

SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY

POLICIES

ARTICLE 6 - REAL PROPERTY MANAGEMENT

PART 6.2 - REAL PROPERTY MANAGEMENT

SECTION 6.22 - TENANT LANDSCAPING IMPROVEMENTS AND MAINTENANCE

PURPOSE: To establish and maintain standards for tenant landscaping improvements and maintenance for the San Diego County Regional Airport Authority (the “**Authority**”).

POLICY STATEMENT:

- (1) It is the policy of the Authority to foster and encourage excellence in landscape design, harmonious colors and materials, good proportional relationships, and to render such assistance as is feasible in the planting of trees and other landscape features.
- (2) Lessees shall install and maintain required landscaping whenever the following development occurs:
 - (a) Development of vacant property or construction of new buildings on existing developed property;
 - (b) Addition to existing buildings or property;
 - (c) Expansion of an existing use; or
 - (d) Change of use.
- (3) The following projects are exempt from the above requirements:
 - (a) Minor projects costing less than \$1,000;
 - (b) Repairs to existing buildings; and
 - (c) Projects where the existing landscaping is sufficient to meet the intent of this policy, as determined by the Authority’s Executive Director or his or her designee (the “**Executive Director**”).
- (4) The submission of landscape plans for review and approval is required. Landscape plans shall indicate adequate consideration for landscape grading, drainage, irrigation, paving, lighting, soil preparation and planting.

- (5) Landscape plans approved shall be strictly adhered to in the initial development and in the renewal or replacement of site features and plant materials. Landscaping and the required irrigation system shall be installed prior to the use of leased premises.
- (6) All planted areas shall be watered, fertilized and otherwise cultivated in accordance with generally accepted horticulture practice to maintain a healthy, growing condition for all trees, shrubs, and ground cover plants. Planted areas shall be maintained so as to be free of weeds, dead materials, and accumulated litter, rubble or other foreign substances. All plants shall be periodically inspected for infestation of disease or insects and immediately treated if an infestation is present.
- (7) The Executive Director shall be responsible for administering landscape policy including the establishment of guidelines and standards. All landscaping shall be installed and maintained in accordance with this policy and any guidelines and/or standards established by the Executive Director.

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

[Superceded by Resolution No. _____ dated _____.]