



LANDSCAPE AND LIGHTING SPECIFICATIONS

March 2010

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PURPOSE

The purpose of this manual is to ensure all landscape projects in Hesperia are manageable, conserve water and enhance the unique beauty of the area.

PROTECTED NATIVE VEGETATION

Protected Native Vegetation laws shall be followed. A Certified Arborist or plant biologist as required by the State Desert Plant Act must approve removal or transplanting of protected plants.

ASSESSMENT DISTRICTS

Assessment Districts include projects with common areas of landscaping that will be maintained by the District after the project is completed and the landscaping accepted by the District. Assessment costs shall be included in the disclosures when the units are sold.

PLANNING

The City of Hesperia and the Hesperia Recreation and Park District reserve the right to make changes/additions to submitted plans.

- A Consent to Annexation form must be completed prior to building permit issuance. The final assessment amounts are determined after all plans have been determined and approved
- Complete and sign the Consent to Annexation form and return to the City of Hesperia.
- Submit Landscape and Lighting plans as required by the guide. Include all City of Hesperia project requirements such as street lights, detention basins, public landscaping or any other elements requiring maintenance and operations. The District will review and work with you or your landscape architect to work out details.
- Submit Landscape and Lighting plans to the City of Hesperia after approval by the District.
- The District will determine assessment zones, costs and requirements for owner's final approval.
- All assessment schedules and agreements must be completed prior to the sale or transfer of any lot(s) or parcels.
- All disclosure statements pertaining to AD#2 for this project must be reviewed by the District prior to distribution.

- If street lights are required in your project, additional arrangements with SCE will be required. The District will work with you or handle these for you when they are required.
- The District will work with the owner or assignee during construction to assure compliance with all plans or approvals of any necessary changes.
- All plans shall demonstrate manageable, water conserving projects that will enhance the beauty of the project area.
- Plans shall be professionally drawn to scale on paper no smaller than 18" x 24" and no larger than 24" x 36". The name, address, telephone number and signature of the landscape designer shall be included. Registered landscape architects and licensed landscape contractors shall include their registration numbers and/or license numbers.
- Any deviation from these specifications must be approved in writing from the District.
- The District has the option of changing specifications when it deems necessary.
- Four sets of plans shall be submitted to the City of Hesperia Planning Division.
- Hesperia Recreation and Park District shall approve all landscape plans before construction begins.
- Plans shall show:
 - The location of the property by vicinity map and nearest cross streets and give the property address or assessor's parcel number.
 - Location of existing and proposed utilities – above ground and underground.
 - Type of zoning, the scale, and northerly directional arrow.
 - Plant legends with proper and common names must be listed for all existing and proposed plant material.
 - Existing and proposed plant material drawn to scale at their mature size.
 - Landscape specifications and details.
 - All required landscape areas protected from parking areas with concrete curbing.
 - The name, address, and telephone number of property owner and developer.
 - Static P.S.I.
 - Service Main – size, type and length.
 - Water Meter – location and size.
 - Approved Backflow Prevention Device – location and size.
 - Locations of pipe, valves and heads.

PUBLIC RIGHT OF WAY, EASEMENTS & MEDIANS

IRRIGATION

- A separate water meter for irrigation shall be required.
- A separate electric meter for the irrigation controller shall be required.
- A backflow prevention device shall be installed for all irrigation. It shall be a pressure-reducing device approved by the City of Hesperia Water Department.
- A backflow device enclosure must be installed. Backflow device enclosures shall be VIT Strong Box SBBC-75SS along with VIT Strong Box SBBC-75HP backflow insulated cover. No exception taken.
- A Calsense irrigation plan specification review must be performed: Contact Calsense prior to irrigation plan submittal for specification review letter that is to be included along with irrigation design plan. This process will ensure that appropriate communications options for the controllers are used and ensure that radio testing is done, when needed, for all projects. Contact Bob Moxley at 909-946-4782 for the Calsense letter.
- Irrigation controllers shall be Calsense ET2000e-(# of stations)-LR-SSE (stainless steel enclosure), with Integrated Radio Remote Board, remote handheld (RRE-Tran one per 48 stations) and appropriate central communication option. The controller will conserve water by automatically adjusting water times according to historic ET (evapotranspiration).
- Upon completion a Calsense installation certification must be submitted: Contractor is to turn over to the City of Hesperia and Hesperia Recreation and Park District a Calsense letter of certification prior to requesting final inspection of irrigation control system. This letter can be obtained from a Calsense Field Service representative once all Calsense equipment has been installed per manufacturer specifications. Contact Calsense at 1-800-572-8608 to arrange certification.
- A 1" quick coupler shall be installed every 100' in each landscaped site. A shut off valve must be installed inline 3' away from the quick coupler.
- A master shut-off valve shall be installed for each irrigation system.
- All irrigation valves, quick couplers and shut-off valves shall be installed below ground level in irrigation boxes.
- Sprinklers shall be installed with swing joints. They shall be pop-up type, installed flush with the soil level. Bubblers may be slightly above soil level next to trees and shrubs where they do not cause a tripping hazard to pedestrian traffic.
- All pressurized irrigation pipe up to two inches shall be schedule 40 PVC. Class 200 PVC may be used after the valves. Each shrub shall have a .25-gallon per hour pressure compensating bubbler on half-inch schedule 80

