



City of Tehachapi  
**LANDSCAPE**  
DESIGN GUIDELINES  
July 2016



**TEHACHAPI**  
CALIFORNIA  
Live Up.

# 01

## INTRODUCTION

The residents of Tehachapi envision their community as a small mountain town that is defined by the Tehachapi mountains, by the scale and design of buildings, and by a semi-arid mountain climate. This document seeks to reinforce this vision by providing a clear set of landscape design guidelines for use by a variety of interested parties. Developers and designers should use these guidelines at the on-set of a project whereas review bodies should use the guidelines and checklist to ensure compliance.

This document is the second update to the 1991 City of Tehachapi Landscape Design Guidelines, with the first update occurring in 2005. Since then, several local and state regulatory changes have occurred which affect landscape design; especially in terms of water use.



Regulatory changes include the following:

- a. In 2013, the City updated its General Plan which includes broad based policies and a framework for growth in Tehachapi. The Community Vision chapter includes a series of physical attributes, such as the role of landscaping, that are key to the vision of a small mountain town.
- b. In 2014, the City updated its Zoning Code (TZC) that codified several of the 2005 landscape design guidelines into development standards.
- c. In 2015, the State updated its Model Water Efficient Landscape Ordinance (MWELo) which called for increasing water efficiency standards for new and retrofitted landscapes through more efficient irrigation systems, greywater usage, on-site storm water capture, and by limiting turf. The City of Tehachapi is required to enforce the MWELo through the Building Permit plan review process.

As such, the documents described above should be used in conjunction with each other; first by reviewing broad based General Plan policies as they apply to landscaping, second by applying applicable TZC and MWELo regulations, and finally by incorporating applicable design guidelines found herein.

## WHAT IS A DESIGN GUIDELINE?

A design guideline is a statement intended to guide the landscape of the City's urban environment. Design guidelines typically include the word "should" meaning that flexibility in the interpretation of the guidelines is permitted as long as the intent is followed.



# 01

## PURPOSE

The General Plan states “landscape improvements serve a vital role in establishing the character of a place by integrating greenery at a wide variety of scales throughout town.” The purpose of these design guidelines is to ensure the community’s character is enhanced through the provision of clearly stated guidelines that result in high-quality landscapes.

This is achieved through application of three key components provided in this document including: Landscape Design Guidelines, the Master Plant List, and the Landscape Design Review Checklist.

Landscape design guidelines include Citywide Design Guidelines that typically apply to all projects and should be reviewed first when designing a landscape. Additional land use specific design guidelines are included for single-family residential, multifamily residential, commercial, and industrial projects. These land use specific design guidelines address issues that are common to landscapes in those uses. These guidelines ensure that development is aesthetically pleasing and compatible with surrounding development by encouraging the provision of adequate landscaping in connection with new development, renovations of existing developments, and changes in land uses.

The Master Plant List includes a list of recommended plant species known to survive in varying microclimates of Tehachapi’s semi-arid mountain climate. The List includes trees, shrubs, perennials, grasses, and ground covers that are appropriate for use in intermediate to high desert regions with freezing winter temperatures and hot, dry summers.

The Landscape Design Review Checklist assembles most of the City of Tehachapi adopted landscape requirements and State landscape requirements into one easy-to-use checklist to assist the applicant/landscape architect when submitting for Building Permit or Improvement Plan approval. The checklist is required to be submitted by the applicant at both an entitlement and permit stage of the project. The intent is to guide the applicant during the design process and ultimately provide an efficient review tool for the permitting authority.

## OBJECTIVES

The objectives of these design guidelines are to:

- a. Reflect the vision and policies set forth in the City of Tehachapi General Plan.
- b. Supplement landscape development standards found in the City of Tehachapi Zoning Code (TZC).
- c. Maintain or improve property values.
- d. Enhance the City's natural beauty and visual character.
- e. Encourage high-quality landscapes.
- f. Facilitate a high level of resource conservation.
- g. Provide designers and decision makers with a tool that is reflective of the City's semi-arid mountain climate landscape character and sense of place.

## REQUIREMENTS

Refer to the Landscape Submittal Checklist on City's website.

## STANDARDS

Landscaping standards are found in Section 4.40 of the Tehachapi Zoning Code (TZC). Applicants should review the TZC and apply relevant development standards prior to applying the design guidelines found herein. The standards found in the TZC are required whereas these design guidelines should be complied with to the extent possible. Minor variations may occur as long as the design is consistent with the intent of the applicable guideline.

# 02

## LANDSCAPE DESIGN GUIDELINES

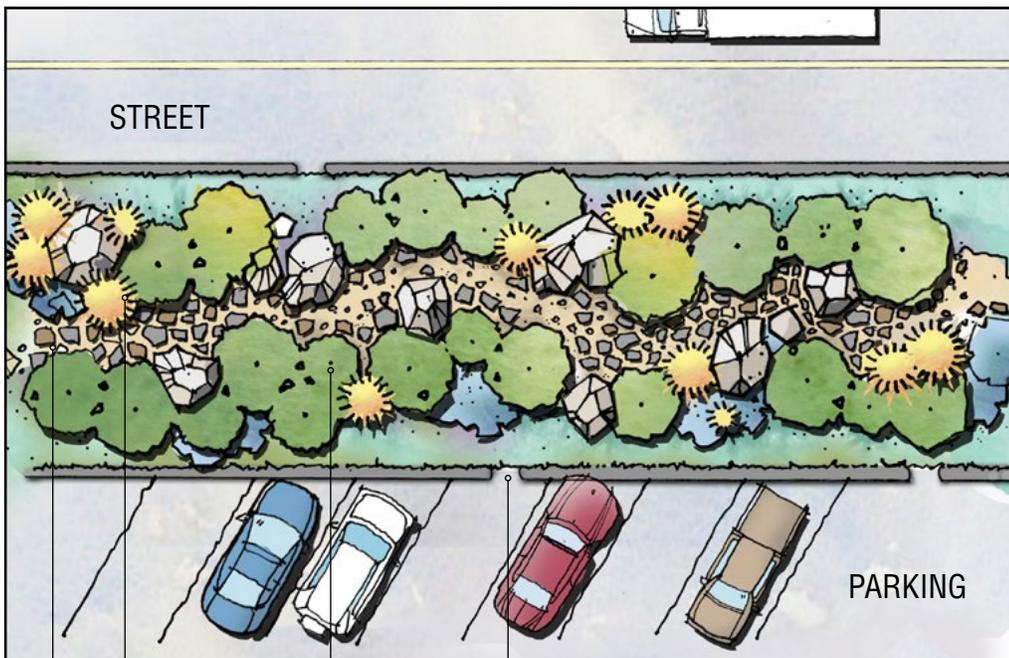
### SUSTAINABLE LANDSCAPE DESIGN GUIDELINES

The following guidelines offer various ways to incorporate sustainability into the landscape.

- a. Plant selection should be based on Tehachapi's semi-arid mountain climate, as well as site characteristics such as exposure, light intensity, soil analysis, site drainage and irrigation.
- b. Proper plant selection based on site characteristics should enhance the plant's likelihood of becoming established and reduce potential incidences of low vigor, excessive maintenance, disease, or death.
- c. California natives and drought tolerant species should be used to the extent possible.
- d. Impervious surfaces should be minimized.
- e. The project site should be designed to maintain natural stormwater flows by promoting infiltration.
- f. Permeable paving such as pervious concrete, pervious asphalt, pervious pavers (including pervious subsurface materials ) should be used to the extent practical in hardscape areas to reduce stormwater runoff and allow for ground water recharge. Suggested locations for permeable paving include driveways, parking lots, drive aisles, alleys, and paving surfaces in plazas where practical.
- g. Where infiltration is possible, vegetated swales should be designed with a subsurface infiltration trench to allow for infiltration. Vegetated swales or bioswales conveying storm water should be provided along the edges of streets along parkways where practical.
- h. Stormwater runoff should be diverted from impervious areas such as roofs and paths, to landscape areas and infiltration basins/swales where water can seep into the ground.



Curb cuts allow stormwater to enter swale.



**Sustainable Solution:**

*Vegetated swale conveys and infiltrates stormwater from adjacent streets and parking areas.*

— Curb cuts allow stormwater to enter swale.

— Drought tolerant and/or California native plant material with deep root systems to absorb pollutants from run-off.

— Plants grouped closest to center of swale are capable of withstanding periodic inundation during storm events .

— Decorative rock in center of swale allows water to percolate and gives a natural appearance.

- i. For areas with poor drainage conditions, the provision of drainage chimneys/wells, subsurface water storage, or the provision of bioswales to clean the water and transfer off-site should be provided.
- j. Site drainage should be designed to integrate a decentralized system that distributes stormwater across a project site.
- k. Various devices (such as bioswales, permeable pavers, rain gardens) that cleanse and infiltrate water into the ground should be considered.
- l. The use of potable water or other natural surface or subsurface water resources should be limited for landscape irrigation.

