attracts beneficial insects; remove flower stalks; low to medium water
CALIFORNIA FUCHSIA (N) <i>Epilobium canum</i>	1-2'	3'	sun	Easy to grow and tolerates heat and drought; different varieties can have narrow or broad leaves that range from silver to bright green. Attracts hummingbirds and beneficial insects. Cut to ground in late fall
CAPE BALSAM <i>Bulbine frutscens</i>	1.5'	3'	sun/part shade	Long-blooming spikes of delicate, star-shaped yellow flowers spring-fall; fleshy, bright green foliage; tolerates drought and poor soils
CATMINT <i>Nepeta cataria</i>	2'	1.5-3'	sun	vigorous, spreading plants with soft gray-green foliage. Lavender-blue flowers in loose spikes may display in early summer. Shear them back after blooms.
DOUGLAS IRIS (N) <i>Iris douglasiana</i>	1-3'	3'	sun/shade	Dark, glossy, sword-like evergreen leaves. Flower color ranges from white to blue, lavender, reddish purple, and deep purple. Tolerates drought to occasional watering.

FOOTHILL PENSTEMON (N) <i>Penstemon heterophyllus</i>	1-2'	2'	sun	Spreading mound of narrow grey-green leaves. Spikeline clusters of purple-blue flowers bloom Spring-Summer. Attracts hummingbirds and beneficial insects
MEXICAN FLEABANE (N) <i>Erigeron karvinskianus</i>	1-1.5'	1.5-2'	sun/part shade	Graceful low spreading plant blooming profusely from spring through fall; small, daisylike flowers attract butterflies and beneficial insects.
PINCUSHION FLOWER <i>Scabiosa</i> 'Butterfly Blue'	.5-1'	1-1.5'	sun/part shade	Easy to grow perennial blooming spring-fall. Lavender blue flowers attracts butterflies.
LILAC VERBENA (N) <i>Verbena lilacina</i>	2-3'	3-6'	sun/part shade	Low loosely mounding with many clusters of fragrant light purple flowers spring-fall attracts butterflies.
YARROW (N) <i>Achillea millefolium</i>	3'	3'	sun/part shade	Creamy white with many colorful hybrids blooming spring-fall; ferny green foliage will spread; flowers attract butterflies and beneficial insects; remove old flower stalks or mow as needed: low water needs.

ORNAMENTAL GRASSES

COMMON NAME Botanical Name	Height	Width	Exposure	Description
CALIFORNIA FESCUE (N) <i>Festuca californica</i>	2-3'	3'	part shade	Graceful, gray-green leaves and airy flowers that mature to a golden yellow color. Remove old flower stalks in fall for tidy appearance.
CALIFORNIA GREY RUSH (N) <i>Juncus patens</i>	1-2'	1.5-2.5'	sun/part shade	Dense clumps of rigid, upright to slightly arching stems.
DEERGRASS (N) <i>Muhlenbergia rigens</i>	3'	3'	sun/part shade	Makes a low informal screen; needs almost no maintenance; remove old leaves at any time; adds texture and movement to the garden.
FEATHER REED GRASS <i>Calamagrostis acutifolia</i> 'Karl Foerster'	2-4'	3'	sun/part shade	Attractive, upright dark green foliage; fluffy blooms in spring turn into attractive buff spikes that last all summer and fall; a vertical plant that performs well in narrow spaces. Cut to ground in winter.
IDAHO FESCUE (N) <i>Festuca idahoensis</i>	.5-1'	1-1.5'	sun/part shade	Fine-textured clumping cool-season grass useful as a low natural lawn, a drought tolerant meadow or pathway. Prefers very little summer water.
MOROCCAN FESCUE <i>Festuca mairei</i>	2.5'	3'	sun/part shade	Tidy clumping grass, a good groundcover for large areas
TUFTED HAIRGRASS (N) <i>Deschampsia cespitosa</i>	2-3'	2-3'	sun/part shade	Cool-season clumping grass with attractive flowers. Likes moderate water

MEADOW GRASSES AND SEDGES

COMMON NAME Botanical Name	Height	Width	Exposure	Description
CALIFORNIA DUNE SEDGE (N) <i>Carex pansa</i>	2-6"	1'	sun/part shade	Creeping evergreen native sedge makes a fine natural lawn. Can be kept 2 inches tall with three or four mowings a year.
CLUSTERED MEADOW SEDGE (N) <i>Carex praegracilis</i>	4-14"	1'	sun/part shade	Like <i>Carex pansa</i> , but finer textured and taller. Can be kept 4-6 inches with two mowings a year.

