

PLANNING COMMISSION AGENDA

REGULAR MEETING

Date: May 13, 2010

Time: 6:30 P.M.

COMMISSION MEMBERS

Chris Elvert, Chair

William A. Muller, Vice Chair

Joline Bell Hahn, Commissioner

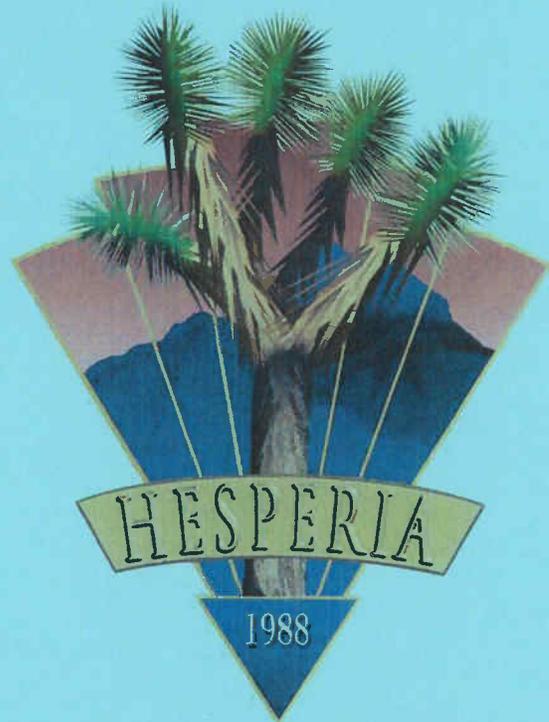
Stephen James, Commissioner

Julie Jensen, Commissioner

* - * - * - * - * - * - * - *

Dave Reno, Principal Planner

Douglas P. Haubert, Assistant City Attorney



CITY OF HESPERIA
9700 Seventh Avenue
Council Chambers
Hesperia, CA 92345
City Offices: (760) 947-1000

The Planning Commission, in its deliberation, may recommend actions other than those described in this agenda.

Any person affected by, or concerned regarding these proposals may submit written comments to the Planning Division before the Planning Commission hearing, or appear and be heard in support of, or in opposition to, these proposals at the time of the hearing. Any person interested in the proposal may contact the Planning Division at 9700 Seventh Avenue (City Hall), Hesperia, California, during normal business hours (7:30 a.m. to 5:30 p.m., Monday through Thursday, and 7:30 a.m. to 4:30 p.m. on Fridays) or call (760) 947-1200. The pertinent documents will be available for public inspection at the above address.

If you challenge these proposals, the related Negative Declaration and/or Resolution in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the public hearing.

In compliance with the American with Disabilities Act, if you need special assistance to participate in this meeting, please contact Dave Reno, Principal Planner (760) 947-1200. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.10235.104 ADA Title 11]

Documents produced by the City and distributed less than 72 hours prior to the meeting regarding any item on the Agenda will be made available in the Planning Division, located at 9700 Seventh Avenue during normal business hours or on the City's website.

May 13, 2010

**AGENDA
HESPERIA PLANNING COMMISSION**

Prior to action of the Planning Commission, any member of the audience will have the opportunity to address the legislative body on any item listed on the agenda, including those on the Consent Calendar. PLEASE SUBMIT A COMMENT CARD TO THE COMMISSION SECRETARY WITH THE AGENDA ITEM NUMBER NOTED.

CALL TO ORDER

6:30 p.m.

- A. Pledge of Allegiance to the Flag
- B. Invocation
- C. Roll Call:
 - Chair Chris Elvert
 - Vice Chair William Muller
 - Commissioner Joline Bell Hahn
 - Commissioner Stephen James
 - Commissioner Julie Jensen

JOINT PUBLIC COMMENTS

Please complete a "Comment Card" and give it to the Commission Secretary. Comments are limited to three (3) minutes per individual. State your name and address for the record before making your presentation. This request is optional, but very helpful for the follow-up process.

Under the provisions of the Brown Act, the Commission is prohibited from taking action on oral requests. However, Members may respond briefly or refer the communication to staff. The Commission may also request the Commission Secretary to calendar an item related to your communication at a future meeting.

CONSENT CALENDAR

- D. Approval of Minutes: April 8, 2010 Planning Commission Meeting Draft Minutes

-1-

PUBLIC HEARINGS

- 1. Consideration of Development Code Amendment (DCA10-10133) amending landscape regulations (Applicant: City of Hesperia; Area Affected: Citywide) (Staff Member: Lisette Sanchez-Mendoza).

1-1

PRINCIPAL PLANNER'S REPORT

The Principal Planner or staff may make announcements or reports concerning items of interest to the Commission and the public.

- E. DRC Comments
- F. Major Project Update

2-1

PLANNING COMMISSION BUSINESS OR REPORTS

The Commission Members may make comments of general interest or report on their activities as a representative of the Planning Commission.

ADJOURNMENT

The Chair will close the meeting after all business is conducted.

I, Eva Heter, Planning Commission Secretary for City of Hesperia, California do hereby certify that I caused to be posted the foregoing agenda on Thursday, May 6, 2010 at 5:30 p.m. pursuant to California Government Code §54954.2.



Eva Heter
Planning Commission Secretary

**HESPERIA PLANNING COMMISSION
REGULAR MEETING
April 8, 2010
DRAFT MINUTES**

The Regular Meeting of the Planning Commission was called to order at 6:30 p.m. by Chair Elvert in the Council Chambers, 9700 Seventh Avenue, Hesperia, California.

CALL TO ORDER: 6:30 p.m.

Pledge of Allegiance to the Flag

Invocation

Roll Call:

Chair Chris Elvert

Vice Chair William Muller

Commissioner Joline Bell Hahn

Commissioner Stephen James

Commissioner Julie Jensen

Present: Chris Elvert
Joline Bell Hahn
Stephen James
Julie Jensen
William Muller

Absent: None

JOINT PUBLIC COMMENTS

No Comments to Consider.

CONSENT CALENDAR

- D. Approval of Minutes: March 11, 2010 Planning Commission Meeting Draft Minutes
Motion by Stephen James to approve the March 11, 2010 Planning Commission Meeting Minutes as presented, Seconded by Vice Chair Muller. Motion passed with the following roll call vote:

AYES: Chris Elvert, Joline Bell Hahn, Stephen James, Julie Jensen, and William Muller
NOES: None

PUBLIC HEARING

No Items to Consider.

NEW BUSINESS

Determination of Conformity – 2010-11 Capital Improvement Program (Staff Person: Scott Priester, AICP, Director of Development Services).

Scott Priester, AICP, Director of Development Services gave a staff report with the use of a PowerPoint Presentation (See Attachment 1).

Commissioner Hahn questioned the realignment of Seventh Avenue.

Scott Priester, AICP, Director of Development Services stated that the realignment would occur. He also stated that as part of the current General Plan Update the Circulation Element addresses the circulation system within the City with could have an impact on the transportation routes and any future allocations that would need to be made in order to meet the valley wide transportation plan.

Vice Chair Muller questioned if all allocated funds had been spent.

Scott Priester, AICP, Director of Development Services stated that the funds had not all been spent at that time. He referred the Commission to the attachment to the resolution to address the question regarding funding.

Chair Elvert questioned the discrepancies in funding for project 7105 on page 1-6 and 1-15.

Scott Priester, AICP, Director of Development Services stated that many of the projects were carried out over multiple years. He stated that page 1-15 outlined the adopted Capital Improvement Program (CIP) for the current year; the figure was what was authorized to actually be expended. The \$4.25 million figure was what was actually in the current CIP budget for the project. The figures on page 1-6 showed a break-down of how much money would have actually been spent by the end of the year. Therefore, out of the \$4.25 million that had been approved, it had been estimated that only \$300,000 would be spent for that specific project at the end of FY 09-10. He also stated that the proposed figure of \$750,000 for FY 10-11 was due to the actual construction that is expected to occur.

Motion: Commissioner Hahn motioned to adopt Resolution No. PC-2010-08, finding that the proposed 2010-11 Capital Improvement Program as shown on Exhibit "A" is in conformance with the Hesperia General Plan, and direct that this finding be reported to the City Council, Hesperia Community Redevelopment Agenda, and Hesperia Water and Fire Protection districts. Motion seconded by Commissioner James, and passed with the following roll call vote.

