

SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY

POLICIES

ARTICLE 6 - REAL PROPERTY MANAGEMENT

PART 6.1 - REAL PROPERTY

SECTION 6.11 - SITE PREPARATION AND DEVELOPMENT OF BARE GROUND

PURPOSE: To establish a policy on the use of funds of the San Diego County Regional Airport Authority (the “**Authority**”) for site preparation and development of bare unimproved land for tenant occupancy.

POLICY STATEMENT:

(1) Authority funds may be used for the development of bare unimproved land in preparation for tenant occupancy by:

(a) Installing utility mains and lines exclusive of services and laterals in original development of large areas;

(b) Preparation with a minimum of four inches of suitable capping material graded so that proper drainage and utilization is provided;

(c) Tree planting;

(d) Street lighting;

(e) Establishing street grades; and

(f) Establishing property boundary lines.

(2) The Authority may participate in sharing the cost of site preparation with tenants beyond the preparation for tenant occupancy if, in the opinion of the Authority certain unusual circumstances exist.

(3) Dirt moved by lessee during foundation excavations, ditching, or other earth moving processes shall be removed from the leased premises unless its deposition is approved by the Authority.

(4) Lessees may be permitted to excavate, fill or otherwise change the grade of the leased premises only after the written approval of the Authority’s Executive Director or his or her designee has been obtained.

(5) Lessees shall install and maintain landscaping, including trees, compatible with the surrounding area, subject to written approval of the landscaping plan by the Authority.

(6) In those areas where landscaping is installed and maintained by the Authority for purposes of uniformity, the lessee shall defray its proportionate share of the cost of installation and maintenance.

(7) Requests by lessees for verification or changes of property lines or grades and other work requiring Engineering services shall be subject to a charge commensurate with the prevailing wage rates of the staff members assigned plus the costs of overhead and payroll burden, with a minimum charge of \$50.

[Resolution No. 2002-02 dated September 20, 2002.]

[Superceded by Resolution No. _____ dated _____.]