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San Diego Unified Port District
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BPC Policy No. 713

SUBJECT: TENANT LANDSCAPING IMPROVEMENTS AND MAINTENANCE

PURPOSE: To Establish and Maintain Standards for Tenant Landscaping Improvements and Maintenance

POLICY STATEMENT:

1. It is the policy of the District 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.
 - d. Change of use.
3. The following projects are exempt from the above requirements:
 - a. Minor projects costing less than \$50,000.00.
 - b. Repairs to existing buildings.
 - c. Projects where the existing landscaping is sufficient to meet the intent of this policy, as determined by 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. All landscaping shall be installed and maintained in accordance with this policy, the guidelines and standards as set forth in Appendix "A", and the determinations and interpretations made by the Executive Director.

RESOLUTION NUMBER AND DATE: 2009-32, dated February 3, 2009 (Supersedes BPC Policy 713, Resolution 84-107, dated March 27, 1984; and Resolution 68-298, dated December 3, 1968)

Note: Appendix "A" is documented as #16882

San Diego Unified Port District

Document No. 16882

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Filed MAR 29 1984

Microfilm No. _____

Office of the Clerk

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Appendix "A" to BPC Policy No. 713

LANDSCAPE DEVELOPMENT MANUAL

Guidelines and Standards
for
Landscape Improvement and Maintenance

San Diego Unified Port District
Planning Department
March 1984

INTRODUCTION

Underlying the goals in the Port Master Plan is the Port District's concern for tideland improvement. THE PORT DISTRICT WILL ENHANCE AND MAINTAIN THE BAY AND TIDELANDS AS AN ATTRACTIVE PHYSICAL AND BIOLOGICAL ENTITY.^[1] As part of that concern, the Master Plan places specific emphasis on facility design.

"...designed to best facilitate its particular function..."^[1]
(Construction)

"...a unifying design theme enhancing the overall aesthetical qualities of the site..."^[2] (Commercial Uses)

"...designed to meet performance standards adequate to avoid nuisances..."^[3] (Industrial Uses)

"...designed so that the architectural theme is in harmony with the design theme of the Planning District."^[4] (Public Facilities)

The emphasis on design as a Port District concern arises from the tidelands' dynamic state and continually changing visual appearance. This manual will define the landscape criteria through which the landscape development policy is carried out. The manual will more specifically address those landscape "guidelines and standards facilitating the retention and development of an aesthetically pleasing tideland environment..."^[5]

[1] San Diego Unified Port District Port Master Plan, January 1980; p. 13

[2] Ibid., p. 22

[3] Ibid., p. 31

[4] Ibid., p. 43

[5] Ibid., p. 14

IMPROVEMENTS AND MAINTENANCE ADMINISTRATION

The Port Director is responsible for administering the landscape development policy for proposed landscape improvements and the maintenance of established landscape developments. The proposed improvements are handled through the evaluation of plans and specifications submitted for proposed landscape developments. Maintenance standards are applied through a field evaluation program that assures conformance to approved plans and a level of maintenance consistent with the Port District's policy objectives.

The plan and specification evaluation is an administrative approval process in which the submitted plans and specifications are reviewed under the standards and guidelines detailed in this manual.

The field evaluation of a site's landscape maintenance is a continual process. Plant material requires this surveillance because of its growing state and continual dependence on life support elements.

In all cases the proposed and installed landscape improvements should be consistent with the Port District landscape development policy, the guidelines and standards detailed in this landscape development manual, and the determinations and interpretations made by the Port Director.

FUNCTIONAL PURPOSE

Plant materials have more than a cosmetic and character setting effect on the environment; they also serve some very functional purposes.

VISUAL CONTROL. When combined in a balanced design these effects can contribute toward a visually functional development.

Foundation plantings emphasize, coordinate and complement architectural, service and sign structures within a site.

Specimen plants provide unique growth or flowering habits that heighten interest on the site. Plant stock used for this purpose is usually specified in larger sizes for a mature effect.

Accent plant material directs attention toward architectural and site features that are intended for viewer interest such as entrances, fountains and signs.

Outline and row plantings delineate perimeters and direct viewers' line of sight to specific areas.

Group arrangement of plant material defines focal points on and off the site and enhances viewer interest within the site by softening structural lines and bulk.

Screen plantings visually obscure scenes, corners, boundaries and structures that present an adverse impression.

Surface Cover plants are used to provide a uniform, low profile, vegetative cover such as vines, ground cover, water lilies and grass.

Overstory plant material contributes shade and psychological enclosure with above eye level foliage.

EROSION CONTROL. Plant material effectively controls wind and water erosion. Plants are a vegetative cover that shield the soil from erosive

effects. Planting also mitigates siltation and air-borne dust when erosion has taken place.

Water erosion control is provided by -

- ° absorbing the energy of falling rain on foliage,
- ° holding soil particles in place among their roots,
- ° maintaining absorptive capacity of soil through root action,
- ° slowing the velocity of runoff,
- ° filtering and catching siltation as water travels across vegetative cover.

Wind erosion control is accomplished by -

- ° absorbing wind velocity,
- ° directing winds to areas not subject to erosion,
- ° filtering and collecting air-borne dust on foliage.

CLIMATE CONTROL. Temperature and humidity are moderated by overstory vegetation. During the day the sun's rays are filtered and shade keeps the temperature lower than at tree top level. During the night when the temperature drops, the foliage cover holds the ground heat. The humidity is retained under vegetative cover because of the sun and wind protection that the foliage provides.

Plants also reduce secondary radiation (glare) from reflective surfaces, such as pavement, glass, metals and water. This effect not only reduces the temperature by absorbing heat, but it psychologically cools the area in visual appearance.

The many useful facets of plants are well documented in the publication Plants/People/and Environmental Quality, National Park Service U.S.D.I. and the American Society of Landscape Architects, 1972.

GUIDELINES AND STANDARDS

I. LANDSCAPE PLANS AND SPECIFICATIONS

A. Plans Required

Plans and specifications for initial development or improvements shall cover the following landscape development sections.

- ° General Site Development
- ° Grading and Drainage
- ° Plant Material
- ° Irrigation System
- ° Site Furnishings

Separate plan sheets are not required for each section, but all information should be clearly presented. The plans shall have basic information relating to the site.

