



PART TWO: PROJECT SPECIFIC DESIGN GUIDELINES

2.1.0 GENERAL REQUIREMENTS:

1. Approved warm season turf varieties shall be used for LMD/CFD, commercial, industrial, and public landscape areas. The use of turf shall be limited. The use of water wise planting design and water wise plant materials shall be implemented.
2. The use of inert groundcovers such as decomposed granite, rock fines, gravel, or wood mulch in combination with landscape hardscape elements is encouraged.
3. Wood mulch shall be used in shrub/groundcover planting areas.
4. The use of water wise plant materials and planting design shall be utilized. The City has provided a list of approved plant material in this document.
5. The use of low volume irrigation systems for shrub and groundcover planting is encouraged. Irrigation systems must be designed to be water efficient and must incorporate the use of water management sensors specified in these guidelines.
6. Walls and fences shall be coated with a non-sacrificial anti-graffiti coating.
7. San Jacinto standard details must be incorporated into drawing sheets. No generic installation details will be accepted.
8. Only plant material listed on San Jacinto's approved plant list will be accepted unless otherwise approved in writing by the City Landscape Architect.
9. Drawings and documents must be formatted to City standards and incorporate City standard details and specifications.

2.2.0 PROJECT SPECIFIC GUIDELINES:

2.2.1 LMD / CFD PARKWAY & MEDIAN

1. Refer to the parkway/median master plan for street tree planting themes and tree and shrub spacing. The *'Parkway and Median Master Plan'* will specify the street tree species and shrub species for each street. For streets which do not have a designated street tree planting theme, the applicant shall request a theme clarification. New street tree planting themes shall be provided by the City Landscape Architect.
2. Street trees shall be a minimum of 24" box or 15 gallon for particular tree species as specified by the *'Parkway and Median Master Plan'*. Trees shall be planted to achieve clustering of species. Informal street tree clustering/grouping is encouraged unless otherwise stated by the *'Parkway and Median Master Plan'* or City Landscape Architect.

3. The City of San Jacinto encourages water wise landscape planning and installation. The *'Parkway and Median Master Plan'* will designate the type of vegetative and inert groundcovers to be used for each project. Turf may only be used when specified by the *'Parkway and Median Master Plan'*. When turf is specified, the amount of turf used shall not exceed one-third of the total landscape area of the parkway. Turf shall not be installed in medians. When specified, inert groundcovers may be used to cover up to 25% of shrub and groundcover area.
4. Shrub placement shall be designed to form informal groupings that will not require excessive pruning or hedging. Shrub plantings shall be designed to provide a multi-tiered effect with large shrubs in the background, medium shrubs in the mid-ground, and small shrubs and groundcovers in the foreground. Shrubs shall be spaced to provide 80% coverage of planting area within five years of installation.
5. Where parkways interface with slopes, slopes shall be designed to incorporate the parkway planting theme and plant materials. When slopes are necessary within the parkway area, they shall be a maximum of 3:1. If a 3:1 slope is not adequate, a split / tiered shall be used with a planter area (4' wide minimum) between the block wall and retaining wall. In either case, the parkway shall be planted in accordance with these standards.
6. Street trees shall be placed to avoid conflicting with utilities and visibility site lines. Trees shall be placed the following minimum distances:
 - a. 20' from Light Poles
 - b. 10' from Fire Hydrants
 - c. 10' from Utility Boxes
 - d. 50' to 100' from intersections. Trees shall be placed so as not to obstruct driver visibility.
7. Street trees which are placed within 5' of hardscape elements or walls shall be installed with lineal root barriers.
8. A 4" thick uniform layer of wood mulch shall be placed in planting areas.
9. Turf areas shall be separated from inert groundcover and/or shrub groundcover areas by a concrete mow strip. The edge of inert groundcover shall be defined and separated from vegetative groundcovers by a concrete mow strip.
10. Vines or espaliers shall be placed on walls as specified by the *'Parkway and Median Master Plan'*.
11. Medians shall be designed to have a 2' wide hardscape surface on one edge. Hardscape and inert groundcovers may be used throughout the median landscape area. Up to 30% of the total landscape area may be a combination of hardscape and inert groundcovers.
12. Shrubs within medians shall not exceed 36" in height. Within 50' of the end of the median, plant materials shall not exceed 2' in height. Trees must be placed 75' from the ends of medians.
13. All trees within medians shall be installed with lineal root barriers.