AYES: Chris Elvert, Joline Bell Hahn, Stephen James, Julie Jensen, and William Muller
NOES: None

PRINCIPAL PLANNER'S REPORT

F. [DRC Comments](#)

Dave Reno, AICP, Principal Planner reviewed the DRC Action Agenda.

G. Major Project Update

Dave Reno, AICP, Principal Planner informed the Commission that an appeal to the City Council had been filed for the Love Market's Conditional Use Permit. He also reviewed the projected dates for the General Plan Update meetings.

PLANNING COMMISSION BUSINESS OR REPORTS

No Items to Consider.

ADJOURNMENT

Chair Elvert Adjourned the Planning Commission Meeting: 7:33 PM

Chris Elvert
Planning Commission Chair

By: Eva Heter,
Commission Secretary

CIP FY 2009-10 Update (Cont'd)
Fire Stations 301/304

- 301 – Design Completed February 2009
- 304 – Concept Completed February 2009; Finalized Feb. 2010
- Initial Bidding of Projects – Delayed (301 – March 2009; 304 – May 2009)
- Submitted July 2009 for American Recovery and Reinvestment Act (ARRA) Grant funds
 - First Round Unsuccessful
 - Pending Second Round Awards
- Recommended Bidding Projects July 2010 with/without Grant Funds

CIP FY 2009-10 Update (Cont'd)
Township Improvement Project

- Infrastructure component started January 2009 – 2 streets
 - Spruce Street and Smoke Tree Street
- Phase I (Water, Sewer, Storm Drain) Substantially Complete September 2009
- Phase II (curb, gutter and sidewalk and street paving), and Phase III (Landscaping) - Awarded August 2009
- Phase II – Underway January 2010; Phase III – Spring 2010
- Project Complete by June 2010

CIP FY 2009-10 Update (Cont'd)
Annual Street Improvement Project

- \$6.89 Million Budgeted
- Bid for Construction March 2010
- Proposed to be awarded April 20, 2010
- Construction commences June 2010
- Includes Northwest Waterline Streets; Arrowhead Lake Road; Mariposa Road

CIP FY 2009-10 Update (Cont'd)

- Theme – “Stay the Course” (Continue Existing CIP Projects)
- Funding Proposed:

| | |
|----------------------|--------------------------|
| 14 | Streets (\$43.1 million) |
| 2 | Drainage (\$950,000) |
| 7 | Other (\$23.9 million) |
| <u>1</u> | Sewer/Water (\$250,000) |
| Total Projects | 24 |
| Total Funding | \$68,154,927 |
- Four New Projects

CIP FY 2010-11

New Projects Proposed

- Park and Ride Facility Expansion \$ 15,000
- Township Improvement Program \$ 25,000
- Santa Fe Circulation Study \$ 15,000
- Annual Street Improvement Project \$3,000,000
- Total New Projects Proposed \$3,055,000**

CIP FY 2010-11 (Continued)

Annual Street Improvement Project

- Propose - \$3 Million
- Fall 2010 or Spring 2011 Bid for construction
- Includes Water Line Streets (NW) and Southwest Streets

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DATE: May 13, 2010

TO: Planning Commission

FROM: Dave Reno, AICP, Principal Planner

BY: Lisette Sánchez-Mendoza, Assistant Planner

SUBJECT: Consideration of Development Code Amendment DCA10-10133 amending Landscape regulations; Applicant: City of Hesperia; Area affected: Citywide

RECOMMENDED ACTION

It is recommended that the Planning Commission approve Resolution No. PC-2010-09, recommending that the City Council introduce and place on first reading an ordinance approving DCA10-10133.

BACKGROUND

The California Department of Water Resources (DWR) under the Water Conservation in Landscaping Act of 2006 (AB 1881) requires cities and counties, to adopt landscape water conservation ordinances by January 1, 2010. Pursuant to this law, DWR prepared a Model Water Efficient Landscape Ordinance (Model Ordinance) to use by local agencies. Agencies may choose to adopt the Model Water Efficient Landscape Ordinance, or regulations that are "at least as effective" as the State's model.

ISSUES/ANALYSIS

Currently, the City's Landscape Ordinance addresses plant types, landscape design, and effective irrigation measures with the goal to conserve water. This amendment will enable the City to include requirements, such as water budget regulations, which have been established in the Model Water Efficient Landscape Ordinance. Even though the State's Model Water Efficient Landscape Ordinance can be adopted in its totality, because the City's current ordinance meets many of the State's model requirements, staff's recommendation is only to include sections pertaining primarily to water budget, guidelines on landscape projects subject to ordinance, plan check submittal requirements, and auditing.

The following summarizes the proposed overall amendments to the Development Code:

- New and rehabilitated landscapes are subject to the water efficient landscape ordinance. This includes public landscapes and private development projects including developer installed single family and multi-family residential landscapes, with at least 2,500 sq.ft. of landscape area.
- Homeowner provided landscaping for single-family and multifamily projects, such as in the case of a patio area of a condominium or townhome, are exempt.
- New Landscaping areas will be assigned a water budget. The water budget is a provision that limits the amount of water based on the type of landscape proposed.

- A Landscape Documentation Package is required for all projects subject to this ordinance. The following is a list of documents in the submittal package:
 - Project Information
 - Water Efficient Landscape Worksheet (hydrozone information table and water budget calculations)
 - Landscape design plan
 - Irrigation design plan
 - Soils analysis report
 - Audits certifying that all irrigation systems, plant materials and landscape features have been installed and operate as approved. Audits are performed by contractor or professional responsible for the certificate of completion.
 - Maintenance Schedules
 - Certificate of Completion

One of the most complex features within this ordinance is the requirement for a water budget. This is a calculation to determine the total amount of water usage allowed for the landscape area. There are two calculations required, the Maximum Applied Water Allowance (MAWA) and the Estimated Total Water Use (ETWU). MAWA is a calculation derived by the square footage of the proposed landscaping and the annual rainfall for this region. For the Victor Valley, the maximum water usage is 66.2 inches per year (Attachment 1). The ETWU is the estimated water use based on the area of the landscaping and the types of plants proposed. Plants with similar water demands are grouped together and categorized by the water need (low, medium, high). The water usage is then evaluated independently for each group of plants and is combined to determine the total ETWU (Attachment 2). The ETWU shall be less than or equal to the MAWA. Both the MAWA and the ETWU are derived from the formula provided in the State's Model Ordinance. The model ordinance does not exclude plant types, but the City's current Ordinance regulates types of plants adequate for the region.

Maintenance schedules are required from the contractor or professional responsible as part of the certificate of completion. All landscaping shall be maintained in accordance with the schedule. As audits and maintenance schedules are required as part of the certificate of completion and prior to occupancy, a condition of approval will be developed to enforce this requirement.

Environmental: Approval of the Development Code Amendment is exempt from the requirements of the California Environmental Quality Act by Section 15307 of the CEQA Guidelines, as this is an action by a Regulatory Agency for the Protection of Natural Resources.

Conclusion: The project conforms to the policies of the City's General Plan and meets the intent of the State's policy to promote the conservation and efficient use of water.

FISCAL IMPACT

The review of the water budget is expected to add some time to the review of landscape plans. Staff is recommending that we monitor the additional plan check time and if significant, change the current fee at the next comprehensive adjustment.

ALTERNATIVE(S)

1. Provide alternative direction to staff.

ATTACHMENTS

1. MAWA Calculation Example
2. ETWU Calculation Example
3. Landscape Documentation Packet
4. Resolution No. PC-2010-09, Exhibit "A"

ATTACHMENT 1

Maximum Applied Water Use (MAWA)

(1) Example MAWA calculation: a hypothetical landscape project in Hesperia, CA with an irrigated landscape area of 15,000 square feet without any Special Landscape Area (SLA= 0, no edible plants, recreational areas, or use of recycled water). To calculate MAWA, the annual reference evapotranspiration value for Hesperia is 66.2 inches as listed in the Reference Evapotranspiration Table.

$$\text{MAWA} = (\text{ETo}) (0.62) [(0.7 \times \text{LA}) + (0.3 \times \text{SLA})]$$

MAWA = Maximum Applied Water Allowance (gallons per year)

ETo = Reference Evapotranspiration (inches per year)

0.62 = Conversion Factor (to gallons)

0.7 = ET Adjustment Factor (ETAF)

LA = Landscape Area including SLA (square feet)

0.3 = Additional Water Allowance for SLA

SLA = Special Landscape Area (square feet)

$$\text{MAWA} = (66.2 \text{ inches}) (0.62) [(0.7 \times 15,000 \text{ square feet}) + (0.3 \times 0)]$$