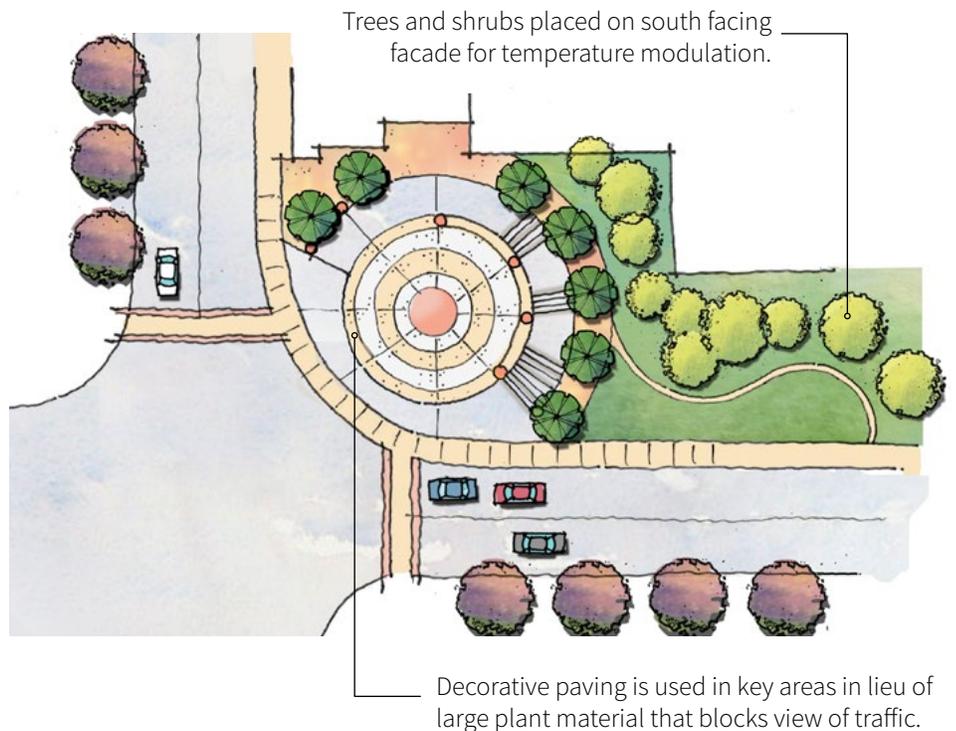
## Landscape Design - Design Guidelines

Proper landscape design is reflected through appropriate integration of site characteristics with associated architectural character.

- a. Landscape planting plans should specify a minimum spacing for shrubs and ground covers conducive to filling in a designated area within two (2) years.
- b. Group plants with similar water requirements to allow for efficient irrigation use.
- c. Trees within five feet (5') of sidewalks, pavements, and foundations should be installed with root barriers to prevent root encroaching and buckling of pavements and structures. Trees located in parking lots shall further comply with TZC Section 4.40.050.
- d. Landscaped areas may be combined with pedestrian walks and similar hard surface areas provided that such hard surface areas do not cover more than ten percent (10%) of any required planter or landscaped area. Ornamental or landscaping rock and gravel areas, artificial turf, or other areas covered with artificial material are considered hard surface areas for the purpose of this guideline.
- e. Landscape structures and features, hardscape, and site furnishings and fixtures should be designed as integral parts of the overall landscape concept, and will be consistent or compatible with the architectural style, scale, material and finishes of a project or development.
- f. Site distance at intersections should be maintained to ensure safe visibility. Hold lower story plantings to below three feet (3'). Hold trees back from intersections to promote visibility.
- g. Landscaping in public parkways, medians, street edges, or common areas within any given phase of development should be completed prior to occupancy.

### **Intersection Solution:**

*Public plaza at intersection creates pedestrian friendly focal point while promoting visibility for vehicles.*



## Plant Selection Design Guidelines

Plant material for landscape design should be selected from the Master Plant List (Appendix A).

- a. Plants for a development should meet the following minimum size requirements at time of planting:
  1. Trees: 30% or more should be 24" box or larger
  2. Large Shrubs (> 4 feet in diameter): 5-gallon containers or larger
  3. Small Shrubs: 1-gallon containers or larger except in Commercial, Recreational, Industrial, and Institutional areas. (See TZC 4.40.040)
  4. Vines and Espaliers: 5-gallon containers or larger
  5. Perennials and Ornamental Grasses: 1-gallon containers or larger
  6. Ground Cover: Quart size pots or 1-gallon
  7. Lawns less than 5,000 sf sod (where allowed)
  8. Lawns over 5,000 sf.: sod, stolons, or seed (where allowed)



### **Plant Selection Solution:**

*Adequately sized, healthy plant material in 5 gallon containers is inspected at project onset. Refer to the Master Plant List in section Appendix A.*

- b. Street trees of the same species along the same street should be the same size and form, and meet the following minimum size requirements at time of planting:
  1. Major Arterial: 36-inch box size or larger
  2. Minor Arterial (collector): 24-inch box size
  3. Local (tertiary): 15-gallon or larger
  4. Parking Areas: 15-gallon or larger
- c. When replacing dead or dying existing trees, the size of the replacement tree should closely match the size of the tree adjacent up to a maximum of 48" box.
- d. The landscape palette should target a majority (80%) of low-water use plant material (denoted as drought tolerant plants in the Master Plant List).
- e. Bioswales along roadsides and in road medians should be planted with plants suitable for sustaining water ponding and performing in dry conditions from the Master Plant List. These should remain in their natural form and be pruned only in the fall prior to the onset of the rain season.
- f. During plant selection, consider and avoid disease susceptible species as well as invasive species identified on the California Invasive Plant Council's website.

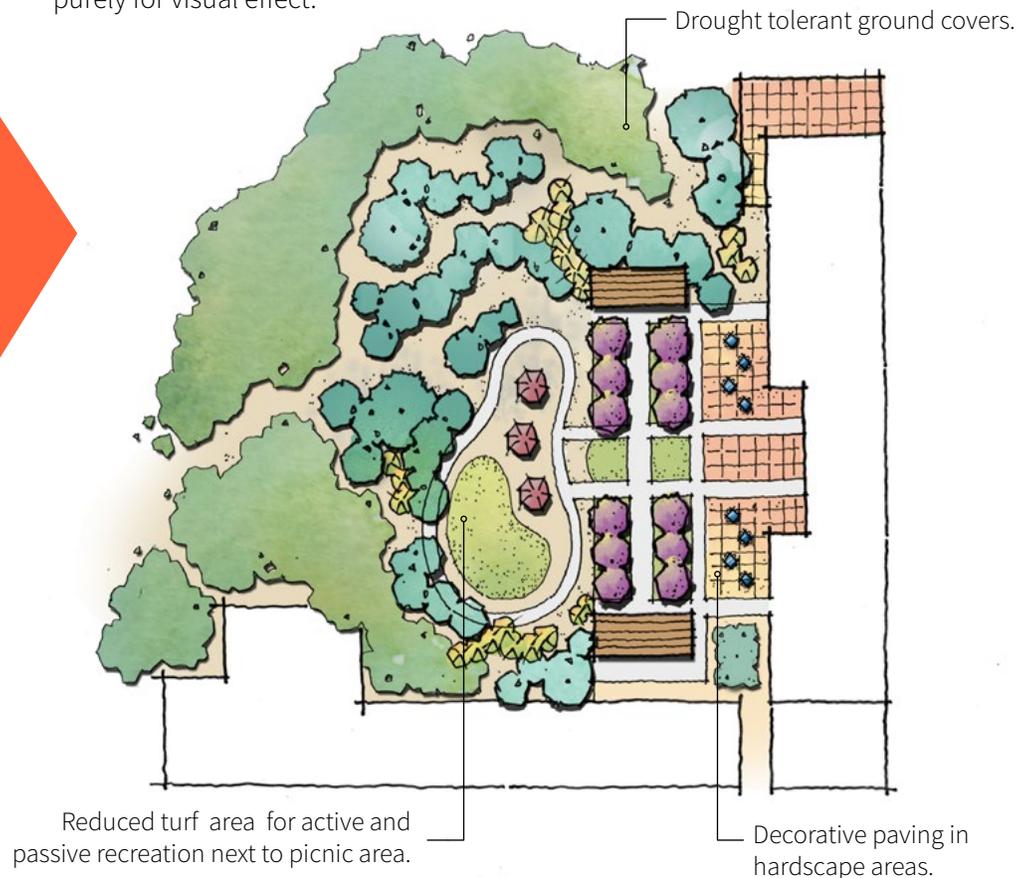
## Turfgrass Lawn Design Guidelines

Turfgrass lawns are typically used for aesthetic or recreational purposes. In order to reduce water usage associated with turfgrass, applicants are subject to the requirements of MWEL0.

