

Streetscape and Median Development Standards



City of Costa Mesa

Streetscape and Median Development Standards

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1.0 INTRODUCTION/EXECUTIVE SUMMARY

These Streetscape and Median Development Standards represent the adopted “Vision” (City Council, 1999) for the future of the City of Costa Mesa streetscapes. Costa Mesa’s heritage is predominately agricultural, with unobstructed open space. The urbanization of Orange County in the last 30 years has resulted in the replacement of this open quality with residential, commercial, and industrial structures and uses, connected by miles of streets. In order to recapture some of the agrarian element of the City’s past and to preserve and enhance it for the City’s future, Costa Mesa rededicates itself to an urban design emphasizing an extensive tree and landscaping program within the public rights-of-way, and on private properties.

The Streetscape and Median Development Standards have been created to meet the goal of providing this special urban design for the City, to enhance recreational opportunities, and to improve and protect the future visual quality of Costa Mesa. The standard design details illustrate the approved “Blueprint” for all new streetscape corridor/parkway projects administered by the City’s Development Services and Public Services Departments. In addition, the Standards address policies in the General Plan (Transportation Element, Policies 166 and 200; Land Use Element, Policies 245 through 250).

Costa Mesa has met the requirements for and has the privilege of being designated “Tree City USA.” Consequently, these Standards focus particularly on increasing and improving the inventory of trees in the community. Consideration and attention have been given to the preservation and protection of existing healthy trees, especially in the residential parkways. The Standards also encourage the use of appropriate species of canopy trees along the parkways, in the street medians, and in the street setback landscaped area on private commercial, industrial, and residential (multi-family) property. Consistent, yet distinct streetscape corridors will be created through the use of cohesive median and side parkway development along with city-wide standardized street furniture: entry signs, bus benches, streetside rest benches, trash receptacles, and specialized furniture (i.e., Downtown Costa Mesa).

The Streetscape and Median Development Standards (Standards) encompass established criteria for the selection of plants, site furnishings, medians or other improvements located within the public rights-of-way throughout the City. It is a dynamic document intended as a framework to guide the installation of certain public right-of-way improvements and the preservation of those already existing. However, when changes to the Standards may become necessary. The Parks and Recreation Commission is authorized by the City Council to consider and approve changes to the Standards without further consideration by the Council.

2.0 PRIVATE PROPERTY LANDSCAPE SETBACKS

Landscape setbacks on private property (excluding property within the R1 zone) are required to be professionally landscaped and irrigated, and maintained in a healthy condition, according to the provisions of Chapter VII, Landscaping Standards, of the City's Zoning Code. To ensure that the City's urban forest thrives, only acceptable trees shall be allowed as described below.

2.01 Tree Selection Criteria

The street setback landscaping on private property provides an image of the City to the public. The establishment of a list of appropriate trees for the Costs Mesa area, grouped into categories based on projected root growth, can assist private property owners in their selection of trees in the setback area.

Trees selected for street landscaped setbacks shall be suitable to the property with regard to the soil, other plant material, site design, location (near hardscape, meters, electrical transformers, backflow prevention devices, overhead/underground utilities, sewer pipes, signs, and street lighting) and building architectural style. When necessary, trees shall be planted with root barriers to control linear root growth. Acceptable tree species include those trees listed on applicable street(s) in Appendix B "Recommended Street Tree Palette (By Street)," and trees listed in Appendix D "Private Property Tree Palette."

2.02 Street Tree Palette Description

The list of trees in Appendix C, "Public Parkway and Median Tree Planting Setbacks & Minimum Spacing," is grouped according to the growth needs of their root systems. Tree species are identified by botanical and common name, mature height, remarks concerning special characteristics or growth habits of each tree, and tree type (evergreen, deciduous, semi-deciduous, conifers, and palms).

3.0 PUBLIC RIGHTS-OF-WAY AND PARKWAYS – GENERAL CRITERIA

The conservation of parkway trees, in the public rights-of-way, is a joint effort between the City and the adjacent property owner/tenant. Property owners/tenants are requested to properly irrigate their parkway, including trees, and report any damaged or suspected diseased trees to the Public Services Department. The Public Services Department is responsible for tree planting, insect and disease control, periodic tree pruning, and removal, if warranted.

In residential areas, a parkway suitable for landscaping typically exists between the street curb and sidewalk. This area is normally part of the public rights-of-way, and requires a permit from the City to install any improvements other than ground cover, turf, or low shrubs. In order to soften the appearance of the public rights-of-way, which consists mostly of pavement and concrete, the City requires that this area be landscaped and continuously maintained and irrigated by the adjacent homeowner.

The preferred landscape materials for the parkway area include turf, ground cover, and shrubbery with a maximum mature height of 18 inches. Notwithstanding the foregoing, landscape shrubberies may exceed 18” in height within the medians and parkways where there is no line of sight vehicle safety issue. If contacted by the adjacent property owner, the City will plant a tree in the parkway at no cost to the property owner. As noted in the previous paragraph, parkway trees are to be properly irrigated by the property owner.

Unacceptable materials in the parkway area include asphalt, concrete (other than a four foot wide walkway from the curb to the sidewalk), brick, pavers, raised planters, fencing, structures (other than mailboxes), hazardous plant material (such as cactus, roses, and other thorn-bearing or highly poisonous plants), and trees other than as designated in these Standards.

4.0 CRITERIA FOR PARKWAY TREE REMOVAL/REPLACEMENT

Based on guidelines established by City Council ordinance, the Public Services Director is authorized to approve or deny all tree removal requests, or may agendaize any removal request for review by the Parks and Recreation Commission.

Any removal decision made by the Public Services Director may be appealed to the Parks and Recreation Commission for review. Decisions made by the Parks and Recreation Commission are final and may not be appealed to the City Council. The Public Services Director will notify the property owner/applicant of every decision to ensure that any appealed decision will not be implemented until after the appeal is heard.

Decisions made by the Parks and Recreation Commission are valid for a period of one year. All requests for removal and specified mitigation measures approved by the Parks and Recreation Commission must be completed by the applicant within one year from the date of approval. If tree removal and/or mitigation is not completed within one year, the approval is rescinded.

Tree removal denials made by the Parks and Recreation Commission may not be reconsidered for a period of one year from the date of denial.

All property owners/applicants wishing removal of a parkway tree(s) shall complete the "Request for Tree Removal" application available from the Public Services Department. Removal requests will fall into one of three categories:

- Category 1 – Health and Safety Removals
- Category 2 – Accelerated Removals
- Category 3 – Discretionary Removals

4.0.1 Category 1 – Health and Safety Removals

Removal of a street tree at no cost to the property owner/applicant may be considered on the following basis, and in accordance with Public Services policies:

- If the tree is dead, dying, critically diseased, or damaged beyond reasonable repair.
- If the tree is causing a safety hazard (such as significant sidewalk and curb uplifting), and root pruning is determined not to be a viable option. Root pruning, sidewalk shaving, and sidewalk rerouting shall be considered as alternative options when evaluating the removal of trees that are causing safety hazards.

- If the tree presents a foreseeable risk of injury and liability to the public.

If the tree is damaging vital infrastructure (such as sewer, water, gas, electrical conduit) or other major structural damage, proof of damage must be submitted by the property owner/applicant prior to the final approval and scheduling by the Public Services Director.

4.0.2 Category 2 – Accelerated Removals

The City may remove or allow a street tree to be removed, as a “convenience” to property owners or other City departments, if the tree meets the “Accelerated Removal Criteria” and the property owner agrees to the following Criteria and Conditions:

Criteria

- a. The tree(s) is a City designated “Problem Tree Species” (Ficus microcarpa or F. retusa, F. nitida, Fraxinus uhdei, Schinus terebinthifolius, Cupaniopsis anacardioides or other tree species so designated by the Parks and Recreation Commission), or...
- b. The Director may determine to remove a tree based on the following factors and determine the individual tree to be a ‘nuisance’ and qualify for an Accelerated Removal, with all Conditions to be met in order to allow for the removal of the parkway tree:
 - Any tree, where the amount and/or nature of litter from the tree (pods, seeds, flowers, sap, etc.), is significantly greater than can be expected from a typical tree of that variety; or
 - Any tree, where impacts on surrounding public or private property improvements (i.e. hardscape, landscape, masonry structures, etc.) are significant or are potentially significant in the future; or
 - The tree is causing unreasonable impacts on the property owner where it is located.

Conditions

- a. If the sidewalk, curb and/or gutter are damaged by said property owner/applicant (final conditions shall be inspected by the City), the property owner/applicant agrees to pay for all damaged concrete within forty-five (45) calendar days after tree removal. If damage occurs, the property owner/applicant agrees to obtain all permits and provide a bond for completion, and securing a licensed contractor.

- b. If tree is to be removed by City, City staff will prepare a cost estimate for removal based on established contract prices. The property owner/applicant agrees to pay for the service by check or cash. If tree is to be removed by property owner/applicant, the City will require an approved licensed, bonded and insured contractor to remove the tree and stump. Date of removal shall be approved by the Public Services Department.
- c. The property owner/applicant agrees to pay the Public Services Department for tree replacement costs based upon the adopted City Council 3:1 tree replacement ratio. For every one mature tree removed, three (3) new trees consisting of one (1) 24" box tree and two (2) 15-gallon trees shall be planted, with tree locations to be determined by the Public Services Department. Property owner/applicant agrees that the Public Services Department will select the tree species and determine minimum acceptable tree species height, trunk caliper, and crown development criteria.

4.0.3 Category 3 – Discretionary Removals

Requests for removal of City-owned trees in parks, parkways, or rights-of-way not covered under Category 1 or Category 2 shall be agendized for review and determination by the Parks and Recreation Commission.

Final determination by the Parks and Recreation Commission will be based on information provided by the property owner/applicant as well as the following:

- 1) Is the request from City staff, commercial applicant, or residential property owner/tenant?
- 2) Are there alternatives to removal which have not been considered?
- 3) Who will bear the financial responsibility for removal/transplanting/replacement?
- 4) Is transplanting a viable option from the standpoint of tree survivability?
- 5) Is "in-kind" replacement or 3:1 replacement (1-24" box, plus 2-15 gallon) more appropriate?
- 6) What are the aesthetic impacts to the neighborhood or to existing planting themes?
- 7) Does the removal pose any adverse impacts to adjacent property owners?

4.01 Penalties for Illegal Removal or Destruction of Street Tree

Any person who illegally removes or destroys any street tree shall be subject to penalties as listed and enforced under Section 1-33 of the Costa Mesa Municipal Code.

4.02 Tree Selection Guidelines for Public and Private Property

Whether installed as replacement or new trees, these Standards include recommended lists of trees, corresponding with generalized tree selection and planting criteria for streets designated as major or secondary arterial and collector streets; residential streets; private property street landscaped setbacks. Selection of a tree species shall be guided by the following recommendations.

a. Trees Recommended for Major and Secondary Arterial and Collector Streets

- 1) Public Parkways and Medians: The selection of tree species for public parkways and medians along major and secondary arterial and collector streets shall be determined by both the Recommended Street Tree Palette (Appendix B) and Section 6.02, 6.03 and 6.04 of the Standards.
- 2) Private Property Street Landscaped Setbacks: The selection of tree species for private property street landscaped setbacks along major and secondary arterial and collector streets shall be from the Recommended Street Palette (Appendix B) or the Private Property Tree Palette (Appendix D).

b. Trees Recommended for Public Parkways on Residential Streets

Many of Costa Mesa's residential streets have limited parkway space, resulting in trees competing for vertical and/or horizontal clearance with streetlights, overhead utilities, or other obstructions. To reduce the potential conflict with these features, and provide streetscape continuity, it is recommended that trees selected for public parkways be chosen from the "Recommended Street Tree Palette (By Street)," (Appendix B). As an alternative, City staff or a property owner may select a parkway tree based on the tree grouping characteristics from the "Public Parkway and Median Tree Planting Setback & Minimum Spacing" (Appendix C) or the "Private Property Tree Palette," (Appendix D). The selection must be made from the trees listed as appropriate for the size of parkway width and available space to allow proper establishment and adequate space based on the size of the tree at maturity.

Tree species that have growth characteristics that would normally prevent them from being selected for a particular planting location may be planted only when those tree species are the designated street tree for the location and are planted with root control barriers, per City standards.

Approval of trees selected from palettes other than the “Recommended Street Tree Palette”, shall be obtained from the Maintenance Services Division of Public Services, upon written request by the property owner.

All trees shall be planted in accordance with City Standard PS.114. Root control devices, when required by the Public Services Department, shall be installed (per manufacturer’s instructions), and in accordance with PS.115 on all trees not able to conform or exceed ground setbacks.

c. Public Parkways Tree Selection and Planting Criteria

(1) Criteria For Selecting Trees

- **MATURE HEIGHT:** Consideration of a tree’s mature height is important to prevent conflict with overhead wires, streetlight, strong or prevailing winds and underground utility/sewer lines. Consideration should also be given to the height of mature trees as it relates to trimming and pruning needs.
- **MATURE WIDTH OF TREE:** The following conflicts shall be avoided: crowding of other adjacent trees, encroachment on other’s property, nuisance to street sweeping, sanitation and trucks, etc. Appropriate spacing shall be considered to avoid overcrowding.
- **ULTIMATE ROOTING CHARACTERISTICS OF MATURE TREES:** Shallow rooted trees shall be avoided because they compete with turfgrass, interfere with underground utility lines, clog sewers, raise curbs and sidewalks, and create pedestrian and vehicular hazards.
- **NON-SUSCEPTIBILITY OF THE TREE SPECIES TO DISEASE OR PESTS:** Disease or pest-prone tree species shall be avoided.
- **LOW MAINTENANCE:** Tree species that require excessive pruning, spraying, fertilizing or watering shall be avoided.
- **GROWTH HABIT OF TREE SPECIES:** rapid growing trees are often dangerous in high winds and should be avoided.
- **LIFE SPAN OF TREE SPECIES:** Longevity should be a factor in tree selection as short-lived trees require expensive removal/replacement that is disruptive to the streetscape.
- **CLIMATE ZONE TOLERANCE:** The tree species must be able to thrive within the City’s given climate zones. Costa Mesa has two (2) marine-influenced climates (see Exhibit B: Microclimate Map). The southerly climate of Costa Mesa (south of Wilson Street) falls into Sunset Western Garden Book’s Zone 24 (Southern California Coast, Marine Influenced).

The northerly climate of Costa Mesa (north of Wilson Street) falls into Zone 22 (Colder Winter Portions of Southern California's Coast). The climates, in general, are almost always dominated by the nearby ocean, although we experience occasional dry Santa Ana winds. The winters are mild and the summers are cool. The difference between the two climates is that the northerly portion of Costa Mesa occasionally experiences winter frosts, and that this area averages two (2) degrees warmer/day and cooler/night than the southerly Costa Mesa. With this slight climatic difference, some plant materials may perform better in one area of the City than another (i.e., mildew and other diseases become a problem in the cooler southerly climate).

- **SOIL ZONE TOLERANCE:** The tree species must be able to thrive within the City's given soil zones. Many of the introduced and native tree species have a broad range of soil tolerance, while others are very limited. The amount of water retained by different soil groups greatly influences the viability of a proposed tree species. For example, turfgrass or a groundcover may require more water than a particular tree species can withstand. Soil structure (i.e., impenetrable clay sublayers under sandy or loamy soil surface) and chemical composition (i.e., acid/alkaline, iron levels) can also greatly affect the growth characteristics of a tree and can increase maintenance costs. It is recommended to ecologically match trees, shrubs and groundcover with their soil and water needs.