= 430,962 gallons per year

To convert from gallons per year to hundred-cubic-feet per year:

$$= 430,962 / 748 = 576 \text{ hundred-cubic-feet per year}$$

(100 cubic feet = 748 gallons)

APPLICANT(S):
CITY OF HESPERIA

FILE NO(S):
DCA10-10133

LOCATION:
CITYWIDE

APN(S):

PROPOSAL:
DEVELOPMENT CODE AMENDMENT TO AMEND LANDSCAPE REGULATIONS

N

ATTACHMENT 2

Estimated Total Water Use (ETWU)

$$ETWU = (ETo)(0.62) \left(\frac{PF \times HA}{IE} + SLA \right)$$

(1) Example ETWU calculation: landscape area is 15,000 square feet; plant water use type, plant factor, and hydrozone area are shown in the table below. The ETo value is 66.2 inches per year. There are no Special Landscape Areas (recreational area, area permanently and solely dedicated to edible plants, and area irrigated with recycled water) in this example.

| Hydrozone | Plant Water Use Type(s) | Plant Factor (PF)* | Hydrozone Area (HA) (square feet) | PF x HA (square feet) |
|-----------|-------------------------|--------------------|-----------------------------------|-----------------------|
| 1 | High | 0.8 | 1,000 | 800 |
| 2 | High | 0.7 | 2,000 | 1,400 |
| 3 | Medium | 0.5 | 3,000 | 1,500 |
| 4 | Low | 0.3 | 3,000 | 900 |
| 5 | Low | 0.2 | 6,000 | 1,200 |
| | | | Sum | 5,800 |

*Plant Factor from WUCOLS (Water Use Classification of Landscape Species)

$$ETWU = (66.2)(0.62) \left(\frac{5,800}{0.71} + 0 \right)$$

= 335,289 gallons per year

Compare ETWU with MAWA: For this example MAWA = (66.2) (0.62) [(0.7 x 15,000) + (0.3 x 0)] = 430,962 gallons per year. The ETWU (335,289 gallons per year) is less than MAWA (430,962 gallons per year). In this example, the water budget complies with the MAWA.

APPLICANT(S):
CITY OF HESPERIA

FILE NO(S):
DCA10-10133

LOCATION:
CITYWIDE

APN(S):

PROPOSAL:
DEVELOPMENT CODE AMENDMENT TO AMEND LANDSCAPE REGULATIONS

N

ATTACHMENT 3

Landscape Documentation Packet

WATER BUDGET CALCULATIONS

Maximum Applied Water Allowance (MAWA)

The project's Maximum Applied Water Allowance shall be calculated using this equation:

$$\text{MAWA} = (\text{ET}_o) (0.62) [(0.7 \times \text{LA}) + (0.3 \times \text{SLA})]$$

where:

- MAWA = Maximum Applied Water Allowance (gallons per year)
- ET_o = Reference Evapotranspiration from Appendix A (inches per year)
- 0.7 = ET Adjustment Factor (ETAF)
- LA = Landscaped Area includes Special Landscape Area (square feet)
- 0.62 = Conversion factor (to gallons per square foot)
- SLA = Portion of the landscape area identified as Special Landscape Area (square feet)
- 0.3 = the additional ET Adjustment Factor for Special Landscape Area (1.0 - 0.7 = 0.3)

Maximum Applied Water Allowance = _____ gallons per year

Show calculations.

Effective Precipitation (Eppt)

If considering Effective Precipitation, use 25% of annual precipitation. Use the following equation to calculate Maximum Applied Water Allowance:

$$\text{MAWA} = (\text{ET}_o - \text{Eppt}) (0.62) [(0.7 \times \text{LA}) + (0.3 \times \text{SLA})]$$

Maximum Applied Water Allowance = _____ gallons per year

Show calculations.

CERTIFICATE OF COMPLETION

This certificate is filled out by the project applicant upon completion of the landscape project.

PROJECT INFORMATION SHEET

| | | |
|---------------------------|----------------|----------|
| Date | | |
| Project Name | | |
| Name of Project Applicant | Telephone No. | |
| | Fax No. | |
| Title | Email Address | |
| Company | Street Address | |
| City | State | Zip Code |

Project Address and Location:

| | | |
|----------------|--|--|
| Street Address | Parcel, tract or lot number, if available. | |
| City | Latitude/Longitude (optional) | |
| State | Zip Code | |

Property Owner or his/her designee:

| | | |
|---------|----------------|----------|
| Name | Telephone No. | |
| | Fax No. | |
| Title | Email Address | |
| Company | Street Address | |
| City | State | Zip Code |

Property Owner

"I/we certify that I/we have received copies of all the documents within the Landscape Documentation Package and the Certificate of Completion and that it is our responsibility to see that the project is maintained in accordance with the Landscape and Irrigation Maintenance Schedule."

Property Owner Signature Date

Please answer the questions below:

1. Date the Landscape Documentation Package was submitted to the local agency _____
2. Date the Landscape Documentation Package was approved by the local agency _____
3. Date that a copy of the Water Efficient Landscape Worksheet (including the Water Budget Calculation) was submitted to the local water purveyor _____

CERTIFICATION OF INSTALLATION ACCORDING TO THE LANDSCAPE DOCUMENTATION PACKAGE

"I/we certify that based upon periodic site observations, the work has been substantially completed in accordance with the ordinance and that the landscape planting and irrigation installation conform with the criteria and specifications of the approved Landscape Documentation Package."

| | | |
|----------------------------------|----------------|----------|
| Signature* | Date | |
| Name (print) | Telephone No. | |
| | Fax No. | |
| Title | Email Address | |
| License No. or Certification No. | | |
| Company | Street Address | |
| City | State | Zip Code |

*Signer of the landscape design plan, signer of the irrigation plan, or a licensed landscape contractor.

IRRIGATION SCHEDULING

Attach parameters for setting the irrigation schedule on controller per ordinance Section 16.20.650

SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE

Attach schedule of Landscape and Irrigation Maintenance per ordinance Section 16.20.650

LANDSCAPE IRRIGATION AUDIT REPORT

Attach Landscape Irrigation Audit Report per ordinance Section 16.20.645

SOIL MANAGEMENT REPORT

Attach soil analysis report, if not previously submitted with the Landscape Documentation Package per ordinance Section

Attach documentation verifying implementation of recommendations from soil analysis report per ordinance Section

ATTACHMENT 4

RESOLUTION NO. PC-2010-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HESPERIA, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL AMEND THE DEVELOPMENT CODE AMENDING LANDSCAPE REGULATIONS (DCA10-10133)

WHEREAS, On January 5, 1998, the City Council of the City of Hesperia adopted its Ordinance No. 250, thereby adopting the Hesperia Municipal Code; and

WHEREAS, The State, by The Water Conservation in Landscaping Act of 2006 (AB 1881), requires cities and counties, to adopt landscape water conservation ordinances by January 1, 2010; and

WHEREAS, The City of Hesperia Development Code shall be amended as per the attached Exhibit A; and

WHEREAS, It is the City's intent to comply with State regulations and promote water efficient landscaping; and

WHEREAS, The proposed Development Code amendment is exempt from the requirements of the California Environmental Quality Act by Section 15307, actions by Regulatory Agencies for Protection of Natural Resources; and

WHEREAS, On May 13, 2010, the Planning Commission of the City of Hesperia conducted a duly noticed public hearing pertaining to the proposed Development Code Amendment and concluded said hearing on that date; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF HESPERIA PLANNING COMMISSION AS FOLLOWS:

Section 1. The Planning Commission hereby specifically finds that all of the facts set forth in this Resolution are true and correct.

Section 2. Based upon substantial evidence presented to the Commission, including written and oral staff reports, the Commission specifically finds that the proposed Ordinance is consistent with the goals and objectives of the adopted General Plan.

Section 3. Based on the findings and conclusions set forth in this Resolution, this Commission hereby recommends adoption of Development Code Amendment DCA10-10133, amending Title 16 as shown on Exhibit "A."

Section 4. That the Secretary shall certify to the adoption of this Resolution.

ADOPTED AND APPROVED on this 13th day of May 2010.

Chris Elvert, Chair, Planning Commission

ATTEST:

Eva Heter, Secretary, Planning Commission

Eliminated text is shown with a ~~strikeout~~, additions are shown with an underline.