B. General Requirements

Landscape development plans, including irrigation plans, shall be prepared by a registered landscape architect. Plans shall include the name, address, telephone number, registration number, and signature of the landscape architect.

C. Planting Plans

Planting plans shall show the following:

1. The entire property under consideration, topography and drainage, existing and proposed man-made features, and existing and proposed landscape features.
2. Plants must be listed by their common and botanical names. Specify the number, size, type, and spacing of all plants.

D. Irrigation Plans

Irrigation plans shall show the following:

1. The type, size, and location of all pipes, meters, control valves, automatic controllers, irrigation heads, backflow devices, vacuum breakers, and other irrigation features.
2. Point of connection to water source.
3. Static water pressure available at the meter.

E. Other Plans

Other plans may be submitted as needed. These may include paving, architectural furniture, outdoor lighting, signs, or other features relating to landscape design.

II. GENERAL DESIGN CRITERIA

A. The minimum percentage of total land area to be landscaped by the lessee shall be at least ten percent (10%) for industrial uses and fifteen percent (15%) for commercial uses.

B. The lessee shall landscape and maintain public areas adjacent to the demised or leased premises (i.e., area between the leasehold and roadway or walkways).

C. All parking areas containing five or more parking spaces shall be landscaped according to these standards. Landscaping shall include methods to screen the parking lot from the public right-of-way and from adjoining properties. Protective concrete curbs or wheel stops shall be installed where appropriate to protect plants and the irrigation system from vehicular damage.

D. The soil in all areas requiring landscaping shall be topsoil properly graded, amended and tilled to provide a medium suitable for the growth of ornamental plants. Earthen mounds shall have a slope no steeper than 2:1. All planted areas shall be fertilized with a complete commercial fertilizer containing nitrogen, phosphate, and potassium.

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E. All trees, shrubs and plants shall be in good condition in accordance with the standards of the American Association of Nurserymen, Inc., adopted in the American Standard for Nursery Stock. All plants shall have a normal habit of growth and shall be sound, healthy, vigorous, and free of insect infestations, plant diseases, and objectionable disfigurements. All plants shall have normally well-developed branch systems and vigorous and fibrous root systems which are not root bound or pot bound. All plants shall be adaptable to the climatic conditions of the area in which they are planted.

F. Landscaped areas may include such inert materials as rock groupings, sculptures, decorative paving and gravel areas, interspersed with planting areas. The area developed with such features shall not exceed twenty-five percent (25%) of the required landscape area.

G. The protection and/or relocation of existing desirable trees and other plant materials shall be clearly noted on the plans.

H. The areas along building perimeters facing a public street or water right-of-way shall be landscaped.

I. All landscape areas ten square feet or greater shall have a permanently installed automatic underground watering system. Singular areas ten square feet or less, planters, pots, and hanging baskets shall be served by a hose bibb not greater than 50 feet distant.

J. Service areas such as trash receptacles, refuse storage and loading docks in view from public street or water right-of-way shall be screened with fences and/or plant material.

K. Soil erosion and siltation control. Site grading and excavation work exposes soil to potential erosion and possible siltation of waterways. The

following principles of control shall be adhered to when developing the control plan.

1. Keep disturbed soil areas to a minimum.
2. Stabilize and protect the disturbed soil areas as soon as possible.
3. Keep storm water runoff velocities low.
4. Protect disturbed soil areas from storm water runoff.
5. Retain sediment within the site area.
6. Ground water runoff of storm and irrigation water shall be directed off the site only through the storm drainage system.
7. Grade Change Restrictions:

<u>Percent Grade</u>	<u>Restriction</u>
65% (1.5:1)	Maximum cut slope
50% (2:1)	Maximum fill slope
30% (3:1)	Maximum for plant material cover
20% (5:1)	Maximum lawn slope
1% (100:1)	Minimum landscape slope

8. Asphaltic concrete shall not be used as part of the landscape development, and shall not be used in patio areas. Paving shall serve as a connecting, unifying element throughout the development. Paving materials shall complement the pavers used in public spaces and also relate to the materials used in the walls of adjacent structures. The use of several different pavement materials within relatively close areas is discouraged.

III. SOIL PREPARATION

A soil preparation specification shall be included stating the existing soil conditions and the measures necessary to amend the soil composition.

IV. SHRUBS, VINES AND GROUND COVER

A. In large landscaped areas, a minimum of three varieties of ground cover shall be selected as a basic planting. Ground cover shall be healthy, densely foliated, and well rooted cuttings, or one-gallon container plants. Herbaceous ground covers shall be planted no more than 18 inches on center and prostrate shrubs shall be planted three feet on center.

B. A minimum of twenty-five percent (25%) of the total planting area shall be in shrubs. Twenty-five percent (25%) of the shrubs shall be flowering varieties. Flowering plant materials may be designated as accent elements in the public areas of commercial developments.

C. All shrubs shall not be smaller than those usually sold in five-gallon containers and shall have body and fullness that is typical of the species.

D. All chain link fencing that may be allowed shall have vines, shrubs, or trees in espalier form, planted on or against them in sufficient quantities that when the plants mature, the fence will be completely covered.

E. Flowering vines shall be used for color and softening effect.

V. TREES

A. The minimum number of trees per 5,000 square feet of land is as follows:

<u>Land Use</u>	<u>Number of Trees by Size*</u>		
	<u>Small</u>	<u>Medium</u>	<u>Large</u>
Commercial	2	1	1
Industrial	1	1	1
Parking	0	1	2
Other	To be determined by the Port Director.		

*Tree size is based upon typical height at full growth. Small trees are under 30 feet high, medium trees are 30 to 50 feet, and large trees are 50 feet or more high. All trees and large shrubs shall have a minimum height of about five feet at the time of planting in order to produce, within a reasonable period of time, the effect for which the landscaping is designed. Minimum tree size shall be 15 gallon.

B. Retail shopping areas shall include a minimum of one specimen tree per 5,000 square feet of landscaped area. The specimen tree shall be a minimum size as normally sold in a 30-inch square box.