The approved tree species are chosen for their tolerance to Costa Mesa's soil groups. The general locations of these soil series (groups) within Costa Mesa are demonstrated on the city-wide Soils Map (see Exhibit A). This information is provided only as a guide, as there are soil variations within these generalized zones. It is recommended that parkway trees be selected that are adaptable to most local soil conditions found in the City. These soil groups are as follows:

- **SOILS GROUP A (BOLSA SOILS):** Poorly drained soils on alluvial flats. Soil is light brown silty loam with moderately alkaline and calcareous properties. Fair rooting conditions.
- **SOILS GROUP B (CROPLEY SOILS):** Well drained soils. Soil is very dark gray clay with mild to moderate alkaline, slightly calcareous to violently calcareous properties. Poor rooting conditions.
- **SOILS GROUP C (HUENEME SOILS):** Poorly drained soils on alluvial fans and floodplains. Soil is light brownish, gray fine loamy sand with moderately alkaline and calcareous properties. Fair rooting conditions.

- SOILS GROUP D (MARINA SOILS): Excessively drained soils on terraces near coast. Soil is grayish brown, light brownish gray, and pale brown loamy sand with medium acid properties. Good rooting conditions.
- SOILS GROUP E (METZ SOILS): Somewhat excessively drained soils. Soil is pale brown loamy sand with moderately alkaline and calcareous properties. Good rooting conditions.
- SOILD GROUP F (MYFORD SOILS): Moderately well drained soils on broad marine terraces. Soil is pale brown/pinkish gray sandy loam with moderately acidic properties. Fair rooting conditions.
- SOLID GROUP G (OMNI CLAY – DRAINED SOILS): Moderately drained soils. Soil is gray silty clay loam with olive green mottles with slightly alkaline and calcareous properties. Poor rooting conditions.
- SOLID GROUP H (SAN ANDREAS SOILS): Moderately well drained soils. Soil is dark gray-brown sandy loam with slightly acidic to moderately acidic properties. Fair rooting conditions.

(2) Setback Standards

- GROUND SETBACK: Recommended minimum planting distances from any above or below ground level structures (such as sidewalks, curbs, “safety strips”, vehicular traffic, fences, vaults and utility lines) are noted in the following table. These guidelines may be reduced from the normal Ground Setback schedule to the following Reduced Ground Setback schedule (with the approval of the Public Services Department) when root control devices are installed at the time of planting.

| <u>Normal Ground Setback</u> | <u>Reduced Ground Setback</u> |
|------------------------------|-------------------------------|
| 3 | 3 |
| 4 | 3 |
| 6 | 4 |
| 8 | 5 |
| 10 | 6 |
| 15 | 8 |
| 20 | 10 |

- AERIAL SETBACK: Required minimum planting distance from any building, streetlight, or traffic control standard, or structure over six feet (6') in height.
- MINIMUM SPACING: Required minimum distance between trees.

5.0 CRITERIA FOR THE REPAIR AND REPLACEMENT OF SIDEWALKS, CURBS, AND GUTTERS

If damage or unsafe conditions exist with the sidewalk, curb, and gutter, the adjacent property owners are requested to notify the City. The City will investigate the reported damage and determine to what degree repair or replacement is required. The repair and replacement of sidewalk, curb, and gutter improvements is the responsibility of the City.

If repair or replacement is deemed necessary, locations will be prioritized based upon the degree of damage, type of repairs, and available funding sources. Sidewalks raised a minimum of one-half inch (½") may be temporarily ramped until more permanent repairs or replacement can be undertaken. Sidewalks raised in excess of one and one-half inches (1½") will receive the highest priority.

5.01 Replacement of Existing Sidewalk

Costa Mesa commercial arterial roadways typically have sidewalks placed adjacent to the curb with tree wells (no landscaped parkway). The existing design standard of locating commercial arterial sidewalks and tree wells immediately behind the curb will continue to be practiced in all commercially zoned areas of the City. Many utilities such as fire hydrants, streetlights, meters and mailboxes have been engineered to be outside the sidewalk, either in a landscaped parkway (between the curb and sidewalk) or behind the sidewalk adjacent to the property line (when the sidewalk is immediately placed behind the curb).

As of 1992, the Americans with Disabilities Act strictly governs sidewalk accessibility to disabled persons. Because of these A.D.A. requirements and for the protection of children and seniors, replacement of sidewalks where landscaped parkways occur, will be located in the same location as the prior existing engineered or master planned sidewalk. This particular sidewalk location is favorable to pedestrians since it:

- Eliminates any grade differences at driveways.
- Provides more safety separation between pedestrians and passing vehicular traffic.
- Eliminates or reduces pedestrian conflicts with existing utilities.
- Reduces confusion as it relates to property line location.

5.02 Installation of New Sidewalks

The City's General Plan Policy No. 182 states that sidewalks are to be installed city-wide. As required by ADA and related Federal and State disabled access regulations, the City's street and sidewalks were identified as needing

improvements to meet the new accessibility standards. As a result, in January 1995, City Council approved the “City of Costa Mesa Disabled Access Transition Report of Vehicle and Pedestrian Transportation Facilities”. The report includes a transition and capital improvement plan detailing the recommended schedule and priorities to bring the City’s vehicle (streets) and pedestrian (sidewalks) transportation facilities into compliance with ADA.

Per the approved transition and capital improvement plan, first priority for City funding of new sidewalks will be given to direct written requests by people with disabilities. Second priority is given to the construction of new sidewalks along arterial streets as designated on the Orange County Master Plan of Arterial Highways (OCMPAH). In addition, the second priority group for arterial streets is further prioritized as follows:

1. Senior citizen complexes, convalescent homes, and hospitals.
2. Schools, business districts, shopping centers, government, and utility company facilities.
3. Condominium and apartment complexes.
4. Entertainment/sport centers.

The installation of new sidewalk, in conjunction with the development of an adjacent private property, will be in accordance with the City’s development standards and guidelines at the property owner’s expense. New sidewalks installed in conjunction with City projects will be installed in minimum one-block continuous segments.

Where sidewalks have not existed, the new sidewalk will be master planned on a block-by-block basis to determine if sidewalks shall be:

- Placed adjacent to the curb,
- Placed behind a landscaped parkway, or
- A combination of both – known as the meandering sidewalk

Plans for these new sidewalk locations shall be reviewed by the Parks and Recreation Commission and Planning Commission, for their recommendations to City Council.

6.0 DEVELOPMENT OF LANDSCAPED MEDIANS

The City of Costa Mesa currently (1999) has approximately 12 acres of landscaped medians constructed on major highways, primary roads, secondary streets, and commuter streets (see Exhibit C: City Medians). At the completion of the Master Plan, Costa Mesa would have an approximate total of 28.5 acres of landscaped medians (does not include local Neighborhood Entries).

Raised medians function primarily for traffic safety and as a means of beautification; however, they also serve several other purposes. Medians have been built on high-use roads to channel traffic and to reduce the number of cross-traffic and turning conflicts. This is evident especially on north Harbor Boulevard, Fairview Road, Newport Boulevard and medians near Orange Coast College (Adams Avenue, Merrimac Drive) and South Coast Plaza (Bristol Street, Bear Street, Sunflower Avenue, South Coast Drive).

Landscaped medians assist in shading and cooling adjacent side parkways. Environmentally, these median plant materials provide sun protection, urban cooling, absorb air pollution, provide a reduction of vehicle noise and improve streetscape aesthetics. They also present a positive civic image to motorists – both residents and visitors alike. Median design and plant materials vary, depending on the street. However, future median development should incorporate uniform hardscape and landscape treatments, including enriched paving, lighting, and signage.

6.01 Criteria for Median Installation

Functional criteria should be considered when developing median or parkway plans. Such criteria shall include: appropriate separation of function uses, clean identification and separation of pedestrian and vehicular traffic, reinforcement of the traffic circulation system with plantings, climatic mitigation, sun protection/urban cooling), traffic noise and hazard mitigation, horticultural limitations as a basis for plant selections, compatibility of ultimate plant size with existing plantings on or adjacent to the site, and maximizing the long-term ease of maintenance and optimizing water conservation through efficient irrigation design and utilizing xeriscape plant materials (low water-use plants) and mulches.

Aesthetic considerations which should also be considered include: a cohesive Costa Mesa theme with enriched City entries, design compatibility with adjacent land-uses, special lighting, if appropriate, and use of color and vibrancy in the streetscape (more color in urban areas, more green in residential areas).

Median type and width for each roadway will be determined by the City Engineer, based on traffic volumes, control of traffic flow, traffic safety, required lane

widths, and access requirements. Type and width will be approved by the City Council upon recommendation by the City Engineer.

- Raised medians shall be developed according to established Traffic Engineering Standards.
- A traffic study may be needed for proper environmental documentation (raised medians change traffic patterns and may increase the vehicle miles traveled for left or U-turns).
- Proposed medians on shared roadways shall be approved and coordinated with adjoining jurisdictions.
- Final location and design of median curbs shall be reviewed and approved by the Public Services Department.
- Property owners and businesses whose site access may be affected shall be notified of proposed median installations.
- Conceptual landscape designs shall be reviewed by both the Public Services and Development Services Departments.
- Conceptual landscape designs located in any redevelopment project area shall be reviewed by the Redevelopment Agency.

Currently, a minimum planting width of 10 feet is preferred whenever new medians are proposed for consideration. This means that the overall desired minimum median width should be 13 feet (+): which includes two (2) – 6 inch wide curbs, two (2) – 12 foot wide patterned/colored concrete safety strips and the 10 foot planting area (see Standard Design Details, Appendix E). Where practical, this desired standard shall apply to all future construction of major highways (120 foot right-of-way), primary roads (106 foot right-of-way), and secondary roads (84 foot right-of-way). Median grades and irrigation systems should be designed correctly to prevent roadway damage and subsequent repair and maintenance costs created by runoff (see Median Planting, PS.101, Appendix E).

For existing streets incapable of meeting the desired criteria, a 10-foot wide median should be developed (see City Standard Design Details, Appendix E). Medians which cannot have typical left turn pocket noses (because of travel lane width constraints) shall be bull-nosed on both ends (similar to Mesa Verde Drive Loop and Victoria Street).

Plant materials should be drought tolerant in nature (xeriscape) and conform to the designated streetscape corridor plant palette (listed in Exhibits G, H, & I in

Appendix E) including trees, shrubs and groundcovers. Turfgrass shall not be used in medians unless otherwise approved by City Council.

The plant lists are not all inclusive and the project's landscape consultant may suggest the inclusion of other drought-tolerant plant materials. The consultant's recommendation may be reviewed by the Commission prior to final approval by Public Services Department staff.

See Appendix E, Exhibit C for the proposed median systems.

See Appendix E, Exhibit F for a list of Landscape Median Development Sites that have been prioritized to ensure the orderly construction of landscape medians as funds become available.

6.02 Median Installation: City Entries

Concept: Utilize a mandatory groundcover palette of colorful, bold patterns of white Gazania (clumping or spreading variety), Blue Fescue and Lavender Lantana or magenta-flowering Delosperma cooperi groundcover repeated at each City entry – first one- to two hundred feet (100'-200') of entry median wherever possible (see City Std. PS.112).

Incorporate present and proposed streetscape's primary tree species at each City entry (i.e., Newport – Queen Palm, Adams – Liquidambar, Harbor and Fairview – Canary Island Pine, Red Hill – London Plane, Victoria – Chinese Pistache.

Provide uniform City entry monument signage at primary entries (see City Std. DS.101). Provide standardized reflective metal signage at secondary entries (see City Std. DS.102).

Designated City entries are:

- Adams Avenue – at Santa Ana River (primary)
- Bear Street – at Sunflower Avenue (primary)
- Bristol Street – at Sunflower Avenue, Red Hill/Santa Ana Avenues (primary)
- Fairview Road – at Sunflower Avenue (primary)
- Harbor Boulevard – at MacArthur Boulevard (primary)
- Irvine Avenue – north of 20th Street (secondary)
- Newport Boulevard – at 15th Street/Industrial Way (primary)
- Red Hill Avenue – at 405 Freeway overcrossing (primary)
- Superior Avenue – at West 16th Street (secondary)
- Victoria Street – Santa Ana River (primary)
- East 17th Street – at Irvine Avenue (primary)

- Del Mar Avenue – at Santa Ana Avenue (secondary)
- MacArthur Boulevard – at Santa Ana River (secondary)
- Placentia Avenue – at West 16th Street (secondary)
- Santa Ana Avenue – at Mesa Drive (secondary)
- East 19th Street – at Irvine Avenue (secondary)
- East 20th Street – at Irvine Avenue (secondary)
- East 22nd Street – at Tustin Avenue (secondary)
- Harbor Boulevard – at 405 Freeway (secondary)
- Fairview Road – at 405 Freeway (secondary)
- Bristol Street – at 405 Freeway (secondary)
- Bear Street – at 73 Freeway (secondary)
- Baker/Paularino exit at 55 Freeway (secondary)
- Del Mar/Fair exit at 55 Freeway (secondary)
- Victoria/22nd exit at 55 Freeway (secondary)
- Southbound 55 Freeway at 19th Street (secondary)

6.03 Median Installation: Major Arterials

Concept: Bold use of a designated tree species per streetscape corridor, shrub and groundcover palette per predominate land-use of corridor (urban vs. suburban). Urban streetscapes shall incorporate more colorful plant material while suburban streetscapes should include more greenery and less vibrant plant types.

Streetscapes should incorporate the city-wide background/evergreen tree (Brisbane Box, etc.) for continuity. Either one or two additional median street trees should be installed depending upon the Standard's two categories: A) Urban (one additional tree), and B) Suburban (two additional trees). The additional trees should be specimen accent trees unique to the streetscape corridor.

- Urban Streets (one or two tree types)
- Suburban Streets (three tree types)

Future median construction is proposed along the ensuing sections of major arterials and should include the completion of the following existing median systems subject to review and approval of appropriate environmental documentation.

- Baker Street – Harbor Boulevard to Red Hill Avenue
- Bear Street – San Diego Freeway to Baker Street
- Fair Drive/Del Mar Avenue – Harbor Boulevard to Elden Avenue
- Red Hill Avenue – McCormick Street to Bristol Street
- Bristol Street – Baker Street to Red Hill/Santa Ana Avenues
- Harbor Boulevard – Wilson Street to 19th Street

- Superior Avenue – West 16th Street to West 17th Street
- 17th Street – Irvine Avenue to Pomona Avenue
- 19th Street – Placentia Avenue to Santa Ana Avenue

See Exhibit G in Appendix E for planting palettes for the City's Major Arterials.

6.04 Median Installation: Secondary Arterials

Concept: Streetscapes should incorporate the city-wide background/evergreen tree (Brisbane Box) for continuity. Either one or two additional median street trees should be installed depending upon the Master Plan's two categories: A) Urban (one additional tree), and B) Suburban (two additional trees). The additional trees should be specimen accent trees unique to the streetscape corridor.