EXHIBIT "A"

Article XII. Landscape Regulations

Sections:

| | |
|------------------|--|
| 16.20.550 | Purpose. |
| 16.20.560 | Definitions. |
| 16.20.570 | General Provisions and Administration. |
| 16.20.580 | Design Modification Approval. |
| 16.20.590 | Landscape Standards for all Zoning Districts. |
| 16.20.600 | Single-Family Residential Standards. |
| 16.20.610 | Commercial, Industrial, Non-Residential, and Multi-Family Residential Standards. |
| 16.20. 620 | Single-Family Residential Landscaping Requirements Summary Matrix. |
| 16.20.630 | Commercial, Industrial, Non-Residential, and Multi-Family Residential Landscaping Requirements Summary Matrix. |
| 16.20.640 | Landscape Design <u>and Irrigation Design</u> Plan. |
| <u>16.20.642</u> | <u>Recycled Water</u> |
| <u>16.20.645</u> | <u>Irrigation Audit, Irrigation Survey, and Irrigation Water, and Irrigation Water Use Analysis</u> |
| 16.20.650 | <u>Landscape and Irrigation</u> Maintenance <u>Schedule</u> requirements. |

16.20.550 Purpose.

The purpose of this chapter is to provide water conservation and landscape development standards and guidelines that will promote the general welfare of City of Hesperia residents through creating responsible outdoor environment which will:

- A. Decrease the use of water for landscaping purposes by requiring the efficient use of irrigation; aggregate materials; low water use plant materials; regular maintenance of landscaped areas and irrigation; utilizing xeriscaping principles, and restricting the use of turf and ornamental water features;
- B. Achieve variety and diversity of landscaping within commercial, industrial, and residential developments using materials and plants that are appropriate to the high-desert climate with a common theme;
- C. Enhance the appearance of all development by providing standards relating to the quality, quantity, and functional aspects of landscaping and landscape screening;
- D. Create aesthetically pleasing views and vistas along public streets;
- E. Complement and enhance the functional and aesthetic design of new building and site development projects so as to protect and enhance property values;

- F. Provide visual screening of parking, loading, and storage areas;
- G. Mitigate the adverse impacts of higher intensity land uses upon lower intensity uses through the provision of needed landscape buffers.
- H. Use water efficiently by setting a Maximum Applied Water Allowance as an upper limit for water use and reduce water tuse to the lowest practical amount.

16.20.560 Definitions.

“Applied water” means the portion of water supplied by the irrigation system to the landscape.

“Approved Plant List”: A list of plants that are approved for use within developments in the City of Hesperia. The list is continually updated and maintained by the Development Services Department.

“Arterial Corridor”: Includes all Secondary Arterials, Arterials, and Major Arterials within the City of Hesperia, as mapped on the City of Hesperia Master Plan of Arterial Highways.

“Bark”: Large chips of tree bark to be used as groundcover in landscape areas.

“Boulder”: A single rock larger than two feet in width by two feet in height. Boulders may be a natural material or pre-fabricated, but shall be approved by the Development Services Director or his/her designee.

“Controller”: An irrigation controller that utilizes either sensors and electronic data regarding current wind, humidity, temperature, and other weather conditions or historical records to determine the amount of water necessary for irrigation.

“Ecological restoration project” means a project where the site is intentionally altered to establish a defined, indigenous, historic ecosystem.

“Estimated Applied Water Use” means the average annual total amount of water estimated to be necessary to keep plants in a healthy state, calculated as provide in the Guidelines. It is based on the reference evapotranspiration rate, the size of the landscape area, plant water use factors, and the relative irrigation efficiency of the irrigation system.

“ET adjustment factor” or “ETAF” is equal to the plant factor divided by the irrigation efficiency factor for a landscape project, as described in the Guidelines. The ETAF is calculated in the context of local reference evapotranspiration, using site-specific plant factors and irrigation efficiency factors that influence the amount of water that needs to be applied to the specific landscaped area.

A combined plant mix with a site-wide average plant factor of 0.5 (indicating a moderate water need) and average irrigation efficiency of 0.71 produces and ET adjustment factor of (.07) = (0.5/0.71, which is the standard of water use efficiency generally required by the Water Efficient Landscape Ordinance and the Guidelines, except that the ETAF for a special landscape area shall not exceed 1.0.

“Guidelines” refers to the Guidelines for Implementation of the Water Efficient Landscape Ordinance, as adopted by the City, which describes procedures calculations, and requirements for landscape project subject to this Water Efficient Landscape Ordinance.

“Hardscape”: Materials such as concrete, asphalt, decorative pavers, walls, and tiles. Hardscape is not inclusive of rock groundcovers.

“Hydrozone” means a portion of the landscaped area having plants with similar water needs. A hydrozone may be irrigated or non-irrigated.

“Homeowner installed landscape” means any landscaping either installed by a private individual for a single family residence or installed by a licensed contractor hired by a homeowner. A homeowner, for purposes of this ordinance, is a person who occupies the dwelling he or she owns. This definition excludes speculative homes, which are not owner-occupied dwellings and which are subject under this ordinance to the requirements applicable to developer-installed residential landscape projects.

“Irrigation efficiency” means the measurement of the amount of water beneficially used divide by the amount of water applied. Irrigation efficiency is derived from measurements and estimates of irrigation system characteristics and management practices. The minimum average irrigation efficiency for purposes of this Water Efficient Landscape Ordinance is 0.71. Greater irrigation efficiency can be expected from well designed and maintained systems.

“Land-use Action”: Project submitted to the Development Services Department for review and approval, including but not limited to: Site Plan Reviews; Conditional Use Permits; and Tentative Tract Maps, Variances, and Minor Exceptions.

“Landscape area” means all the planting areas, turf areas, and water features in a landscape design plan subject to the Maximum Applied Water Allowance calculation. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, other pervious or non-pervious hardscapes, and other non-irrigated areas designated for non-development (e.g., open spaces and existing native vegetation).

“Landscape contractor” means a person licensed by the State of California to construct, maintain, repair, install, or subcontract the development of landscape systems.

“Landscape Documentation Package: means the documents required to be provided to the City for review and approval of landscape design projects, as described in the Guidelines.

“Landscape project” means total area of landscape in a project, as provide in the definition of “landscaped area,” meeting the requirements under Section of this Water Efficient Landscape Ordinance.

“Maximum Applied Water Allowance” (MAWA) means the upper limit of annual applied water for the established landscaped area as specified in this Section. It is based upon the area’s reference evapotranspiration, the ET Adjustment Factor, and the size of the landscape area. The Estimated Total Water Use shall not exceed the Maximum Applied Water Allowance. Special Landscape Areas, including recreation areas, areas permanently and solely dedicated to edible plants such as orchards and vegetable gardens, and areas irrigated with recycled water are subject to the MAWA with an ETAF not to exceed 1.0.

“Mulch”: Organic material that provides protection and improves the soil when applied to the soil surface. Shredded mulch is not permitted as groundcover.

“Non-living groundcover”: Groundcover that does not include live plant materials, such as bark and rock.

“Non-residential”: All uses not categorized under Residential, such as Administrative Professional, Public/Institutional, or Agricultural uses.

“Plant factor” or “plant water use factor” is a factor, when multiplied by ETo, estimates the amount of water needed by plants. For purposes of this ordinance, the plant factor range for low water use plants is 0 to 0.3, the plant factor range for moderate water use plants is 0.4 to 0.6, and the plant factor range for high water use plants is 0.7 to 1.0. Plant factors cited in this ordinance are derived from the Department of Water Resources 2000 publication “Water Use Classification of Landscape Species”.

“Production Home”: Single-family residential home to be built based on stock plans on file with the City of Hesperia.

“Recreational area” means areas dedicated to active play such as parks, sports fields, and golf courses where turf provides a playing surface.

“Recycled water”, “reclaimed water”, or “treated sewage effluent water” means treated or recycled waste water of a quality suitable for non-potable uses such as landscape irrigation and water features. This water is not intended for human consumption.

“Reference evapotranspiration” or “ETo” means a standard measurement of environmental parameters which affect the water use of plants. ETo is expressed in inches per day, month, or year and is an estimate of the evapotranspiration of a large field of four- to seven-inch tall, cool-season grass that is well watered. Reference evapotranspiration is used as the basis of determining the Maximum Applied Water Allowance so that regional differences in climate can be accommodated.

“Rehabilitated landscape” means any re-landscaping project that requires a permit, plan check, or design review, meets the requirements of Section 16.20.570 and the modified landscape area is equal to or greater than 2,500 square feet, is 50% of the total landscape area, and the modifications are completed within one year.