14. Above grade irrigation equipment, such as controllers, sensors, and backflow devices, shall be placed in shrub planting areas. Utility vaults or boxes, irrigation equipment and other above grade utility elements shall not be placed at intersection corners.
15. All concrete walks shall be a minimum of 5 ½' in width unless otherwise specified by the *'Parkway and Median Master Plan'*.
16. A bench shall be installed every 500 lineal feet. Where benches occur, street trees shall be placed to provide shade.
17. When determined by the City, a neighborhood/City identification sign shall be placed in the median.
18. Street trees placed in turf shall have a 4' dia. clear ring around the tree trunk. A 4" layer of wood mulch shall be uniformly placed in the clear ring.
19. Walls occurring within or adjacent to a Streetscape, which will be within a CFD / LMD, shall comply with the design requirements set forth in Appendix Two, The Wall Master Plan.

2.2.2 RESIDENTIAL LOT STREET TREES

1. For residential lots, refer to the list of approved street trees for street tree varieties. When street trees are specified for a new subdivision, the use of two varieties of street trees are encouraged. When a home is constructed in an existing neighborhood, the new street tree/trees shall be the same as the existing adjacent street trees or as approved by the City Landscape Architect. If a street tree exists, it shall be protected in place during construction.
2. Each residential lot shall have the correct number of 24" box or 15 gallon street trees installed. Refer to the *'Parkway and Median Master Plan'* for the correct container size. Street trees for residential lots shall be installed at the following quantities:
 - a. Standard lots shall have 1 street tree minimum or 1 street tree for every 30 lineal feet of street frontage.
 - b. Corner lots shall have 3 street trees minimum or 1 street tree for every 30 lineal feet of street frontage.
3. Street trees occurring within a homeowner maintained parkway shall be installed with a lineal root barrier. Trees placed 5' or closer to hardscape or walls shall be installed with a lineal root barrier.
4. Street trees placed in turf shall have a 4' dia. clear ring around the tree trunk. A 4" layer of wood mulch shall be uniformly placed in the clear ring.
5. Corner lot side yard planting areas between fences/walls and side walks shall be planted with 5 gallon shrubs at spacing no greater than 5' oc. to achieve a 100% shrub cover in 5 years and 1 gallon groundcover at not more than 24" oc. One gallon vines shall be placed at 20' oc.

2.2.3 RESIDENTIAL FRONT YARD LANDSCAPE STANDARDS

1. In addition to the street tree/trees each front yard shall have installed two 15 gallon front yard trees (refer to the front yard tree list).
2. The front yard turf area shall not exceed 70% of the total planting area.
3. The edge of the turf area shall be defined by a concrete mow strip.
4. Shrub placement shall achieve a 50% cover of the planting area within 5 years of installation. Fifty percent of the shrub quantity shall be 5 gallon or larger. Five gallon vines shall be placed on fences and walls at a minimum of 20' oc.
5. Concrete stepping pads shall be placed to provide access from side yard gates to driveway and/or walk.
6. A 2" thick uniform layer of wood mulch shall be placed in planting areas and tree clear rings.
7. For trees placed in turf, provide a 4' wide minimum clear ring.
8. Irrigation valves shall be placed in a location away from the residential entry where they shall be screened with plant materials.
9. Irrigation systems shall be fully automatic. The irrigation controller shall be placed in the garage. Irrigation control wires shall be routed in a 2" dia. Schedule 40 PVC conduit with a minimum of 12" cover.
10. All irrigation lines shall be schedule 40 PVC.
11. The use of low volume irrigation is encouraged in shrub planting areas. Turf shall be irrigated with 6" pop up heads, when shrubs are irrigated with spray heads 12" pop heads shall be used.