Future median construction along secondary thoroughfares should include the completion of existing median systems. The following secondary thoroughfares have been designated for future median installation:

- Placentia Avenue – Adams Avenue to West 16th Street
- South Coast Drive – Fairview Road to San Leandro Drive
- Sunflower Avenue – Harbor Boulevard to Crystal Court/Bear Street
- Victoria Street – Santa Ana River to Canyon Drive/Placentia Avenue to Newport Boulevard
- 19th Street – Santa Ana River to Placentia Avenue

See Exhibit H in Appendix E for planting palettes for the City's Secondary Arterials.

6.05 Freeway Interchange/Overcrossings and River Bridge Slopes

Concept: Freeway and river bridge slopes should provide a visual introduction to Costa Mesa. Design objectives are to establish the following: Consistency throughout Costa Mesa, a unique entry identification for Costa Mesa, maintain existing grading and drainage patterns where possible, and use of low water consumption plants to ease maintenance.

Plant palette will be:

- Not Designated – 55 and 73 Freeways only
- Pink Floss Silk Tree (tree) – 55 and 73 Freeways only
- Torrey Pine (tree)
- Spotted Eucalyptus (tree)
- Pink India Hawthorn (shrub)
- Prostrate Myoporum (groundcover)

- Lavender Lantana (groundcover – drifts)

Designated freeway and river slopes are:

- Bay Street at Costa Mesa Freeway (SR-55)
- Fair Drive/Del Mar Avenue at Costa Mesa Freeway (SR-55)
- Mesa Drive at Costa Mesa Freeway (SR-55)
- Vanguard Way/Santa Isabel Avenue at Costa Mesa Freeway (SR-55)
- Victoria Street/East 22nd Street at Costa Mesa Freeway (SR-55)
- Wilson Street at Costa Mesa Freeway (SR-55)
- 19th Street at Costa Mesa Freeway (SR-55)
- Bear Street at San Diego Freeway (I-405)
- Fairview Road at San Diego Freeway (I-405)
- Red Hill Avenue south of the San Diego Freeway (I-405)
- Bear Street at Corona del Mar Freeway (SR-73)
- Adams Avenue at the Santa Ana River
- Victoria Street at the Santa Ana River

6.06 Medians: Neighborhood Entries

The following neighborhood entries have landscaped medians. The plant palette for these neighborhood entries can be found in Exhibit I of Appendix E.

- Albatross/Shantar Drives at Adams Avenue (Suburban Streetscape)
- Avenue of the Arts; Anton Boulevard to Sunflower Avenue (Urban Streetscape)
- California Street (Suburban Streetscape)
- Coolidge Avenue; Baker Street to Paularino Avenue (Suburban Streetscape)
- El Camino Drive; Fairview Road to Monterey Drive/Mendoza Drive to LaSalle Avenue (Suburban Streetscape)
- Golf Course Drive (Suburban Streetscape)
- Loren Way; Baker Street to Watson Drive (Suburban Streetscape)

6.07 Future Landscaped Median Construction of Neighborhood Entries Collector Streets

There are neighborhood entries and several other streets in Costa Mesa which should be considered for future landscaped median construction. These streets are more neighborhood in their scope rather than city-wide/regional. These streets may be constructed by a developer or with assessment district funding. These streets without existing medians include:

- Baker Street – Harbor Boulevard to Mesa Verde Drive
- Albatross/Shantar Drives – at Adams Avenue intersection

- California Street – Gisler Avenue to Washington Avenue
- El Camino Drive – Fairview Road to Monterey Drive/Mendoza Drive to LaSalle Avenue

7.0 STREETSCAPE CORRIDOR FURNITURE COORDINATION

Streetscape corridor coordination provides Costa Mesa with an effective urban design tool. With such coordination in place, the City can be presented as an inviting place to conduct business and live, as well as provide safe recreational linkages between parks and schools. The painting of traffic signals may be allowed in special areas of the City such as South Coast Metro, Downtown and Harbor Boulevard with the approval and formation of a maintenance assessment district by affected landowners/merchants. The construction of parkway sound attenuation walls and the undergrounding of overhead utilities are also an integral part of this work (see Sections 8.0 and 9.0).

The following features have been selected as standard City streetscape corridor furniture, where applicable:

- Arterial Highway Sound Attenuation Walls (see Section 8.0/City Std. PS.111)
- Entry Signs (see City Stds. DS.101 and DS.102)
- Bus Benches (see City Std. DS.103)
- Downtown Benches (see City Std. DS.104)
- Trash Containers – City-wide (see City Std. DS.105)
- Downtown Street Lighting (see City Std. DS. 106)
- Carpinteria Street Lights (see Southern California Edison Standards)
- Traffic Signal Fixture Paint (see City Std. DS.107)

Streetscape corridor furniture in any Redevelopment project area may vary from the above standard, under the direction of the Redevelopment Agency and Public Services Department.

8.0 DEVELOPMENT OF ARTERIAL STREET WALLS, PARKWAYS AND NEIGHBORHOOD ENTRYWAYS

Developments and improvements along Costa Mesa's major arterials combine with landscaped parkways, neighborhood entryways, and medians to complete the City's streetscapes. In commercial areas, these edges are largely comprised of landscaped setbacks, parking lots, storefronts, and commercial signs. In residential areas, these edges are largely formed by a variety of walls and fences, which attempt to separate the adjacent neighborhoods from heavily traveled roadways. However, in spite of their importance as a visual edge and buffer, walls and fences in some of the City's residential neighborhoods are deficient in terms of their appearance and noise attenuation effectiveness and neighborhood entryway architectural improvements such as planters and monument signs are in poor condition or have not been constructed.

8.01 Summary of Existing Conditions

Arterial Street Walls:

Walls and fences along major arterials present wide variation in terms of design, materials and maintenance levels within different parts of the City and even within single blocks along the same arterial.

Existing wall conditions range from chain-link fences to slumpstone block walls with generous landscaped setbacks in newer residential development. These fence/wall material inconsistencies are also evident along portions of some arterials where block walls of different materials and heights coexist with similarly varied wood fences. In response to the desire for additional privacy and noise protection, some homeowners may have installed wood, fiberglass or block extensions to the top of their existing walls.

Maintenance levels also vary. However, in addition to the unsightliness of neglected walls and fences, poor maintenance can result in potentially dangerous situations where the structural integrity of the walls and fences adjacent to public sidewalks begin to fail and become hazards to pedestrians. Since all arterial street walls are constructed within private property, responsibility for their maintenance lies with the property owner or homeowner association.

The following list identifies arterial wall locations that qualify under this program as of July 2005:

- Adams Avenue from Fairview Road to the Santa Ana River
- Baker Street from Newport Freeway to Samar Drive
- Fair Drive from Harbor Boulevard to Fairview Road
- Fairview Road from Newport Boulevard to Sunflower Avenue

- Harbor Boulevard from Newport Boulevard to Sunflower Avenue
- Mesa Verde Drive from Adams Avenue to Placentia Avenue.
- South Coast Drive from San Leandro Lane to Fairview Road

Neighborhood Entryways:

It is City Council desire to improve the appearance of all the neighborhoods in the City by creating incentives for the construction/reconstruction of entryway amenities. Entryway amenities are defined as a combination of architecturally designed landscape and hardscape improvements that enhance the theme of each neighborhood (Exhibit D list the recognized neighborhoods in the City). The entryway improvements would be constructed at the intersection of arterial streets bordering the neighborhoods and their primary entrances.

Existing neighborhood entryway improvements vary in construction and state of repair. Some have planters that are not properly irrigated or have walls that have been damaged by overgrown tree roots while others were constructed with architectural features that do not match the motif of the neighborhood.

Arterial Street Parkways:

Existing Parkways along arterial streets throughout the City vary from unimproved areas to beautifully landscaped buffer zones. All new developments are conditioned to beautify all parkway and buffer zones to comply with the latest requirements of Chapter VII. *Landscaping Standards* of the City's Municipal Code. But older developments and those areas bordered by residences (R1 Zone) would remain unimproved if nothing were done. As a result of this, City Council adopted Community Objective 03-B3 that, in summary, provides direction to staff to develop a program for the landscaping of street medians, parkways and neighborhood entryways.

8.02 Summary of Previous Policies

City policies regarding the arterial walls have evolved from the past experiences noted in the previous section and from an increased awareness of the importance of these design features in the overall image of the City's streetscapes and image. Generally, residential developments constructed along major arterials have been designed with six to eight foot high private block walls behind landscaped setbacks ranging from five to twenty-five feet. In the late 1970's and the early 1980's, the City Council approved two amendments to the residential fence standards relating to the height and location of walls or fences adjacent to public streets. The first of these prohibited solid, opaque walls or fences higher than 30 inches within the front 10 feet of residential lots. As many of the new subdivisions do not allow direct access of single-family lots to arterial highways, this limitation impacts relatively few major streets of the City. Another amendment was adopted in 1981 to allow eight (8) foot high block walls for noise

attenuation purposes along selected high-traffic arterials. A revised set of policies were adopted on September 7, 1999, that allowed for the City's participation in the financing of new arterial street block wall that met the program requirements. The last amendment occurred on August 4, 2003, and added the criteria for participating in the re-construction of existing arterial street walls. In addition, this amendment also incorporated the policies and criteria to participate in the Neighborhood Entryway Program.

The City does not have a previously-approved set of policies for the upgrading and maintenance of existing arterial street walls. The policies and criteria for the design and participation in this program are now included in the following sections. These standards have also been revised to include the priority list for landscape improvements for parkways and neighborhood entryways (Appendix E, Exhibit E).

8.03 Public/Private Wall and Neighborhood Entryway Construction Program

The City Council has approved a program, subject to City funding availability, whereby property owners and developers are provided the opportunity to participate financially with the City to construct, reconstruct, upgrade and/or maintain arterial street walls and/or neighborhood entryway improvements along existing residential developments. The program specifics follow.

8.04 Criteria for City Participation in the Design and Construction Costs for Arterial Street Walls and Neighborhood Entryways

In order for the City to evaluate requests from property owners and homeowner associations to participate in the cost of design and construction, reconstruction, upgrade and/or maintenance of arterial street walls and/or neighborhood entryway improvements, policy guidelines or criteria need to be in place to guide City staff. The program criteria is as follows:

- City Participation shall be limited to the design and construction, reconstruction, upgrade and/or maintenance of arterial street walls and/or neighborhood entryway improvements in existing residential neighborhoods only, as indicated in the list shown in Section 8.01 and Exhibit D. Exceptions and additions/deletions to this list may be approved by the Parks and Recreation Commission.
- City Participation shall be limited to the design and construction, reconstruction, upgrade and/or maintenance of masonry walls where existing homes share a rear or side yard with an arterial street and neighborhood entryway improvements that are located at the corners of the intersection of the arterial street that borders the neighborhood and the primary entrances to the neighborhoods. The proposed locations and exact limits of entryway improvements are to be approved by the Public Services Director.

- Priority for City Participation should be given to the design and construction/reconstruction of continuous wall segments and complete entryway improvements along arterial streets.
- City funding must be available for allocation in the fiscal year following the year the request for financial participation is made.
- Design and construction/reconstruction of block walls shall conform to City Standard PS.111.

8.05 Financing of Arterial Walls and Neighborhood Entryways

The City shall contribute fifty (50) percent of the costs to design and construct, reconstruct, upgrade and/or maintain qualifying block walls and neighborhood entryway improvements, contingent upon funding availability.

If the homeowner or homeowners association takes the lead in design and construction, reconstruction, upgrade and/or maintenance of the block wall and/or entryway improvement, he/it shall first obtain written approval from the City agreeing to the fifty percent (50%) financial participation and the final design. The City shall pay its share within 35 days of the completion and subsequent approval by the City of the work. If a group of homeowners requests to participate in this program, they must first form a homeowners association that can enter into a binding agreement with the City and, if applicable, must obtain agreements from each affected property owner where the proposed improvements will be constructed.

If the City takes the lead in the design and construction, reconstruction, upgrade and/or maintenance of the arterial wall and/or neighborhood entryway, the City shall first obtain written approval from the property owner/s or homeowners association to enter the property, and a written guarantee of payment of the property owner's or homeowners association's fifty percent (50%) share. The property owners/homeowner associations of adjacent residential lots shall pay fifty percent (50%) of the design and construction cost of eligible arterial street wall segments and/or entryway improvements within 35 days of completion of the work.

The City shall not participate in the cost of constructing walls and/or neighborhood entryway improvements which do not meet the criteria outlined in Section 8.04 and the design standards in Section 8.06.

8.06 Design Standards for Arterial Street Walls and Neighborhood Entryway Improvements

The following standards apply to all cases where arterial street walls and neighborhood entryway improvements are to be constructed along arterial streets, adjacent to residential developments:

Arterial Street Walls

Arterial walls shall be a maximum of eight feet (8') in height, as measured from street grade level, and shall be constructed along the side or rear property line adjacent to arterial streets designated as Primary, Secondary or Major Highways by the City's Master Plan of Highways.

Block walls shall be constructed of slumpstone block at least 6 inches thick and shall be of consistent color and texture (Orco Block -La Paz) or match any existing masonry walls within the immediate street segment.

Brick trim caps are required on all block walls.

Walls adjacent to driveways or intersections shall not restrict visibility at these locations. The standards are mandatory in all cases and shall also comply with the specifications provided for noise attenuation walls under authority of Resolution 81-47 regardless of whether the individual homeowner or homeowners association chooses to request City financial participation or chooses not to construct/reconstruct the arterial street wall.

In areas where the wall will be less than 10' from face of curb, the 5' sidewalk will be placed immediately behind the curb with a planter area of street trees, shrubs and/or vines between the sidewalk and wall. Vines (Creeping Fig and Boston Ivy) will be grown onto the wall to discourage graffiti (see attached City Std. PS.111).

In areas where the wall will be '10' or greater from the face of curb, include a 3 ½' wide landscape parkway immediately adjacent to the curb. The sidewalk shall be 4' in width, with street trees, shrubs and/or vines between the sidewalk and wall.

The reconstruction, upgrade and/or maintenance of existing masonry walls must comply with the most recent edition of the Building Code adopted by the City of Costa Mesa. If an existing masonry wall being considered for financial participation does not meet the minimum requirements established by the building code in effect at the time of the proposed repairs, the proposed improvements must include the necessary work to bring the wall up to code.

The location and architectural features of existing masonry walls being considered for reconstruction, upgrade and/or repair must be approved by the

Public Services Director and the Development Services Director prior to starting the design phase of the project. This step may require the submittal of preliminary layout plans and architectural renderings.

Once the concept plans and location layouts have been approved, final construction documents must be submitted for approval prior to the start of construction. The approval process may require environmental clearances, building code compliance details and calculations, ADA-compliant path of travel improvements, and landscape and irrigation improvements consistent with current City standards.

Building Division and Engineering Division permits are required for all work approved under this program.

Neighborhood Entryways

Design and construction/reconstruction of neighborhood entryway improvements must comply with the latest Public Services Department Standard Drawings and the design parameters, which in the opinion of the Public Services Director and Development Services Director are consistent with the neighborhood's general motif.

The location and architectural features of neighborhood entryway improvements must be approved by the Public Services Director and the Development Services Director prior to starting the design phase of the project. This step may require the submittal of preliminary layout plans and architectural renderings.

Once the concept plans and location layouts have been approved, final construction documents must be submitted for approval prior to the start of construction. The approval process may require environmental clearances, building code compliance details and calculations, ADA-compliant path of travel improvements, and landscape and irrigation improvements consistent with current City standards.

Building Division and Engineering Division permits are required for all work approved under this program.

