

## SMALL LOT DEVELOPMENT Folsom Master Tree List

This list establishes the approved tree species that may be planted in small lot developments (front yard depth less than 20') within the City of Folsom. This is not an exhaustive list and the information herein is subject to change from time to time as knowledge is gained on existing species and new varieties are cultivated. Some species that may perform well have been purposefully omitted due to growth habits or other specific cultural requirements; however, use of excluded varieties may be approved by the City Arborist on a case by case basis.

Unless otherwise approved by the City Arborist, selection of Street Trees for subdivisions with small lots shall be in accordance with the species listed below. Choose trees carefully and with purpose. Prune to train trees for strong structure early, when trees are young and growing rapidly. These efforts will result in long-lived, healthy, and structurally sound trees. The primary reasons for almost all tree removals are improper species selection, lack of space above and below ground, and poor early care.

Common Name	Botanical Name	Mature Height	Mature Canopy Spread	Canopy Shape	Deciduous or Evergreen	Utility Friendly?	WUCOLS Rating	Flowers	Fall Color	Root Damage Potential	Minimum Distance from Hardscape without root barrier	Remarks
Pineapple Guava	<i>Acca sellowiana</i>	20-25	20-25	Full-crowned	E	✓	L	Pink	N/A	Low	5'	Attractive bark, small stature. Must be in standard form to qualify as a street tree.
Trident Maple	<i>Acer buergerianum</i>	20-25	20-25	Full-crowned	D	✓	M	N/A	Orange, gold	Low	5'	Attractive bark, small stature
Hedge Maple	<i>Acer campestre</i>	15-25	15-25	Spreading	D	✓	M	N/A	Yellow	Low	5'	Dense and compact
Paperbark Maple	<i>Acer griseum</i>	25-30	20-25	Oval	D	✓	M	N/A	Orange, gold	Low	5'	Striking red, papery bark. Intolerant of drought conditions.
Japanese Maple (select cultivars)	<i>Acer palmatum</i>	15-25	15-25	Spreading	D	✓	M	N/A	Red, orange, yellow	Low	5'	Best in afternoon shade, but a few varieties can handle full sun. Approval by the City Arborist is required prior to use as a Street Tree.
Amur Maple	<i>Acer tataricum ginnala</i>	20-25	20-25	Spreading	D	✓	M	N/A	Red	Low	5'	Winter seeds hold for birds
Shantung Maple	<i>Acer truncatum</i>	20-30	20-30	Vase	D	✓	M	N/A	Orange red	Low	5'	Good lawn tree, dense crown, similar to Japanese maple but more sun tolerant
California Buckeye	<i>Aesculus californica</i>	10-25	20-30	Spreading	D	✓	VL	White	Yellow	Low	5'	Striking in age, summer deciduous, native to our region
Beefwood	<i>Allocastraria stricta (verticillata)</i>	25-35	25-35	Pyramidal	E		L	N/A	N/A	Moderate	6'	Good screening, drought tolerant
Strawberry Tree	<i>Arbutus unedo</i>	20-35	20-35	Spreading	E		L	Light pink	N/A	Low	5'	Smaller than 'Marina' interesting trunk structure, fruit attractive but can be messy. Must be in standard form to qualify as a street tree.
Ray Hartman California Lilac	<i>Ceanothus 'Ray Hartman'</i>	20	15-20	Spreading	E	✓	L	Purple	N/A	Low	5'	Showy spring blooms. Nice specimen for small spaces. Must be standard form to qualify as a street tree.