2.2.4 SLOPE STABILIZATION & PLANTING

1. For slopes that are 3:1 or steeper and 4' or higher, plant one approved tree for every 400 square feet. Seventy percent of trees shall be 15 gallon with 30% being 5 gallon. Provide a summary of tree quantities on drawings. The summary shall include indicate the square footage of all slopes, the number of trees required, and the number of trees used by container size
2. Group like shrubs together. Slope shrub planting shall be designed in informal groupings.
3. In areas adjacent to walls or fences, the contractor shall place shrubs at 2 ½' to 4 ½' on center.
4. Provide approved groundcover throughout all slopes as rooted cuttings, or 1 gal plants. Over-seed slope areas planted with rooted cuttings shall also receive a hydro-seed nurse crop seed mix as approved by the City. The seed mix shall not include grasses.
5. Provide one each 1 gallon approved perennial flower/ornamental shrub for every 60 square feet.
6. Provide one each 5 gallon approved ornamental shrub for every 75 square feet.
7. For groundcover, provide rooted cuttings at 12" to 24" on center. Place 1 gallon groundcover at 3' to 6' on center.

8. The use of water wise plant materials is desired for slope plantings.
9. Where slopes interface with the street landscape, the street landscape planting theme and plant materials shall be incorporated into the slope planting.
10. Heads may be placed on risers only when adjacent to walls at the top of slope or adjacent to residences. Heads on risers shall not be placed adjacent to turf areas, flat work, or where pedestrian activity may occur.

2.2.5 ACTIVE & PASSIVE PARKS

1. Refer to the schedule of required facilities and approved amenities to determine park facilities. The type and quantity of facilities may be adjusted by the City to coordinate with other existing or proposed facilities.
2. Trees shall be placed to provide shade to children's play areas, picnic areas, and plaza areas. Planting shall not encroach into open space or designated sports event areas. Planting shall be designed to create spatial features in the park.
3. Trash enclosures, loading/unloading areas, or truck parking areas shall be screened with a 6' high shrub hedge. To achieve this hedge, 5 gallon shrubs shall be installed at 4' oc.

2.2.6 OPEN SPACE & DETENTION BASINS

1. Whenever possible, basins shall be designed to allow for open space use. Basins shall be planted with turf grass. Where 4:1 slopes occur, they shall be planted with turf grass and trees shall be placed at a ratio of one 15 gallon tree for every 450 square feet. Where 3:1 slopes occur, banks shall be planted to comply with slope planting requirements. The maximum allowable side slope in a basin shall be 3:1. Where a local basin/park is adjacent to a street, the maximum side slope shall be 5:1 along the street. Basins which are dual use (also used for recreation) shall be a maximum of 3.5 ft. below any adjacent roadways.
2. Basin planting areas shall be fully irrigated with an automatic irrigation system.
3. First flush basins shall be shall be fenced and landscaped.

2.2.7 COMMERCIAL / RETAIL DEVELOPMENT STANDARDS

1. In parking areas, one 24" box tree shall be provided for every 6 parking stalls. At each end of parking stalls, an 8' wide minimum island shall be provided. Two 24" box trees shall be installed in each parking island. Palm trees may be used in parking islands; when palm trees are used they shall have a 12' high minimum brown trunk. Trees in island planters shall be installed with lineal