APPENDIX A

TRANSLATION OF SELECTED PLANT NAMES (BOTANICAL TO COMMON)

TREES

BOTANICAL NAME

COMMON NAME

| | |
|--|--------------------------|
| <i>Arecastrum Romanzoffianum</i> | Queen Palm |
| <i>Chorisa speciosa</i> 'Majestic Beauty' | Pink Floss Silk Tree |
| <i>Cinnamomum camphora</i> | Camphor Tree |
| <i>Eucalyptus ficifolia</i> | Red Flowering Gum |
| <i>Eucalyptus globulus</i> | Blue Gum (Eucalyptus) |
| <i>Eucalyptus sideroxylon</i> 'Rosea' | Red/Pink Ironbark |
| <i>Geijera parviflora</i> | Australian Willow |
| <i>Koelreuteria bipinnata</i> | Chinese Flame Tree |
| <i>Lagerstroemia indica</i> 'Indian Tribes' | Crape Myrtle |
| <i>Liquidambar styraciflua</i> 'Festival' (Yellow) | Liquidambar 'Festival' |
| <i>Liquidambar styraciflua</i> 'Palo Alto' (Scarlet Red) | Liquidambar 'Palo Alto' |
| <i>Melaleuca leucadendra</i> | Melaleuca/Paperback Tree |
| <i>Pinus canariensis</i> | Canary Island Pine |
| <i>Pinus torreyana</i> | Torrey Pine |
| <i>Pistacia chinensis</i> | Chinese Pistache |
| <i>Platanus acerifolia</i> 'Bloodgood' | London Plane Tree |
| <i>Podocarpus gracilior</i> | Fern Pine |
| <i>Prunus blireiana</i> | Bronze Leaf Plum |
| <i>Pyrus calleryana</i> 'Bradfordi' | 'Bradfordi' Pear |
| <i>Pyrus kawakamii</i> | Ornamental Pear |
| <i>Tipuana tipu</i> | Tipu Tree |
| <i>Tristania conferta</i> | Brisbane Box |
| <i>Washingtonia filifera</i> (skinned) | California Fan Palm |
| <i>Washingtonia robusta</i> (skinned) | Mexican Fan Palm |

SHRUBS

BOTANICAL NAME

COMMON NAME

| | |
|------------------------------------|-----------------------|
| <i>Arbutus unedo</i> 'Compacta' | Dwarf Strawberry Tree |
| <i>Cassia artemisioides</i> | Yellow Cassia |
| <i>Ceanothus g.</i> 'Yankee Point' | California Lilac |

| | |
|--|-----------------------------------|
| <i>Cistus sp.</i> | Rockrose |
| <i>Cotoneaster sp.</i> | Cotoneaster |
| <i>Echium fastuosum</i> | Pride of Madiera |
| <i>Heteromeles arbutifolia</i> | Toyon |
| <i>Iris douglasiana</i> | Pacific Coast Iris |
| <i>Juniperus chinensis</i> ‘Gold Coast’ | |
| <i>Lantana montevidensis</i> | Lavender Lantana |
| <i>Lantana sellowiana</i> | White Lantana |
| <i>Leptospermum scoparium</i> ‘Helene Strybing’ | Pink New Zealand Tea (Dwarf Pink) |
| <i>Leptospermum scoparium</i> ‘Snow White’ (Dwarf White) | White New Zealand Tea |
| <i>Leucophyllum frutescens</i> ‘Compacta’ | Texas Ranger |
| <i>Limonium perezii</i> | Statice |
| <i>Mahonia sp.</i> | Oregon Grape |
| <i>Muhlenbergia rigens</i> | Deer Grass |
| <i>Phormium tenax</i> ‘Dwarf Red’ | Dwarf Red New Zealand Flax |
| <i>Rhamnus californica</i> ‘Eve Case’ | Coffeeberry |
| <i>Rhaphiolepis indica</i> ‘Clara’ | White India Hawthorn |
| <i>Rhus integrifolia</i> | Lemondade Berry |
| <i>Ribes viburnifolium</i> | Catalina Perfume |
| <i>Rosmarinus officinalis</i> ‘Tuscan Blue’ (shrub) | Rosemary (Upright) |
| <i>Salvia leucantha</i> | Blue Salvia |
| <i>Sollya heterophylla</i> | Australian Bluebells |
| <i>Strelitzia reginae</i> | Bird of Paradise |

GROUNDCOVERS

BOTANICAL NAME

Achillea sp. (various colors)
Agapanthus africanus
(50%blue – 50% white mixture)
Carpobrotus edulis
Cephalophyllum speciosum
Coprosma kirkii
Drosanthemum floribundum ‘Rosea’
Festiva ovina glauca

COMMON NAME

Yarrow
Blue/White Lily of the Nile
Freeway Iceplant
Iceplant (Red, Yellow and Orange)
Mirror Plant
Iceplant (Pink and Purple)
Blue Fescue

| | |
|--|--|
| <i>Gazania 'White' (clumping)</i> | White Gazania |
| <i>Hemerocallis hybrida</i> (50% yellow – 50% orange mixture) | Yellow/Orange Daylilies |
| <i>Lampranthus spectabilis</i> | Iceplant (Pink, Rose-Pink, Red and Purple) |
| <i>Myoporum parvifolium 'Prostratum'</i> | Prostrate/Dwarf Myoporum |
| <i>Ophiopogon japonicus</i> | Mondo Grass |
| <i>Pelargonium peltatum 'Mitsui'</i> | Ivy Geranium |
| <i>Rosmarinus officinalis 'Prostata' (groundcover)</i> | Rosemary |

VINES

BOTANICAL NAME

Distictus buccinatoria

Ficus pumila

Parthenocissus tricuspidata

COMMON NAME

Red Trumpet Vine

Creeping Fig

Boston Ivy

APPENDIX B

RECOMMENDED STREET TREE PALETTE (BY STREET)

STREET NAME

RECOMMENDED TREE SPECIES

(The first tree listed is the primary tree in side parkways; second and third trees listed are accents along with the primary tree in medians)

| | |
|------------------------------|--|
| East 15 th Street | <i>Pinus canariensis</i> |
| East 16 th Place | <i>Melaleuca leucadendra</i> or <i>M. quinquenervia</i> |
| East 16 th Street | <i>Pyrus calleryana</i> ‘Bradfordi’ |
| West 16 th Street | <i>Melaleuca leucadendra</i> |
| East 17 th Street | <i>Crape Myrtle/Lagerstroemia Fraurei</i> ‘Muskogee’ & ‘Biloxi’ |
| West 17 th Street | <i>Liquidambar</i> ‘Festival’ and ‘Palo Alto’/ <i>Tristania conferta</i> |
| East 18 th Street | <i>Pinus canariensis</i> |
| West 18 th Street | <i>Liquidambar</i> ‘Festival’ and ‘Palo Alto’ |
| East 19 th Street | <i>Magnolia grandiflora</i> ‘Samuel Sommers’ and <i>Tristania conferta</i> |
| West 19 th Street | <i>Queen Palm, Archontophoenix cunninghamiana</i> |
| East 20 th Street | <i>Tristania conferta</i> |
| West 20 th Street | <i>Tristania conferta</i> |
| East 21 st Street | <i>Liquidambar</i> ‘Festival’ and ‘Palo Alto’ |
| West 21 st Street | <i>Liquidambar</i> ‘Festival’ and ‘Palo Alto’ |
| East 22 nd Street | <i>Liquidambar</i> ‘Festival’ and ‘Palo Alto’ |
| East 23 rd Street | <i>Tristania conferta</i> |
| East 24 th Place | <i>Liquidambar</i> ‘Festival’ and ‘Palo Alto’ |
| Abbie Way | <i>Liquidambar</i> ‘Festival’ and ‘Palo Alto’ |
| Adams Avenue | <i>Pyrus calleryana</i> ‘Bradfordi’/ <i>Pinu canariensis</i> / <i>Tristania conferta</i> |
| Airport Loop Drive | <i>Eucalyptus maculate</i> |
| Airway Drive | <i>Jacaranda mimosifolia</i> |
| Alanzo Lane | <i>Geijera parviflora</i> |
| Albany Street | <i>Pyrus calleryana</i> ‘Bradfordi’ |
| Albatross Drive | <i>Tristania conferta</i> |
| Albert Place | <i>Liquidambar</i> ‘Festival’ and ‘Palo Alto’ |
| Aliso Avenue | <i>Liquidambar</i> ‘Festival’ and ‘Palo Alto’ |
| Allegheny Avenue | <i>Tristania conferta</i> |

| | |
|---|--|
| Alva Lane | <i>Liquidambar 'Festival' and 'Palo Alto'</i> |
| American Avenue | <i>Koelreuteria bipannata</i> |
| American Place | <i>Koelreuteria bipannata</i> |
| Amherst Place | <i>Liquidambar 'Festival' and 'Palo Alto'</i> |
| Amherst Road | <i>Liquidambar 'Festival' and 'Palo Alto'</i> |
| Anaheim Avenue | <i>Pinus canariensis</i> |
| Andover Place | <i>Pyrus calleryana 'Bradfordi'</i> |
| Andros Street | <i>Liquidambar 'Festival' and 'Palo Alto'</i> |
| Annapolis Street | <i>Geijera parviflora</i> |
| Anton Boulevard | <i>Liquidambar 'Festival' and 'Palo Alto'/Pinus canariensis</i> |
| Anza Lane | <i>Metrosideros excelsus</i> |
| Arbor Street | <i>Liquidambar 'Festival' and 'Palo Alto'</i> |
| Arizona Lane | <i>Pyrus calleryana 'Bradfordi'</i> |
| Arlington Drive | <i>Tristania conferta</i> |
| Arnold Avenue | <i>Geijera parviflora</i> |
| Arthur Avenue | <i>Tristania conferta</i> |
| Atlanta Way | <i>Podocarpus gracilior</i> |
| Augusta Street | <i>Koelreuteria bipannata</i> |
| Austin Street | <i>Pinus canariensis</i> |
| Avalon Street | <i>Koelreuteria bipannata</i> |
| Avenue of the Arts | <i>Pinus canariensis</i> |
| Aviemore Terrace | <i>Pyrus calleryana 'Bradfordi'</i> |
| Avocado Street | <i>Koelreuteria bipannata</i> |
| Ayon Circle | <i>Pyrus calleryana 'Bradfordi'</i> |
| Babb Street | <i>Tristania conferta</i> |
| Babcock Street | <i>Pinus canariensis</i> |
| Bahama Place | <i>Podocarpus gracilior</i> |
| Baker Street – Samar Drive to Mesa Verde Drive East | <i>Liquidambar 'Festival' and 'Palo Alto'</i> |
| Baker Street – Mesa Verde Drive East to Babb Street | <i>Pyrus calleryana 'Bradfordi'/Tristania conferta</i> |
| Baker Street – Babb Street to 55 Freeway | <i>Liquidambar 'Festival' and 'Palo Alto'/Tristania conferta</i> |

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| Baker Street – 55 Freeway to Airway Avenue | <i>Jacaranda mimosifolia</i> |
| Balearic Drive | <i>Pyrus kawakamii</i> |
| Bali Circle | <i>Pyrus calleryana</i> ‘Bradfordi’ |
| Ballow Lane | <i>Koelreuteria bipinnata</i> |
| Balmoral Place | <i>Pinus canariensis</i> |
| Baltra Place | <i>Metrosideros excelsus</i> |
| Barbados Place | <i>Melaleuca leucadendra</i> |
| Bay Street (East) | <i>Liquidambar</i> ‘Festival’ and ‘Palo Alto’ |
| Bay Street (West) | <i>Pinus canariensis</i> |
| Beach Street | <i>Geijera parviflora</i> |
| Bear Street | <i>Tipuana tipu/Tristania conferta</i> |
| Belfast Avenue | <i>Liquidambar</i> ‘Festival’ and ‘Palo Alto’ |
| Bermuda Drive | <i>Pyrus calleryana</i> ‘Bradfordi’ |
| Bernard Street | <i>Pyrus calleryana</i> ‘Bradfordi’ |
| Bimini Place | <i>Liquidambar</i> ‘Festival’ and ‘Palo Alto’ |
| Bismark Way | <i>Pinus canariensis</i> |
| Bluebird Circle | <i>Melaleuca leucadendra</i> |
| Boa Vista Circle | <i>Melaleuca leucadendra</i> |
| Boa Vista Drive | <i>Pyrus calleryana</i> ‘Bradfordi’ |
| Boise Way | <i>Pinus canariensis</i> |
| Boston Way | <i>Magnolia grandiflora</i> ‘Samuel Sommers’ |
| Bowdoin Place | <i>Geijera parviflora</i> |
| Bowling Green Drive | <i>Tristania conferta</i> |
| Bray Lane | <i>Magnolia grandiflora</i> ‘Samuel Sommers’ |
| Bristol Street | <i>Chorisa s.</i> ‘Majestic Beauty’, <i>Washingtonia robusta</i> and <i>filifera</i> |
| Broadway | <i>Eucalyptus ficifolia</i> |
| Buchanan Way | <i>Tristania conferta</i> |
| Bucknell Road | <i>Tristania conferta</i> |
| Bunting Circle | <i>Tristania conferta</i> |
| Cabrillo Street | <i>Pyrus calleryana</i> ‘Bradfordi’ |
| Cadillac Avenue | <i>Platanus acerifolia</i> ‘Bloodgood’ |
| California Street | <i>Liquidambar</i> ‘Festival’ and ‘Palo Alto’/ <i>Geijera parviflora</i> |
| Calvert Avenue | <i>Melaleuca leucadendra</i> |

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| Cambridge Circle | <i>Geijera parviflora</i> |
| Camellia Lane | <i>Geijera parviflora</i> |
| Canadian Drive | <i>Tristania conferta</i> |
| Canary Drive | <i>Pinus canariensis</i> |
| Canyon Drive | <i>Pinus canariensis</i> |
| Cape Verde Place | <i>Geijera parviflora</i> |
| North Capella Court | <i>Pyrus calleryana 'Bradfordi'</i> |
| South Capella Court | <i>Pyrus calleryana 'Bradfordi'</i> |
| Capital Street | <i>Liquidambar 'Festival' and 'Palo Alto'</i> |
| Capri Circle | <i>Pyrus calleryana 'Bradfordi'</i> |
| Capri Lane | <i>Pyrus calleryana 'Bradfordi'</i> |
| Caraway Drive | <i>Pyrus calleryana 'Bradfordi'</i> |
| Cardinal Drive | <i>Pinus canariensis</i> |
| Carlton Place | <i>Koelreuteria bipinnata</i> |
| Carmel Drive | <i>Pinus canariensis</i> |
| Carnegie Avenue | <i>Liquidambar 'Festival' and 'Palo Alto'</i> |
| Carson Street | <i>Pyrus calleryana 'Bradfordi'</i> |
| Cassia Avenue | <i>Pyrus calleryana 'Bradfordi'</i> |
| Cecil Place | <i>Geijera parviflora</i> |
| Cedar Place | <i>Geijera parviflora</i> |
| Center Street | <i>Liquidambar 'Festival' and 'Palo Alto'</i> |
| Century Place | <i>Pinus canariensis</i> |
| Ceylon Drive | <i>Pyrus calleryana 'Bradfordi'</i> |
| Charle Drive | <i>Pyrus calleryana 'Bradfordi'</i> |
| Charle Street | <i>Pyrus calleryana 'Bradfordi'</i> |
| Charleston Street | <i>Magnolia grandiflora 'Samuel Sommers'</i> |
| Chestnut Avenue | <i>Liquidambar 'Festival' and 'Palo Alto'</i> |
| Cheyenne Street | <i>Tristania conferta</i> |
| Chios Road | <i>Liquidambar 'Festival' and 'Palo Alto'</i> |
| Church Street | <i>Platanus acerifolia 'Bloodgood'</i> |
| Cibola Avenue | <i>Melaleuca leucadendra</i> |
| Cinnamon Avenue | <i>Pyrus calleryana 'Bradfordi'</i> |
| Cleveland Avenue | <i>Pyrus calleryana 'Bradfordi'</i> |
| Clinton Street | <i>Jacaranda mimosifolia</i> |

