

PARKING LOT TREE DESIGN CRITERIA AND SPECIFICATIONS RESOLUTION

(PERTAINING TO ORDINANCE 25.58)

Parking Lot Tree Requirements

The intent of this section shall be to improve and maximize landscaping within the off-street open parking areas including, but not limited to, providing fifty percent (50%) or more of shade coverage in parking lot areas within ten years. Parking lot trees in a single row of parking stalls shall be provided and maintained at the ratio of one (1) medium or large-scale tree for every three (3) stalls. For a double row of parking stalls trees shall be planted and maintained at the ratio of one (1) medium or large-scale tree for every six (6) parking stalls. A diversity of tree species is required. The minimum size tree planted shall be no less than a twenty-four (24") inch box tree, sized to specifications according to the American Standard for Nursery Stock (ANSI Z60.1) and Arizona Nursery Association Grower's standards. Low water use and "native" plant materials shall be encouraged and used to the greatest extent possible. Problematic trees having shallow or invasive roots or having brittle or weak branching structure shall be prohibited. All trees shall be planted and maintained according to the City of Palm Desert's "Landscape Guidelines" and in such a manner to maximize the growth, health and longevity of the plantings. Parking lot trees adaptable to the Coachella Valley environment shall be selected and planted according to the recommended parking lot tree list in Exhibit "A" of the ordinance codified in this chapter, on file in the City Clerk's office and/or approved by the City's Landscape Manager.

Plan Review Process

Landscape and irrigation plan submittals shall be subject to approval by the City's planning department, Landscape Manager, and additional requirements per City Ordinance 24.04 (water-efficient landscape). All drawings shall clearly identify tree and shrub species, sizes, locations, and spacing; location of street signs, lights, utilities, and driveways; irrigation layout design; and maintenance schedule for the care of plants and the irrigation system.

Tree Selection

Multiple tree species are required when six (6) or more parking stalls require landscaping. The number of tree species is based on the total amount of parking spaces.

PARKING LOT TREE DESIGN CRITERIA AND SPECIFICATIONS RESOLUTION (pertaining to ordinance 25.58)
 Page 2 of 7

When required to plant one (1) or two (2) tree species, use evergreen trees only. Semi-evergreen trees and deciduous trees may be used when selecting three (3) or more tree species, as noted herein:

Parking Spaces Required	Number Of Trees*	Number of Tree Species Required	Tree Type
1 – 6	1 - 2	1 tree type	Evergreen
7 - 30	2 – 10	2 tree types	Evergreen
31 – 90	11 – 30	3 tree types	Evergreen/Semi-Evergreen/Deciduous
more than 91	31 +	4 or more tree types	Evergreen/Semi-Evergreen/Deciduous
<ul style="list-style-type: none"> • Deciduous trees may be used in substitution for semi-evergreen trees. Limit the use of deciduous/semi-evergreen trees to no more than one-third (1/3) of the total tree quantity. • Native and small-scale trees need room to develop low spreading branch structure and may interfere with pedestrian and vehicular traffic. Compared to other tree species, native and small-scale trees will require more maintenance and a higher replacement ratio. Therefore, if these species are used in planters, they must have a single trunk, trained as a standard, and limited to no more than one-quarter (1/4) of the total tree quantity. • One (1) tree for every three (3) parking spaces in single stall row and one (1) tree for every six (6) parking spaces in double row. 			

Trees in planters shall have a single-trunk and shall have a minimum trunk size of no less than one and one-half (1-½ ") inch diameter. The canopy shall be an average of eight to ten (8' to 10') feet in height and shall be three to four (3' to 4') feet in width.

Multi-trunk trees are generally considered accent trees and shall be permitted in planting areas provided the area permits the natural spread and development of the tree canopy. Multi-trunk trees shall be no less than a twenty-four (24") inch boxed tree. The average trunk diameter of each major branch shall be no less than one (1") inch in diameter. Under no circumstance shall the pruning of multi-trunk trees be allowed to constrict the development of the canopy.

Substitutions

Substitutions may be approved or rejected by the City's Landscape Manager and may be referred to the Architectural Review Commission for approval or rejection. All substitution requests must be submitted in writing to the City's Landscape Manager and shall be agreed to or rejected in writing.

Planting Requirements.

All planting shall conform to the City of Palm Desert's "Landscape Installation Guidelines". When planting small-scale and columnar trees, plant no less than fifteen (15') feet apart and no greater than twenty-five (25') feet apart. Native and medium-scale trees shall be spaced no closer than twenty-five (25') feet apart and large-scale trees spaced a minimum of thirty-five (35') feet apart. Planting of non-desert, deciduous, and evergreen trees is not recommended when daily air temperatures exceed 100° Fahrenheit. Stockpiling of plant material is only permitted by approval. Approval for stockpiling may be obtained by submitting a written request to the City's Landscape Manager and it shall be agreed to or rejected in writing. Approved, stockpiled plant material shall be properly watered, protected from the sun, and inspected and approved by the City's Landscape Inspector prior to installation. Approval of stockpiled plant material shall be granted by written notice.

Planter Requirements.

New or retrofitted tree planters shall be a minimum of nine (9') feet by seven (7') feet, measured to the outside perimeter of the planter, and shall have no less than forty-eight (48) square feet of permeable planting area.

Parking Lot Irrigation Requirements.

Irrigation systems within parking lots are required. The irrigation system shall be automated with use of an irrigation control timer. Irrigate trees with drip emitters, bubbler heads, or sub-terrain low volume drip system approved by the Landscape Manager. Trees shall be irrigated separately from shrubs and ground covers. Irrigation systems must thoroughly saturate all exposed soil in planters to a depth of twenty-four (24") inches and/or

the lower boundary of the tree rooting zone. All systems shall conform to the City of Palm Desert's "Landscape Installation Guidelines".