- root barriers. Thirty percent of the trees in project shall be 36' box size or larger.
2. Between parking islands trees shall be placed in 4' minimum square diamond planters. Parking lot trees in diamond planters shall be installed with root barriers.
 3. As much as thirty percent of the total landscape area may be planted in a turf grass. The use of water wise plant materials is encouraged.
 4. Parking areas shall be screened by a 36" high shrub border. The shrub border shall be created by installing a double row of 5 gallon shrubs at 3 ½' oc.
 5. Drive-through lanes shall be buffered by installing a double row of 5 gallon shrubs at 3 ½' oc. Shrubs in the drive-through screen area shall be maintained at a height of 36" to 48" high.
 6. Trash enclosures, loading/unloading areas, and truck parking areas shall be screened with a 6' high shrub hedge. To achieve this hedge, 5 gallon shrubs shall be installed at no greater than 4' oc.
 7. Where loading/unloading areas abut residential areas, parks, or a street, a 25' planting buffer are shall be provided in addition to any set back of right of ways. A mixture of vertical form deciduous and vertical form evergreen trees shall be placed within the planting buffer at 25' oc. maximum. Fifteen gallon shrubs shall be provided at 6' oc. maximum to provide a six foot high screen adjacent to residential areas or parks. Where the loading/unloading area is adjacent to a street, a 6' high shrub screen shall be placed adjacent to the loading/unloading area. In addition to the shrub screen of loading and service areas, trees shall be places at 15' to 20' oc. Fifty percent of the trees used for screening shall be 36' box size, and 50% shall be 24" box size.
 8. Shrubs shall be placed within the planting areas at 1 shrub per every 30 square feet, except where screen requirements may require a denser planting of shrub material. Eighty percent of the required shrub quantity shall be 5 gallon or larger.
 9. Where pedestrian plazas or outdoor courtyards or dining areas, occur shade trees shall be placed to provide a 50% summer time shade cover.
 10. Outdoor dining areas shall be enclosed by a 30" high masonry wall and/or shrub hedge. Place 5 gallon or larger vines on structures with one vine per 400 s.f. of structure (two vines minimum).
 11. Overhead arbor shade structures may be used to provide shade cover to pedestrian areas. Overhead structures shall be planted with vines.
 12. Five gallon vines shall be placed on walls and fences at 20' oc.
 13. Planting areas may incorporate the use of inert groundcovers. Up to 25% of the planting area can be covered by an inert groundcover. Shrub planting areas shall have an 80% cover after three years of installation.
 14. Eighty percent of the shrubs installed shall be 5 gallon or larger.
 15. Planting within the site shall incorporate plant materials that complement the streetscape.

16. Water features are encouraged.

2.2.8 INDUSTRIAL DEVELOPMENT STANDARDS

1. In customer and/or employee parking areas, one 24" box minimum tree shall be provided for every 6 parking stalls. At each end of parking stalls, an 8' wide minimum island shall be provided. Two 24" box minimum trees shall be installed in each parking island. Palm trees may be used in parking islands; when palm trees are used they shall have a 12' high minimum brown trunk. Trees in island planters shall be installed with lineal root barriers.
2. Between parking islands trees shall be placed in 4' square diamond planters. Parking lot trees in diamond planters shall be installed with root barriers.
3. Thirty percent of the total landscape area may be planted in a turf grass. The use of water wise planting themes and plant materials is encouraged.
4. Customer and/or employee parking areas shall be screened by a 36" high shrub border. The shrub border shall be created by installing a double row of 5 gallon shrubs at 3 ½' oc.
5. Truck parking, storage areas, materials areas, and plant facilities shall be screened by a decorative block wall and a 15' planting buffer which shall be provided in addition to other set back of right of ways. A mixture of vertical form vertical form evergreen trees shall be placed within the planting buffer at a maximum spacing of 25' oc. Where the loading/unloading area is adjacent to a street, a decorative block wall and 6' high shrub screen shall be placed adjacent to the loading/unloading area. Shrubs shall be placed in the balance of the screening area to achieve 80% coverage within three years. If a facility borders a residential or park facility, a 35' screen shall be provided. Fifteen gallon shrubs shall be provided at 6' oc to provide a six foot high screen adjacent to residential areas or parks.
6. Trash enclosures, loading/unloading areas, or truck parking areas shall be screened with a 6' high shrub hedge. To achieve this hedge, 5 gallon shrubs shall be installed at 4' oc.
7. Where loading/unloading areas abut residential areas, parks, or a street, a 25' planting buffer are shall be provided in addition to any set back of right of ways. A mixture of vertical form evergreen trees shall be placed within the planting buffer at 25' oc, 50% of which shall be 36' box or larger and 50% 24" box. Fifteen gallon shrubs shall be provided at 6' oc to provide a six foot high screen adjacent to residential areas or parks. Where the loading/unloading area is adjacent to a street, a 6' high shrub screen shall be placed adjacent to the loading/unloading area. Shrubs shall be placed in the balance of the screening area to achieve 80% coverage within three years. Within the 25' landscape buffer, 60% of the shrubs shall reach a height of 5' or greater.