C. The spacing of trees and large shrubs shall be appropriate to the species used. Plant materials shall also be spaced so they do not interfere with lighting or restrict access to emergency apparatus such as fire hydrants, or access by emergency vehicles. Trees or large shrubs shall be set back from obstructions so that the center of the tree is the following distance from the obstruction:

25 feet from property corner at street intersection

10 feet from light standards

15 feet from fire hydrants

5 feet from edge of driveway

D. Consideration shall be given to the skyline effect of trees.

E. Trees in patios, plazas, and in proximity to buildings shall be selected for the sculptural qualities of their form. The sculptural form of trees shall be emphasized through supervised pruning.

F. The lessee may select varieties from among trees contained in the plant materials list which follows. Trees equal in design aspects to those listed may be planted, provided prior written approval of the Port Director has been obtained.

G. A minimum of thirty percent (30%) of the trees planted shall be flowering varieties.

H. Tree wells in paved parking areas shall be a minimum of 12 square feet in area and shall be curb-lined or otherwise protected from vehicular traffic. Continuous planters within parking areas shall be of 10 foot minimum width and shall be curb-lined. Wheel stops shall be provided so that

vehicles do not overhang the planted areas. When planted, all trees shall be surrounded with an irrigation basin a minimum of two feet in diameter and a minimum of six inches deep.

I. Trees shall be adequately supported using metal stakes or guy wires. Such supports shall be so designed that they protect trees from injury. Trees shall be fastened to the supports with acceptable commercial tree ties of plastic or hose-covered wire.

J. Street trees planted by lessees in public areas adjacent to the demised or leased premises shall be as approved by the Port Director.

VI. MAINTENANCE

A. All plant growth in landscaped areas shall be controlled by pruning, trimming, or other measures so that plant material will not interfere with the installation, maintenance and repair of any public utility, will not restrict pedestrian or vehicular access, and will not constitute a traffic hazard. Dead or broken branches and suckers shall be removed. Branches rubbing together or against structures shall be properly cabled or removed. Plant material with weak crotches, multiple stems, double leaders or limb splits shall also be properly cabled and/or braced.

B. The sculptural character of the trees and shrubs shall be emphasized through supervised pruning.

C. All planted areas shall be watered sufficiently to promote vigorous growth of all trees, shrubs, and ground cover plants. Planted areas shall be maintained in a weed-free and litter-free condition. All plantings shall be periodically pruned, trimmed, edged, and fertilized in accordance with generally accepted horticultural practices.

PLANT PALETTE

SAN DIEGO UNIFIED PORT DISTRICT

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FOREWORD

This plant listing (480) was compiled from the sources listed in the bibliography. The notations are prepared by the Port's Maintenance Department and reflect their experience with plant material along the Bayfront. The Bayfront zones reflect the following recommendations:

- Zone A Tolerates heavy wind exposure, salt spray and salt in soil.
- Zone B Protection from salt spray needed; considerable salt in soil and air.
- Zone C Tolerates wind and moderate soil salt, but no salt spray; prefers light, well drained soil.

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TREES (198)

<u>Botanical Name</u>	<u>Common Name</u>	<u>Notation</u>	<u>Bayfront Zone</u>
ACACIA (Species)	Mimosa		C
aneura	Mulga		
baileyana	Bailey Acacia		
cyclops	Cyclops Acacia		
longifolia	Sydney Golden Wattle	limited life span	
melanoxylon	Blackwood Acacia	lots of space	B
pendula	Weeping Myal		
podalyriaefolia	Pearl Acacia		
pruinosa			B
pycnantha	Golden Wattle		A
verticillata	Star/Whorl-Leaf Acacia		
ACER rubrum	Scarlet Maple, Red Maple		B
ACMENA smithii	Lilli-Pilli		
ACROCARPUS fraxinifolius	Pink Cedar		
AGONIS flexuosa	Willow Myrtle/Peppermint Tree		
ALBIZZIA julibrissin	Silk Tree	frequent pruning, litter	
lophantha	Plume Albizia		B
ALNUS rhombifolia	White Alder		

TREES (continued)

<u>Botanical Name</u>	<u>Common Name</u>	<u>Notation</u>	<u>Bayfront Zone</u>
ARAUCARIA (Species)			B
augustifolia	Parana Pine		
bidwillii	Bunya-Bunya		
ARBUTUS unedo	Strawberry Tree		
ARCHONTOPHOENIX cunninghamiana	King Palm	good tree	
ARECASTRUM romanzoffianum	Queen Palm	does get fusarium	
BAUHINIA (Species)	Orchid Tree		
blakeana	Orchid Tree	frequent pruning, litter	
variegata candida	White Orchid Tree		
BEAUCARNEA recurvata	Elephant-Foot Tree		
BRACHYCHITON acerfolium	Flame Tree	litter	
populneum	Bottle Tree		
BRASSAIA actinophylla shcefflera	Queensland Umbrella Tree	protected, red spider	
BUTIA capitata	Pindo/Jelly Palm	good	
CAESALPINIA echinata	Brazilwood		
CALLISTEMON viminalis	Bottlebrush		

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TREES (continued)

<u>Botanical Name</u>	<u>Common Name</u>	<u>Notation</u>	<u>Bayfront Zone</u>
CALODENDRUM capense	Cape Chestnut	litter, surface roots, long-lived	
CARICA papaya	Papaya		
CASIMIROA edulis	White Sapote		
CASUARINA (Species)			B
equisetifolia	Horsetail Beefwood		A
stricta	Coast Beefwood, She-Oak		
CEANOTHUS arboreus glabrous form	Island Lilac		
CEDRUS deodora	Deodar Cedar	good, large tree if not controlled	
libani	Cedar of Lebanon		
CERATONIA siliqua	Carob/St. John's Bread	root problem, male tree only	C
CHAMAECYPARIS (Varieties)	False Cypress		B
CHAMAEROPS humilis	Mediterranean Fan Palm	good	
CHIRANTHODENDRON platandides	Mexican Hand Tree		
CHORISIA speciosa	Floss Silk Tree		
COCCOLOBIS uvifera	Seaside Grape		A
COFFEA arabica	Arabian Coffee Tree		
CORDYLINE australis	Green Dracena, Ti Tree		
stricta	Australian Dracena		

TREES (continued)