- riser. Trees may require bubblers with a higher volume of water per minute.
- Irrigation shall be designed to conserve water and avoid runoff or over-spray.
 - Water from irrigation shall not reach sidewalks or streets by runoff or over-spray.

LANDSCAPING

- Trees and shrubs shall be from the approved list or approved by the District.
- No turf grass shall be planted on a slope in medians, parking lot strips or berms.
- Setbacks abutting a public right-of-way shall be landscaped (except for walks and driveways which bisect or encroach upon the required landscape area). The required setbacks shall be landscaped with trees, shrubs, and groundcovers and mulches, using water conserving landscape methods.
- Plant sizes shall be as follows:
 - Trees in commercial areas 75% - 15 gallon, 25% - 24" box
 - Trees in industrial areas 80% - 15 gallon, 20% - 24" box
 - Shrubs 100% - 5 gallon
 - Groundcover 100% coverage when mature or 12" on center
- Grading and drainage facilities, including erosion control planting of graded slopes, shall be done in accordance with a grading plan previously approved by the City Engineer and Building and Safety Division. A grading permit shall be obtained prior to any grading being done.
- Weed Control: Pre-emergence control, post-emergence control and cultural control of weeds shall be addressed in the landscape specifications.
- Soil amendments shall be used, as needed, depending on the condition of the native soil. Keep in mind proper drainage and the need for plant roots to adapt to the native soil as soon as possible.
- Street trees shall be from the approved list.

INSPECTIONS

The builder shall call for a District representative to inspect irrigation and landscape at the time of installation. The District will inspect landscaping each month during the maintenance period and notify the builder of any needed repairs. Failure to make corrections may extend the maintenance period.

A final inspection is required at the end of the maintenance period and any corrections made before the District accepts the project.

MAINTENANCE PERIOD

- The maintenance period shall begin when all landscape installation is completed and shall last for up to one year, or as determined by the District.
- The builder shall maintain all plant material during the maintenance period. The builder shall repair any damage to irrigation and replace any dead plant material prior to next inspection and before the District will accept the landscaping.
- The District representative shall be sole deciding party regarding all acceptance items.

RETENTION/DETENTION BASINS

IRRIGATION

- A separate water meter for irrigation shall be required.
- A separate electric meter for the irrigation controller shall be required.
- A backflow prevention device shall be installed for all irrigation. It shall be a pressure-reducing device approved by the City of Hesperia Water Department.
- A backflow device enclosure must be installed. Backflow device enclosures shall be VIT Strong Box SBBC-75SS along with VIT Strong Box SBBC-75HP backflow insulated cover. No exception taken.
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- A master shut-off valve shall be installed.
- All irrigation valves, quick couplers and shut-off valves shall be installed below ground level in irrigation boxes.
- All pressurized irrigation pipe up to two inches shall be schedule 40 PVC. Class 200 PVC may be used after the valves.
- Each tree and shrub shall have a .25-gallon per hour pressure compensating bubbler on half-inch schedule 80 riser.

LANDSCAPING

Retention/Detention Basin Perimeter

- Trees and shrubs shall be from the approved list or approved by the District.
- Trees along detention basin perimeter shall be 75% 15-gallon and 25% 24" box size, double staked, using 2" lodge pole tree stakes. Tree spacing shall not exceed forty feet on center.
- Shrub shall be at least five-gallon size and spacing shall be an average of 5 shrubs per 100 square feet.

Retention/Detention Basin side of fence and face of slope

- Trees shall be fifty feet on center, provide tree stakes if needed.
- Shrubs spacing shall not exceed 12 feet.
- Planting on slopes will only be allowed for slope stabilization.

Retention/Detention Basin Bottom

- Leave natural grade with no planting or irrigation.