8. Outdoor courtyards or employee break/lunch areas shall have shade trees placed to provide a minimum 50% summer time shade cover.
9. Overhead arbor shade structures may used to provide shade cover to pedestrian courtyards and/or break/lunch areas.
10. Five gallon vines shall be placed on walls and fences at maximum 20' oc spacing.
11. Ninety percent of the shrubs installed shall be 5 gallon or larger. Shrubs shall be spaced at a ratio of 1 shrub per 30 sf.
12. Plant materials used within the project shall compliment plant materials from the streetscape.



PART THREE: PARK OPEN SPACE GUIDELINES

3.1.1 GENERAL

The landscape architect designing the project shall incorporate the design criteria provided to prepare conceptual park plans. Because of the need for the City to provide a comprehensive recreation experience to the City's citizens, the City staff will determine which features are desired at each site.

Schedule A: Materials Standards

Type	Component	Material
Structures	Roof	Standing Seam
	Posts & Columns	Premium Powder Coat
	Under Roof	Multi-rib Painted Metal
Benches	Seats & Backs	Thermal Plastic
	Frames	Powder Coat Finish
Tables	Top & Seats	Thermal Plastic
	Frames	Powder Coat Finish
Trash Receptacles	Lids	Dome
	Enclosure	Perforated Steel with Thermal plastic
Perforated steel components shall have powder coat finish.		

Schedule B: Park Parking Lot Standards

Parking standards apply to parks that are 5 acres or larger.

Description	Quantity
Number of parking stalls	4 per acre plus 14 per ball field or soccer field
Number of shade trees	1 per 6 parking stalls
Drop off/pick up area	1 per parking lot

Schedule C: Park Picnic Structure Schedule

Picnic structures shall be Polygon hexagon (Hex) or square (Sqr) as noted. The use of cupolas, trim, and decorative columns is encouraged.

Park	Structure			
	Hex 20 Sqr 20	Hex 28 Sqr 30	Hex 36 Sqr 36	Hex 44 Sqr 50
Small Neighborhood	1	NA	NA	NA
Medium Neighborhood	NA	NA	1	1
Community	NA	NA	2	1
Municipal	NA	1	2	1

Schedule D: Number of Tables in Picnic Shelters

The following schedule lists the quantity of picnic tables to be placed in structures per the structure size.

Structure	Standard Tables	ADA Tables
Hex 20	1	1
Sqr 20	3	1
Hex 28	3	1
Sqr 30	7	2
Hex 36	6	2
Sqr 36	12	4
Hex 44	8	4
Sqr 50	24	6

In the park or open space construction documents, provide a schematic table layout.

3.2.1 OPEN SPACE

It is desired that open space areas within the City be developed and designed to provide enjoyment and benefit to the community in which they are located. Recreational elements such as picnic shelter, tables, playgrounds, tennis courts, and basketball courts shall be incorporated into open space areas. Where detention or retention basins are needed, they shall be designed to serve a dual use by meeting drainage needs and providing park and open space.

3.2.2 Park Design Matrix

For each of the proposed park sizes, a design features matrix has been developed. Parks and open space areas that fall into the size category provided shall be designed to incorporate the elements that are listed in the appropriate matrix. As each park site is unique and because adjoining neighborhoods may share facilities, the City will reserves the right to select varying features and amenities within each matrix for the proposed park site. In some special cases, the City may alter the design criteria when it is deemed beneficial to the community. Please note the standards provided are minimum standards.

Small Neighborhood Park (3/4 acre to 4 acres)

Description	Quantity
Park Color Scheme	Approved Per Park
Drinking Fountains	1
Trash Receptacles	3
Concrete Paths	Required
Restroom	NA
Parking Lot	NA
Lighting	At Play Ground, Ball Courts, and Picnic Structures
Park Benches	3
Play Area (1 multi-age unit)	1
Swings (4 swings, 2 bays)	1
Shade area at playground (1 bench with shade trees)	1
Shade Trees providing shade cover to play area (trees in tree wells)	required
One Half Court or Double ½ Court Basketball	Determined by City
Shade Structure with picnic tables	Per Schedule C & D

Tennis Courts (2 Courts)	Determined per project
Picnic Tables on concrete pads	1 to 5 per City
ADA Picnic table on concrete pad	1 per 2 acres (1 minimum)

Medium Neighborhood Park (4 acres to 8 acres)