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| Club House Road | <i>Liquidambar styraciflua</i> and <i>Pinus canariensis</i> |
| Club Mesa Drive | <i>Platanus acerifolia</i> 'Bloodgood' |
| Colby Place | <i>Tristania conferta</i> |
| Colgate Drive | <i>Liquidambar</i> 'Festival' and 'Palo Alto' |
| College Avenue | <i>Pyrus calleryana</i> 'Bradfordi' |
| College Drive | <i>Pyrus calleryana</i> 'Bradfordi' |
| Colorado Lane | <i>Pinus canariensis</i> |
| Colorado Place | <i>Pinus canariensis</i> |
| Columbia Drive | <i>Liquidambar</i> 'Festival' and 'Palo Alto' |
| Commercial Way | <i>Melaleuca leucadendra</i> |
| Concord Street | <i>Tristania conferta</i> |
| Congress Street | <i>Tristania conferta</i> |
| Continental Avenue | <i>Tristania conferta</i> |
| Conway Avenue | <i>Liquidambar</i> 'Festival' and 'Palo Alto' |
| Coolidge Avenue | <i>Podocarpus gracilior</i> / <i>Tristania conferta</i> |
| Coral Avenue | <i>Pyrus calleryana</i> 'Bradfordi' |
| Coriander Drive | <i>Melaleuca leucadendra</i> |
| Cork Lane | <i>Pinus canariensis</i> |
| Cornell Drive | <i>Tristania conferta</i> |
| Corona Lane | <i>Pinus canariensis</i> |
| Coronado Drive | <i>Pyrus calleryana</i> 'Bradfordi' |
| Corsica Place | <i>Pyrus calleryana</i> 'Bradfordi' |
| Cortez Street | <i>Liquidambar</i> 'Festival' and 'Palo Alto' |
| Corvo Place | <i>Melaleuca leucadendra</i> |
| Costa Mesa Street | <i>Liquidambar</i> 'Festival' and 'Palo Alto' |
| Cottage Place | <i>Pinus canariensis</i> |
| Country Club Drive | <i>Pyrus calleryana</i> 'Bradfordi' |
| Cove Street | <i>Tristania conferta</i> |
| Crestmont Place | <i>Geijera parviflora</i> |
| Croftdon Street | <i>Tristania conferta</i> |
| Dakota Avenue | <i>Liquidambar</i> 'Festival' and 'Palo Alto' |
| Dale Way | <i>Pinus canariensis</i> |
| Darrell Street | <i>Geijera parviflora</i> |
| Dartmouth Place | <i>Pyrus calleryana</i> 'Bradfordi' |

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| Date Place | <i>Pyrus calleryana 'Bradfordi'</i> |
| Del Mar Avenue | <i>Pinus canariensis/Cinnamomum camphora/Tristania conferta</i> |
| Delaware Place | <i>Tristania conferta</i> |
| Denver Drive | <i>Tristania conferta</i> |
| Deodar Avenue | <i>Geijera parviflora</i> |
| De Soto Avenue | <i>Liquidambar 'Festival' and 'Palo Alto'</i> |
| Dogwood Street | <i>Geijera parviflora</i> |
| Donegal Place | <i>Tristania conferta</i> |
| Donnybrook Lane | <i>Pyrus calleryana 'Bradfordi'</i> |
| Dorset Lane | <i>Tristania conferta</i> |
| Drake Avenue | <i>Tristania conferta</i> |
| Dublin Street | <i>Liquidambar 'Festival' and 'Palo Alto'</i> |
| Duke Place | <i>Tristania conferta</i> |
| El Camino Drive | <i>Pyrus calleryana 'Bradfordi'/Tristania conferta</i> |
| El Rio Drive | <i>Tristania conferta</i> |
| Elba Circle | <i>Pyrus calleryana 'Bradfordi'</i> |
| Elden Avenue | <i>Pinus canariensis</i> |
| Ellesmere Avenue | <i>Liquidambar 'Festival' and 'Palo Alto'</i> |
| Elm Avenue | <i>Pyrus calleryana 'Bradfordi'</i> |
| Elmhurst Lane | <i>Geijera parviflora</i> |
| Enterprise Street | <i>Pyrus calleryana 'Bradfordi'</i> |
| Esther Street | <i>Liquidambar 'Festival' and 'Palo Alto'</i> |
| Europa Drive | <i>Magnolia grandiflora 'Samuel Sommers'</i> |
| Evergreen Drive | <i>Tristania conferta</i> |
| Fair Drive | <i>Cinnamomum camphora/Pinus canariensis/Tristania conferta</i> |
| Fairview Road – Sunflower to I-405 Freeway | <i>Liquidambar 'Palo Alto'/Pinus canariensis</i> |
| Fairview Road – I-405 Freeway to Newport Blvd. | <i>Liquidambar 'Palo Alto'</i> |
| Fairway Drive | <i>Pyrus calleryana 'Bradfordi'</i> |
| Fairway Place | <i>Pyrus calleryana 'Bradfordi'</i> |
| Farad Street | <i>Liquidambar 'Festival' and 'Palo Alto'</i> |
| Farallon Drive | <i>Pinus canariensis</i> |
| Fayette Circle | <i>Geijera parviflora</i> |

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| Federal Avenue | <i>Tristania conferta</i> |
| Fernheath Lane | <i>Koelreuteria bipinnata</i> |
| Fillmore Way | <i>Geijera parviflora</i> |
| Fischer Avenue | <i>Ulmas parviflora/Platanus acerifolia 'Bloodgood'</i> |
| Flamingo Drive | <i>Magnolia grandiflora 'Samuel Sommers'</i> |
| Flower Street | <i>Eucalyptus ficifolia</i> |
| Ford Road | <i>Pinus canariensis</i> |
| Fordham Drive | <i>Koelreuteria bipinnata</i> |
| Francis Lane | <i>Pyrus calleryana 'Bradfordi'</i> |
| Fremont Lane | <i>Magnolia grandiflora 'Samuel Sommers'</i> |
| Fullerton Avenue | <i>Melaleuca leucadendra</i> |
| Galway Lane | <i>Koelreuteria bipinnata</i> |
| Gannet Drive | <i>Podocarpus gracilior</i> |
| Garden Lane | <i>Pinus canariensis</i> |
| Garfield Avenue | <i>Geijera parviflora</i> |
| Garlingford Street | <i>Tristania conferta</i> |
| Gibraltar Avenue | <i>Liquidambar 'Festival' and 'Palo Alto'</i> |
| Ginger Avenue | <i>Pyrus calleryana 'Bradfordi'</i> |
| Gisler Avenue | <i>Liquidambar 'Festival' and 'Palo Alto'/Geijera parviflora/Tristania conferta</i> |
| Gleneagles Terrace | <i>Podocarpus gracilior</i> |
| Goldeneye Place | <i>Liquidambar 'Festival' and 'Palo Alto'</i> |
| Golf Course Drive | <i>Melaleuca leucadendra</i> |
| Governor Street | <i>Tristania conferta</i> |
| Grace Lane | <i>Pinus canariensis</i> |
| Grand Haven Circle | <i>Koelreuteria bipinnata</i> |
| Grant Avenue | <i>Podocarpus gracilior</i> |
| Green Street | <i>Pinus canariensis</i> |
| Greenbriar Lane | <i>Liquidambar 'Festival' and 'Palo Alto'</i> |
| Grove Place | <i>Liquidambar 'Festival' and 'Palo Alto'</i> |
| Haiti Circle | <i>Podocarpus gracilior</i> |
| Hamilton Street | <i>Melaleuca leucadendra</i> |
| Hanover Drive | <i>Tristania conferta</i> |

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| Harbor Boulevard – MacArthur to I-405 Freeway | <i>Platanus acerifolia</i> ‘Bloodgood’/ <i>Pinus canariensis</i> |
| Harbor Boulevard – I-405 Freeway to West 19 th Street | <i>Platanus acerifolia</i> ‘Bloodgood’ |
| Harbor Boulevard – West 19 th Street to Newport Blvd. | <i>Arecastrum romanzoffianum</i> / <i>Trachycarpus fortunei</i> |
| Harding Way | <i>Geijera parviflora</i> |
| Hayes Avenue | <i>Tristania conferta</i> |
| Hickory Place | <i>Geijera parviflora</i> |
| Hill Place | <i>Liquidambar</i> ‘Festival’ and ‘Palo Alto’ |
| Howard Way | <i>Pinus canariensis</i> |
| Hudson Avenue | <i>Pinus canariensis</i> |
| Hummingbird Drive | <i>Pyrus calleryana</i> ‘Bradfordi’ |
| Hyland Avenue | <i>Pinus canariensis</i> |
| Idaho Lane | <i>Liquidambar</i> ‘Festival’ and ‘Palo Alto’ |
| Illinois Street | <i>Tristania conferta</i> |
| Indiana Avenue | <i>Tristania conferta</i> |
| Industrial Way | <i>Melaleuca leucadendra</i> |
| Inroz Drive | <i>Metrosideros excelsus</i> |
| Iowa Street | <i>Geijera parviflora</i> |
| Irvine Avenue | <i>Pinus canariensis</i> |
| Jacaranda Avenue | <i>Koelreuteria bipinnata</i> |
| Jamaica Road | <i>Pyrus calleryana</i> ‘Bradfordi’ |
| James Street | <i>Melaleuca leucadendra</i> |
| Java Road | <i>Pyrus calleryana</i> ‘Bradfordi’ |
| Jefferson Avenue | <i>Melaleuca leucadendra</i> |
| Joann Street | <i>Geijera parviflora</i> |
| Johnson Avenue | <i>Liquidambar</i> ‘Festival’ and ‘Palo Alto’ |
| Junipero Drive | <i>Geijera parviflora</i> |
| Kalmus Drive | <i>Jacaranda mimosifolia</i> |
| Kentucky Place | <i>Tristania conferta</i> |
| Kenwood Place | <i>Podocarpus gracilior</i> |
| Kerry Lane | <i>Tristania conferta</i> |
| Killarney | <i>Tristania conferta</i> |

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| Killdeer Circle | <i>Pyrus calleryana 'Bradfordi'</i> |
| Killybrooke Lane | <i>Tristania conferta</i> |
| Kinglet Court | <i>Melaleuca leucadendra</i> |
| Knowell Place | <i>Koelreuteria bipinnata</i> |
| Knox Place | <i>Geijera parviflora</i> |
| Knox Street | <i>Liquidambar 'Festival' and 'Palo Alto'</i> |
| Kornat Drive | <i>Liquidambar 'Festival' and 'Palo Alto'</i> |
| La Linda Place | <i>Pyrus calleryana 'Bradfordi'</i> |
| La Perle Lane | <i>Pyrus calleryana 'Bradfordi'</i> |
| La Salle Avenue | <i>Tristania conferta</i> |
| Labrador Drive | <i>Liquidambar 'Festival' and 'Palo Alto'</i> |
| Lansing Lane | <i>Tristania conferta</i> |
| Lear Avenue | <i>Jacaranda mimosifolia</i> |
| Lehigh Place | <i>Magnolia grandiflora 'Samuel Sommers'</i> |
| Lemnos Drive | <i>Pyrus calleryana 'Bradfordi'</i> |
| Lenwood Circle | <i>Geijera parviflora</i> |
| Lenwood Drive | <i>Tristania conferta</i> |
| Liard Place | <i>Melaleuca leucadendra</i> |
| Lillian Place | <i>Geijera parviflora</i> |
| Limerick Lane | <i>Geijera parviflora</i> |
| Lincoln Way | <i>Liquidambar 'Festival' and 'Palo Alto'</i> |
| Linden Place | <i>Tristania conferta</i> |
| Littleton Place | <i>Koelreuteria bipinnata</i> |
| Logan Avenue | <i>Mixture of Liquidambar styraciflua and Pinus canariensis</i> |
| Loma Circle | <i>Pyrus calleryana 'Bradfordi'</i> |
| Londonderry Street | <i>Geijera parviflora</i> |
| Loren Lane | <i>Liquidambar 'Festival' and 'Palo Alto'/Tristania conferta</i> |
| Lorenzo Avenue | <i>Liquidambar 'Festival' and 'Palo Alto'</i> |
| Loreto Avenue | <i>Pyrus calleryana 'Bradfordi'</i> |
| Loyola Road | <i>Geijera parviflora</i> |
| Ludington Street | <i>Pyrus calleryana 'Bradfordi'</i> |
| MacArthur Boulevard | <i>Pinus canariensis/Liquidambar 'Festival' and 'Palo Alto'</i> |
| Mace Avenue | <i>Pyrus calleryana 'Bradfordi'</i> |
| MacKenzie Place | <i>Liquidambar 'Festival' and 'Palo Alto'</i> |

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| Madagascar Street | <i>Melaleuca leucadendra</i> |
| Madeira Avenue | <i>Melaleuca leucadendra</i> |
| Madison Avenue | <i>Pinus canariensis</i> |
| Magellan Street | <i>Pyrus calleryana 'Bradfordi'</i> |
| Magnolia Street | <i>Magnolia grandiflora 'Samuel Sommers'</i> |
| Mallard Drive | <i>Koelreuteria bipinnata</i> |
| Mandarin Drive | <i>Koelreuteria bipinnata</i> |
| Maple Avenue | <i>Pyrus calleryana 'Bradfordi'</i> |
| Maple Street | <i>Pyrus calleryana 'Bradfordi'</i> |
| Marquette Circle | <i>Geijera parviflora</i> |
| Maui Circle | <i>Podocarpus gracilior</i> |
| Maui Place | <i>Pinus canariensis</i> |
| McClintock Way | <i>Liquidambar 'Festival' and 'Palo Alto'</i> |
| McCormack Lane | <i>Koelreuteria bipinnata</i> |
| McCormick Avenue | <i>Cupaniopsis anacardiodes</i> |
| McKinley Way | <i>Geijera parviflora</i> |
| Mendoza Drive | <i>Geijera parviflora</i> |
| Merrill Place | <i>Pinus canariensis</i> |
| Merrimac Way | <i>Pyrus calleryana 'Bradfordi'</i> |
| Mesa Drive | <i>Platanus acerifolia 'Bloodgood'</i> |
| Mesa Verde Drive East | <i>Pinus canariensis/Platanus acerifolia 'Bloodgood'</i> |
| Mesa Verde Drive West | <i>Pinus canariensis/Platanus acerifolia 'Bloodgood'</i> |
| Meyer Place | <i>Pinus canariensis and Koelreuteria bipinnata</i> |
| Michigan Avenue | <i>Melaleuca leucadendra</i> |
| Miguel Lane | <i>Koelreuteria bipinnata</i> |
| Milbro Street | <i>Geijera parviflora</i> |
| Mindanao Drive | <i>Liquidambar 'Festival' and 'Palo Alto'</i> |
| Miner Street | <i>Pyrus calleryana 'Bradfordi'</i> |
| Minnesota Avenue | <i>Melaleuca leucadendra</i> |
| Minorca Drive | <i>Pyrus calleryana 'Bradfordi'</i> |
| Minorca Place | <i>Pyrus calleryana 'Bradfordi'</i> |
| Mission Drive | <i>Pyrus calleryana 'Bradfordi'</i> |
| Missouri Street | <i>Liquidambar 'Festival' and 'Palo Alto'</i> |
| Molokai Place | <i>Liquidambar 'Festival' and 'Palo Alto'</i> |