OTHER

- The design and engineering of retention/detention basins must be approved and inspected by the City of Hesperia as well as, meet all City of Hesperia requirements.
- When retention/detention basin abuts finished lots, a 6' high block wall shall be required for the length of the lot.
- Face of slope shall not exceed a grade of 2:1.
- 6" x 4" concrete mow strips shall separate assessment district from private landscaping.
- Joshua trees will not be considered for relocation to retention/detention basins. The District must approve the location.

BLOCK WALL AND WROUGHT IRON FENCING

- Street side block walls are to be two foot decorative block wall with four foot wrought iron on top are to be constructed for basins.
- Six foot decorative block wall will be constructed to separate basins from privately owned residential properties, except when adjacent to setbacks or within the clear sight triangles.
- All top and bottom rails are to be 1 ½" square 14 gauge steel welded to posts.
- All line posts are to be 2 ½" square 12 gauge steel posts spaced 8" apart.
- Panels will be 4" less than the height of the fence.
- Pickets are 1" square 16 gauge steel spaced at 4" between pickets.
- Concrete post footing shall be 30" deep by 10" wide.
- All wrought iron fencing finish is to be powder coated black.
- The construction of block walls must be compliant with all current City of Hesperia building codes.

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- The District representative shall be sole deciding party regarding all acceptance items.

COMMERCIAL AND INDUSTRIAL DEVELOPMENTS

PLANNING

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IRRIGATION

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- Water from irrigation shall not reach sidewalks or streets by runoff or over-spray.

LANDSCAPING

- Trees and shrubs shall be from the approved list or approved by the District.
- Turf grass is not allowed in commercial and industrial developments, except in recreation and employee lounge areas.
- No turf grass shall be planted on a slope in medians, parking lot strips or berms.
- Setbacks abutting a public right-of-way shall be landscaped (except for walks and driveways which bisect or encroach upon the required landscape area). The required setbacks shall be landscaped with trees, shrubs, and groundcovers and mulches, using water conserving landscape methods.
- Plant sizes shall be as follows:
 - Trees in commercial areas 75% - 15 gallon, 25% - 24" box
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- Weed Control: Pre-emergence control, post-emergence control and cultural control of weeds shall be addressed in the landscape specifications.
- Soil amendments shall be used, as needed, depending on the condition of the native soil. Keep in mind proper drainage and the need for plant roots to adapt to the native soil as soon as possible.
- Street trees shall be from the approved list.

INSPECTIONS

- The builder shall call for a District representative to inspect irrigation and landscape at the time of installation. The District will inspect landscaping each month during the maintenance period and notify the builder of any needed repairs. Failure to make corrections may extend the maintenance period.
- A final inspection is required at the end of the maintenance period and any corrections must be made before the District accepts the project.

MAINTENANCE PERIOD

- The maintenance period shall begin when all landscape installation is completed and shall last for one year.
- The builder shall maintain all plant material during the maintenance period. The builder shall repair any damage to irrigation and replace any dead plant material prior to next inspection and before the District will accept the landscaping.
- The District representative shall be sole deciding party regarding all acceptance items.

TREE SELECTION AND CARE

PLANNING

The first step in a comprehensive tree program is planning. Whether or not a tree will add beauty to the community for many years, or become a maintenance problem before it reaches maturity is decided during planning. Planning is selecting the right tree for the right situation. Space has become a precious commodity in the urban forest. Good management means selecting the right tree for the space available.

Steps to insure proper selection

- Select species that do well in this area.
- Determine the potential height and width of the tree.
- Select species with roots that will not damage sidewalks, walls, curbs or other structures.
- Determine whether or not the fruit or leaves of the tree are a maintenance or safety problem.
- Hesperia is a high wind area, select trees that can withstand high winds.
- Determine the growth rate of the tree.
- Determine how often and how difficult the tree needs to be trimmed and how practical trimming is at the location.
- Determine possible insect or disease problems.
- Select trees with special features that will enhance the area.

Inspecting the site

- Determine the site is accessible for tree maintenance.
- Do not plant trees over or under any utilities or plant them near utilities that the tree will eventually grow into.
- Plant trees far enough away from corners to prevent any obstruction of traffic.
- Ensure the tree will enhance future development.

Planting

The transition from the nursery to the urban forest can stress any tree. The following items will help reduce that stress.

- Use only healthy nursery stock.
- Watch for root bound trees. The roots will not spread into the native soil properly and the tree will become unstable.
- Do not change the grade of the tree. Many trees will not survive when planted in too deep or too shallow planting holes.
- Use amendments as needed depending on the condition of the native soil. Trees need to adapt to the surrounding native soil as soon as possible.