<u>Botanical Name</u>	<u>Common Name</u>	<u>Notation</u>	<u>Bayfront Zone</u>
CUPANIOPSIS anacardioides	Carrotwood	good	
CUPRESSUS (Species)	Cypress		C
arizonica	Arizona Cypress		
macrocarpa	Monterey Cypress		A
CYCAS revoluta	Sago Palm	scale, good care required, decorative, expensive, slow growing	
DOMBEYA wallichii	Pinkball		
DRACENA australis			A
draco	Dragon		
DURANTA repens	Golden Dewdrop		
ERIOBOTRYA japonica	Loquat		
ERYTHEA armata	Mexican Blue Palm		
edulis	Guadalupe Palm		B
ERYTHRINA caffra	Coral Tree	red spider, no lawns, brittle	
coralloides	Mexican Coral		
EUCALYPTUS (Species)	Gum Tree, Ironbark Tree		B
calophylla	Port Gregory/Marri Gum		

TREES (continued)

<u>Botanical Name</u>	<u>Common Name</u>	<u>Notation</u>	<u>Bayfront Zone</u>
EUCALYPTUS citriodora	Lemon-Scented Gum	Good	
cladocalyx	Sugar Gum		
cornuta	Yate Tree		
crebra	Narrow-Leaf Ironbark		
ficifolia	Red Flowering/Flame Gum	no lawns, brittle	
globulus	Blue Gum		
lehmannii	Lehman Gum		
leucoxylon	White Ironbark		
macrocapa 'rosea'	Large Fruited Red Flowering Gum	not good for irrigation	
maculata	Spotted Gum		
mortoniana	Morton's Gum		
nicholii	Willow-Leafed	good	
polyanthemus	Australian Beech/Red Box		
punctata	Leather-Jacket		
robusta	Swamp Mahogany		
rostrata	Red Gum		
rudis	Desert Gum		
sideroxylon	Red Ironbark		

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TREES (continued)

<u>Botanical Name</u>	<u>Common Name</u>	<u>Notation</u>	<u>Bayfront Zone</u>
EUCALYPTUS sideroxylon 'rosea'	Pink Flowered Ironbark	Good	
tereticornus	Gray Gum		
viminalis	Manna Gum		
EUGENIA jambos	Rose Apple		
paniculata australis	Australian Bush-Cherry		
EUPHORBIA tirucalli	Milk Bush		
FEIJOA sellowiana	Pineapple Guava	Good	
FICUS (Species)	Fig		B
benghalensis	Banyan Tree		
benjamina	Golden/Java Fig/Weeping Chinese Banyan	OK	
elastica	Rubber Tree		
microphylla	Moreton Bay Fig		
nekbudu	Zulu Fig		
retusa nitida	Indian Laurel Fig	large root system, Cuban thrip	
rubignosa	Rusty Leaf Fig	root control	
watkinsiana	Watkins Fig		

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TREES (continued)

<u>Botanical Name</u>	<u>Common Name</u>	<u>Notation</u>	<u>Bayfront Zone</u>
FRAXINUS ubdei	Evergreen Ash	large 40 ft.	
velutina	Arizona Ash		C
GINKGO biloba	Ginkgo/Maidenhair Tree		
GREVILLEA robusta	Silk Oak		
HAKEA suaveolens	Needle Bush/Sweet Hakea		
HARPEPHYLLUM caffrum	Kafir Plum		
HOWEA forsteriana	Paradise Palm	tender, mite, not good outside	
HYMENOSPORUM flavum	Sweetshade		
JACARANDA acutifolia	Jacaranda	messy, good	
JUNIPERUS chinensis torulosa	Hollywood/Twisted Juniper		
lacayana			A
KIGELIA pinnata	Sausage Tree		
KOELREUTERIA bipinnata	Chinese Lantern Tree		

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TREES (continued)

<u>Botanical Name</u>	<u>Common Name</u>	<u>Notation</u>	<u>Bayfront Zone</u>
LAGUNARIA patersonii	Pyramid Tree		B
LEPTOSPERMUM laevigatum	Coast Tea Tree		
LIBOCEDRUS decurrens	Incense Cedar		
LIQUIDAMBAR styraciflua	Sweet Gum		B
LIVISTONA australis	Australian Fountain Palm		
LYONOTHAMNUS floribundus, asplenifolius	Catalina Ironwood		B
MACADAMIA ternifolia	Macadamia/Queensland Nut		
MAGNOLIA grandiflora	Southern Magnolia	good, prune to prevent breakage	C
MAYTENUS boaria	Mayten Tree		B
MELALEUCA armillaris	Honey Myrtle		
leucadendron	Cajeput Tree	good	
nesophila	Tea Myrtle/Pink Melaleuca		
styphelidides	Prickly Paper Bark		
METASEQUOIA glyptostroboides	Dawn Redwood		
METROCIDEROS excelsa	New Zealand Christmas Tree	good	A
MUSA sapientum	Banana		
MYOPORUM laetum	Guitarwood		

TREES (continued)

<u>Botanical Name</u>	<u>Common Name</u>	<u>Notation</u>	<u>Bayfront Zone</u>
OLEA europaea	Olive		C
PARKINSONIA aculeata	Palo Verde/Jerusalem Thorn		
PAUROTIS wrightii	Saw-Cabbage/Everglade Palm		
PHOENIX (Species)	Date Palm		B
canariensis	Canary Island Date Palm		A
dactylifera	Date Palm		
reflinata	Senegal Date Palm	subject to fungus	
roebelinii	Pygmy Date Palm	good	
PHOTINIA arbutifolia	Toyon/Christmas Berry		
PINUS canariensis	Canary Island Palm	good, no more plantings	
coulteri	Coulter Pine		
halepensis	Aleppo Pine		
mugho	Mugho/Swiss Mountain Pine		
pinaster	Maritime Pine	frequent spraying	
pinea	Italian Stone Pine		
radiata	Monterey Pine		
sabiniana	Digger Pine		
torreyana	Torrey Pine		B

TREES (continued)