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| Monroe Way | <i>Geijera parviflora</i> |
| Monrovia Avenue | <i>Pyrus calleryana</i> ‘Bradfordi’ |
| Montana Avenue | <i>Liquidambar</i> ‘Festival’ and ‘Palo Alto’ |
| Monte Vista Avenue | <i>Pyrus calleryana</i> ‘Bradfordi’ |
| Monterey Avenue | <i>Tristania conferta</i> |
| Murray Lane | <i>Tristania conferta</i> |
| Myrtlewood Street | <i>Pyrus calleryana</i> ‘Bradfordi’ |
| Nassau Road | <i>Liquidambar</i> ‘Festival’ and ‘Palo Alto’ |
| National Avenue | <i>Liquidambar</i> ‘Festival’ and ‘Palo Alto’ |
| Nebraska Lane | <i>Tristania conferta</i> |
| Nebraska Place | <i>Tristania conferta</i> |
| Nevis Circle | <i>Liquidambar</i> ‘Festival’ and ‘Palo Alto’ |
| New Jersey Street | <i>Tristania conferta</i> |
| New Mexico Street | <i>Liquidambar</i> ‘Festival’ and ‘Palo Alto’ |
| New York Avenue | <i>Tristania conferta</i> |
| Newport Boulevard – Industrial to Bristol Street | <i>Washingtonia robusta</i> , <i>Arecastrum romanzoffianum</i> , <i>Chorisia speciosa</i> ‘Majestic Beauty’/ <i>Pyrus calleryana</i> ‘Bradfordi’, and <i>Eucalyptus ficifolia</i> |
| Newton Way | <i>Podocarpus gracilior</i> |
| Norse Avenue | <i>Geijera parviflora</i> |
| Notre Dame Road | <i>Geijera parviflora</i> |
| Nutmeg Place | <i>Pyrus calleryana</i> ‘Bradfordi’ |
| Oahu Place | <i>Koelreuteria bipinnata</i> |
| Oak Street | <i>Podocarpus gracilior</i> |
| Ogle Circle | <i>Liquidambar</i> ‘Festival’ and ‘Palo Alto’ |
| Ogle Street | <i>Liquidambar</i> ‘Festival’ and ‘Palo Alto’ |
| Ohio Place | <i>Geijera parviflora</i> |
| Ohms Way | <i>Pyrus calleryana</i> ‘Bradfordi’ |
| Olympic Avenue | <i>Melaleuca leucadendra</i> |
| Orange Avenue | <i>Pyrus calleryana</i> ‘Bradfordi’ |
| Orcas Drive | <i>Pyrus calleryana</i> ‘Bradfordi’ |
| Oregon Avenue | <i>Liquidambar</i> ‘Festival’ and ‘Palo Alto’ |
| Oriole Drive | <i>Liquidambar</i> ‘Festival’ and ‘Palo Alto’ |
| Oxford Lane | <i>Liquidambar</i> ‘Festival’ and ‘Palo Alto’ |

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| Pacific Avenue | <i>Pinus canariensis</i> |
| Palau Place | <i>Liquidambar 'Festival' and 'Palo Alto'</i> |
| Palmer Street | <i>Melaleuca leucadendra</i> |
| Paloma Drive | <i>Pinus canariensis</i> |
| Panay Circle | <i>Koelreuteria bipinnata</i> |
| Park Avenue | <i>Platanus acerifolia 'Bloodgood'</i> |
| Park Drive | <i>Melaleuca leucadendra</i> |
| Park Center Drive | <i>Ralphiolepis indica hybrid (Standard)</i> |
| Parnell Place | <i>Geijera parviflora</i> |
| Paros Circle | <i>Tristania conferta</i> |
| Parsons Street | <i>Melaleuca leucadendra</i> |
| Paularino Avenue | <i>Tristania conferta/Geijera parviflora</i> |
| East Paularino Avenue | <i>Tristania conferta</i> |
| Pauline Place | <i>Metrosideros excelsus</i> |
| Peace Place | <i>Geijera parviflora</i> |
| Pelican Place | <i>Liquidambar 'Festival' and 'Palo Alto'</i> |
| Pemba Drive | <i>Pyrus calleryana 'Bradfordi'</i> |
| Peppertree Lane | <i>Melaleuca leucadendra</i> |
| Peterson Place | <i>Geijera parviflora</i> |
| Phalarope Court | <i>Liquidambar 'Festival' and 'Palo Alto'</i> |
| Pierce Avenue | <i>Pinus canariensis</i> |
| Pierpont Drive | <i>Pinus canariensis</i> |
| Pinecreek Drive | <i>Pinus canariensis</i> |
| Pine Place | <i>Pinus canariensis</i> |
| Pitcairn Drive | <i>Melaleuca leucadendra</i> |
| Placentia Avenue | <i>Eucalyptus ficifolia/Tristania conferta</i> |
| Platte Drive | <i>Magnolia grandiflora 'Samuel Sommers'</i> |
| Plum Place | <i>Liquidambar 'Festival' and 'Palo Alto'</i> |
| Plumer Street | <i>Pyrus calleryana 'Bradfordi'</i> |
| Pomona Avenue | <i>Liquidambar 'Festival' and 'Palo Alto'</i> |
| Ponderosa Street | <i>Pyrus calleryana 'Bradfordi'</i> |
| Portola Drive | <i>Tristania conferta</i> |
| Post Road | <i>Tristania conferta</i> |
| President Place | <i>Liquidambar 'Festival' and 'Palo Alto'</i> |

| | |
|------------------|---|
| Presidio Drive | <i>Tristania conferta</i> |
| Primrose Street | <i>Metrosideros excelsus</i> |
| Princeton Drive | <i>Liquidambar 'Festival' and 'Palo Alto'</i> |
| Pullman Street | <i>Pinus pinea</i> |
| Ralcam Place | <i>Melaleuca leucadendra</i> |
| Raleigh Avenue | <i>Pyrus calleryana 'Bradfordi'</i> |
| Ramona Place | <i>Podocarpus gracilior</i> |
| Ramona Way | <i>Geijera parviflora</i> |
| Randolph Avenue | <i>Pyrus calleryana 'Bradfordi'</i> |
| Raymond Avenue | <i>Koelreuteria bipinnata</i> |
| Red Hill Avenue | <i>Eucalyptus maculate/Platanus acerifolia 'Bloodgood'/Pinus canariensis/Tristania conferta</i> |
| Redding Avenue | <i>Pinus canariensis</i> |
| Redlands Place | <i>Geijera parviflora</i> |
| Redwing Circle | <i>Tristania conferta</i> |
| Redwood Avenue | <i>Podocarpus gracilior</i> |
| Regis Lane | <i>Magnolia grandiflora 'Samuel Sommers'</i> |
| Republic Avenue | <i>Liquidambar 'Festival' and 'Palo Alto'</i> |
| Rhodes Drive | <i>Liquidambar 'Festival' and 'Palo Alto'</i> |
| Riverside Place | <i>Liquidambar 'Festival' and 'Palo Alto'</i> |
| Riviera Drive | <i>Melaleuca leucadendra</i> |
| Roanoke Lane | <i>Liquidambar 'Festival' and 'Palo Alto'</i> |
| Robin Hood Lane | <i>Liquidambar 'Festival' and 'Palo Alto'</i> |
| Robin Hood Place | <i>Geijera parviflora</i> |
| Rochester Street | <i>Liquidambar 'Festival' and 'Palo Alto'</i> |
| Roosevelt Way | <i>Koelreuteria bipinnata</i> |
| Rose Lane | <i>Geijera parviflora</i> |
| Rosemary Place | <i>Magnolia grandiflora 'Samuel Sommers'</i> |
| Ross Street | <i>Geijera parviflora</i> |
| Royal Palm Drive | <i>Podocarpus gracilior</i> |
| Royce Lane | <i>Pyrus calleryana 'Bradfordi'</i> |
| Rue de Cannes | <i>Melaleuca leucadendra</i> |
| Rural Lane | <i>Liquidambar 'Festival' and 'Palo Alto'</i> |
| Rural Place | <i>Liquidambar 'Festival' and 'Palo Alto'</i> |

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|----------------------|--|
| Rutgers Drive | <i>Liquidambar styraciflua</i> |
| Saint Clair Street | <i>Tristania conferta</i> |
| Sakioka Drive | <i>Podocarpus gracilior</i> |
| Salinas Avenue | <i>Pinus canariensis</i> |
| Salvador Street | <i>Liquidambar 'Festival' and 'Palo Alto'</i> |
| Samar Drive | <i>Tristania conferta</i> |
| Samar Place | <i>Liquidambar 'Festival' and 'Palo Alto'</i> |
| Samoa Place | <i>Melaleuca leucadendra</i> |
| San Bernardino Place | <i>Pinus canariensis</i> |
| San Carlos Lane | <i>Pyrus calleryana 'Bradfordi'</i> |
| San Jose Avenue | <i>Liquidambar 'Festival' and 'Palo Alto'</i> |
| San Juan Lane | <i>Tristania conferta</i> |
| San Leandro Lane | <i>Pinus canariensis</i> |
| San Lucas Lane | <i>Liquidambar 'Festival' and 'Palo Alto'</i> |
| San Marino Circle | <i>Geijera parviflora</i> |
| San Pablo Circle | <i>Metrosideros excelsus</i> |
| San Rafael Circle | <i>Lagerstroemia indica 'Indian Tribes'</i> |
| Sandalwood Street | <i>Pinus canariensis</i> |
| Sanderling Circle | <i>Geijera parviflora</i> |
| Sandpiper Drive | <i>Pinus canariensis</i> |
| Santa Ana Avenue | <i>Pyrus calleryana 'Bradfordi'</i> |
| Santa Clara Circle | <i>Liquidambar 'Festival' and 'Palo Alto'</i> |
| Santa Cruz Circle | <i>Melaleuca leucadendra or M. quinquenervia</i> |
| Santa Isabel Avenue | <i>Pinus canariensis</i> |
| Santa Rosa Avenue | <i>Lagerstroemia indica 'Indian Tribes'</i> |
| Santiago Road | <i>Tristania conferta</i> |
| Santo Tomas Street | <i>Melaleuca leucadendra</i> |
| Scenic Avenue | <i>Platanus acerifolia 'Bloodgood'</i> |
| Scott Place | <i>Geijera parviflora</i> |
| Sea Bluff Drive | <i>Pinus canariensis</i> |
| Seal Street | <i>Podocarpus gracilior</i> |
| Senate Street | <i>Liquidambar 'Festival' and 'Palo Alto'</i> |
| Serang Place | <i>Pyrus calleryana 'Bradfordi'</i> |
| Serra Way | <i>Magnolia grandiflora 'Samuel Sommers'</i> |

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| Shalimar Drive | <i>Melaleuca leucadendra</i> |
| Shamrock Lane | <i>Liquidambar 'Festival' and 'Palo Alto'</i> |
| Shannon Lane | <i>Pyrus calleryana 'Bradfordi'</i> |
| Shantar Drive | <i>Liquidambar 'Festival' and 'Palo Alto'</i> |
| Sharon Lane | <i>Geijera parviflora</i> |
| Sherwood Place | <i>Pyrus calleryana 'Bradfordi'</i> |
| Sherwood Street | <i>Pyrus calleryana 'Bradfordi'</i> |
| Sicily Avenue | <i>Geijera parviflora</i> |
| Sierks Street | <i>Melaleuca leucadendra</i> |
| Smalley Road | <i>Lagerstroemia indica 'Indian Tribes'</i> |
| Sonora Road | <i>Liquidambar 'Festival' and 'Palo Alto'</i> |
| South Coast Drive | <i>Geijera parviflora/Pinus canariensis/Tristania conferta</i> |
| Springfield Street | <i>Tristania conferta</i> |
| State Avenue | <i>Melaleuca leucadendra</i> |
| Sterling Avenue | <i>Liquidambar 'Festival' and 'Palo Alto'</i> |
| Stonefield Street | <i>Pinus canariensis</i> |
| Stromboli Road | <i>Pyrus calleryana 'Bradfordi'</i> |
| Sturgeon Drive | <i>Liquidambar 'Festival' and 'Palo Alto'</i> |
| Sumatra Place | <i>Pyrus calleryana 'Bradfordi'</i> |
| Sumba Circle | <i>Pyrus calleryana 'Bradfordi'</i> |
| Sunflower Avenue – Santa Ana River to Bear Street | <i>Geijera parviflora/Pinus canariensis/Tristania conferta</i> |
| Sunflower Avenue – Bear Street to Main Street | <i>Pinus canariensis/Eucalyptus maculata</i> |
| Sunset Drive | <i>Melaleuca leucadendra</i> |
| Superior Avenue | <i>Eucalyptus ficifolia/Tristania conferta</i> |
| Surf Street | <i>Liquidambar 'Festival' and 'Palo Alto'</i> |
| Sutter Way | <i>Magnolia grandiflora 'Samuel Sommers'</i> |
| Suva Circle | <i>Pyrus calleryana 'Bradfordi'</i> |
| Swan Circle | <i>Liquidambar 'Festival' and 'Palo Alto'</i> |
| Swan Drive | <i>Liquidambar 'Festival' and 'Palo Alto'</i> |
| Swarthmore Lane | <i>Geijera parviflora</i> |
| Tabago Place | <i>Magnolia grandiflora 'Samuel Sommers'</i> |
| Taft Way | <i>Melaleuca leucadendra</i> |