- Insure proper drainage. Trees will not survive in anaerobic soil.
- Irrigation of trees should be a deep well bubbler system RWS-BC140 by Rainbird. Irrigation of tree must be separate from turf and shrubs.

APPROVED PLANT LIST
for Residential, Commercial and Streetscapes

All plant material shall be disease and weed free, healthy nursery stock.

The approved plant list does not assume that the plants listed will be right for all situations. Space, light exposure and many other considerations must be considered to create a beautiful and manageable landscape. Other plants may be substituted for the plants listed, but must be approved by the District. Plants should conserve water, be manageable and able to thrive in our unique climate. Hesperia's climate is influenced by both mountain, desert, and high winds. Plants that do well in Zone 10 of "Sunset's Western Garden" book are best suited for the area. Irrigation of trees should be a deep well bubbler system RWS-BC140 by Rainbird. Irrigation of tree must be separate from turf and shrubs.

Large Trees for open space areas

- Albizia julibrissen, Silk Tree, Mimosa, caution *invasive* roots
- Calocedrus decurrens, Incense Cedar
- Cedrus atlantica, Blue Atlas Cedar
- Cedrus deodora, Deodar Cedar
- Cupressus sempervirens, Italian Cypress columnar evergreen
- Eucalyptus, *species vary from large trees to shrubs, select proper species' for site*
- Fraxinus velutina Rio Grande Fan-Tex Ash
- Fraxinus velutina rubnun, Red Bud Ash
- Fraxinus gregii, Little Leaf Ash
- Gymnocladus dioica, Kentucky Coffee Tree
- Magnolia grandiflora, Southern Magnolia
- Morus alba, White Mulberry
- Pinus pinea, Italian Stone Pine
- Platnus racemosa, California Sycamore
- Ulmus parvifolia, Chinese Elm

Smaller Trees for confined areas Parkways, planters, etc.)

- Celtis reticulate, Western Hackberry
- Cercis occidentalis, Western Redbud
- Chilopsis linearis, Desert Willow
- Cordia boissieri, Texas Olive
- Cordyline australis, *resembles Joshua tree when mature*
- Cotinus, Smoke Tree *Deciduous, fall color, also used as a shrub*
- Ginkgo biloba, Maidenhair Tree
- Gleditsia triacanthos, Sunburst Honey Locust
- Kolreteria Bipinnata, Chinese Flame Tree

- Kolreteria Paniculata, Golden Rain Tree
- Lagerstromemia Indica, Crape Myrtle
- Malus species, Crab Apple, *Check for proper variety and location*
- Pinus acerfolia, Mondel Pine
- Pinus turnbergii, Japanese Black Pine
- Pistacia chinensis, Chinese Pistace
- Platnus x acerifloia London Plan Tree
- Prosopis chilensis, Chilean Mesquite
- Prunus caroliniana, Carolina Laurel Cherry
- Prunus cerasifer 'Atropurpurea', Purple Leaf Plum
- Quercus ilex, Holly Oak
- Quercus palustris, Pin Oak
- Quercus rubra, Red Oak
- Quercus suber, Cork Oak
- Rhapsiolepis 'Majestic Beauty'
- Robinia vicosa 'Purple Robe', Purple Robe Locust
- XChitalpa tashkentenensis, Chitalpa

Palms

- Brahea, Erythea, Mexican Blue Palm
- Chamaerops hurnilis, Mediterranean Fan Palm
- Cycas revolute, Sago Palm
- Trachycarpus fortunei, Windmill Palm
- Rhapsidophyllum hystrix, Needle Palm
- Washingtonia filifera, California Fan Palm, *may freeze in coldest years, plant only in spring or summer to let them become established before winter*

Shrubs

- Abelia grandiflora, Glossy Abelia
- Agapantus species, Lily of the Nile
- Allium species, Ornamental Garlic
- Atriplex canescens, Saltbush
- Baccharis Pilularis, Dwarf Coyote Brush
- Barberis thunbergii 'Atropurpurea, Red Leaf Japanese Barberry
- Buxus macrophylla japonica, Japanese Boxwood
- Calliandra cal i fornicia, Baja Fairy Duster
- Caeslpinia gilliesii, Desert Bird of Paradise
- Cercocarpus betuloides, Mountain Mahogany
- Cistus species, Rock Rose
- Cordia parivfolia, Little-leaf Cordia
- Coreopsis grandiflora