- a. Native grasses and “walkable” groundcovers that are highly drought tolerant may be used as turfgrass substitutes for lawns. These are highly encouraged for lawns that are not intended for recreation or sports (see Master Plant List in Appendix A).
- b. Turfgrass lawn areas should be sized and shaped to reduce irrigation runoff and overspray, and drain toward planting beds to capture irrigation runoff. Avoid turf planter shapes with tapered strips with acute angles.
- c. To conserve irrigation water, lawns should not be incorporated in the landscape design purely for visual effect.

### Lawn Reduction Solution:

*The use of turfgrass has been minimized while the provision of natural and formal drought tolerant plantings occupy the majority of the site.*



## Landscape Materials

Providing a diverse range of landscape materials throughout the City will protect the urban landscape from disease and add visual interest.

- a. Recycled and renewable landscape material should be utilized where practical, e.g., recycled plastic lumber and header boards, locally produced woodchip mulch, and recycled glass.

- b. Decorative pavement is encouraged to be a minimum of ten percent (10%) of the total hardscape area for the site. Specific areas to locate decorative pavement would be project entries, pedestrian walkways, and/or parking stalls.
- c. Decorative pavement materials should complement the built architecture in style, color and scale.
- d. The use of Lava Rock and/or gravel is discouraged when utilized in more than 5% of the total landscape area.
- e. Synthetic turf, when used, is considered as hardscape (TZC 4.40.040) and should be carefully selected with City approval to avoid a fake appearance.
- f. Locally produced compost made from community green waste should be utilized wherever possible.
- g. Fencing and walls should be designed to match the style of adjacent architecture and should not detract from the neighborhood character.
- h. Be considerate of view sheds when locating the “pretty side” of the proposed fence or wall. Fences with alternating panels or providing a decorative material on both sides of fences or walls is preferred.

## Parking Lot Landscaping Design Guidelines

Parking lots that include landscaping are aesthetically pleasing and reduce the heat-island effect.

- a. Refer to TZC 4.40.050 – *Parking Area Landscaping* for standards.
- b. Pedestrian path of travel (vehicle parking stall to building entry) should be anticipated and planned for. Plant material should be spaced to allow for pedestrian crossing through landscape islands and maintained to allow for car doors opening. Materials such as decomposed granite and stepping stones are useful to guide pedestrians where to cross planter islands.



- Pathways between plant material provide routes for pedestrian ease of access.
- Moderate and drought tolerant canopy trees and landscaped islands throughout the parking lot area.

## Irrigation and Water Conservation Design Guidelines

Landscape plans must provide efficient irrigation solutions and incorporate the latest water conservation practices.

- a. Refer to TZC 4.40.060 – *Irrigation Requirements* for standards.
- b. Low flow, efficient irrigation heads should be used to apply water to plants and lawns for water conservation.
- c. Irrigation heads should be adjustable to minimize overspray and runoff.
- d. Subsurface irrigation systems should be used as an alternative to overhead sprinklers and other types of mainstream irrigation systems.
- e. For spray applications, low flow rotary nozzles should be used.
- f. A quick coupler to accompany any subsurface drip irrigation system should be included as plant material may require supplemental watering.
- g. Weather based irrigation controllers for residential and non-residential projects should be implemented pursuant to Cal Green measures.
- h. Landscape planting should be adequately and appropriately irrigated in conformance with the approved irrigation schedule to sustain their viability and appearance.

## Maintenance Design Guidelines

Landscape maintenance is a key element of a visually attractive landscape reflective of the City of Tehachapi.

- a. Refer to TZC 4.40.070 – *Maintenance* for standards
- b. Weed abatement for fire suppression shall comply with City of Tehachapi Code of Ordinances
- c. Plants should be maintained in their natural form. The pruning of plants into geometric shapes is discouraged unless such is the intent, e.g., hedges and topiaries that are specified by the landscape design.
- d. Green waste from landscape maintenance should be collected and delivered to an appropriate facility for recycling.
- e. Weed control fabric should be used in all planted areas (except turf) with a two- (2”) to three- (3”) inch thick mulch layer in shrub beds to reduce weeds and conserve moisture.
- f. All common area landscaping will be maintained to keep plants in thriving and visually attractive condition.
- g. Dead and diseased plants should be replaced as soon as possible to preserve the appearance of the property.

## Neighborhood Entry Design Guidelines

Neighborhood entries provide an opportunity to include accent plants and shrubs to showcase a project.

- a. Neighborhood entries should include accent trees, shrubs, and flowers to denote a sense of arrival.
- b. Neighborhood entries should be installed and maintained by a Landscape Maintenance District (LMD) or other non-governmental organization.

## Screening and Buffer Design Guidelines

Screening and buffers are an essential component of creating visually attractive projects and enhancing compatibility between land uses.

- a. Refer to TZC 4.40.080 *Fences and Screening* for standards.
- b. Service areas and other site structures and features that are visually unattractive should be screened using landscape plants, hedges, or other structural screen.
- c. Service and loading areas, above grade utility components and boxes, and other site elements and structures that detract from the overall visual aesthetics of the site should be screened using plants or other screen material or structure that is compatible with the overall landscape design and project character.
- d. Planting should be used to screen or separate utilitarian areas from public view, such as trash enclosures, parking areas, storage areas, loading areas, and public utilities.
- e. Evergreen species should be utilized to screen the project site year round from adjacent residential properties.
- f. Select fast growing species for screening. Otherwise, provide larger container sizes for material which is known to grow slower. The plant material should affectively screen 75% of object by the second year following establishment.
- g. Green walls should be located in areas where planting trees for screening is not possible. Evergreen species are encouraged. When using vines, supports should be provided on walls or fences to promote upward growth.



### **Screening Solution:**

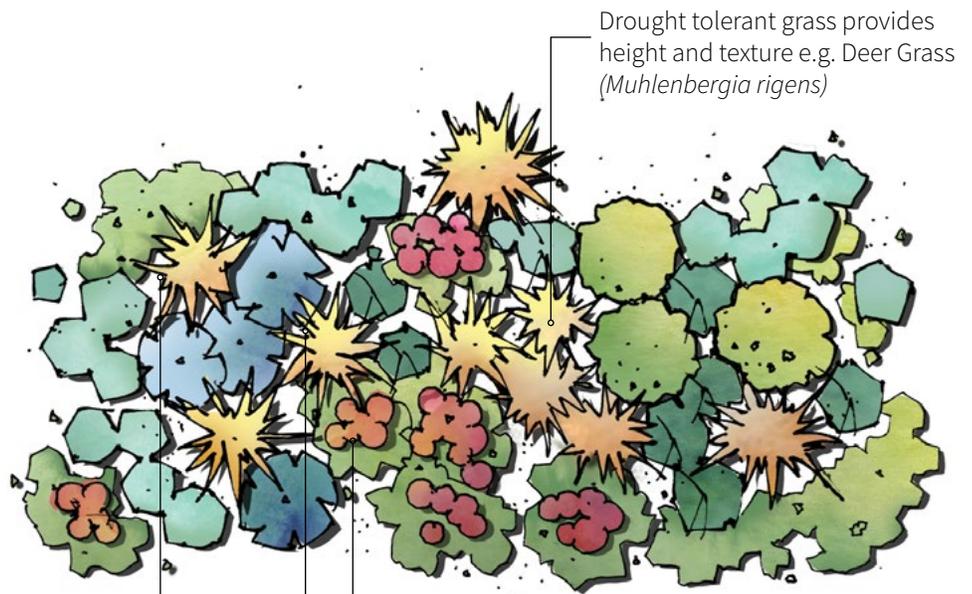
*Green wall utilizes narrow space between private courtyard and street to provide sense of privacy from adjacent use.*

# 03

## SINGLE-FAMILY RESIDENTIAL DESIGN GUIDELINES

These guidelines apply to the landscape design for single-family projects. It should be noted that per the TZC, required landscaping shall be installed prior the final building inspection unless specified otherwise in the project's Minor Use Permit or Use Permit.

- a. Residential homeowners are encouraged to retain a licensed landscape architect or licensed landscape contractor to prepare landscape plans.
- b. Developers building five (5) or more units shall retain a licensed landscape architect to prepare landscape plans.
- c. Required landscaping should include a variety of plant, tree, and groundcover species. Monoculture and/or plant palettes including five (5) or less species are discouraged.