“Small lot subdivision”: Single-family residential subdivisions consisting of lots less than 7,200 square feet in size.

“Special landscape area” (SLA) means an area of the landscape dedicated solely to edible plants, areas irrigated with recycled water, water features using recycled water and areas dedicated to active play such as parks, sports fields, golf courses, and where turf provides a playing surface.

“Water-Efficient Desert Plants”: Plants that require minimal supplemental water upon initial planting, are native to desert climates, and survive well within the High Desert. These plants are identified within Hesperia’s Approved Plant List.

“Water-Efficient Landscaping:” A landscape that is designed and maintained to function in a healthful and visually pleasing manner in compliance with the standards provided in this chapter. This generally involves the strategic use of plants which have minimal water requirements for subsistence, plants native to hot/dry environments (xeriscape), minimal use of turf, appropriate use of trees (help to lower air and soil temperatures, reducing the potential for moisture

loss) and hardscape to achieve an overall landscape concept that is water conserving.

“WUCOLS” means the Water Use Classification of Landscape Species published by the University of California Cooperative Extension, the Department of Water Resources and the Bureau of Reclamation, 2000, and as may be revised from time to time.

“Xeriscape”: A combination of seven common-sense gardening principles that save water while creating a lush and colorful landscape which include:

- Planning and designing for water conservation
- Create practical turf areas
- Select low water usage plants and group plants of similar water needs together
- Use soil amendments as needed for the site and type of plant to be used
- Use woodchips (bark) to slow evaporation
- Irrigate efficiently with equipment that delivers the correct amount of water at the correct time
- Properly maintain landscaping

16.20.570 General Provisions and Administration.

A. All projects that require approval of a new or revised Site Plan Review, Conditional Use Permit, Variance, Tentative Tract Map or other discretionary approval after the effective date of this ordinance shall provide and maintain landscaping in compliance with the provisions of this chapter.

B. The landscaping standards and requirements established by Sections **16.20.550** through **16.20.610** shall apply to all new developments and projects that are: ~~being expanded by 25% or more of the existing floor area or if there is a change in use or occupancy~~

1. New construction and rehabilitated landscapes for public agency projects and private development, projects with a landscape area equal to or greater than 2,500 square feet requiring a building or landscape permit, plan check or design review;

2. New construction and rehabilitated landscapes which are developer-installed in a single family and multi-family projects with a landscape area equal to or greater than 2,500 square feet requiring a building or landscape permit, plan check or design review;

3. ~~The landscape standards and requirements established by Sections 16.20.550 through 16.20.610 shall not apply to existing development, parcel maps, or residential projects of less than five lots or units. The landscape maintenance provisions of Section 16.20.650 shall apply to all new and/or existing development, including single-family residences.~~

C. This ordinance does not apply to:

1. Registered local, state or federal historical sites;

2. Cemeteries; or

3. Ecological restoration projects that do not require a permanent irrigation system; or

4. Mined-land reclamation projects that do not require a permanent irrigation system; or

5. Plant collections, as part of botanical gardens and arboretums open to the public; or

6. Homeowner provided landscaping for single-family homes as well as multifamily projects, such as in the case of a patio area of a condominium or townhome.

DG. It is the duty of the Development Services Department to enforce all permitting and entitlement provisions of this chapter. The Director or his/her designee may impose such conditions deemed necessary to achieve the purpose of this chapter.

ED. Application for a landscaping permit shall be made through submittal to the Development Services Department.

1. No developer shall install landscaping within a project without first receiving a permit.

2. A permit shall be issued when the application is properly made, all fees are paid, and the proposed landscaping has been reviewed and approved by the Planning Division, Water District, and Hesperia Recreation and Park District for compliance with all City ordinances.

3. Fees for landscaping permits shall be set by resolution of the City Council.

4. All plant materials shall be consistent with Hesperia's Approved Plant List.

5. The installation of the landscaping and irrigation materials required by this Chapter shall be completed and shall be approved by the Development Services Director or his/her designee prior to the issuance of a Certificate of Occupancy for the structure, or prior to the use of the facility if no structure is involved.

EE. Landscaping shall be installed and maintained in a manner that allows free ingress or egress from any door, window, fire escape, driveway, parking space, sidewalk or other area required for pedestrian, bicycle, motor vehicle or equestrian travel.

GF. Abatement and removal may be ordered for any landscaping when the Development Services Director, or his/her designee, determines the landscaping to be unsafe or a public nuisance as defined in Development Code Section 8.32.040.D. Landscaping constructed, altered, abandoned, or maintained in violation with this chapter shall be determined to be a public nuisance and shall be subject to abatement and/or removal and replacement.

HG. Landscaping shall be maintained in a manner consistent with this code. If approved landscaping is removed and/or replaced with materials that do not meet the minimum requirements of this code the property owner will be required to remove all non-compliant landscaping and install landscaping consistent with this code to the satisfaction of the Development Services Director or his/her designee.

IH. Projects within a Specific Plan shall meet the minimum requirements of this chapter as well as the standards in the respective Specific Plan. In case of conflict between the two chapters, the Specific Plan regulations shall apply.

16.20.580 Design Modification Approval.

In order to encourage and allow design flexibility, applicants may utilize an Administrative Design Modification which may be approved by the Development Services Director or his/her designee, when the modification meets all of the following criteria:

- A. Shall be consistent with Sections 16.20.550, Purposes.
- B. Shall use exclusively Water-Efficient Desert Plants as identified in Hesperia's Approved Plant list.
- C. Shall demonstrate excellence in design.
- D. Shall provide greater color and diversity than otherwise required by Sections 16.20.550 to 16.20.650.

16.20.590 Landscape Standards for all Zoning Districts.

The following standards apply to all new and revised Site Plan Reviews, Conditional Use Permits, Variances, Tentative Tract Maps and other discretionary approvals which include all residential, commercial, industrial, and non-residential developments:

- A. Irrigation. All landscaped areas shall be served by an approved permanent automatic irrigation system that provides adequate coverage.
 1. Controllers are required and shall feature automatic adjustment for weather and seasonal variations in irrigation requirements.
 2. Irrigation shall provide 100% coverage of all plant materials.
 3. Pop-up spray head irrigation and turf shall be located a minimum of four feet from driveways, hardscape, and public sidewalks in order to reduce overspray.
 4. Irrigation for shrubs and trees shall consist of drip, bubbler, and other low-flow irrigation types.
 5. Hydrozones
 - a. Each valve shall irrigate a hydrozone with similar site, slope, sun exposure, soil conditions, and plant materials with similar water use.
 - b. Sprinkler heads and other emission devices shall be selected based on what is appropriate for the plant type within that hydrozone.
 - c. Individual hydrozones that mix plants of moderate to low or moderate to high water use, may be allowed if:
 - i. plant factor calculation is based on the proportions of the respective plant water uses and their plant factor; or
 - ii. the plant factor for the higher water using plant is used for calculation.
 - d. Individual hydrozones that mix high and low water use plants shall not be permitted.
 - e. On the landscape design plan and irrigation design plan, designate the areas irrigated by each valve, and assign a number to each valve. Use this valve number in the Hydrozone Information Table. This table can also assist with the irrigation audit and programming the controller.
 6. Spray irrigation shall be scheduled between 8:00 p.m. and 10:00 a.m. unless weather conditions prevent it. Operation of the irrigations system outside the normal watering window is allowed for the auditing and system maintenance.