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Western Hackberry	<i>Celtis laevigata</i> (var. <i>reticulata</i> )	25-35	25-30	Full-crowned	D		L	N/A	Yellow	Low	6'	Rugged shade tree, native to California
Eastern Redbud	<i>Cercis canadensis</i>	25-35	25-35	Spreading	D		M	rosy-pink	Yellow, russet	Low	6'	Early bloomer, tree-like form, 'Forest Pansy' has purple foliage, attractive, good lawn tree
Western Redbud	<i>Cercis occidentalis</i>	10-20	10-20	Layered	D	✓	VL	pink	Yellow, russet	Low	5'	Generally more shrub-like, may be trained in to a small tree, very early bloom, native to our region. Must be standard form to qualify as a street tree.
Desert Willow 'Bubba'	<i>Chilopsis linearis</i> 'Bubba'	15-20	10-15	Layered	D	✓	VL	vary	Yellow	Low	5'	Fragrant flowers, 'Bubba is slightly smaller than the species, good under utility wires, drought resistant, bird friendly
Chinese Fringe Tree	<i>Chionanthus retusus</i>	10-20	10-12	Vase	D	✓	M	white-fringe clusters	yellow	Low	5'	Small flowering tree, small fruit, bird friendly
Chitalpa 'Morning Cloud' or 'Pink Dawn	<i>Chitalpa tashkentensis</i> 'Morning Cloud' or 'Pink Dawn'	25-30	30	Vase	D	✓	*M	Pink	Yellow	Low	5'	Drought tolerant, fast, showy flowers
Dogwood 'Eddie's White Wonder'	<i>Cornus nutalli</i> x 'florida Eddie's White Wonder'	20-40	15-35	Spreading	D		M	White, pink, rose	Red	Low	6'	Usually small, good drainage, best in partial shade and moist soil, hybrid between Eastern and Western dogwoods
Smoke Tree	<i>Cotinus coggygia</i>	10-15	15-18	Spreading	D	✓	L	Fuzzy pink pendulous clusters	Orange, yellow	Low	5'	Typically multi-stem. Attractive plumes of flowers in spring and early summer. Must be standard form to qualify as a street tree.
Bronze Loquat	<i>Eriobotrya deflexa</i>	15-20	15-20	Vase	E	✓	M	Creamy white	N/A	Low	5'	Good small evergreen tree, some litter from summer fruit
Australian Willow	<i>Geijera parvifolia</i>	25-30	20	Weeping	E	✓	M	White	N/A	Low	5'	Non-invasive roots, can be litter-prone, fire-resistant
Wilson Holly	<i>Ilex x altaclerensis</i> 'Wilsonii'	15-20	15-25	Full-crowned	E	✓	M	White	N/A	Low	5'	Usually a large shrub, easily trained to a small tree, bright red berries, flowers inconspicuous
Chinese Flame Tree	<i>Koelreuteria bipinnata</i>	20-40	15-30	Full-crowned	D		M	Yellow	yellow	Low	6'	Sometimes called Chinese Lantern, showy summer bloom, pink paper-lantern like fruit capsules in fall
Goldenrain Tree	<i>Koelreuteria paniculata</i>	20-35	25-40	Spreading	D		M	Yellow	Yellow	Low	6'	Similar to the Chinese Flame but seed capsules are tan to brown
Crape Myrtle (and Japanese crape myrtle)	<i>Lagerstroemia</i> sp. (select cultivars and hybrids)	20	10	Vase	D	✓	L	Varies with species	Golden yellow to red	Low	5'	Profuse bloom May to November. Use tree forms only. Approval by the City Arborist is required prior to use as a Street Tree or Parking Lot Shading Tree.
Dwarf Southern Magnolia	<i>Magnolia grandiflora</i> 'Little Gem' and <i>St. Mary'</i>	15-25	10-20	Full-crowned	E	✓	M	White	N/A	Moderate	6'	Same beautiful summer blossoms in a smaller framed tree