Drought tolerant grass provides height and texture e.g. Deer Grass (*Muhlenbergia rigens*)

Low, spreading ground covers may be used in borders e.g. Stonecrop (*Sedum rupestre 'Angelina'*)

Create interest with evergreen plants having architectural form, e.g. agave (*Agave x 'Chunky Monkey'*)

Mix medium-height perennials for seasonal color and allow to naturalize. Plant in groups or massings, e.g. Yarrow (*Achillea millefolium*)

- d. Front yard landscaping should visually integrate the adjacent natural landscape where applicable.
- e. Regionally sourced or manufactured landscape construction materials, such as lumber, mulches, pavers, trees, shrubs, groundcover, and quarried gravel/cobbles/rocks or other hardscape materials, should be utilized where practical.
- f. Dwellings should incorporate landscaping features to soften the transition between the street and the dwelling.
- g. Locate trees away from utility lines extending to the residence.
- h. Avoid locating plant material directly on top of property lines as it could create disputes between neighbors.
- i. Turfgrass lawns are discouraged within single-family landscape areas except where adjacent to outdoor living areas such as patios.
- j. Use of architecturally compatible, decorative material is encouraged for pedestrian walkways
- k. Residential driveway pavement should incorporate decorative material (e.g., pavers, bricks, and colored concrete) to break up and enhance the surface. Permeable paving materials should be used where practical.
- l. Each front yard should have at least two ornamental trees on the property. Front yard trees should have mature sizes in scale with the massing and height of the residence.
- m. Ribbon driveways (paved strips for drive surface) or similar approach resembling traditional small town driveways are encouraged. Unpaved areas should be a permeable material or planted with low growing drought tolerant plants. Turfgrass should not be utilized in driveways.
- n. Homeowners should landscape private spaces using plant species identified in the Master Plant List.

# 04

## MULTIFAMILY RESIDENTIAL DESIGN GUIDELINES

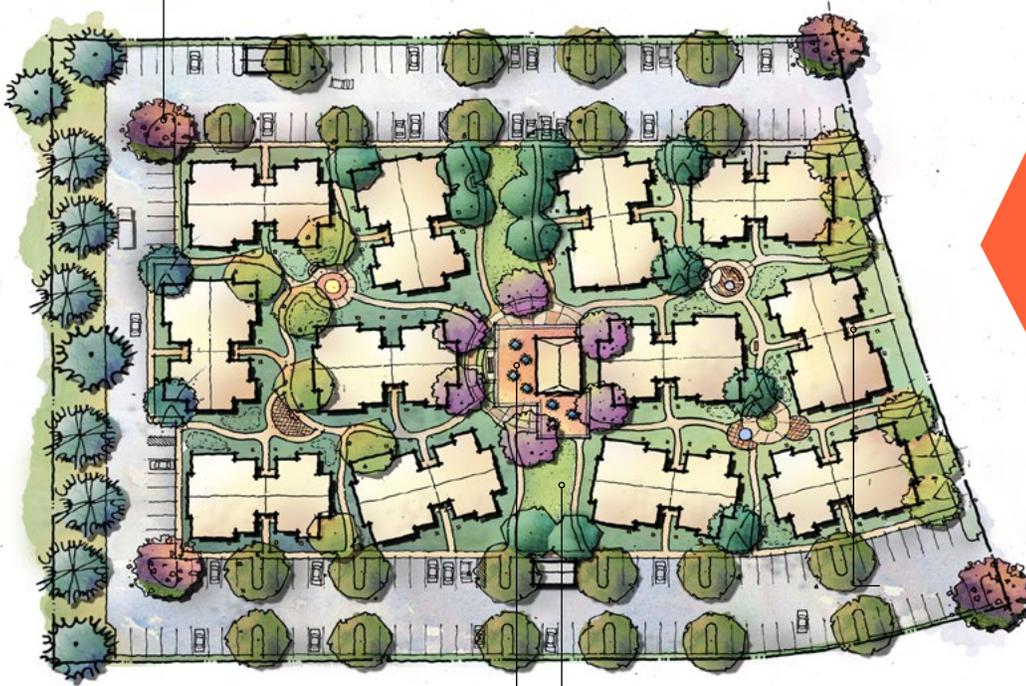
These Multifamily Residential Landscape Design Guidelines apply to attached residential projects. Designers should also incorporate Citywide Design Guidelines found in Section 2 where applicable. Mobile home parks are subject to landscape standards found in the TZC.

- a. Landscape plans shall be prepared by a California Licensed Landscape Architect.
- b. Builder installed landscaping in public and common use areas should be maintained by the homeowner's association to thriving and attractive conditions.
- c. Landscaping should be provided in common use areas associated with multifamily residential development.
- d. Street side landscaping should present a unifying design that enhances the built environment. The design should accentuate neighborhood entries with planting, monument signs, and lighting as appropriate.
- e. Trees should be selected considering their size at maturity to balance building massing.
- f. Landscape structures and features, hardscape, and site furnishings and fixtures should be designed as integral parts of the overall landscape concept, and they should be consistent or compatible with the neighborhood architectural style, scale, material, and finishes.
- g. Landscape design should be pedestrian-centric, focusing on creating pedestrian-friendly, safe, and comfortable environments with strong connectivity and sense of place.
- h. Multifamily residential developments in which the majority of the dwelling units do not have ground level garden space, should set aside land for a community garden sized at



Community garden and outdoor seating.

A mix of deciduous, flowering, and evergreen tree species are used to soften building facades, accentuate entrances, and screen homes and parking from adjacent uses.



**Multifamily housing solution:**

*Centrally located common areas with amenities such as seating, BBQ's, play equipment, and ambient lighting help to create an attractive living environment that fosters social interaction.*

Outdoor common areas integrated with building footprints may feature BBQ, tables and seating, planter areas, and decorative hardscape.

Turf areas are minimized and centered around community space for flexible uses such as children's play or recreation.

¼ acre per 50 dwellings.

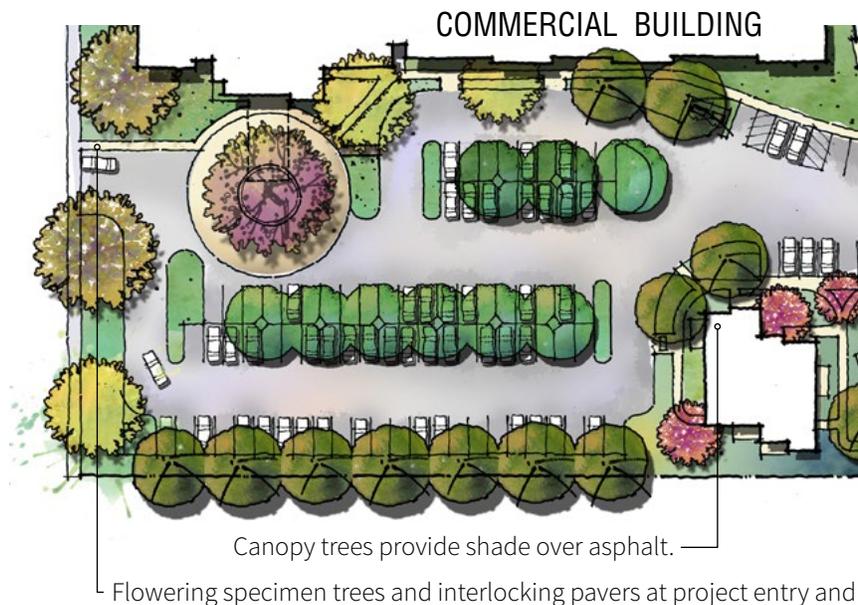
- i. Thoughtfully developed hardscape design should be integrated into the overall landscaping and may include decorative pedestrian pavements, site furnishings, and landscape features such as sculptures, garden ornaments, decorative planters, arbors, trellises, screens, gazebos, fountains, and other water features. These landscape elements should be compatible with the architectural character of the surrounding neighborhood.
- j. Common spaces should be designed to provide a sense of security derived from visibility from residential dwellings.
- k. Common spaces should have clearly defined separation from vehicular areas.
- l. Turfgrass lawns should be limited for spaces for active and passive recreation for activities such as sports, games, relaxations, and group events.
- m. Landscaping for common and public areas of the project should be completely installed when 30% of the dwellings are developed.
- n. Builder installed landscaping in public and common use areas should be maintained by the homeowners' association, the property owner, or its agent to thriving and attractive conditions.