- B. Landscape Design. Landscape designs shall consider such elements as its function, consistency with the building, compatibility to the area, mounding, special features, clustering for a natural appearance when possible, and the use of hardscape and drought tolerant plant materials for water conservation.
1. All shrubs shall be planted in non-uniform clusters to soften and vary the slope plane. Trees shall be planted in clusters if possible.
 2. Planting in linear formations, evenly spaced, is discouraged unless the development is using a formal landscape palette or providing a hedge for screening. Landscaping shall be clustered in order to achieve a more natural appearance. The massing of trees and shrubs into groups containing three (3) or more plants is required unless standards elsewhere within this Chapter require only a single element (e.g., single trees within parking lot planter islands). Planting of single shrub specimens, unless used to repeat an element already established within a massed planting in the same visual area, is prohibited.
 3. Landscaping along street frontages should coordinate with adjacent properties to provide a consistent visual corridor, except when waived by the Development Services Director or his/her designee.
 4. Landscaping shall be denser near entryways of structures in order to define the entrance within the site.
 5. Slopes. Slopes exceeding 5:1 shall not utilize spray irrigation. A minimum six-inch concrete curb shall be located at the bottom of the slope in order to contain non-living groundcover within the landscaping planter.
- C. Approved Plant List. All plant materials shall be consistent with Hesperia's Approved Plant List, available at the City of Hesperia Planning Division. Applicants may request plants be added to the list by contacting the Planning Division, at which point a determination will be made.
- D. Groundcover. Non-living and Living Groundcover shall provide 100% coverage of all landscape areas that are not covered by trees or shrubs.
1. Non-living Groundcover.
 - a. Areas absent of plant materials or alternate materials (boulders, hardscape) shall not be counted towards the total required landscape coverage.
 - b. Rock materials or bark shall be utilized for all areas that are not covered by plant materials. Bark shall not be used on any slope exceeding 5:1.
 - c. Rock is permitted. Rock color shall be approved by the Planning Division, a uniform grey color is not permitted.
 1. Decomposed granite is permitted but shall be properly maintained to provide 100% ground coverage.
 2. Rock less than ¾" in size (such as pea gravel) is permitted as one component of non-living ground cover if it is used in conjunction with an accent of ¾" or larger rock, fieldstone, cobble, etc.

- d. Coarse decorative bark may be utilized, but the chips shall be a minimum of 2" in size and installed to a minimum depth of 2". Shredded mulch is permitted but shall be maintained to provide 100% ground coverage.
 - e. Boulders are encouraged to provide visual interest within a project and shall be counted towards the minimum landscaping requirement when combined with non-living or living groundcover. A boulder shall have a minimum width of two feet or a minimum height of two feet.
 - f. All non-living groundcover shall be installed and maintained a minimum of two inches below adjacent hardscape, including sidewalks and curbs.
 - g. Non-living groundcover may be eliminated if the developer provides additional plant material of at least one (1) shrub per five square feet of landscaped area.
2. Living Groundcover.
- a. Plant materials to be used shall be consistent with the City's Approved Plant List.
 - b. Plants to be used as groundcover shall have well established roots as well as new and established growth.
- E. Shrubs.
- 1. Shrubs shall be provided at a minimum average of five shrubs per 100 square feet of landscape area.
 - 2. Shrubs shall be a minimum of five-gallons in size.
 - a. The shrub shall be well-established within the five-gallon pot.
 - b. New and established growth shall be evident on the shrub.
 - c. Shrubs shall be a minimum of eighteen inches in height or a minimum of eighteen inches in width.
 - 3. Shrubs shall be planted in clustered arrangements that provide an informal and natural appearance to the landscaping.
- F. Trees.
- 1. 24" box trees shall be a minimum of one inch DBH (Diameter at Breast Height) at the time of planting.
 - 2. Shall be a minimum of 15 gallons in size, and shall have a mix of 15 gallon and 24" box as described in the Landscape Matrix.
 - 3. Root barriers shall be provided for all trees that will be located within six feet of any structure, pavement, or alternate material such as waterlines, building foundations, concrete flatwork, or turf area.
 - 4. All trees shall be staked with at least two stakes, one shall be located on the prevailing windward side (southwest).
- G. Hedges.
- 1. Shrubs used for screening shall be planted at intervals to provide a dense screen and be capable of growing to a height of three feet within three years of planting.
- H. Retention Basins. Retention basins within all zoning districts shall be landscaped around the exterior portion of the basin. No irrigation shall be located at the bottom of the basins or the slopes of the basins.
- 1. Trees shall be planted at a rate of one tree per 50 linear feet.

2. Shrubs shall be planted at a rate of five shrubs per 100 square feet of planter area.
3. Living and non-living groundcover shall provide 100% coverage of the exterior portion of the retention basin.

16.20.600 Single-Family Residential Standards.

These standards are in addition to the Landscape Standards for all Zone Districts.

- A. All new single-family residential developments shall provide landscaping and an automatic underground irrigation system for the area of the site between the street curb and the front of the structure and from each side property line to the side of the structure, including parkways.
- B. One or more no-turf plans shall be offered in all residential zoning districts R-1 7,200 (single-family residential with a minimum lot size of 7,200 square feet in size) and shall be showcased within the front yard of one or more model homes.
- C. Turf.
 1. Turf is not permitted in front yards or street side yards of small lot subdivisions.
 2. A maximum of 20% of the front yard and side yard landscaping may be turf in all other single-family residential developments.
- D. Landscaping materials. A variety of plant materials shall be utilized.
 1. A minimum of one type of tree, three types of shrubs, three types of plant groundcovers, and two types of non-living groundcover shall be provided for each small-lot subdivision residential lot. A minimum of one type of tree, four types of shrubs, four types of plant groundcover, and three types of non-living groundcover shall be provided for all other residential lots.
 2. A minimum of two textures, colors, or sizes of groundcover is required in all new developments. This may be achieved through utilizing rock and boulders, providing different colored rock in different areas of landscaping, using different textures of rock throughout the landscaping, or utilizing a combination of bark and hardscape elements.
 3. Providing hedges or low decorative walls as well as varied heights of trees and shrubs is strongly encouraged to provide visual interest within the landscaping.
- E. A minimum ten-foot wide planted parkway within the public right-of-way shall be provided along all secondary arterial streets or larger bordering small-lot subdivisions. A minimum five-foot wide planted parkway within the public right of way shall be provided along all secondary arterial streets or larger within all other single-family residential developments.
- F. Trees within new subdivisions.
 1. All trees shall be located outside of the required clear sight triangle, per Development Code section 16.20.045.
 2. At least 25% of the trees to be installed within the front or street side yards of a residential subdivision shall be 24" box trees.
 - a. In order to encourage the use of Water-Efficient Desert Plants, 25% of the trees to be installed within standard subdivisions and 30% of the trees to be installed within

- small lot subdivisions may be five gallons in size if they are exclusively Water-Efficient Desert Plants as identified by the Hesperia Approved Plant List.
3. One required tree shall be located within the public right-of-way landscaped area adjacent to the street, or, if no landscaping within the public right-of-way is required, all trees shall be located in the front yard and street side yard.
 4. Minimum number of trees required.
 - a. Lots with 60-feet of street frontage or less shall have a minimum of one tree in the front yard.
 - b. Lots with 60-feet or more of street frontage shall have a minimum of two trees in the front yard.
 - c. All corner lots shall have a minimum of two trees, regardless of the street frontage. One tree shall be in the front yard area, and one tree shall be located on the street side yard.
 4. All required street trees on east-west streets shall be deciduous species and all required street trees on north-south streets of a development shall be evergreen species.
- G. Entry statements. Entry statements are required for all residential developments over 50 units in size that contain privately maintained common areas. Statements shall consist of a monument sign or wall sign and enhanced landscaping located on private property at the primary entrance to the project as determined by City staff.
- H. Education.
1. A literature package describing water conserving landscaping designs shall be prominently displayed within all model home sales offices. The package may be obtained from the Planning Division, or assembled by the developer. The display shall include the following information, plus any relevant information the developer would like to include:
 - a. A Guide to High Desert Landscaping. Available at your local water district offices and the Planning Division offices.
 - b. Water Efficient Landscaping. Available at your local water district office, the Planning Division office, or the Mojave Desert Resource Conservation District.
 2. Developers shall provide a disclosure notifying residences of the front yard landscaping requirements of this ordinance that shall be signed by the homebuyer with the escrow documents. The disclosure shall be submitted to and approved by the Planning Department prior to Final Inspection of the sales trailer or the first residence within the tract.

16.20.610 Commercial, Industrial, Non-Residential, and Multi-Family Residential Standards

These standards are in addition to the Landscape Standards for all Zone Districts.

- A. All setbacks, parkways, and areas not occupied by structures, buildings or hardscape shall be landscaped. Areas visible from the public right-of-way that are proposed for development in another phase shall be

temporarily seeded and irrigated or treated with an appropriate inorganic ground cover for dust and soil erosion control, if said phase will not begin construction within six months of completion of the previous phase. If the phase does not begin within six months, plans for permanent landscaping shall be submitted to the Planning Division, and landscaping shall be installed. This requirement does not apply to areas of the site that remain undisturbed.