- Cotoneaster species, Cotoneaster
- Dasylirion whelleri, Desert Spoon
- Dodonea viscosa 'Purpurea', Purple Hopseed Bush *can also be a small tree*
- Elaeagnus pungens, Silverbeny
- Erica carnea varieties, Heath
- Euonymus japonicus, Evergreen Euonymus
- Hemerocallis species, Daylilly
- Ilex x altaclerensis 'Wilsonii', Wilson Holly
- Juniper species, *check location for proper variety*
- Lantana species
- Lavandula angustifolia, English Lavender
- Leucophyllum frutescens, Texas Ranger
- Ligustrum japonica, Wax-Leaf Privet, *also used as small tree*
- Pittosporum tobira
- Rhamnus indica, Indian Hawthorn
- Rhus ovata, Sugar Bush
- Rosmarinus officinalis, Upright Rosemary
- Salvia nemorosa 'Ostfriesland'
- Salvia species, Sage
- Santolina chamaecyparissus, Lavender Cotton
- Senecio cineraria, Dusty Miller
- Senna wislizenii, Cassia
- Thuja orientalis, Oriental Golden Arborvitae
- Thymus species, Thyme
- Trachelium species, Star Jasmine
- Viburnum japonicum

Ground Cover

- Achillea species, Yarrow
- Ajuga reptans, Carpet bugle
- Alyssum species
- Artemisia species, Worm Sage
- Baccharis pilularis, Coyote Brush
- Cerastium tomentosum, Snow in Summer
- Coreopsis species
- Dalea greggii, Trailing Indigo Bush
- Eschscholzia californica, California Poppy
- Festuca idahoensis, Blue Green Fescue
- Gazania species
- Heuchera, Corral Bells
- Potentilla neumanniana

- *Rosemarinus officinalis* 'Prostratus', Prostrate Rosemary
- *Salvia greggii*, Autumn Sage
- *Salvia microphylla*
- *Verbena peruviana*, Verbena, check variety for proper location
- *Vinca minor*, Dwarf Periwinkle

Vines - Group in alternating pairs, each planted two feet apart.

- *Parthenocissus Tricuspidata*, Boston Ivy
- *Parthenocissus Quinquefolia*, Virginia Creeper
- *Hedera Helix*, English Ivy
- *Hadera Colchica*, Persian Ivy

APPROVED PLANT LIST for Detention Basins

All plant material shall be disease and weed free, healthy nursery stock.

The approved plant list does not assume that the plants listed will be right for all situations. Space, light exposure and many other considerations must be considered to create a beautiful and manageable landscape. Other plants may be substituted for the plants listed, but must be approved by the District. Plants should conserve water, be manageable and able to thrive in our unique climate. Hesperia's climate is influenced by both mountain, desert, and high winds. Plants that do well in Zone 10 of "Sunset's Western Garden" book are best suited for the area.

Large trees for open space areas:

- Pinus Pinea, Italian Stone Pine
- Chamaerops Humilis

Small trees for open space areas:

- Plantusx Acerilola, Loon Plane Tree
- Pyrus, Ornamental Pear
- Pinos Tumbergii, Mondale Pine

Shrubs

- Tracheosperum Jasminoides, Star Jasmine
- Ligustrum Japonica, Wax Leaf Privot
- Rosmarinus Officinalis, Upright Rosemary

Hedges for greenwalls:

- Ligustrum Japonica, Wax Leaf Privet
- Buxus Michrophylla Japonica, Japanese Boxwood
- Photinia Fraseri, Frazier Phontina
- Iiex Altaclerensis, Wilson Ivy

Ground Covers

- Rosmarinos Officinalis Prostratus, Dwarf Rosemary
- Baccharis Pilucartis, Dwarf Coyote Brush
- Festuca Idahoensis, Blue Green Fescue

Vines – Group in alternating pairs, each planted two feet apart.

- Parhenocissus Tricuspidata, Boston Ivy
- Parhenocissus Quinquefolia, Virginia Creeper

STREET LIGHTING

Street lights for new construction projects must be approved by the City of Hesperia. A set of plans signed by the City Engineering Department showing the location of the street lights must be delivered to the Hesperia Recreation and Park District office, located at 16292 Lime Street, Hesperia.

A check for the cost of operation of the lights for the first year must also be brought to the District with the plans. The formula for calculating the first year's cost is \$15.00 per month for twelve months (\$150.00 per year) times the number of street lights. Make the check out to Hesperia Recreation and Park District.

Any questions about lighting should be directed to Rachel Thomas at (760) 244-5488.