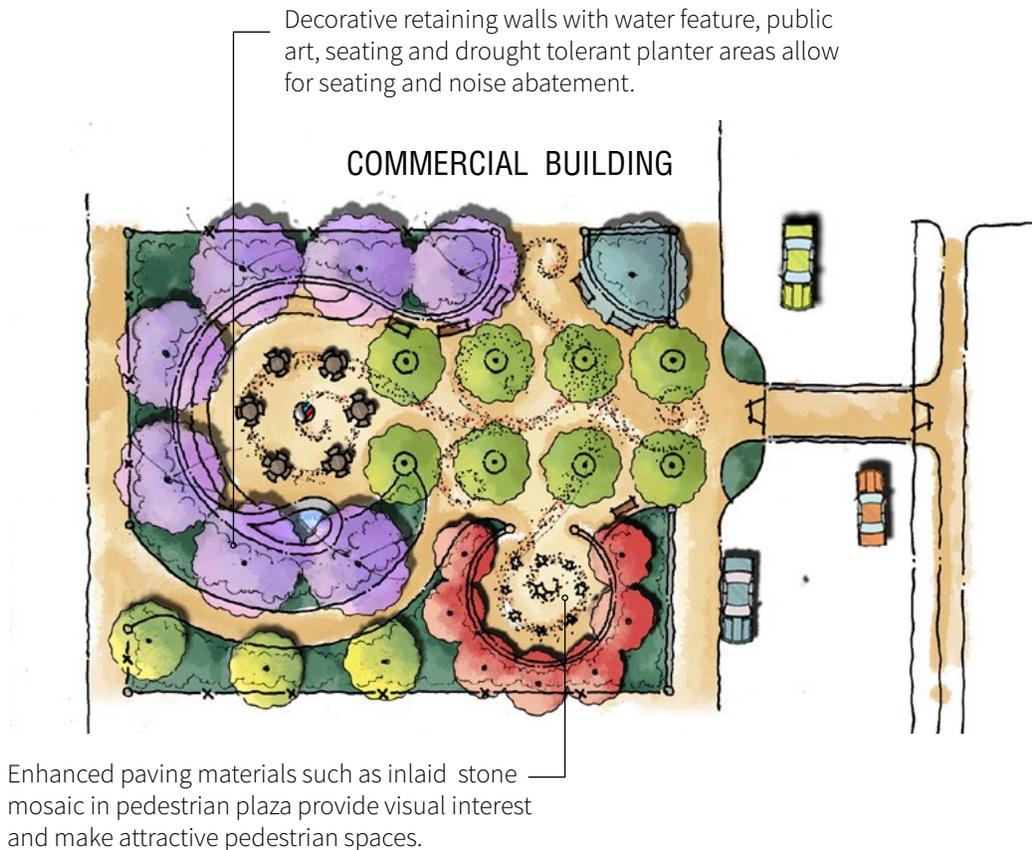
# 05

## COMMERCIAL DESIGN GUIDELINES

The following design guidelines apply to commercial projects.

- a. Landscape plans shall be prepared by a California Licensed Landscape Architect.
- b. Landscapes should be designed to be low maintenance and compatible with the purpose of the facility.
- c. Pedestrian connections should be integrated to create an open network of walkways, sidewalks, and trails.
- d. The use of shade trees and shade structures may be used to mitigate heat by providing shade in summer and allowing solar gain in winter to reduce dust, provide visual screening, and provide a wind break.
- e. Accent planting should be used around entries and key focal points.
- f. Vines and potted plants should be used to provide wall, column, and post texture and color, as well as for accentuating entryways, courtyards, and sidewalks.
- g. Canopy trees should be used in parking lots sufficient to ensure shading of paved areas. Shade cover at maturity should meet or exceed fifteen percent (15%) of parking stall paved surfaces.
- h. Trees with fruit or large seed pods may be utilized but should be setback fifteen feet (15') feet from any paved area including sidewalks, streets, and parking lots.
- i. Pedestrian walkways should be provided in parking areas.
- j. Evergreen or flowering trees should be used in areas such as project entries, intersections, pedestrian crossings, and other focal points that deserve visual emphasis.





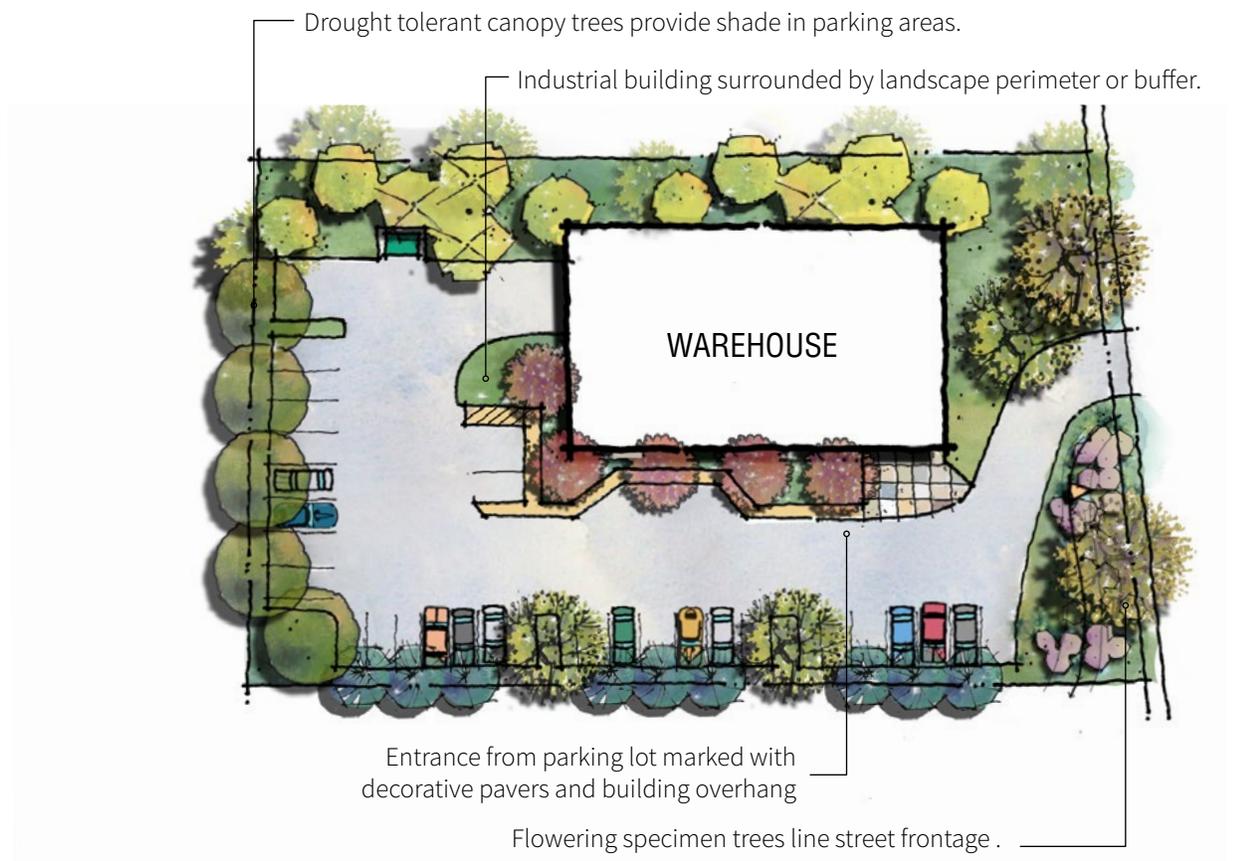
- k. Paving materials such as stamped concrete, interlocking pavers, exposed aggregate, and pervious paving materials should be utilized, especially in pedestrian areas. Hardscape materials and installation should meet the standard of care for all applicable professionals and should not result in an unsafe condition.
- l. Enhanced paving materials should be provided at key focal points such as points of entry, pedestrian crossings, plazas, and other locations that warrant special visual emphasis for safety or orientation.
- m. Water features should be considered with plantings and natural materials in courtyards and plazas.
- n. Landscape design should be located to support a pedestrian-friendly, safe, and walkable environment with strong connectivity.
- o. The use of hardscape elements such as textured pavers, decorative walls, large ornamental flower pots, and water fountains are encouraged.
- p. Trees and shrubs should be located and spaced to allow for mature and long-term growth.
- q. Trees should be selected on a performance basis with the objective of minimizing water use, providing shade, minimizing litter, minimizing root intrusion, and providing color and contrast (see Appendix A).