- B. Landscape coverage.
 1. A minimum of 5% of the project site shall be landscaped in Commercial, Industrial, and non-residential projects.
 2. A minimum of 15% of the project site shall be landscaped in Multi-family projects. In addition, all non-hardscape areas shall be landscaped.
- C. Landscaping materials. A variety of plant materials shall be utilized. All landscape areas that are not covered by plants at time of planting shall be covered with bark, rock, or boulders. Plant types should vary in height to provide visual interest within the project.
 1. Turf is not permitted as a design element within the project's landscaping. Turf may be permitted for recreational uses such as picnic areas or employee break areas with approval of the Development Services Director or his/her designee.
 2. For projects less than one-acre, a minimum of two types of trees, four types of shrubs, and two types of plant groundcovers are required.
 3. For projects one-acre to 2.5 acres in size, a minimum of three types of trees, four types of shrubs, and three types of plant groundcover are required.
 4. For projects larger than 2.5 acres in size, a minimum of four types of trees, six types of shrubs, and four types of plant groundcover are required.
- D. Landscape planters.
 1. Landscape planters a minimum of eight feet in width shall be provided adjacent to the front and street side yard property lines in the Commercial, Non-Residential, and Multi-Family zoning districts. In Industrial districts landscape planters a minimum of eight feet in width shall be provided adjacent to the front yard property line and a minimum of five feet in width shall be provided adjacent to the street side yard property line. This may include the landscaped area within the public right-of-way.
 2. All required landscaped areas shall be a minimum of four feet in width and are to be bounded on all sides by six-inch concrete curbing, unless it is bordered by sidewalk. If the planter slopes down towards the sidewalk a six-inch concrete curb is also required.
- E. Trees.
 1. Within Commercial, Non-residential, and Multi-Family parking lots trees shall be planted at a total of one tree for every six parking stalls. Within Industrial parking lots trees shall be planted at a total of one tree for every eight parking stalls.

- a. Trees shall have a broad canopy that will provide shade in the summer months.
 - b. Trees shall be planted along the required handicap path of travel, sidewalks, or near trash enclosures. When possible, trees may be planted in clusters.
 - 2. Trees shall be planted in areas of public view adjacent to and along structures, at an equivalent of one tree per fifty linear feet of building which has public exposure in Commercial, Non-Residential, and Multi-Family Districts.
 - 3. Trees shall be planted in areas of public view adjacent to and along structures at an equivalent of one tree per seventy linear feet of building which is visible from any public right-of-way within Industrial Districts.
 - 4. All required trees shall be a minimum of 15-gallon size and at least 25% of the trees to be used in new development shall be 24" box in the Commercial District and Multi-Family district and at least 20% of the trees to be used in new development shall be 24" box in the Industrial District.
 - 5. In order to encourage the use of desert, water efficient plants, 25% of the trees to be installed within Commercial and Multi-Family District developments and 20% of the trees to be installed within Industrial District developments may be five gallons in size if they are exclusively Water-Efficient Desert Plants as identified by the Hesperia Approved Plant List.
- F. Affordable Housing Incentive. As an incentive for affordable housing, any development that provides housing affordable to seniors or persons of very low or low income through an agreement with the City and as defined by the State Department of Housing and Community Development, may use one (1) gallon shrubs and five (5) gallon trees within the development.
- G. Screening. The use or combination of berms, shrubs, trees, and low level walls and structures shall be used to screen parking areas facing public streets, loading areas, trash enclosures, and utilities from public view.
- 1. A six-foot decorative block wall is required along all property lines that abut property designated for residential use within the Commercial, non-residential, and Industrial districts. The wall shall screen all parking areas, and a minimum five-foot landscape planter shall be located adjacent to the wall within the development in order to provide a landscape buffer between the development and the residential use. Trees shall be located within this planter for screening and shall be evergreen.
 - 2. All parking stalls facing public streets shall utilize screening to eliminate headlight glare into the right-of-way, and shall be consistent with Section 16.20.045, clear sight triangles, and Section 16.20.075, projections into yards. All screening used to block headlight glare shall be 36 inches in height above the adjacent parking surface.
 - a. A combination of shrubs, trees, or low level walls shall be located within the required landscape planter adjacent to the right of way and shall provide the required three foot

- high screening. In addition, berms may be used when possible in larger planter areas.
3. Landscape berms shall be incorporated wherever possible within the landscape setback and landscape areas surrounding parking and loading areas.
 4. The height and size of the berms and low walls shall vary whenever possible to provide interest and visual access to buildings.
- H. Entry statements. Entry statements are required on all multi-family developments over fifty units, and all Industrial, Commercial, and non-residential developments over five acres in size. Statements shall consist of a monument sign or wall sign and enhanced landscaping located on private property at the primary entrance to the project.

16.20.620 Single-Family Residential Landscaping Requirements Summary Matrix

| Minimum Requirements | Small lot subdivisions | All other Single-family Residential Zones |
|---|---|--|
| Landscape Coverage (16.20.590A) | All front and street side yard areas and required public right-of-way (not including required driveways) | |
| Maximum allowable turf (16.20.600.C.1&2) | Not permitted in front yards | 20% |
| Trees (16.20.600.4) | All lots with 60-feet or less of street frontage: one per lot (in public right-of-way) and an additional tree in the street side yard of corner lots | |
| | All lots exceeding 60-feet of street frontage: two per lot (one in front yard, one in public right-of-way) and an additional tree in the street side yard of corner lots | |
| Shrubs (16.20.590.E.1) | 5 per 100 square feet of landscape planter | |
| Landscape planter depth on arterial streets (16.20.600.G) | Ten feet | Five feet |
| 24" box tree or larger (16.20.600.3) | 30% | 25% |
| Minimum number of plant or material types required in front and street side yards, per residential lot | | |
| Trees (16.20.600.D.1) | One | |
| Shrubs (16.20.600.D.1) | Three | Four |
| Groundcover (plants) (16.20.600.D.1) | Three | Four |
| Groundcover (non-living) (16.20.600.D.1) | Two | Three |

16.20.630 Commercial, Industrial, Non-Residential, and Multi-Family Residential Landscaping Requirements Summary Matrix

| Minimum Requirements | Commercial and Non-Residential Development | Industrial Development | Multi-Family |
|---|---|---|---|
| Landscape Coverage
(16.20.610.B.1&2) | 5% | 5% | 15% of project site plus all areas not covered in hardscape |
| Maximum allowable turf
(16.20.610.C.1) | Not permitted [#] | | |
| Parking lot trees
(16.20.610.E.1) | One 15-gallon tree or larger per six parking stalls | One 15-gallon tree or larger per eight parking stalls | One 15-gallon tree or larger per six parking stalls |
| Required trees along building frontages
(16.20.610.E.2&3) | 1 per 50 linear feet | 1 per 70 linear feet | 1 per 50 linear feet |
| 24" box tree or larger
(16.20.610.E.4&5) | 25% of total number of trees | 20% of total number of trees | 25% |
| Shrub requirement
(16.20.590.E.1) | 5 per 100 square feet of landscape-planter | | |
| Minimum Landscaping Adjacent to Property Lines | | | |
| Front yard (16.20.610.D.1) | Eight feet | | |
| Street side yard
(16.20.610.D.1) | Eight feet
(16.16.470B) | Five feet
(16.16.550) | Eight feet |
| Rear yard Adjacent to Residential Zoning
(16.16.470B&16.16.550) | Five feet | Ten feet | Five feet |
| Minimum number of plant types for projects less than one acre in size
(16.20.610.C.2) | | | |
| Trees | Two | | |
| Shrubs | Four | | |
| Groundcover (plants) | Two | | |
| Minimum number of plant types for projects one acre to 2.5 acres in size
(16.20.610.C.3) | | | |
| Trees | Three | | |
| Shrubs | Four | | |
| Groundcover (plants) | Three | | |
| Minimum number of plant types for projects greater than 2.5 acres in size
(16.20.610.C.4) | | | |
| Trees | Four | | |
| Shrubs | Six | | |
| Groundcover (plants) | Four | | |

[#]Turf is not permitted except for specific recreational use as approved by the Development Services Director or his/her designee.