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|-------------------|--|
| Tahiti Drive | <i>Pyrus calleryana 'Bradfordi'</i> |
| Tanager Drive | <i>Melaleuca leucadendra</i> |
| Tanana Place | <i>Liquidambar 'Festival' and 'Palo Alto'</i> |
| Taylor Way | <i>Liquidambar 'Festival' and 'Palo Alto'</i> |
| Teakwood Place | <i>Liquidambar 'Festival' and 'Palo Alto'</i> |
| Terminal Way | <i>Pinus canariensis</i> |
| Tern Circle | <i>Liquidambar 'Festival' and 'Palo Alto'</i> |
| Thurin Street | <i>Melaleuca leucadendra</i> |
| Timor Drive | <i>Pinus canariensis</i> |
| Toronto Way | <i>Liquidambar 'Festival' and 'Palo Alto'</i> |
| Town Center Drive | <i>Liquidambar 'Festival' and 'Palo Alto'</i> |
| Town Street | <i>Podocarpus gracilior</i> |
| Traverse Street | <i>Pyrus calleryana 'Bradfordi'</i> |
| Trinity Drive | <i>Metrosideros excelsus</i> |
| Tulane Place | <i>Tristania conferta</i> |
| Tulane Road | <i>Tristania conferta</i> |
| Tulare Drive | <i>Lagerstroemia indica 'Indian Tribes'</i> |
| Tulip Lane | <i>Melaleuca leucadendra</i> |
| Turlock Drive | <i>Pyrus calleryana 'Bradfordi'</i> |
| Tustin Avenue | <i>Pyrus calleryana 'Bradfordi'</i> |
| Tyler Way | <i>Pinus canariensis</i> |
| Union Avenue | <i>Liquidambar 'Festival' and 'Palo Alto'</i> |
| Valencia Street | <i>Melaleuca leucadendra</i> |
| Vallejo Circle | <i>Pyrus calleryana 'Bradfordi'</i> |
| Valley Circle | <i>Pinus canariensis</i> |
| Valley Road | <i>Pinus canariensis</i> |
| Van Buren Avenue | <i>Pinus canariensis</i> |
| Vanguard Way | <i>Pinus canariensis</i> |
| Vassar Place | <i>Liquidambar 'Festival' and 'Palo Alto'</i> |
| Velasco Lane | <i>Liquidambar 'Festival' and 'Palo Alto'</i> |
| Vermont Avenue | <i>Pinus canariensis</i> |
| Victoria Place | <i>Pinus canariensis</i> |
| Victoria Street | <i>Pistacia chinensis/Pinus canariensis/Tristania conferta</i> |
| Village Way | <i>Pinus canariensis</i> |

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|--------------------|---|
| Villanova Road | <i>Tristania conferta</i> |
| Viola Place | <i>Geijera parviflora</i> |
| Vireo Circle | <i>Metrosideros excelsus</i> |
| Visalia Drive | <i>Pyrus calleryana 'Bradfordi'</i> |
| Virginia Place | <i>Metrosideros excelsus</i> |
| Vista Baya | <i>Liquidambar 'Festival' and 'Palo Alto'</i> |
| Wake Forest Road | <i>Geijera parviflora</i> |
| Wallace Avenue | <i>Liquidambar 'Festival' and 'Palo Alto'</i> |
| Walnut Place | <i>Tristania conferta</i> |
| Walnut Street | <i>Tristania conferta</i> |
| Warren Lane | <i>Pyrus calleryana 'Bradfordi'</i> |
| Washington Avenue | <i>Tristania conferta</i> |
| Watson Avenue | <i>Liquidambar 'Festival' and 'Palo Alto'</i> |
| Waxwing Circle | <i>Liquidambar 'Festival' and 'Palo Alto'</i> |
| Weelo Drive | <i>Geijera parviflora</i> |
| Wellesley Lane | <i>Geijera parviflora</i> |
| Wells Place | <i>Tristania conferta</i> |
| Westbrook Place | <i>Liquidambar 'Festival' and 'Palo Alto'</i> |
| Westminster Avenue | <i>Liquidambar 'Festival' and 'Palo Alto'</i> |
| Westminster Place | <i>Liquidambar 'Festival' and 'Palo Alto'</i> |
| White Oak Place | <i>Geijera parviflora</i> |
| Whittier Avenue | <i>Melaleuca leucadendra</i> |
| Wilson Street | <i>Pyrus calleryana 'Bradfordi'</i> |
| Wintergreen Place | <i>Koelreuteria bipinnata</i> |
| Woodland Place | <i>Geijera parviflora</i> |
| Wren Circle | <i>Geijera parviflora</i> |
| Yale Place | <i>Tristania conferta</i> |
| Yellowstone Drive | <i>Pinus canariensis</i> |
| Yorkshire Street | <i>Geijera parviflora</i> |
| Yukon Avenue | <i>Pinus canariensis</i> |

APPENDIX C

PUBLIC PARKWAY AND MEDIAN TREE PALETTE (May 1999, Amended March 2004)

GROUP A - Species recommended for minimum 8 foot parkways, planter areas, or large areas in excess of 50 sq. ft.

| <i>Botanical Name</i> Common Name | Ground & Aerial Setbacks | Minimum Spacing | Tree Type |
|--|--------------------------------|--------------------|-----------|
| <i>Cedrus deodora</i> Deodar Cedar | 8'/20' | 30' | Conifer |
| <i>Chorisia speciosa</i> 'Majestic Beauty' Pink Floss Silk Tree | 8'/10' | 30' | Deciduous |
| <i>Jacaranda mimosifolia</i> Jacaranda | 8'/10' | 30' | Deciduous |
| <i>Magnolia grandiflora</i> 'Majestic Beauty' Magnolia | 8'/20' | 30' | Evergreen |
| <i>Pinus pinea</i> Italian Stone Pine | 10'/25' | 30' | Evergreen |
| <i>Schinus molle</i> California Pepper | 10'/25' | 35' | Evergreen |

GROUP B - Species recommended for minimum 6-8 foot wide parkways, planter areas, or 8'x8' cutouts.

| <i>Botanical Name</i> Common Name | Ground & Aerial Setbacks | Minimum Spacing | Tree Type |
|--|--------------------------------|--------------------|--------------------|
| <i>Araucaria heterophylla</i> Norfolk Island Pine | 8'/12' | 25' | Evergreen |
| <i>Brachychiton acerifolius</i> Flame Tree | 6'/10' | 25' | Semi- Deciduous |
| <i>Brachychiton populneus</i> Bottle Tree | 6'/10' | 25' | Evergreen |
| <i>Tristania conferta</i> Brisbane Box | 6'/10' | 25' | Evergreen |
| <i>Cinnamomum camphora</i> Camphor Tree | 8'/20' | 40' | Semi- Deciduous |

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|---|---|----------------------------|------------------|
| <i>Liquidambar styraciflua</i> 'Rotundiloba' Round-Lobed Sweetgum | 6'/10' | 25' | Deciduous |
| <i>Melaleuca leucadendra</i> Melaleuca/Paperbark Tree | 6'/10' | 15' | Evergreen |
| <i>Pinus torreyana</i> Torrey Pine | 10'/20' | 30' | Evergreen |
| <i>Quercus agrifolia</i> Coast Live Oak | 8'/20' | 35' | Evergreen |
| <i>Quercus suber</i> Cork Oak | 8'/20' | 35' | Evergreen |
| <i>Tipuana Tipu</i> Tipu Tree | 6'/10' | 30' | Evergreen |
| GROUP C - Species recommended for minimum 4-6 foot wide parkways, planter areas, or 6'x6' cutouts. | | | |
| <i>Botanical Name</i> <i>Common Name</i> | Ground & Aerial Setbacks | Minimum Spacing | Tree Type |
| <i>Eucalyptus ficifolia</i> Red-Flowering Gum | 4'/10' | 20' | Evergreen |
| <i>Eucalyptus sideroxylon</i> Red/Pink Ironbark | 4'/10' | 20' | Evergreen |
| <i>Koelreuteria bipinnata</i> Chinese Flame Tree | 5'/10' | 25' | Deciduous |
| <i>Magnolia grandiflora</i> 'Samuel Sommer' Magnolia | 4'/8' | 25' | Evergreen |
| <i>Pinus canariensis</i> Canary Island Pine | 4'/10' | 15' | Evergreen |
| <i>Pistacia chinensis</i> Chinese Pistache | 4'/10' | 25' | Deciduous |
| <i>Podocarpus gracilior</i> Fern Pine | 4'/10' | 20' | Evergreen |
| <i>Washingtonia filifera</i> California Fan Palm (Bristol Street Existing Medians Only) | 4'/6' | 20' | Palm |

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| <i>Washingtonia robusta</i> Mexican Fan Palm (Bristol Street Existing Medians Only) | 4'/6' | 20' | Evergreen |
| GROUP D - Species recommended for 2-4 foot wide parkways, planter areas, or 3'x3' cutouts or small places. | | | |
| Botanical Name Common Name | Ground & Aerial Setbacks | Minimum Spacing | Tree Type |
| <i>Syagrus romanzoffianum</i> Queen Palm (Often sold as <i>Arecastrum romanzoffianum</i>) | 3'/8' | 15' | Palm |
| <i>Geijera parviflora</i> Australian Willow | 4'/10' | 20' | Evergreen |
| <i>Lagerstroemia 'Indian Tribes'</i> Crape Myrtle | 3'/8' | 20' | Deciduous |
| <i>Metrosideros excelsus</i> New Zealand Christmas Tree | 4'/8' | 20' | Evergreen |
| <i>Platanus acerifolia 'Bloodgood'</i> London Plane Tree | 4'/15' | 30' | Deciduous |
| <i>Prunus blireiana</i> Bronze-Leaf Plum | 4'/12' | 20' | Semi- Deciduous |
| <i>Pyrus calleryana 'Bradford'</i> Bradford Pear | 4'/8' | 20' | Deciduous |
| <i>Pyrus kawakamii</i> Ornamental Pear (Limited to Zone 24 only) | 4'/8' | 20' | Evergreen |
| <i>Raphiolepis indica 'Majestic Beauty'</i> Tree India Hawthorn | 2'/6' | 15' | Evergreen |

APPENDIX D

STREET LANDSCAPED SETBACKS TREE PALETTE (PRIVATE PROPERTY) (May 1999)

GROUP A - Species recommended for minimum 8-12 foot parkways, planter areas, or large areas in excess of 50 sq. ft.

| <i>Botanical Name</i> Common Name | Mature Height (Feet) | Tree Type | Remarks |
|--|-------------------------|-----------|--|
| <i>Cinnamomum camphora</i> Camphor Tree | 60 | Evergreen | Give room to grow; don't plant in garden beds, lawn area is fine; aromatic leaves, pink-red-bronze new foliage; litter period in spring-early summer; potentially subject to verticillium wilt |
| <i>Fraxinus uhdei</i> 'Tomlinson' Tomlinson Ash | 70 | Evergreen | Upright form, slower growing than Shamel Ash; requires deep thorough waterings to encourage deep roots; prune out weak branches |
| <i>Koelreuteria bipinnata</i> Chinese Flame Tree | 50 | Deciduous | Prefers well-drained soil; non-invasive roots; can plant under tree; yellow flowers & showy seed capsules |
| <i>Koelreuteria paniculata</i> Golden Rain Tree | 40 | Deciduous | Prune to shape; withstands various soil and climatic conditions; yellow flowers and papery seed capsules |
| <i>Liquidambar styraciflua</i> (cultivars) Sweet Gum | 60 | Deciduous | Great "fall-color" tree; spiked seed balls; becomes large tree over time; take care in selecting location |
| <i>Magnolia grandiflora</i> (cultivars) Southern Magnolia | Over 40 | Evergreen | Surface roots; keep watering area clear of lawn and plant area; required deep thorough waterings; large white flowers and heavy seed pods |
| <i>Pinus canariensis</i> Canary Island Pine | Over 60 | Conifer | Pyramid shaped, graceful tree; required some water but tolerant of arid conditions |

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| <i>Pistacia chinensis</i> 'Keith Davey' (male clones) Chinese Pistache | 60 | Deciduous | Beautiful fall color; prune tree when young to develop high crown; good lawn/patio tree |
| <i>Platanus acerifolia</i> 'Bloodgood' London Plane Tree | 70 | Deciduous | Tolerates most soils, heat, smog; this variety somewhat resistant to powdery mildew |
| <i>Quercus suber</i> Cork Oak | 80 | Evergreen | Requires adequate drainage; takes heat; large tree, give room to grow; acorns |
| <i>Tipuana tipu</i> Tipu Tree | 40 | Semi-Deciduous | Broad crown; good street or canopy tree; apricot flowers (sweet pea-shaped); litter |
| <i>Tristania conferta</i> Brisbane Box | 60 | Evergreen | Very clean, straight trunked tree with inconspicuous white flowers |

GROUP B - Species recommended for minimum 5-6 foot wide parkways, planter areas, or 5'x5' cutouts.

| Botanical Name Common Name | Mature Height (Feet) | Tree Type | Remarks |
|---|---------------------------------|------------------|---|
| <i>Albizia julibrissin</i> Silk Tree; Mimosa | 40 | Deciduous | Flat-topped shape with pink flowers above foliage; best with hot weather; litter |
| <i>Bauhinia pupurea/variegata</i> Purple Orchid Tree | 25 | Semi-Deciduous | "Twin leaf" shaped lobes; very showy purple flowers followed by bean pods; litter |
| <i>Brachychiton acerifolius</i> Flame Tree | 50 | Semi-Deciduous | Woody, canoe-shaped fruit; red flowers; with age, a spectacular looking skyline tree |
| <i>Calocedrus decurrens</i> Incense Cedar | 70 | Conifer | Symmetrical tree; takes hot weather and poor soils; good windbreak |
| <i>Calodendrum capense</i> Cape Chestnut | 40 | Evergreen | Broad crown; rosy-lilac flowers above foliage; prefers heavier soils |
| <i>Geijera parviflora</i> Australian Willow | 50 | Deciduous | Brittle when young – stake tree, becomes graceful, upright, pyramid form; light green fan-shaped leaves shimmer in wind and turn gold in fall, slow growing |

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| <i>Liriodendron tulipifera</i> Tulip Tree (Columnar variety 'Arnold' is useful in narrow planting areas, blooming 2-3 years after planting) | 80 | Deciduous | Fast growth; straight trunk with tall pyramidal crown; give room to grow, locate out of prevailing winds; tulip-shaped flowers in late spring; yellow fall foliage |
| <i>Melaleuca nesophila</i> Pink Melaleuca | 25 | Evergreen | Accent tree because of the contorted branching patterns & mauve flower brushes turn white for pretty effect; takes adverse water/soil/air conditions |
| <i>Melaleuca quinquinervia</i> Cajeput Tree | 40 | Evergreen | Upright with pendulous branches; spongy, attractive bark; creamy flowers; takes adverse water/soil/air conditions; good street tree |
| <i>Umbellularia californica</i> California Laurel; California Bay; Oregon Myrtle | 25 | Evergreen | Ultimately very dense tree; olive-like fruit can create volunteer seedlings, but tree considered very neat; grows very slowly; best in deep, rich soil; fall leaf drop |

GROUP C - Species recommended for minimum 3-5 foot wide parkways, planter areas, or 3'x3' cutouts.

| Botanical Name Common Name | Mature Height (Feet) | Tree Type | Remarks |
|---|---------------------------------|--------------------|--|
| <i>Acacia cognata</i> Bower Wattle; River Wattle | 40 | Semi- Deciduous | Weeping branches; narrow leaves; paired pale yellow flower puffs which are attractive to birds & bees; responds well to pruning, some flower litter |
| <i>Agonis flexuosa</i> Peppermint Tree; Australian Willow Myrtle | 40 | Evergreen | Very tolerant of soil types & watering practices; graceful, willow-like leaves and form; crushed leaves smell like peppermint; great all around tree in lawn or in tub |
| <i>Archontophoenix cunninghamiana</i> King Palm | 50 | Palm | Stately, clean-trunked palm with amethyst flowers; needs to be in frost-free area to do well; old leaves shed cleanly |