<u>Botanical Name</u>	<u>Common Name</u>	<u>Notation</u>	<u>Bayfront Zone</u>
PITTOSPORUM phillyraeoides	Willow/Narrow Leaf Pittosporum		
rhombifolium	Queensland Pittosporum		B
tobira	Japanese Pittosporum		
undulatum	Orange Pittosporum/Victorian Box		B
viridiflorum	Cape Pittosporum		
PLATANUS acerfolia	London Plane Tree	red spider, anthracnose	
racemosa	California/Western Sycamore	too large	
PLUMARIA emarginata			C
PODOCARPUS elongata	South African Fern Pine		
gracilior	East African Fern Pine	good	
macrophylla	Japanese Yew Pine		
POPULUS alba	White Poplar		A
fremontii	Fremont Cottonwood		
nigra 'italica'	Lombardy Poplar	good	
PRUNUS cerasiferra pissardi	Purple-Leaf Plum		
lyonii	Catalina Cherry		
PYRUS kawakami	Evergreen Pear	pear blight	

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TREES (continued)

<u>Botanical Name</u>	<u>Common Name</u>	<u>Notation</u>	<u>Bayfront Zone</u>
QUERCUS agrifolia	Coast Live Oak		B
ilex	Holly Oak		A
virginiana	Southern Live Oak		B
QUILLAJA saponaria	Soapbark Tree		
RHUS laurina	Laurel Sumac		
ROYSTONEA regia			B
SABAL palmetto	Cabbage Palm		A
SCHINUS molle	California Pepper Tree		C
terebinthifolius	Brazilian Pepper Tree		B
SEQUOIA sempervirens	Coast Redwood		
dendron giganteum	Giant Sequoia		
SINOCALAMUS oldhamii	Giant Bamboo		
SPATHODEA campanulata	African Fountain Tree		
STRELITZIA nicolai	Giant Bird of Paradise		
TABEBUIA chrisotricha	Golden Trumpet Tree	litter	

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TREES (continued)

<u>Botanical Name</u>	<u>Common Name</u>	<u>Notation</u>	<u>Bayfront Zone</u>
TAXODIUM mucronatum	Montezuma Cypress		
TETRAPANAX papyrifera	Ricepaper Plant		
THESPIA populnea			A
THUJA orientalis	Oriental Arborvitae		C
TRACHYCARPUS fortunei	Windmill Palm	ok	
TRISTANIA conferta	Brisbane Box	good, prune to prevent breaking	
ULMUS hollandica	Dutch Elm		
parvifolia	Chinese Elm	caterpillars	C
pumila	Siberian Elm		
UMBELLULARIA californica	California Laurel		C
VIBURNUM japonica	Japanese Viburnum		
WASHINGTONIA robusta	Mexican Fan Palm	possible fungus	A
YUCCA brevifolia	Joshua Tree		
elephantipes	Guatemala Yucca		

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SHRUBS (128)

<u>Botanical Name</u>	<u>Common Name</u>	<u>Notation</u>	<u>Bayfront Zone</u>
ABELIA (Species)			C
grandiflora	Glossy Abelia	good	B
ABERIA cafra			B
ACACIA (Species)	Mimosa		B
armata	Kangaroo Thorn		A
cyclops			A
verticulata			A
ACOKANTHERA spectabilis	African Wintersweet		B
ALSOPHILA cooperi	Australian Tree Fern	good, shade only	
ANTHYLLIS barba-jovis			A
ARBUTUS unedo	Strawberry Tree		C
ASPARAGUS sprengeri	Sprenger Fern	good, do not plant under shrub	
ATRIPLEX breweri	Brewer Saltbush		A
AUCUBA japonica	Japanese Aucuba		A
BACCHARIS (Species)			C
BAMBUSA multiplex	Bamboo	most bamboo spread too far and fast	
BERBERIS (Species)	Barberry		B

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SHRUBS (continued)

<u>Botanical Name</u>	<u>Common Name</u>	<u>Notation</u>	<u>Bayfront Zone</u>
BUDDLEIA (Species)	Butterfly Bush		C
CALCEOLARIA integrifolia	Golden Nugget/Russet		B
CALLIANDRA tweedii	Trinidad Flame Bush	good	
CALISTEMON (species)	Bottlebrush		B
CAMELLIA japonica			C
CARISSA grandiflora	Natal Plum		B
CEANOTHUS (Species)	Wild Lilac		C
verrucosus			B
CHAMAEROPS humilis	Mediterranean Fan Palm		B
CHOISYA ternata	Mexican Orange		C
CISTUS (Species)	Rockrose		B
CONVOLVULUS cneorum	Bush Morning Glory		B
COPROSMA baueri	Mirror Plant		A
CORONILLA glauca			C
COTONEASTER (Species)			C
CYTISUS (Species)	Broom		C
scoparius	Scotch Broom		B

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SHRUBS (continued)

<u>Botanical Name</u>	<u>Common Name</u>	<u>Notation</u>	<u>Bayfront Zone</u>
DAPHNE odora	Winter Daphne		B
DODONAEA viscosa	Rock Willow		B
viscosa atropupurea	Purple Hop Bush	limited life	
DURANTA plumieri	Sky Flower		
stenostachya	Brazilian Sky Flower		
ECHIUM fastuosum	Pride of Madeira		A
ELAEAGNUS pungens	Silverberry		A
ERIOCEPHALUS africanus			B
ESCALLONIA (Species)			C
rosea			B
EUONYMUS japonicus	Evergreen Euonymus		A
FATSIA japonica	Japanese Aralia	shade, red spider	B
GENISTA monosperma	Bridal Veil Broom		B
GREVILLEA thelemanniana	Hummingbird Bush		B

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SHRUBS (continued)

<u>Botanical Name</u>	<u>Common Name</u>	<u>Notation</u>	<u>Bayfront Zone</u>
HAKEA (Species)			B
HEBE (Species)			B
buxifolia	Boxleaf Hebe	good, particularly along coast	
HIBISCUS rosa-sinensis	Hibiscus	good	C
HYPERICUM (Species)	St. Johnswort		C
HYDRANGEA macrophylla	Bigleaf Hydrangea	good	
ILEX (Species)	Holly		B
ILLICIAM anisatum			C
IXORA chinensis			C
JUNIPERUS (Species)	Juniper		B
chinensis torulosa	Hollywood Juniper	mite on coast, no control	
conferta	Shore Juniper		A
pfitzeriana	Pfitzer Juniper		
LANTANA camara			C
LAVANDULA spica	Spike Lavender		A

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SHRUBS (continued)