- 16.20.640 Landscape Design and Irrigation Design Plan.**
- A. Hesperia's Approved Plant List shall be used in the preparation of landscape plans. The plant list is available at the Planning Division and will be updated on a continual basis.
- B. Landscape and irrigation plans shall be prepared, stamped, and signed by a licensed landscape architect, architect, engineer, land surveyor, certified irrigation designer, licensed landscape contractor, or any other person authorized to design an irrigation system with the following statement "I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the irrigation design plan". ~~a Landscape Architect, Architect, Engineer, or Land Surveyor registered to practice in the state of California for all projects that are required to submit landscape plans by this ordinance. Non-residential projects smaller than 2.5 acres in size are exempt from this requirement. Properties larger than 2.5 acres in size that include phases less than 2.5 acres in size are not exempt from this requirement.~~
- C. Prior to issuance of a building permit, three (3) copies of a Landscape Design Plan consisting of landscape and irrigation plans consistent with the requirements of this chapter. Plans shall be drawn at a minimum scale of one (1) inch equals eight feet (maximum sheet size 24" x 36") and shall be submitted to the Building and Safety Division as part of the Landscape Documentation Package (Appendix A) ~~Plans shall be drawn at a minimum scale of one (1) inch equals eight feet (maximum sheet size 24" x 36").~~
- D. Landscape Documentation Package includes:
1. project information: date, project applicant, project address (parcel/lot number), total landscape area, project type (e.g new, rehabilitated, public, private, cemetery, homeowner-installed), water supply (e.g., potable, recycled, well) and identify the local retail water purveyor if the applicant is not served by a private well, checklist of all documents in the Landscape Documentation Package, project contacts, applicant signature and date with statement "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package"
 2. Water Efficient Landscape Worksheet;
 - a. hydrozone information table
 - b. water budget calculations-Maximum Applied Water Allowance (MAWA) and Estimated Total Water Use (ETWU)
 3. soil management report;
 4. landscape design plan
 5. irrigation design plan;
- E. Prior to construction, the project applicant shall:
1. submit a Landscape Documentation Package to the local agency
- F. Upon approval of the Landscape Documentation Package by the local agency, the project applicant shall;

1. receive a permit or approval of the plan check or design review and record the date of the permit in the Certificate of Completion;
2. submit a copy of the approved Landscape Documentation Package along with the record drawings, and any other information to the property owner or his/her designee; and
3. submit a copy of the Water Efficient Landscape Worksheet to the local water purveyor.

G. Water Efficient Landscape Worksheet

1. A project applicant shall complete the Water Efficient Landscape Worksheet which contains two sections:
 - a. a hydrozone information table for the landscape project; and
 - b. a water budget calculation for the landscape project. For the calculation of the Maximum Applied Water Allowance and Estimated Total Water Use, a project applicant shall use the ETo value of 66.2.
2. Water budget calculations shall adhere to the following requirements:
 - a. the plant factor used shall be from WUCOLS. The plant factor ranges from 0 to 0.3 for low water use plans, from 0.4 to 0.6 for moderate water use plants, and from 0.7 to 1.0 for high water use plants.
 - b. all water features shall be included in the high water use hydrozone and temporarily irrigated areas shall be included in the low water use hydrozone.
 - c. all special landscape areas shall be identified and their water use calculated as described below.
 - d. ETAF for special landscape areas shall not exceed 1.0. For the purpose of determining Maximum Applied Water Allowance, average irrigation efficiency is assumed to be 0.71. Irrigation systems shall be designed, maintained, and managed to meet or exceed an average landscape irrigation efficiency of 0.71.
3. Maximum Applied Water Allowance shall be calculated using the equation:

$$\text{MAWA} = (\text{ETo}) (0.62) [(0.7 \times \text{LA}) + (0.3 \times \text{SLA})]$$

ETo = Reference Evapotranspiration (inches per year)

0.62 = Conversion Factor (to gallons)

0.7 = ET Adjustment Factor (ETAF)

LA = Landscape Area including SLA (square feet)

0.3 = Additional Water Allowance for SLA

SLA = Special Landscape Area (square feet)

4. Estimated Total Water Use shall be calculated using the equation below. The sum of the Estimated Total Water Use calculated for all hydrozones shall not exceed MAWA.

$$\text{ETWU} = [(\text{ETo}) (0.62)] [(PF \times \text{HA}) / \text{IE} + \text{SLA}]$$

ETo = Reference Evapotranspiration (inches)

- PF = Plant Factor form WUCOLS
- HA = Hydrozone Area [high, medium, and low water use areas] (square feet)
- SLA = Special Landscape Area (square feet)
- 0.62 = Conversion Factor
- IE = Irrigation Efficiency (minimum 0.71)

- D. The landscape plan shall be drawn on project base sheets and be fully dimensioned and shall comply with section 16.20.590-
- E. Irrigation Plan. A fully dimensioned irrigation plan shall be drawn on project base sheets separate from the landscape design plan. The scale and format shall be the same as the landscape plan and comply with section 16.20.590

16.20.642 Recycled Water

- A. The installation of recycled water irrigation systems shall allow for the current and future use of recycled water, unless an exemption has been granted as describe in Section 16.20.642(B).
- B. Irrigation systems and decorative water features shall use recycled water unless a written exemption has been granted by the City stating that recycled water meeting all public health codes and standards is not available and will not be available for the foreseeable future.
- C. All recycled water irrigation systems shall be designed and operated in accordance with all applicable local and State laws.
- D. Landscapes using recycled water are considered Special Landscape Areas. The ET Adjustment Factor for Special Landscape Areas shall not exceed 1.0.

16.20.645 Irrigation Audit, Irrigation Survey, and Irrigation Water Use Analysis

- A. All landscape irrigation audits shall be conducted by a certified landscape irrigation auditor certifying that all irrigation systems, plant materials, and landscape features have been installed and operate as approved, and shall submit that certification to the City prior to occupancy and use.
- B. For new construction and rehabilitated landscape projects installed after January 1, 2010, as described in Section 16.20.570:
 - 1. the project applicant shall submit an irrigation audit report with the Certificate of Completion to the City that includes: inspection, system tune-up, system test with distribution uniformity, reporting overspray or run off that causes overland flow, and preparation of an irrigation schedule:

16.20.650 Landscape and Irrigation Maintenance -Schedule requirements.

- A. Landscapes shall be maintained to ensure water use efficiency. A regular maintenance schedule shall be submitted with the Certificate of Completion.
- B. A regular maintenance schedule shall include, but not be limited to, routine inspection; adjustment and repair of the irrigation system and its components; aerating and dethatching turf areas; replenishing mulch; fertilizing; pruning; weeding in all landscape areas, and removing and

obstruction to emission devices. Operation of the irrigation system outside the normal watering window is allowed for auditing and system maintenance.

- CA. All landscaped areas shall be maintained in a healthy and growing condition and shall receive regular pruning, fertilizing, and trimming. Turf shall not exceed six inches in height. All dead plant material shall be removed and replaced in a timely manner.
- DB. All irrigation systems shall be kept operable, including adjustments, replacements, repairs and cleaning as part of regular maintenance. Repair of all irrigation equipment shall be done with the originally installed components or their equivalents.
- EC. All landscaped areas shall be kept free of weeds and debris.
- FD. If a parcel is proposed for residential, industrial, commercial or institutional use, maintenance of any landscaping in the public right-of-way between the curb of any street abutting the parcel and the property line shall be the responsibility of the owner of that parcel, unless the Hesperia Parks and Recreation District has assumed responsibility for maintenance.
- G. A project applicant is encouraged to implement sustainable or environmentally-friendly practices for overall landscape maintenance.

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CITY OF HESPERIA



CITY OF HESPERIA DEVELOPMENT REVIEW COMMITTEE

City Hall Joshua Room
9700 Seventh Avenue
Hesperia, CA 92345
BEGINNING AT 10:00 A.M.
WEDNESDAY, APRIL 28, 2010

A. PROPOSALS:

1. Dan Rowland (ME10-10124)

Proposal: Consideration of a minor exception to construct a new 616 square foot detached garage in addition to an existing 960 square foot detached garage at 14839 Mesa Street, the two garages exceeding five percent of the net lot area.

Location: 14839 Mesa Street

Planner: Stan Liudahl

Action: Administrative Approval

2. Walgreens (CUP10-10125)

Proposal: Consideration of a conditional use permit to allow the sale of beer and wine for off-site consumption on 1.6 acres zoned NC.

Location: 17383 Main Street

Planner: Lisette Sanchez-Mendoza

Action: Forwarded to Planning Commission

3. Walgreens (CUP10-10126)

Proposal: Consideration of a conditional use permit to allow the sale of beer and wine for off-site consumption on 1.2 acres zoned OC.

Location: 15480 Main Street

Planner: Lisette Sanchez-Mendoza

Action: Forwarded to Planning Commission

4. Victor Valley Transit Authority (SPR10-10129)

Proposal: Consideration of a revised site plan review to construct carports with solar energy systems within the parking lot of the Victor Valley Transit Authority yard.

Location: 17150 Smoketree Street

Planner: Daniel Alcayaga

Action: Administratively Approved