

**COUNCIL POLICY
CITY OF CHULA VISTA**

SUBJECT: SHADE TREE POLICY	POLICY NUMBER	EFFECTIVE DATE	PAGE
	576-19	May 22, 2012	1 OF 2

ADOPTED BY: Resolution No. XXXXXX

DATED: 1-3-12

AMENDED BY:

BACKGROUND

The Municipal Code requires the installation of trees in parking lots (19.62.090 and 19.58.230) and new subdivisions (18.32.110). The Climate Change Working Group recommended that policies for shade trees be adopted that complement existing tree and water conservation policies for both public and private projects to address the effects of urban heat islands and to reduce the risks from local climate change impacts. The Climate Change Working Group also recommended that the policies not be so prescriptive as to preclude the use of other shade structures including, but not limited to, solar carports.

PURPOSE & APPLICABILITY

It is the purpose of this policy to provide guidelines for the selection & placement of new shade trees as well as the retention of existing shade trees for both public and private projects within the scope of this policy. It also includes alternative measures to be implemented where tree planting is not feasible.

The following projects are subject to the Shade Tree Policy:

- a. All new parking lots. (Includes public, private and Capital Improvement Program projects.)
- b. All new public and private streets (excluding alleyways.)

POLICY

Parking lots

1. Provide shade trees for all new parking lots that, in good growing conditions, will achieve 50% canopy cover over the parking stall areas five to fifteen years after the planting date for that tree (acknowledging the competing space requirements for utilities, site lines, accessibility or other parking lot design features) and providing light colored ("cool") paving and/or shade structures in those areas to meet the 50% coverage requirement if the use of shade trees is limited due to the abovementioned reasons.

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Street Trees

2. Street trees shall be appropriate to the space available for planting them, as determined by the City of Chula Vista Arborist, to encourage growth of a large canopy. The objective shall be to maximize shade cover acknowledging the competing space requirements for utilities, site lines, drives ways, visibility functions, accessibility or other street design functions in those corridors and providing light colored "cool" paving if the use of shade trees is limited due to the abovementioned reasons.
3. The Director of Public Works, or designee with responsibility for public street trees, shall develop the GIS inventory of street trees to propose thematic corridors of shade trees pursuant to Municipal Code 12.32.180.

Existing Trees

4. The canopy of substantial healthy existing trees retained and integrated into the proposed design shall be credited 150% of the anticipated shade coverage of a new tree in the same location.

All Areas

5. Waiver of policy - The Public Works Director & Director of Development Services may waive the shade tree requirement for a project upon a finding by both Directors of infeasibility and if alternate elements are proposed such as light colored ("cool") paving, shade structures or other alternative means of compliance on the site to the satisfaction of the above Directors.
6. Nothing in this policy shall limit the tree requirements set forth in the Municipal Code, the City of Chula Vista Landscape Manual, and the ANSI 300 Guidelines.