<u>Botanical Name</u>	<u>Common Name</u>	<u>Notation</u>	<u>Bayfront Zone</u>
LAVATERA assurgentiflora	Tree Mallow		A
LEPTOSPERMUM (Species)	Tea Tree		B
laevigatum	Austrian Tea Tree	good	
LIGUSTRUM (Species)	Privet		B
ovalifolium			A
LIMONIUM	Statice, Sea Lavender	good	
LINUM	Flax		
LIPPIA citriopora	Lemon Verbena		C
LONICERA nitida	Box Honeysuckle		A
LUPINUS arboreus	Lupine or Lupin		B
LYCIUM richi			A
MAGNOLIA stellata	Star Magnolia		C
MAHONIA (Species)			C
MELALEUCA (Species)			B
armillaris	Drooping Melaleuca		A
ericifolia	Heath Melaleuca		A
nesophila	Pink Melaleuca		A

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SHRUBS (continued)

<u>Botanical Name</u>	<u>Common Name</u>	<u>Notation</u>	<u>Bayfront Zone</u>
MICHELIA fuscata	Banana Shrub		C
MONTERIA deliciosa	Split Leaf Philodendron	shade protected	
MUSA cavendishii	Banana	poor	
MYOPORUM laetum			A
MYRICA (Species)			B
NANDINA domestica	Heavenly Bamboo	good	
NERIUM oleander	Oleander	generally good	
OSMANTHUS (Species)			C
PHILODENDRON selloum	Philodendron	shade protected	
PHLOMIS fruticosa	Jerusalem Sage		A
PHOTINIA fraseri		good	
PITTOSPORUM (Species)			C
crassifolium			A
tobira	Tobira	good	B
viridiflorum	Cape Pittosporum		B

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SHRUBS (continued)

<u>Botanical Name</u>	<u>Common Name</u>	<u>Notation</u>	<u>Bayfront Zone</u>
POLYGALA dalmaisiana	Sweet Pea Shrub		B
POINAIANA gilliesi	Bird of Paradise Bush		B
PRUNUS (Species)	Flowering Cherry		C
ilicifolia	Hollyleaf Cherry		B
integrifolia	Catalina Cherry		B
PSIDIUM cattleianum	Lemon and Strawberry Guavas		B
PYRACANTHA lalandi	Firethorn		C
RAPHIOLEPIS (Species)			B
indica	Indian Hawthorn	good	
umbellata	Yeddo Hawthorn	good	
ovata			A
RHUS (Species)	Sumac		B
ROSMARINUS officinalis	Rosemary		B
ROMNEYA coulteri	Matilija Poppy		B
RUSCUS aculeatus	Butcher's Broom		A
SENECIO cineraria	Dusty Miller	poor	

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SHRUBS (continued)

<u>Botanical Name</u>	<u>Common Name</u>	<u>Notation</u>	<u>Bayfront Zone</u>
SEVERINIA buxifolia			B
SPARTUM junceum	Spanish Broom		B
STATICE perezii			A
TERNSTROEMIA gymnanthera		best as shade	
TEUCRIUM fruticans	Bush Germander		B
THEVETIA nereifolia	Yellow Oleander		C
TRACHELOSPERMUM jasminoides	Confederate Jasmine		
VIRUMNUM (Species)			C
carlesi	Korean Spice Viburnum		B
odoratissimum	Sweet Viburnum	red spider	
suspensum	Sandankwa		
WEIGELA florida			C
WIGANDIA caracasana			B

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SHRUBS (continued)

<u>Botanical Name</u>	<u>Common Name</u>	<u>Notation</u>	<u>Bayfront Zone</u>
XYLOSMA congestum		good	
senticosa	Xylosma		
YUCCA (Species)			B

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GROUND COVERS (30)

<u>Botanical Name</u>	<u>Common Name</u>	<u>Notation</u>	<u>Bayfront Zone</u>
ACANTHUS mollis	Bear's Breech	semideciduous, red spider	
AGAPANTHUS africanus	Lily-of-the-Nile	ok, good	
AJUGA reptans	Carpet Bugle	requires shade, mow yearly, requires good drainage	
ALYSSUM		good, white and yellow the strongest	(
ASPARAGUS sprengeri	Sprenger Fern	good, do not grow under shrub	
BEGONIA		good, select sun-tolerant	
BOUGAINVILLEA crown jewell	Bougainvillea	messy	
temple fire	Bougainvillea	messy	
CISSUS rhombifolia	Grape Ivy	good, invasive, some spider mite	(
CLIVIA miniata	Kaffir Lily	shade	
COPROSMA	Kirk's Coprosma	good near coast	
COTTONEASTER		scale, red spider, blight	
DICHONDRA repens	Lawnleaf		

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GROUND COVERS (continued)

<u>Botanical Name</u>	<u>Common Name</u>	<u>Notation</u>	<u>Bayfront Zone</u>
GAZANIA		good, many types/colors, requires mowing every 2 years	
HEDERA	Ivy	good, mow/cut every 2 years, rat home, do not plant under shrubs	
helix hahnii	Needlepoint Ivy	ivy subject to salt burn, excellent protection for rats	
HEMEROCALLIS	Daylily	good, many types	
JUNIPERUS chinensis pfitzeriana	Pfitzer Juniter	mite coastal, no control now	
conferta (horizontal species)	Shore Juniper		
sabina tamariscifolia	Tam Juniper	mite coastal, no control now	
LANTANA montevidensis		good for rough/bank areas	
LIMONIUM perezii	Statice, Sea Lavender	good, hardy (except Chula Vista tidelands)	
MESEMBRYANTHEMUM (Species)	Ice Plant	no vulgaris pickle type	
MOREA	Fortnight Lily	good	

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GROUND COVERS (continued)

<u>Botanical Name</u>	<u>Common Name</u>	<u>Notation</u>	<u>Bayfront Zone</u>
OSTEOSPERMUM fruticosum	Trailing African Daisy	care in selection and fungus problem, requires yearly mowing	
PELARGONIUM peltatum	ivy geranium	good	
PYRACANTHA	Firethorn	low maintenance, subject to blight	(
STRELITZIA reginae	Bird of Paradise	good, hardy	
TRACHELOSPERUM jasminoides	Star Jasmine	good, hardy	
VINCA minor	Periwinkle	partial shade, prune to control	(