Installation and Inspection of Plant Material and Irrigation System.

Install all plants and irrigation systems according to the City of Palm Desert's "Landscape Installation Guidelines". The owner shall guarantee the quality of work, health, and condition of plants and installation of materials including, but not limited to, plant types, size, spacing, and irrigation systems. The landscape architect or the designer of record shall be responsible for periodically inspecting and approving to specification the installation of all landscape elements. Prior to final acceptance of the project, the City shall accompany the landscape architect or designer of record to inspect and certify that the installation is in compliance with the approved plans and specifications. All corrections, adjustments, and/or replacement of landscape elements shall be made prior to final approval by the City. Execution of a "Landscape Maintenance Agreement" shall also occur prior to final approval by the City. In the event corrections cannot be made or an installation cannot be completed prior to issuance of a "Certificate of Occupancy", the City shall require a cash deposit equal in value to the amount of landscaping not completed. Failure to complete the project in a timely manner may result in the City using the cash deposit to complete said work. A cash deposit is returned only when the city gives final approval of the project.

Landscape Maintenance Agreement and Requirements

A "Landscape Maintenance Agreement" shall be required and executed prior to issuance of a "Certificate of Occupancy". The agreement insures that the long term care of all landscape elements is properly conducted to the highest arboricultural and horticultural standards. The City shall conduct periodic inspections to ensure that the property owner is complying with the agreement. The property owner is ultimately responsible for the quality of all plant material and irrigation systems and is responsible to maintain all landscape and irrigation systems in perpetuity. If the landscape or irrigation system fails to pass inspection, the owner shall be responsible for making corrections and/or replacing materials to ensure compliance with applicable codes and regulations

within thirty (30) days notice by the City. A Landscape Maintenance Agreement shall contain, but not be limited to, landscape maintenance requirements and a set of “as built” irrigation and landscape plans.

Maintenance shall include, but not be limited to; proper pruning, watering, and fertilization of plants; periodic replacement of mulch; irrigation system repairs and adjustments; removal, adjustments and/or replacement of tree stakes and/or guy wires; and weed removal. Organic mulch and compost shall be utilized periodically as a top dressing wherever practical. The removal of weeds is required. All missing, dead, dying or injured tree(s) shall be replaced within 30 days. Unless otherwise approved, the replacement tree(s) shall be the same size and type as removed. The minimum size replacement tree(s) allowed shall be no less than a twenty-four (24") inch boxed tree.

All major tree pruning work for maintenance shall be supervised by an ISA Certified Arborists. All pruning shall be performed with an overall goal of providing maximum tree canopy development. The topping of trees is prohibited. Pruning to reduce the canopy coverage of a tree is also prohibited unless approved by the City’s Landscape Manager. Request for approval of canopy coverage reduction shall be made in writing to the Landscape Manager and shall be agreed to or rejected in writing. All significantly injured, decayed or dead trees, and trees found to be significantly damaged by improper pruning shall be removed and replaced at the property owner’s expense. All maintenance work performed shall be in accordance with the City of Palm Desert’s “Landscape Maintenance Guidelines”.

GLOSSARY

Accent Tree:	Includes multi-trunk, small-scale, and columnar trees whose purpose is more for aesthetic or screening purposes rather than for shading purposes.
Boxed Tree:	A container-grown tree in a controlled nursery environment.
Canopy:	The upper portion of a tree from the lowest branch on the trunk to the top.
Certified Arborists:	A person demonstrating and passing a technical competence test showing knowledge in the growth, development and management of trees and other woody plants in the residential, commercial and public landscapes. Certification is obtained through the International Society of Arboricultural.
Columnar:	The form of a tree that grows more upright and narrow than broad and spreading.
Deciduous:	Trees or shrubs that seasonally lose their leaves.
Diameter:	The width of the trunk of a tree or plant.
Diversity:	A mix or variety of tree species in order to reduce the risk of disease and insect infestations and to create variation in growth rates and tree canopy development.
Evergreen:	Trees or shrubs having foliage on branches throughout the year.
Landscape:	Includes elements such as trees, shrubs, groundcovers and mulch.
Large-scale Tree:	A tree whose average height is more than 50 feet tall.
Low-Water Use:	A category of water consumption based upon local research and usually applied to plant material..
Medium-scale Tree:	A tree whose average height is between 35 to 45 feet tall.

Mulch:	An organic or in-organic material loosely placed over soil surface.
Multi-trunk Tree:	A tree having three or more major branches originating from the base of a tree.
Native:	Originating naturally in a particular region or part of an area.
Organic Mulch:	None to moderately composted woody organic material in larger to medium particles most often used as a ground cover.
Organic Compost:	Organic material that has been biologically and finely decomposed under controlled conditions to a point of stabilization. Most often used as a soil amendment.
Plantings:	Includes appropriate shrubs, trees, ground covers and mulches.
Planters:	Designated confined planting areas located within a paved area intended to support the growth and development of trees and other plant materials.
Pruning:	The cutting away of unwanted parts of a plant.
Semi-deciduous:	A tree that loses a significant amount of leaves in the dormant season.
Small-scale Tree:	A tree whose average height is between 15 to 25 feet tall.
Species:	A group of plants having similar origins but each plant having individual and unique characteristics.
Standard:	The training of a plant to have one single trunk. Origination of branches may vary depending on plant type, size and intended purpose.
Stockpiled:	The temporary storage of plants or materials on a site.
Topping:	A severe type of pruning involving the cutting back of branches and the leaving of long stubs at branch ends, producing less than desirable results with respect to the tree's natural form.