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Saucer Magnolia	<i>Magnolia x soulangeana (and cultivars)</i>	20-25	15-20	Vase	D	✓	M	Pink-white-purple	Yellow to russet	Low	5'	Many hybrids with a broad range of burgundy, pink and white blossoms, blooms before leaves emerge, usually multi-trunked
Star Magnolia	<i>Magnolia stellata</i>	15-20	10-15	Spreading	D	✓	M	White	N/A	Low	5'	Blooms late winter to early spring. Good specimen for small spaces.
Flowering Crabapple	<i>Malus sp.</i>	12-25	18-30	Spreading	D	✓	M	White, pink, red, rose	Red to bronze	Low	5'	Many cultivars with differing forms, subject to fireblight, select disease-resistant varieties, one of the best spring flowering trees if well cared for, ask for RightRoot™ rootstock if available to avoid basal sprouting
Black Tea Tree	<i>Melaleuca lanceolata</i>	20-30	15-25	Layered	E	✓	L	Creamy white	N/A	Moderate	6'	Interesting contorted trunk forms with age, fragrant foliage and wood, striking bloom
Oleander	<i>Nerium oleander</i>	15-20	10-15	Full-crowned	E	✓	L	White, pink, red, rose	N/A	Low	5'	Blooms throughout summer. Tough, drought tolerant tree for small spaces. Foliage is toxic. Must be standard form to qualify as a street tree.
Olive	<i>Olea europaea (various cultivars w/ &amp; w/o fruit)</i>	25-35	25-30	Layered	E		VL	White	N/A	Moderate	6'	Inconspicuous flowers, edible fruit can be messy, 'Mission' produces good quality fruit, 'Swan Hill' and 'Majestic Beauty' are mostly fruitless
Desert Ironwood	<i>Olneya tesota</i>	15-30	15-30	Irregular	E	✓	L*	Lavender, pink	N/A	Low	5'	Tough tree native to the Sonoran desert, extremely heavy durable wood, good summer color, keep it on the dry side
Sweet Olive	<i>Osmanthus fragrans</i>	10-20	6-8	Vase	E	✓	M	White	N/A	Low	5'	A large shrub easily trained to a small tree form, fragrant white blossoms spring and summer
Desert Museum' Palo Verde'	<i>Parkinsonia 'Desert Museum'</i>	15-20	20-25	Layered	D	✓	VL	Bright yellow	Yellow	Low	5'	Top choice for dry garden themes, 'Desert Museum' is thornless
Blue Palo Verde	<i>Parkinsonia floridum</i>	20-25	15-20	Spreading	D	✓	VL	Bright yellow	Yellow	Low	5'	Top choice for dry garden themes, small thorns offer protection for birds
Japanese Black Pine	<i>Pinus thunbergii</i>	25-30	35-40	Layered	E	✓	M	N/A	N/A	Moderate	6'	Bright green needles, common selection in Asian themed gardens due to interesting branching pattern
Chinese Pistache 'Keith Davey' or 'x Red Push'	<i>Pistacia chinensis</i>	25-35	25-35	Spreading	D		L	N/A	Orange to red to	Low	6'	Keith Davey' reliably male and seedless, 'Red Push' hybrid leafs out red in spring, turning to green, a popular selection with outstanding fall color
Phoenix (thornless) Mesquite	<i>Prosopis hybrid 'Phoenix'</i>	30	30-35	Narrow vase	D	✓	L	Yellow	Yellow	Moderate	6'	Phoenix' is thornless, tough desert tree for dry landscapes, usually on the smaller side of the size range
Flowering Cherry (many cultivars)	<i>Prunus sp.</i>	20-25	20-25	Spreading	D	✓	M	White, pink, rose	Yellow to gold	Low	5'	Many cultivars with varying form including weeping, beautiful spring bloom, trunk and branches sunburn easily, maintain leafy crown
Purple Leaf Plum (fruitless)	<i>Prunus x blierinana or cerasifera 'Krauter Vesuvius'</i>	12-15	12-15	Spreading	D	✓	M	Light pink	Red to bronze	Low	5'	Only mostly fruitless cultivars, 'x blieriana' suitable under utilities, select "high-head" trees

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Flowering Pear 'Chastity'	<i>Pyrus hybrid</i>	35	25	Layered	D		M	White	Red to scarlet	Moderate	6'	The only non-invasive cultivar, others highly invasive in wetlands, resistant to fireblight, very popular species but very over-utilized
Evergreen Pear	<i>Pyrus kawakamii</i>	15-30	15-30	Layered	E	✓	M	White	Yellow	Low	5'	Early spring bloom, interesting form, partially deciduous, watch for fireblight and leaf spot
African Sumac	<i>Searsia lancea</i>	20-30	20-35	Spreading	E	✓	L	N/A	N/A	Low	5'	Small evergreen, good screening tree, a little litter-prone, but graceful form and compact size make it a popular choice
Texas Mountain Laurel (Mescal Bean)	<i>Sophora scundiflora</i>	15-20	10-15	Irregular	E	✓	L	Violet blue	N/A	Low	5'	Good under utilities, dry themed landscapes, seeds are toxic, prefers drier locations
Japanese Snowbell	<i>Styrax japonicus</i>	20-30	15-20	Vase	D	✓	M	White	Yellow	Low	5'	Prefers some afternoon shade, keep slightly moist, beautiful pendulous white bloom, fragrant, followed by small berries
Fragrant Snowbell	<i>Styrax obassia</i>	20-30	15-20	Vase	D	✓	M*	White with yellow	Yellow to gold	Low	5'	Prefers some afternoon shade, keep slightly moist, beautiful pendulous white bloom with yellow centers, fragrant, followed by small berries
Japanese Tree Lilac 'Ivory Silk'	<i>Syringa reticulata</i> 'Ivory Silk'	20-25	20	Vase	D	✓	M	Creamy white	Yellow	Low	5'	Prolific summer bloom, fragrant, compact form, good for urban sites with limited space
Emerald Sunshine Elm	<i>Ulmus propinqua</i> 'JFS-Bieberich'	30-35	20-25	Vase	D		M	N/A	Yellow to russet	Moderate	6'	Resistant to Dutch elm disease.
Chaste Tree	<i>Vitex agnus-castus</i>	15-25	15-25	Spreading	D	✓	L	Lavender to blue	Yellow	Low	5'	Multi or single trunk, very hardy, fragrant foliage, blooms summer to fall
Dwarf Zelkova	<i>Zelkova serrata</i> 'City Sprite'	20-25	15-18	Vase	D	✓	M	N/A	Yellow to gold to red	Moderate	5'	Urban friendly, excellent fall color russet to gold to red. Great accent tree for use under utility lines.