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VINES (34)

<u>Botanical Name</u>	<u>Common Name</u>	<u>Notation</u>	<u>Bayfront Zone</u>
ALLAMANDA cathartica			B
ANTIGONON leptopus	Queen's Wreath, Coral Vine		C
ASPARAGUS falcatus	Sickle-Thorn Asparagus		A
BIGNONIA (Species)	Trumpet Vine		B
BOUGAINVILLEA (Varieties)			B
BOUSSINGAULTIA baselloides	Madeira Vine		C
CISSUS (Species)	Kangaroo Vine		A, B
CLEMATIS indivisa			B
CLERODENORUM thompsonae	Bleeding Heart Glory Bower		B
DIOSCOREA batatas			B
DISTICTIS lactiflora	Vanilla Trumpet Vine		C
FATSHEDERA lizei	Variegata	shade, frequent spraying, red spider, mealybug	
FICUS pumila	Creeping Fig		B

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VINES (continued)

<u>Botanical Name</u>	<u>Common Name</u>	<u>Notation</u>	<u>Bayfront Zone</u>
GELSEMIUM sempervirens	Carolina Jasmine		C
HARDENBERGIA (Species)	Lilac Vine		C
HIBBERTIA scandens	Guinea Gold Vine	good, slow	
IPOMEDEA (Species)	Morning Glory		B
JASMINUM (Species)	Jasmine		C
humile	Italian Jasmine		B
KADSURA japonica	Scarlet Kadsura		B
KENNEDYA rubicunda			C
LATHYRUS littoralis	Sweet Pea		A
LYCIUM barbarum			A
MUEHLENBECKIA complexa	Mattress Vine, Wire Vine		A

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VINES (continued)

<u>Botanical Name</u>	<u>Common Name</u>	<u>Notation</u>	<u>Bayfront Zone</u>
PASSIFLORA (Species)	Passion Vine		C
PHAEDRANTHUS buccinatorius	Blood-Red Trumpet Vine	good	
POLYGONUM aubertii	Silver Lace Vine		C
ROSA (Species)	Rose		C
laevigata			B
SULANUM wendlandi	Costa Rican Nightshade		C
STAUNTONIA coreacea			B
TECOMA capensis	Cape Honeysuckle		A
TRACHELOSPERMUM jasminoides	Star Jasmine		B
VITIS (Species)	Vine		C

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HERBACEOUS PLANTS (90)

<u>Botanical Name</u>	<u>Common Name</u>	<u>Notation</u>	<u>Bayfront Zone</u>
ABRONIA maritima	Verbena		A
umbrellata	Pink Sand Verbena		B
ACHILLEA (Species)	Yarrow		C
ALOE (Species)	Lily Family		A
ALYSSUM maritimum	Violet Queen/Minimum		A
ANAGALLIS linifolia	Pimpernel		C
ANCHUSA azurea	Loddon Royalist		C
ANEMONE japonica	Japanese Windflower		C
ANTIRRHINUM majus	Snapdragon		C
ARENARIA balearica	Corsican Sandwort		C
ARMERIA vulgaris?	Thrift, Sea Pink		A
ASPLENIUM maritimum	Fern		A
ATRIPLEX semibaccata	Australian Saltbush		A
AUBRIETA deltoidea	Common Aubrieta		B
BELLIS perennis	English Daisy		B
CALENDULA officinalis	Pot Marigold		B
CAMPANULA (Species)	Bellflower		C

HERBACEOUS PLANTS (continued)

<u>Botanical Name</u>	<u>Common Name</u>	<u>Notation</u>	<u>Bayfront Zone</u>
CENTRANTHUS ruber	Jupiters Beard		B
CERASTIUM tomentosum	Snow-in-Summer		B
CERATOSTIGMA plumbaginoides	Dwarf Plumbago		A
CHRYSANTHEMUM maximum	Shasta Daisy		C
COREOPSIS lanceolata	Coreopsis		B
maritima	Sea Dahlia		A
DELPHINIUM ajacis	Larkspur		C
DIANTHUS (Species)			B
DIMORPHOTHECA (Species)	Cape Marigold, African Daisy		C
DUDLEYA pulverulenta			A
ECHEVERIA (Species)	Metallica		A
ERIGERON mucronatus	Fleabane		B
ERIOPHYLLUM caespitosum			A
ERYNGIUM amethystinum	Sea Holly		A
ERYSIMUM capitatum?	Blister Cress, Wallflower		A

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HERBACEOUS PLANTS (continued)

<u>Botanical Name</u>	<u>Common Name</u>	<u>Notation</u>	<u>Bayfront Zone</u>
GAILLARDIA aristata	Blanker Flower		C
GAZANIA (Species)			B
GEUM (Varieties)	Avens		C
GLAUCIUM flavum	Yellow Horned Poppy		A
GODETIA (Species)			C
GRIDELIA robusta			A
GYPSOPHILA (Species)	Baby's Breath		
HEDYCHIUM coronarium	White Ginger Lily		
HEDYSARUM coronarium			B
HEMEROCALLIS aurantiaca	Daylily		B
HEUCHERA sanguinea	Coral Bells		B
IBERIS (Species)	Candytuft		B
gibraltarica	Candytuft		A
IRIS germanica			B

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HERBACEOUS PLANTS (continued)

<u>Botanical Name</u>	<u>Common Name</u>	<u>Notation</u>	<u>Bayfront Zone</u>
KNIPHOFIA uvaria	Red Hot Poker, Torch-Lily, Poker Plant		C
LAVATARA olbia	Tree Mallow		B
LILIUM (Species)	Lily		C
LIMNANTHES douglasi	Meadow Foam USA		C
LINUM (Species)	Flax		B
LIPPIA canescens			B
LIRIOPE spicata	Creeping Lily Turf		B
LUPINUS (Species)	Lupine		B
MALCOMIA maritima	Virginian Stock		B
MATHIOLA incana			C
MEDICAGO denticulata			A
MESEMBRYANTH aequilaterrale (Ice Plant)			A
crystallinum	Ice Plant		A
edule			A
floribundum			A

HERBACEOUS PLANTS (continued)