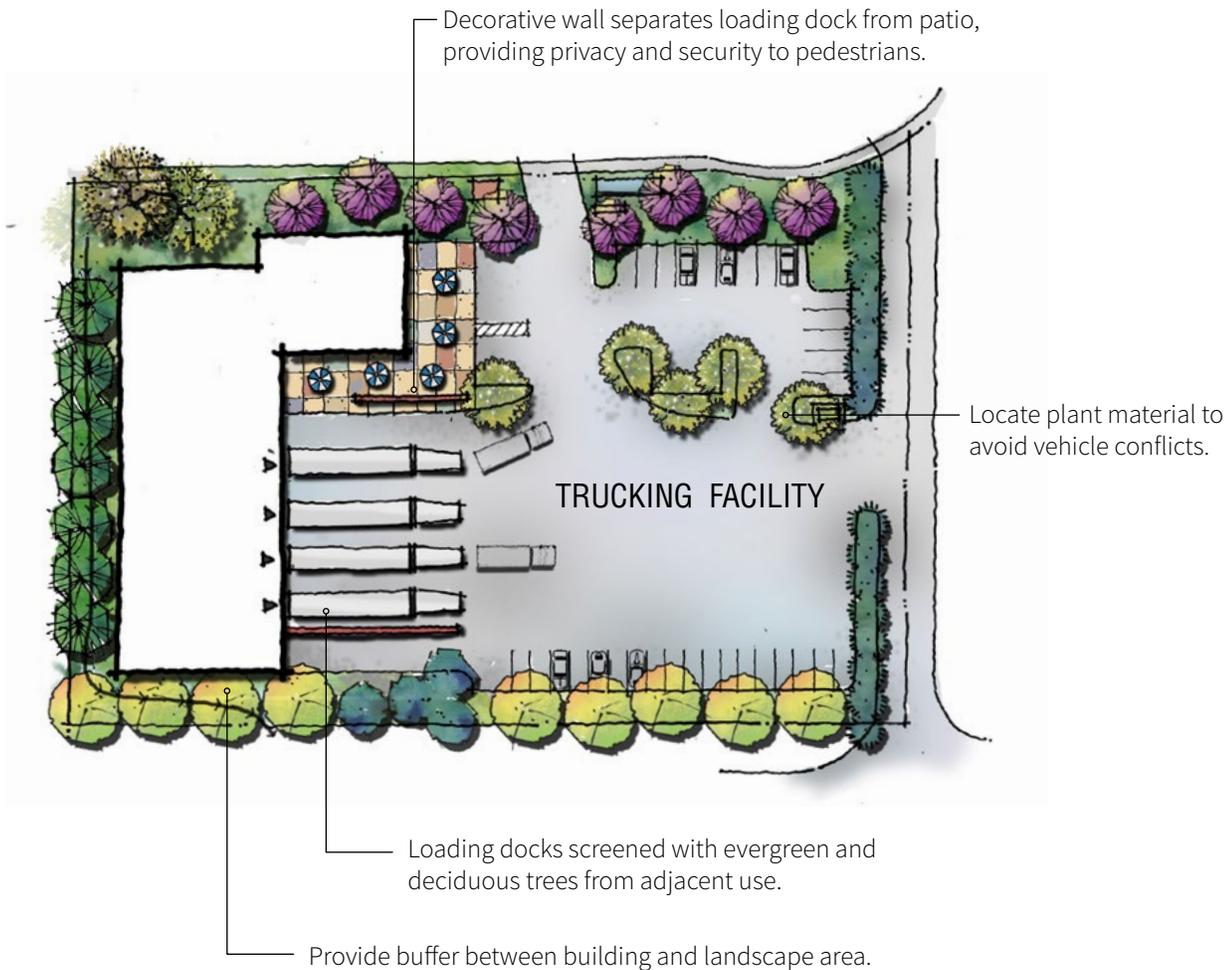
# 06

## INDUSTRIAL DESIGN GUIDELINES

The following industrial landscape design guidelines apply to areas designated industrial.

- Landscape plans shall be prepared by a California Licensed Landscape Architect.
- Landscaping should create an environment that softens the expanses of buildings and parking areas. Landscaping elements include trees, shrubs, and groundcover at the base of buildings and to accent key architectural features.
- Landscaping should be used to focus attention on entrances to buildings, shade parking lots, and screen loading areas.
- Landscaping should be in scale with adjacent buildings and be of an appropriate size at maturity to accomplish its intended goals.
- Structures should be located with a landscape perimeter to provide landscaping around the base of the structure. Understory shrubs provided at the base of building walls help minimize the appearance of wall height and integrate the building with the site.





- f. Where irrigation systems and/or plant materials can cause damage to sensitive building materials, a two- (2') to three- (3') foot space should be left between the outside building wall and adjacent landscaping elements to minimize damage to the building structure. This space should be filled with decorative hardscape materials.
- g. Vertical landscape materials should be used to reduce the scale of walls.
- h. Vines and potted plants should be used, where practical, to provide wall, column, and post texture and color, as well as to accentuate entryways, courtyards, and sidewalks.
- i. Seasonal shading from trees and shrubs on west- and south-facing façades should be considered when developing planting schemes for courtyards and streetscapes. Deciduous trees provide solar control during summer and winter while providing fall color, seasonal flower, and other desired effects.

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# MASTER PLANT LIST

The Master Plant List is a general guide to the plant species suitable for landscape use in the Tehachapi region, as classified by zones in the Sunset Western Garden Book. In general, the Master Plant List is not intended to be a fixed and limiting list. Plants not found in the Master Plant List may be approved for use provided that they meet the criteria noted below. The licensed landscape architect shall provide guidance material affirming compliance when selecting plants not on the list.

Several plants on the list are selected for their drought tolerance, ornamental value, and compatibility with the community design character. With the exception of riparian species, specific street or accent trees, and specialty ornamentals, the plants listed are moderately to highly drought tolerant. Many are also selected for their heat tolerance and ability to withstand freezing temperatures. As with many other cities and towns, Tehachapi possesses varying microclimates and garden “zones”. Plants found on list may be found to flourish in certain parts of the region while others will not, depending on the location of the project in the greater Tehachapi area.

Other drought tolerant ornamental landscape plants may be used in Tehachapi provided that they meet the following criteria:

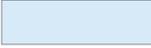
- a. Drought tolerance
- b. Appropriateness of size and form for the use area
- c. Overall attractiveness
- d. Compatibility with other plants from the Master Plant List being used
- e. Compatibility with the character of the project environment, both architectural and surrounding site

Due to the ever changing nature of the nursery trade, some plants on the Master Plant List will become unavailable and new species, cultivars, and hybrids will be introduced. New plants and other plants with desirable characteristics may be adopted, provided that they meet the criteria described above.

Plant species may need to be deleted from the Master Plant List in the future if they become susceptible to serious diseases and pests that are not currently known.

# MASTER PLANT LIST

## LEGEND

	Indicates species is native to the Tehachapi Region
	Indicates species is native to the State of California
T/S	Species can be classified as small tree or large shrub
Per	Perennial (flowering sub-shrub or herb)
GC	Ground Cover
Suc	Succulent
Grass	Ornamental Grass (or native bunchgrass)
A	Accent Tree
C	Canopy (shade) Tree
UL-Low UL-Mod	WUCOLS lists as unknown or inappropriate. As species is native to California and can be found locally, its water use classification is derived from where it naturally occurs.
Low-Mod	Species has been classified as either low or moderate and described as appropriate in additional references such as; CalFlora, Urban Forest Ecosystems Institute (UFEI), UC Davis, the USDA, and Sunset.

TYPE	USE	BOTANICAL NAME	COMMON NAME	WATER USE
Tree		<i>Acer buergerianum</i>	Trident Maple	Moderate
Tree		<i>Acer circinatum</i>	Vine Maple	Moderate
Tree	C	<i>Acer macrophyllum</i>	Big Leaf Maple	Moderate
Tree	C	<i>Acer rubrum</i> 'October Glory'	'October Glory' Scarlet (Red) Maple	Moderate
Tree	C	<i>Acer rubrum</i> 'Red Sunset'	'Red Sunset' Scarlet Maple	Moderate
Tree	C	<i>Acer saccharum</i>	Sugar Maple	Moderate
Tree	A	<i>Aesculus californica</i>	California buckeye	UL-Low
Tree		<i>Calocedrus decurrens</i>	Incense cedar	Moderate
T/S		<i>Ceanothus cuneatus</i>	Buckbrush	UL-Low
T/S		<i>Ceanothus leucodermis</i>	Whitebark California Lilac	UL-Low
Tree	C	<i>Celtis reticulata</i>	Western Hackberry	Low
Tree	A	<i>Cercis occidentalis</i>	Western Redbud	Moderate
T/S	A	<i>Cotinus coggygria</i>	Smoke Tree	Low
Tree		<i>Cupressus arizonica</i> or <i>C. glabra</i>	Arizona Cypress	Low