Description	Quantity
Drinking Fountains	2 minimum
Trash Receptacles	7
Restroom	Required
Concrete Paths	Required
Parking Lot	See Schedule A
Park Lighting	Required on walkways, restroom and playground
Field Lighting	Light one of each type of field
Park Benches	4 minimum plus playground seating
Play Area (2 Play Structures, 1 preschool & 1 elementary)	1
Swings (4 swings, 2 bays)	2
Shade area at playground (2 benches with shade trees)	2 minimum
Barbecues	1 at each shelter
Picnic Tables	2 every 5 acres (3 minimum)
ADA Picnic Tables	1 every 5 acres (1 minimum)
Trash Enclosure	required
Maintenance Area	500 s.f. / acre if over 8 areas

Shade Structure with picnic tables	See Schedule C & D
Bike Rack	1 for every 5 acres (5 bike capacity minimum)
Ball Field	Determined per project
Back stop, foul poles, outfield fencing	Required for each field
Dug Outs	2 per field
Bat Racks	2 per field
Bases	1 set per field
Soccer Field	Determined per project
Tennis Courts	Determined per project
DG Multi-use Trail	Determined per project
Full Court Basket Ball	1
Double ½ Court Basket Ball	1

Community Park (9 acres to 16 acres)

Description	Quantity
Drinking Fountains	6 minimum, plus 2 every 10 acres
Trash Receptacles	10 minimum, plus 2 every 10 acres
Restrooms	1 Required
Parking lot	See Schedule A
Lighting	Required on fields and walkways
Benches	6 minimum, plus 2 every 5 acres
Play Area (each play area includes 2 play structures, 1 preschool, 1 elementary, 2 climbing element)	1 minimum

Swings (4 bays, 2 swings per play area)	2 per play area
Shade area at playground (2 benches with shade trees)	4 per playground
Barbecue	1 per structure.
Picnic Tables	2 per 5 acres (10 minimum)
ADA Picnic Tables	1 per 5 acres (4 minimum)
Bike Racks	1 per acre (6 bike capacity minimum)
Multi-purpose Trail	1 Required
Bleachers (Ball Fields and Soccer Fields)	2 per field
Dug-outs	2 per field
Player Benches	2 per field
Bat Racks	2 per field
Bases	1 set per field
Basketball Courts / Half Courts	1 per 5 acres (2 minimum)
Basketball full court	1 per 10 acres (1 minimum)
Ball Field	Determined per project
Soccer Field	Determined per project
Shade Structure and Picnic tables	See Schedule C & D
Municipal Pool	Determined per project
Tennis Courts	1 per 5 acres
Skate Park	Determined by the City

MUNICIPAL PARKS: (16 acres to 30 acres)

Description	Quantity
Drinking Fountains	6 minimum, plus 2 every 10 acres
Trash Receptacles	10 minimum, plus 2 every 10 acres
Restrooms	2 Required
Parking lot	See Schedule A
Lighting	Required on fields and walkways
Benches	6 minimum, plus 2 every 5 acres
Play Area (each play area includes 2 play structures, 1 preschool, 1 elementary, 2 climbing element)	2 minimum
Swings (4 bays, 2 swings per play area)	2 per play area
Shade area at playground (2 benches with shade trees)	4 per playground
Barbecue	1 per structure
Picnic Tables	2 per 5 acres (10 minimum)
ADA Picnic Tables	1 per 5 acres (4 minimum)
Bike Racks	1 per acre (6 bike capacity minimum)
Multi-purpose Trail	Required
Bleachers (Ball Fields and Soccer Fields)	2 per field
Dug-outs	2 per field
Player Benches	2 per field
Bat Racks	2 per field
Bases	1 set per field

Basketball Courts / Half Courts	1 per 5 acres (2 minimum)
Basketball full court	1 per 10 acres (1 minimum)
Ball Field	Determined per project
Soccer Field	Determined per project
Shade Structure and Picnic tables	See Schedule C & D
Municipal Pool	Required
Tennis Courts	1 per 5 acres
Skate Park	Determined by the City

Trees installed in parks shall be of mixed sizes. Twenty-five percent shall be 48" box or larger, 30% shall be 36" box and the balance shall be 24" box. Trees on slopes may be 15 gallon.