<u>Botanical Name</u>	<u>Common Name</u>	<u>Notation</u>	<u>Bayfront Zone</u>
NIGELLA damascena	Love-in-a-Mist		C
OPHIPOGON (Species)	Lily Turf		B
PAPAVER (Species)	Poppy		C
PELARGONIUM (Species)	Geranium		B
PETUNIA hybrida	Common Garden Petunia		B
PHLOX drummondii	Annual Phlox		B
PHORMIUM tenax	New Zealand Flax		A
PORTULACA grandiflora	Portulaca, Rose Moss		B
SALVIA (Species)	Sage		B
SAXIFRAGA (Species)	Saxifrage		C
cordifolia			B
SCABIOSA (Species)	Pincushion Flower		C
caucasica	Perennial Pincushion Flower		B
SEDUM (Species)	Stonecrop		B
acre	Goldmoss Sedum		A

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HERBACEOUS PLANTS (continued)

<u>Botanical Name</u>	<u>Common Name</u>	<u>Notation</u>	<u>Bayfront Zone</u>
SEMPERVIVUM (Species)	Houseleek		A
SENECIO (Species)			B
cineraria	Dusty Miller		A
STATICE (Species)	Statice		A
STERNBERGIA lutea	Lilies of the Field		C
STOKESIA laevis	Stokes Aster		C
TAGETES (Species)	Marigold		C
THYMUS (Species)	Thyme		B
TITHONIA rotundifolia	Mexican Sunflower		C
VENIDIUM (Species)			C
VERONICA (Species)	Speedwell		B
VINCA major?	Periwinkle, Myrtle		B
VIOLA (Species)	Violet, Pansy		C
ZEPHYRANTHES (Species)	Zephyr Flower, Fairy Lily		C
ZOYSIA tenuifolia	Emerald Zoysia		B

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2. Development and Maintenance Standards--Landscaping, City of San Diego Planning Commission, September 1970.
3. Ornamental Plants for Subtropical Regions, Roland Stewart Hoyt, Livingston Press, Los Angeles, CA, 1938.
4. Plant Recommendations, Port Maintenance Department, Jerry Wold, August 1983.
5. Trees of San Diego, A Pictorial Guide, Patricia Waldron, San Diego Science Foundation, San Diego, CA, 1966.

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Re Amendment of BPC Policy 713,]
Tenant Landscaping Improvements]
and Maintenance]

RESOLUTION 84-107

BE IT RESOLVED by the Board of Port Commissioners of the
San Diego Unified Port District, as follows:

That Board of Port Commissioners Policy No. 713, Tenant
Landscaping Improvements and Maintenance, as amended, a copy
of which is on file in the office of the District Clerk, is
hereby adopted.

ADOPTED this 27th day of March, 1984.

Presented By: DON L. NAY, Port Director

By

[Signature]
ASSISTANT PORT DIRECTOR

Approved: JOSEPH D. PATELLO, Port Attorney

[Signature]

(4)

SAN DIEGO UNIFIED PORT DISTRICT

AGENDA ITEM 11
REFERENCE
COPY

DATE: February 3, 2009

54579

SUBJECT: RESOLUTION ADOPTING REVISION TO BOARD OF PORT COMMISSIONERS (BPC) POLICY NO. 713 – TENANT LANDSCAPING IMPROVEMENTS AND MAINTENANCE

EXECUTIVE SUMMARY:

Staff recommends that the Board of Port Commissioners adopt a revision to BPC Policy No. 713 – Tenant Landscaping Improvements and Maintenance to change the project size subject to this policy and to re-format the language. This policy was adopted by the Board on December 3, 1968 in order to foster and encourage excellence in landscape design on Port Tidelands. Staff is reviewing all existing BPC Policies to ensure that they are current and in a similar format.

RECOMMENDATION:

Adopt a Resolution authorizing revision to BPC Policy No. 713 – Tenant Landscaping Improvements and Maintenance.

FISCAL IMPACT:

This Board action has no fiscal impact.

COMPASS STRATEGIC GOALS:

The review and update of our Board Policies ensure content, accuracy and consistency, while supporting our objective to continuously evaluate and improve our business systems and processes.

This agenda item supports the following Strategic Goal(s).

- ☐ Promote the Port's maritime industries to stimulate regional economic vitality.
- ☒ Enhance and sustain a dynamic and diverse waterfront.
- ☒ Protect and improve the environmental conditions of San Diego Bay and the Tidelands.
- ☒ Ensure a safe and secure environment for people, property and cargo.
- ☐ Develop and maintain a high level of public understanding that builds confidence and trust in the Port.
- ☐ Develop a high-performing organization through alignment of people, process and systems.
- ☐ Strengthen the Port's financial performance.
- ☐ Not applicable.

ACTION TAKEN: 02-03-2009 - Resolution 2009-32

DISCUSSION:

The original BPC Policy No. 713 exempted minor projects costing less than \$1,000 from the requirement for submission of landscape plans. Staff recommends that the Board increase the dollar amount to \$50,000 for minor projects which would be exempt from the submittal of landscape plans.

The other minor revision replaces "Port Director" with "Executive Director" in the text of the policy.

Port Attorney's Comments:

The Port Attorney has reviewed and approved the requested document for form and legality.

Environmental Review:

This proposed Board action is not subject to CEQA, as amended.

Equal Opportunity Program:

Not applicable.

PREPARED BY: Paul Fanfera
Assistant Vice President, Operations



BPC Policy No. 713

SUBJECT: TENANT LANDSCAPING IMPROVEMENTS AND MAINTENANCE

PURPOSE: To Establish and Maintain Standards for Tenant Landscaping Improvements and Maintenance

POLICY STATEMENT:

1. It is the policy of the District 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.
 - d. Change of use.
3. The following projects are exempt from the above requirements:
 - a. Minor projects costing less than \$50,000.00. Deleted: 1
 - b. Repairs to existing buildings.
 - c. Projects where the existing landscaping is sufficient to meet the intent of this policy, as determined by the Executive Director. Deleted: Port
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. All landscaping shall be installed and maintained in accordance with this policy, the guidelines and standards as set forth in Appendix "A", and the determinations and interpretations made by the Executive Director.

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RESOLUTION NUMBER AND DATE. 84-107, dated March 27, 1984
(Supersedes BPC Policy 713, Resolution No. 68-298, dated December 3, 1968)