CREEPING RED FESCUE (N) <i>Festuca rubra 'Molate'</i>	2-6"	1'	sun/part shade	Fine-textured cool-season grass. Creeping habit, can make a fine natural lawn.
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CALIFORNIA WILDFLOWERS

COMMON NAME Botanical Name	Height	Width	Exposure	Description
BABY BLUE EYES (N) <i>Nemophila menziesii</i>	4-6"	1'	sun/part shade	One of the earliest annuals to bloom, low-growing, birds love the seeds.
CALIFORNIA POPPY (N) <i>Eschscholzia californica</i>	1-2'	1.5'	sun	State flower of California, blue green leaves, finely dived, pure orange single flowers early spring until summer.
GOLDFIELDS (N) <i>Lasthenia californica</i>	1'	1.5'	sun	The flowers resemble tiny yellow daisies, and blooms last and last, for up to two months
SKY LUPINE (N) <i>Lupinus nanus</i>	.5-2'	1-2'	sun	Beautiful, fragrant blue flowers with white spots.
NARROW-LEAVED MILKWEED (N) <i>Aesclepias fascicularis</i>	3'	3'	sun	A favorite larval food for the Western Monarch butterfly. No summer water.

* Plantings that exceed 3 feet mature height are prohibited in the mow strip.

PLANTING PLAN for Woodland Water-Wise Mow Strips

SPRINGLAKE



A DROUGHT-TOLERANT LAWN ALTERNATIVE for saline alkaline soils such as those in the Springlake development (soils with a high pH).

Before you start: Completely remove turf grass, taking care not to damage any tree roots. Work compost into the soil if needed. Lay down weed barrier landscape fabric and staple in place.

Ready to plant: Lay out plants according to the planting layout below. Plant by cutting an x into the landscape fabric twice the size of the pot. Dig the hole twice as wide and as deep as the pot and backfill making sure the base of the plant's stems or trunk is level with the ground. Tamp the soil around the plants and water in with a hose.

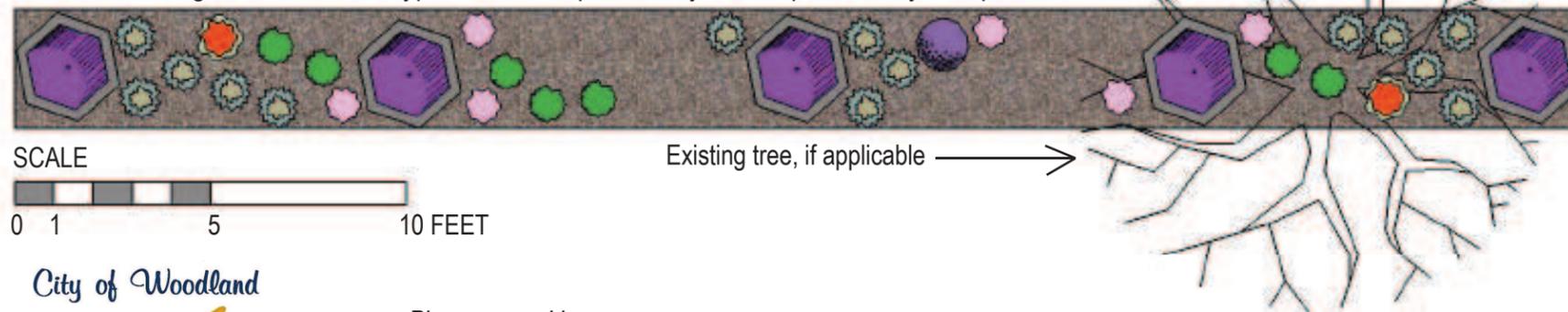
Install the drip irrigation: Lay out tubing and staple down. Add 1 emitter for each 1-gallon plant and 2 emitters for 5-gallon plants. Existing trees may benefit from 3 or more emitters around the drip line of the tree, or none at all depending on the type of tree and how well established it is. Add emitters, if necessary, as plants grow. A separate irrigation valve is recommended for the mow strip. Drip systems require a pressure regulator. If necessary, to make changes to existing irrigation, consult with a landscape contractor licensed by the State of California.

Mulch: Add a layer of mulch (e.g. 2 to 4-inch-thick shredded or chipped bark, walnut hulls, decomposed granite).

Program irrigation schedule: For 1-GPH (gallon per hour) drip emitters: YEAR ONE: Water once a week for 1 hour. YEAR TWO: Water once every two weeks for 1 hour. YEAR THREE: Water once or twice a month for 1 hour. Adjust as needed. Actual plant water need will vary. This schedule is a general recommendation. Modify frequency and run time, as needed, for optimal plant health.

PLANTING LAYOUT

40 x 3 foot design is based on a typical mow strip, but may be adapted to fit your space.



-  x 5 **Spanish Lavender-** *Lavendula stoechas*
-  x 7 **Yarrow-** *Achillea millefolium* N
-  x 2 **California Fuchsia-** *Epilobium canum* N
-  x 1 **Foothill Penstemon-** *Penstemon heterophyllus* N
-  x 6 **Pincushion Flower-** *Scabiosa* 'Butterfly Blue'
-  x 14 **Idaho Fescue-** *Festuca idahoensis* 'Siskiyou Blue' N

N = California native



Pincushion Flower



Yarrow



Spanish Lavender



Idaho Fescue



Foothill Penstemon



California Fuchsia