# MASTER PLANT LIST

TYPE	USE	BOTANICAL NAME	COMMON NAME	WATER USE
Tree	C	Fraxinus americana	White Ash	Moderate
Tree	C	Fraxinus excelsior	European Ash	Moderate
Tree	C	Fraxinus velutina	Arizona Ash	Moderate
Tree	C	Ginkgo biloba 'Autumn Gold'	'Autumn Gold' Maidenhair Tree	Moderate
Tree	C	Gleditsia triacanthos inermis 'Halka'	'Halka' Honey Locust	Moderate
Tree	C	Gleditsia triacanthos i. 'ShadeMaster'	'ShadeMaster' Honey Locust	Moderate
T/S	A	Lagerstroemia indica	Crape Myrtle	Low-Moderate
Tree		Liquidambar styraciflua 'Rotundiloba'	Sweet Gum	Moderate
Tree		Pinus coulteri	Coulter Pine	Moderate
Tree		Pinus monophylla	Single Leaf Pinyon Pine	Low
Tree		Pinus nigra	Austrian Pine	Moderate
Tree		Pinus ponderosa *	Ponderosa Pine	UL-Low
Tree		Pinus sabiniana	Gray Pine	UL-Low
Tree	C	Pistachia chinensis	Chinese Pistache	Moderate
Tree		Populus tremuloides	Quaking Aspen	Moderate
Tree	A	Prunus cerasifera 'Purple Pony'	Dwarf Purple Flowering Plum	Moderate
Tree	C	Prunus cerasifera 'ThunderCloud'	Purple Flowering Plum	Moderate
Tree	A	Prunus serrulata 'Amanogawa'	Amanogawa Flowering Cherry	Low-Mod
Tree	A	Prunus x yedoensis 'Akebono'	Akebono Yoshino Cherry	Low-Mod
Tree	C	Pyrus calleryana 'Bradford'	Bradford Flowering Pear	Moderate
Tree	C	Quercus chrysolepis	Gold Cup Oak	UL
Tree	C	Quercus coccinea	Scarlet Oak	Low-Mod
Tree	C	Quercus douglasii	Blue Oak	UL-Low
Tree	C	Quercus kelloggii	Black Oak	UL-Low
Tree	C	Quercus lobata	Valley Oak	UL-Low
Tree		Rhus lanceolata	Prairie Flameleaf Sumac	Low
Tree	C	Robinia ambigua 'Purple Robe'	Purple Robe Locust	Moderate
Tree		Salix caprea	French Pussy Willow	Mod-High
Tree		Salix discolor	American Pussy Willow	Mod-High
Tree		Salix purpurea	Purple Osier Willow	Mod-High
T/S		Sambucus caerulea	Blue Elderberry	Moderate
S/T		Sambucus nigra	Black Elderberry	Moderate
Tree	A	Sophora japonica	Japanese Pagoda	Moderate
Tree	A	Styrax japonica	Japanese Snowbell	Moderate
Tree		Thuja occidentalis 'Emerald'	Emerald Arborvitae	Moderate

\*Not currently recommended due to pine beetle

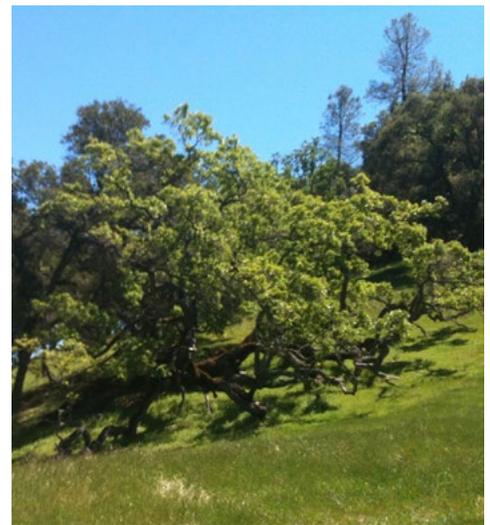
# MASTER PLANT LIST



*Juniperus scopulorum* 'Witchita Blue'



*Cercis occidentalis* in Fall and Spring



*Quercus Douglasii*

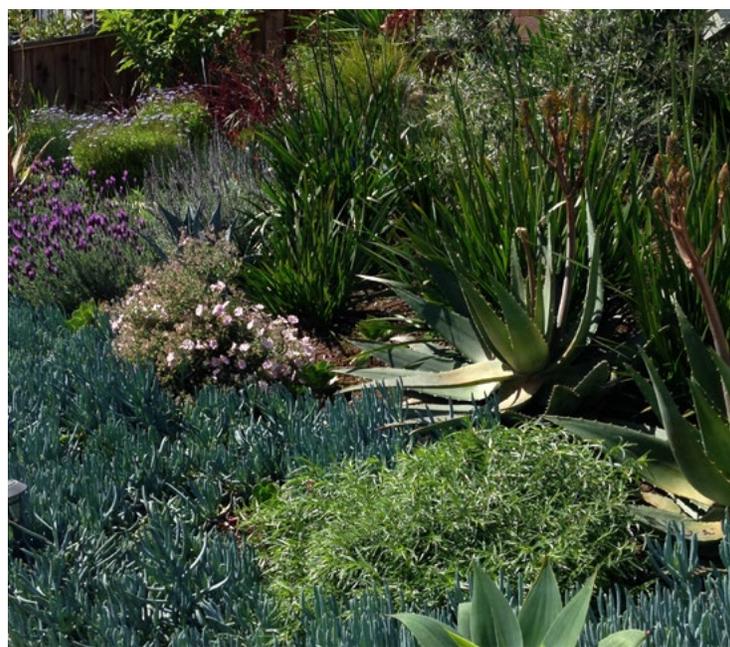
TYPE	BOTANICAL NAME	COMMON NAME	WATER USE
Shrub	<i>Artemisia tridentata</i>	Big Sagebrush	Low
Shrub	<i>Baccharis salicifolia</i>	Mule Fat	Moderate
Shrub	<i>Berberis (Mahonia) aquifolium</i>	Oregon Grape	Moderate
Shrub	<i>Buddleja marrubiifolia</i>	Woolly butterfly bush	Low
Shrub	<i>Caesalpinia gilliesii</i>	Desert Bird of Paradise	Low
Shrub	<i>Cercocarpus betuloides</i>	Mountain Mahogany	Very Low
Shrub	<i>Chrysactinia mexicana</i>	Damianita Daisy	Low
Shrub	<i>Cneoridium dumosum</i>	Bushrue	Low
Shrub	<i>Coleogyne ramosissima</i>	Blackbrush	Very Low
Shrub	<i>Convolvulus cneorum</i>	Bush Morning Glory	Low
Shrub	<i>Cornus sanguinem</i>	Bloodtwig Dogwood	Moderate
Shrub	<i>Cornus stolonifera</i>	Redtwig Dogwood	Moderate
Shrub	<i>Cotoneaster dammeri</i> 'Coral Beauty'	Coral Beauty' Cotoneaster	Low
Shrub	<i>Cotoneaster dammeri</i> 'Eischolz'	Bearberry Cotoneaster	Low
Shrub	<i>Dalea bicolor</i>	Dalea	Low
Shrub	<i>Dalea frutescens</i>	Black Dalea	Low
Shrub	<i>Encelia farinosa</i>	Brittle Bush	Very Low
Shrub	<i>Ephedra nevadensis</i>	Nevada ephedra	Very Low
Shrub	<i>Ephedra viridis</i>	Green Mormon Tea	Very Low
Shrub	<i>Ericameria (Chrysothamnus) nauseosus</i>	Rabbit Brush	Very Low
Shrub	<i>Eriodictyon Californicum</i>	Woolly Yerba Santa	Very Low
Shrub	<i>Eriogonum fasciculatum</i>	California buckwheat	Very Low

# MASTER PLANT LIST

TYPE	BOTANICAL NAME	COMMON NAME	WATER USE
Shrub	<i>Euonymus alata</i>	Winged Euonymous	Moderate
Shrub	<i>Euonymus fortunei</i>	Winter Creeper	Moderate
Shrub	<i>Fallugia paradoxa</i>	Apache Plume	Low
Shrub	<i>Forestiera pubescens</i>	Desert Olive	Low
Shrub	<i>Forsythia intermedia</i>	Beatrix Ferrand Forsythia	Moderate
Shrub	<i>Forsythia x 'Arnold Dwarf'</i>	'Arnold Dwarf' Forsythia	Moderate
Shrub	<i>Forysthia 'Hardy Hybrids'</i>	Forsythia	Moderate
Shrub	<i>Frangula (Rhamnus) californica</i>	Coffeeberry	UL-Low
Shrub	<i>Gutierrezia sarothrae</i>	Matchweed	Very Low
Shrub	<i>Hamamelis virginiana</i>	Witch Hazel	Moderate
Shrub	<i>Heteromeles arbutifolia</i>	Toyon	Low
Shrub	<i>Hydrangea quercifolia</i>	Oakleaf Hydrangea	Mod-High
Shrub	<i>Juniperus californica</i>	California juniper	Low
Shrub	<i>Justicia californica (Beloperone californica)</i>	Chuparosa	Low
Shrub	<i>Kalmia latifolia</i>	Mountain Laurel	Moderate
Shrub	<i>Kerria japonica</i>	Kerria	Moderate
Shrub	<i>Krascheninnikovia lanata</i>	Winterfat	Low



*Euphorbia characias wulfenii*



Assorted Succulents

# MASTER PLANT LIST

TYPE	BOTANICAL NAME	COMMON NAME	WATER USE
Shrub	<i>Larrea tridentata</i>	Creosote	Very Low
Shrub	<i>Leucophyllum</i> spp.	Purple Sage, Texas Ranger etc.	Low
Shrub	<i>Lupinus albifrons</i>	Silver Bush Lupine	UL-Low
Shrub	<i>Peritoma arborea</i> ( <i>Isomeris arborea</i> )	Bladderpod	Low
Shrub	<i>Philadelphus coronarius</i>	Sweet Mock Orange	Moderate
Shrub	<i>Pinus mugo mugo</i>	Dwarf Mugo Pine	Low-Mod
Shrub	<i>Pluchea sericea</i>	Coville Arrow Weed	Low
Shrub	<i>Prunus fasciculata</i>	Desert almond	Very Low
Shrub	<i>Quercus berberidifolia</i>	California Scrub Oak	Low
Shrub	<i>Quercus dumosa</i>	Nuttall's Scrub Oak	Low
Shrub	<i>Rhus ovata</i>	Sugar Bush	Low
Shrub	<i>Ribes aureum</i>	Golden Currant	Moderate
Shrub	<i>Salvia apiana</i>	White Sage	Low
Shrub	<i>Salvia leucophylla</i>	Purple Sage	Moderate
Shrub	<i>Senna armata</i> ( <i>Cassia armata</i> )	Spicy senna	Very Low
Shrub	<i>Senna lindheimeriana</i> ( <i>Cassia lindheimeriana</i> )	Lindheimer's Senna/cassia	Low
Shrub	<i>Senna wislizeni</i> ( <i>Cassia wislizeni</i> )	Shrubby Senna	Low
Shrub	<i>Spiraea douglasii</i>	Western Spiraea	Moderate
Shrub	<i>Spiraea japonica</i> 'Limemound'	Limemound' Spiraea	Moderate
Shrub	<i>Spiraea x vanhoutiiei</i>	Bridal Wreath	Moderate
Shrub	<i>Spiraea prunifolia</i> 'Plena'	Shoe Button Spiraea	Moderate
Shrub	<i>Spiraea x bumalda</i> 'Goldflame'	'Goldflame' Spiraea	Moderate
Shrub	<i>Symphoricarpos mollis</i>	Creeping Snowberry	Moderate
Shrub	<i>Syringa laciniata</i>	Lilac	Moderate
Shrub	<i>Syringa vulgaris</i>	Common Lilac	Moderate
Shrub	<i>Teucrium</i> spp.	Bush Germander	Low
Shrub	<i>Thuja orientalis</i>	Dwarf Arborvitae	Moderate
Shrub	<i>Vauquelinia californica</i>	Arizona Rosewood	Low
Shrub	<i>Viburnum opulus</i> (roseum 'sterile')	Common Snowball	Moderate
Shrub	<i>Viburnum plicatum</i> (tomentosum 'sterile')	Japanese Snowball	Moderate
T/S	<i>Vitex agnus-castus</i>	Chaste Tree	Low
Shrub	<i>Wedelia texana</i> ( <i>Zexmenia hispida</i> )	Hairy Wedelia	Low

# MASTER PLANT LIST

TYPE	BOTANICAL NAME	COMMON NAME	WATER USE
Per	<i>Achillea millefolium</i>	Yarrow	Low
Per	<i>Aquilegia formosa</i>	Western Columbine	Moderate
Per	<i>Asclepias californica</i>	California Milkweed	Low
Per	<i>Asclepias eriocarpa</i>	Monarch Milkweed	Low
Per	<i>Asclepias erosa</i>	Desert Milkweed	Low
Per	<i>Asclepias fascicularis</i>	Narrow leaf Milkweed	Low
Per	<i>Asclepias subulata</i>	Desert Milkweed	Low
Per	<i>Baileya multiradiata</i>	Desert Marigold	Low
Per	<i>Berlandiera lyrata</i>	Chocolate Scented Daisy	Low
Per/Grass	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Feather Reed Grass	Moderate
Per	<i>Campanula</i> spp. (many)	Bellflower	Moderate
Per	<i>Ceratostigma plumbaginoides</i>	Dwarf Plumbago	Low-Mod
Per	<i>Echinacea purpurea</i>	Purple Coneflower	Moderate
Per	<i>Epilobium canum</i>	California fuchsia	Moderate
Per	<i>Eriogonum umbellatum</i>	Sulfur Buckwheat	Low
Per	<i>Erysimum capitatum</i>	Western Wallflower	AL
Per	<i>Hemerocallis</i> spp.	Daylilly	Moderate
Per	<i>Leucanthemum x superbum</i> 'Montauk'	Shasta Daisy	Moderate
Per	<i>Liriope muscari</i>	LilyTurf	Low-Mod
Per	<i>Mimulus aurantiacus</i>	Sticky Monkeyflower	UL
Per	<i>Nolina</i> spp.	Bear Grass	Low
Per	<i>Penstemon centranthifolius</i>	Scarlet Bugler	Low
Per	<i>Penstemon heterophyllus</i>	Foothill Penstemon	Low
Per	<i>Penstemon speciosus</i>	Royal Penstemon	Low
Per	<i>Perovskia atriplicifolia</i>	Russian Sage	Low
Per	<i>Phlox paniculata</i>	Summer Phlox	Moderate
Per	<i>Psilostrophe tagetina</i>	Paper Flower	Low
Per	<i>Romneya coulteri</i>	Matilija Poppy	Low
Per	<i>Santolina chamaecypariss</i>	Lavender Cotton	Low
Per	<i>Tetraneuris acaulis</i> ( <i>Hymenoxys acaulis</i> )	Stemless Four-nerve Daisy	Low
Per	<i>Tetraneuris scaposa</i>	Four-nerve Daisy	Low

# MASTER PLANT LIST

TYPE	BOTANICAL NAME	COMMON NAME	WATER USE
Suc	<i>Agave americana</i>	Century Plant	Very Low
Suc	<i>Dasyllirion leiophyllum</i>	Desert Spoon	Low
Suc	<i>Fouquieria splendens</i>	Ocotillo	Very Low
Suc	<i>Hesperaloe campanulata</i>	Bell Flower Hesperaloe	Low
Suc	<i>Hesperaloe funifera</i>	Coahuilan Hesperaloe	Low
Suc	<i>Hesperaloe parviflora</i>	Red/Yellow Yucca	Low
Suc	<i>Hesperoyucca whipplei</i>	chaparral Yucca	Low
Suc	<i>Hesperoyucca whipplei</i>	Joshua tree	Very Low
Suc	<i>Yucca aloifolia</i>	Spanish bayonet	Low
Suc	<i>Yucca baccata</i>	Banana Yucca	Very Low
Suc	<i>Yucca decipiens</i>	Palma China	Very Low
Suc	<i>Yucca elata</i>	Soaptree Yucca	Very Low
Suc	<i>Yucca filamentosa</i>	Adam's needle	Low
Suc	<i>Yucca glauca</i>	soapweed Yucca	Low
Suc	<i>Yucca gloriosa</i>	Spanish dagger	Low
Suc	<i>Yucca recurvifolia</i>	Curve leaf Yucca	Low
Suc	<i>Yucca rigida</i>	Blue Yucca	Very Low
Suc	<i>Yucca rupicola</i>	Twisted Yucca	Low
Suc	<i>Yucca schottii</i>	Mountain Yucca	Very Low
Suc	<i>Yucca thompsoniana</i>	Thompson's Yucca	Very Low
Vine	<i>Lonicera interrupta</i>	Chaparral Honeysuckle	AL
Vine	<i>Lonicera subspicata</i>	Southern Honeysuckle	AL
Vine	<i>Vitis californica</i>	California Wild Grape	Moderate



*Aloe spp.*



*Sempervivum spp.*

# MASTER PLANT LIST

TYPE	BOTANICAL NAME	COMMON NAME	WATER USE
Bulb	Allium spp.	allium	Low
Bulb	Amaryllis belladonna	naked lady	Low
Bulb	Narcissus spp.	daffodil	Low
Bulb / Per	Zephyranthes candida	white rain lily	Low
Bulb / Per	Zephyranthes spp.	zephyr flower	Low
Grass	Schizachyrium scoparium	little bluestem	Low
Grass	Aristida purpurea	purple three-awn	Low
Grass	Bouteloua curtipendula	sideoats grama	Low
Grass	Bouteloua gracilis and cvs.	blue grama	Low
Grass	Buchloe dactyloides var. Legacy	buffalograss	AL
Grass	Muhlenbergia rigens	deer grass	Moderate
Grass	Sporobolus airoides	alkalai sacaton	Low
Grass	Stipa (Nasella) cernua	nodding needlegrass	AL
Grass	Sporobolus wrightii	big sacaton	Low
Grass	Stipa (Nassella) pulchra	purple needle grass	AL
Grass	Stipa hymenoides (Oryzopsis hymenoides)	Indian rice grass	Low



*Lupinus spp.*

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