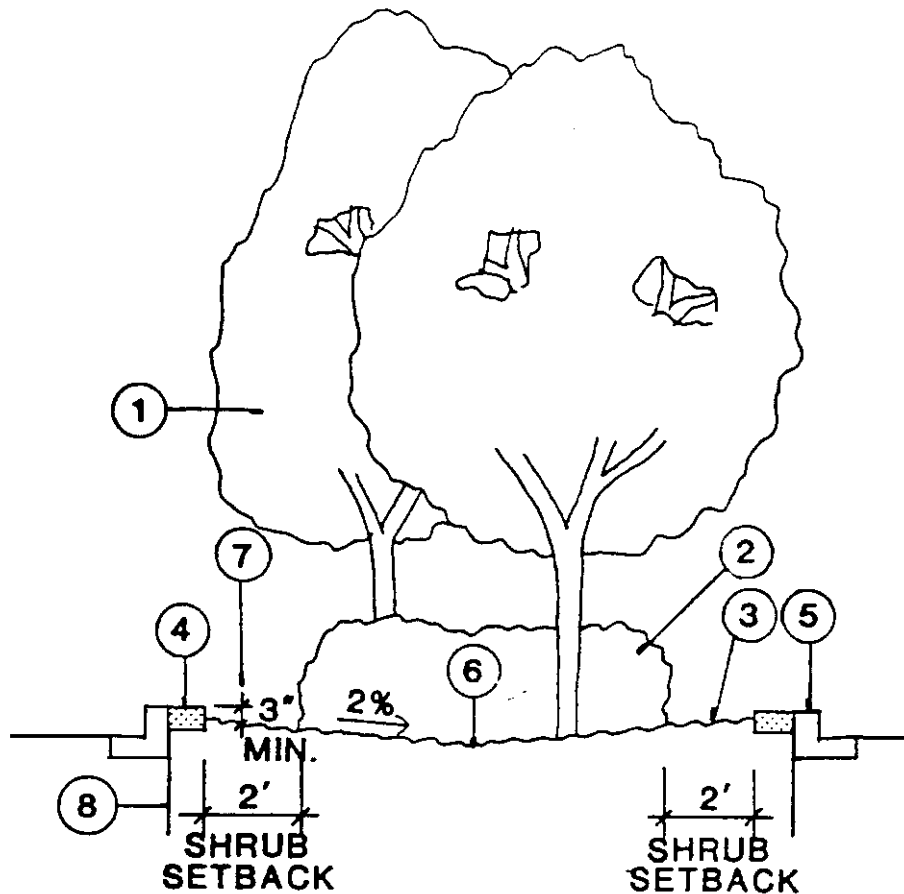
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| <i>Syagrus romanzoffianum</i> Queen Palm (Often sold as <i>Arecastrum romanzoffianum</i>) | 50 | Palm | Very straight, clean-trunked palm with arching 10-15' long fronds, which can break off in high wind; subject to mites |
| <i>Eriobotrya deflexa</i> Bronze Loquat | 30 | Evergreen | Shrubby when young, but can be easily trained into small tree; fast growing; no edible fruit; attractive white flowers |
| <i>Eucalyptus torquata</i> Coral Gum | 20 | Evergreen | Slender, upright, narrow-headed; stake & prune when young to create graceful form; good in narrow areas; flower buds similar to Japanese lanterns; when open, display flowers of coral red & yellow throughout year; litter |
| <i>Lagerstroemia indica</i> x <i>L. faurei</i> hybrids: 'Catawba' (dark purple); 'Cherokee' (bright red); 'Pecos' (pink); 'Seminole' (pink); and 'Zuni' (dark lavender) Crape Myrtle | 30 | Deciduous | Good street tree; the "Indian Tribes" varieties are the most mildew resistant; prune in dormant season to increase next summer's flower production, and train up when young; attractive trunk and branch patterns |
| <i>Rhus iancea</i> African Sumac | 25 | Evergreen | Graceful, weeping outer branches; open, spreading habit can be controlled when young by staking & pruning to establish desired form; berry-like fruit on female trees can be messy on pavement; requires well-drained soil |

APPENDIX E

APPROVED CITY STANDARD DESIGN DETAILS

| STANDARD | STANDARD # |
|--|----------------------|
| SECTION: MEDIAN PLANTING | PS. 101 |
| 10' MEDIANS – 1 TREE SPECIES | PS. 102 |
| 10' MEDIANS – 2 TREE SPECIES | PS. 103 |
| 10' MEDIANS – 3 TREE SPECIES | PS. 104 |
| 11' TO 13' MEDIANS – 1 TREE SPECIES | PS. 105 |
| 11' TO 13' MEDIANS – 2 TREE SPECIES | PS. 106 |
| 11' TO 13' MEDIANS – 3 TREE SPECIES | PS. 107 |
| 14' & WIDER MEDIANS – 1 TREE SPECIES | PS. 108 |
| 14' & WIDER MEDIANS – 2 TREE SPECIES | PS. 109 |
| 14' & WIDER MEDIANS – 3 TREE SPECIES | PS. 110 |
| SOUND ATTENUATION WALL & ADJACENT PLANTING | PS. 111 |
| CITY ENTRY – MEDIAN PLANTING | PS. 112 |
| (NONE) | PS. 113 |
| TREE PLANTING: DOUBLE STAKE | PS. 114 |
| LINEAR ROOT BARRIER | PS. 115 |
| SHRUB PLANTING | PS. 116 |
| GROUNDCOVER PLANTING | PS. 117 |
| CITY ENTRY SIGN – PRIMARY (MONUMENT) | DS. 101 |
| CITY ENTRY MONUMENT SIGN LOCATIONS | DS. 101 |
| CITY ENTRY SIGN – SECONDARY (POLE) | DS. 102 |
| CITY ENTRY POLE SIGN LOCATIONS | DS. 102 |
| BUS BENCH | DS. 103 |
| DOWNTOWN BENCH | DS. 104 |
| TRASH CONTAINERS – CITYWIDE | DS. 105 |
| EXHIBITS | EXHIBIT ORDER |
| SOILS MAP | A |
| MICROCLIMATE MAP | B |
| CITY MEDIANS & BIKEWAYS | C |
| CITY NEIGHBORHOODS | D |

| | |
|--|---|
| PRIORITY LIST & COST OF PARKWAY & NEIGHBORHOOD ENTRYWAYS | E |
| LANDSCAPE MEDIAN DEVELOPMENT SITES | F |
| PLANTING PALETTE – MAJOR ARTERIALS | G |
| PLANTING PALETTE – SECONDARY ARTERIALS | H |
| PLANTING PALETTE – NEIGHBORHOOD ENTRIES | I |



LEGEND:

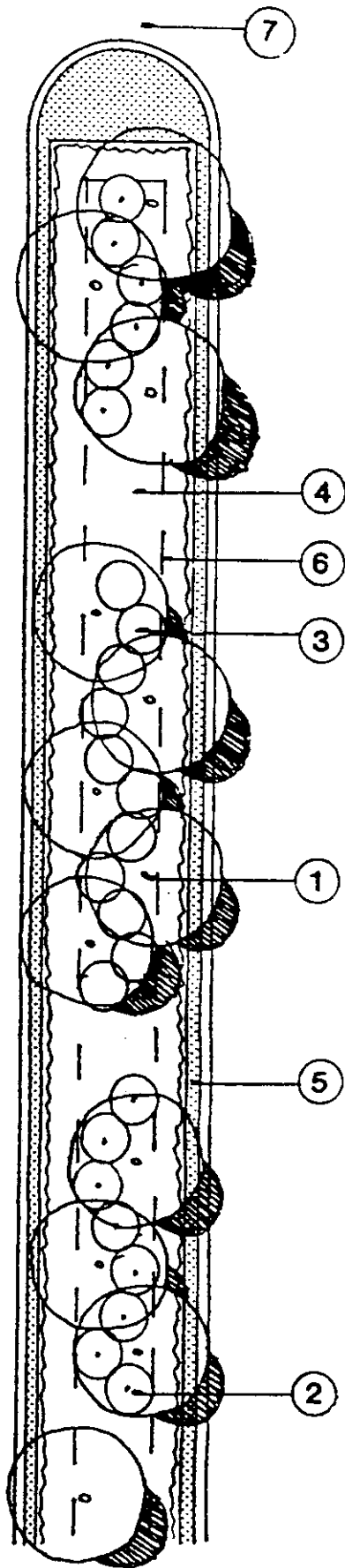
1. DESIGNATED TREE(S). PROVIDE APPROVED ROOT BARRIER WHEREVER REQUIRED.
2. DESIGNATED SHRUB(S).
3. DESIGNATED GROUND COVER/SHREDDED BARK MULCH (2' MINIMUM DEPTH).
4. COLORED/PATTERNED CONCRETE "SAFETY STRIP" PER CITY STANDARD. COLOR AND PATTERN TO MATCH EXISTING COLORED/PATTERNED CONCRETE USED THROUGHOUT THE CITY. SEE PLAN.
5. MEDIAN CURB PER CITY STANDARD.
6. FINISH GRADE: 2% CROSS SLOPE TOWARDS CENTERLINE OF MEDIAN.
7. 2' SHRUB SETBACK ZONE. NO SHRUB FOLIAGE SHALL ENCROACH WITHIN THIS ZONE UPON FINAL SHRUB MATURITY. REFER TO SUNSET WESTERN GARDEN BOOK - LATEST EDITION.
8. APPROVED CONTINUOUS MOISTURE BARRIER PER CITY STANDARD.

CITY OF COSTA MESA
CALIFORNIA
PUBLIC SERVICES DEPT.

SECTION: MEDIAN PLANTING

APPROVED _____

DRAWN _____
 SCALE _____
 DWG. NO.
PS.101



LEGEND:

1. DESIGNATED STREETSCAPE CORRIDOR TREE: REFER TO APPROVED CITY STREETSCAPE CORRIDOR TREE PALETTE FOR SPECIES (ALLOWS FOR STREETSCAPE CORRIDOR INDIVIDUALITY).
2. DESIGNATED STREETSCAPE CORRIDOR (XERISCAPE) ACCENT SHRUBS (INTERESTING FLOWER AND/OR FOLIAGE CHARACTERISTICS): REFER TO APPROVED CITY STREETSCAPE CORRIDOR/MEDIAN MASTER PLAN.
3. DESIGNATED STREETSCAPE CORRIDOR (XERISCAPE) EVERGREEN BACKGROUND SHRUBS: REFER TO APPROVED CITY STREETSCAPE CORRIDOR/MEDIAN MASTER PLAN.
4. DESIGNATED STREETSCAPE CORRIDOR (XERISCAPE) FLOWERING GROUNDCOVER/SHREDDED BARK MULCH: REFER TO APPROVED CITY STREETSCAPE CORRIDOR/MEDIAN MASTER PLAN.
5. COLORED/PATTERNED CONCRETE "SAFETY STRIP" PER CITY STANDARD. COLOR AND PATTERN TO MATCH EXISTING COLORED/PATTERNED CONCRETE USED THROUGHOUT THE CITY.
6. SHRUB SETBACK ZONE (2'-0"). NO SHRUB FOLIAGE SHALL ENCROACH WITHIN THIS ZONE UPON FINAL SHRUB MATURITY. FOR ULTIMATE SHRUB SIZE: REFER TO SUNSET WESTERN GARDEN BOOK - LATEST EDITION.
7. NO "MEDIAN NOSE".

NOTE: PROVIDE ROOT BARRIERS WHEREVER REQUIRED.

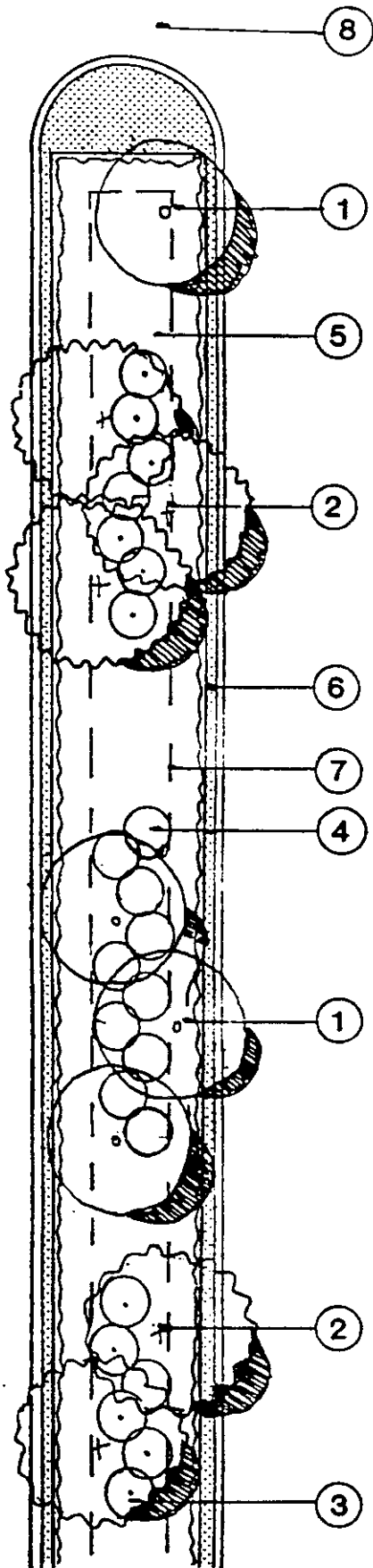
MEDIANS SHALL HAVE A 2% CROSS SLOPE TOWARDS CENTERLINE OF MEDIAN.

CITY OF COSTA MESA
 CALIFORNIA
 PUBLIC SERVICES DEPT.

10' MEDIANS
 1 TREE SPECIES

APPROVED _____

DRAWN _____
 SCALE _____
 DWG. NO.
PS.102



LEGEND:

1. DESIGNATED STREETScape CORRIDOR TREE: REFER TO APPROVED CITY STREETScape CORRIDOR TREE PALETTE FOR SPECIES (ALLOWS FOR STREETScape CORRIDOR INDIVIDUALITY).
2. DESIGNATED "CITY-WIDE EVERGREEN TREE": TRISTANIA CONFERTA (USED FOR CITY-WIDE MEDIAN LANDSCAPE CONTINUITY).
3. DESIGNATED STREETScape CORRIDOR (XERIScape) ACCENT SHRUBS (INTERESTING FLOWER AND/OR FOLIAGE CHARACTERISTICS): REFER TO APPROVED CITY STREETScape CORRIDOR/MEDIAN MASTER PLAN.
4. DESIGNATED STREETScape CORRIDOR (XERIScape) EVERGREEN BACKGROUND SHRUBS: REFER TO APPROVED CITY STREETScape CORRIDOR/MEDIAN MASTER PLAN.
5. DESIGNATED STREETScape CORRIDOR (XERIScape) FLOWERING GROUNDcover/SHREDDed BARK MULCH: REFER TO APPROVED CITY STREETScape CORRIDOR/MEDIAN MASTER PLAN.
6. COLORED/PATTERNEd CONCRETE "SAFETY STRIP" PER CITY STANDARD. COLOR AND PATTERN TO MATCH EXISTING COLORED/PATTERNEd CONCRETE USED THROUGHOUT THE CITY.
7. SHRUB SETBACK ZONE (2'-0"). NO SHRUB FOLIAGE SHALL ENCROACH WITHIN THIS ZONE UPON FINAL SHRUB MATURITY. FOR ULTIMATE SHRUB SIZE: REFER TO SUNSET WESTERN GARDEN BOOK - LATEST EDITION.
8. NO "MEDIAN NOSE".

NOTE: PROVIDE ROOT BARRIERS WHEREVER REQUIRED.

MEDIANS SHALL HAVE A 2% CROSS SLOPE TOWARDS CENTERLINE OF MEDIAN.

CITY OF COSTA MESA

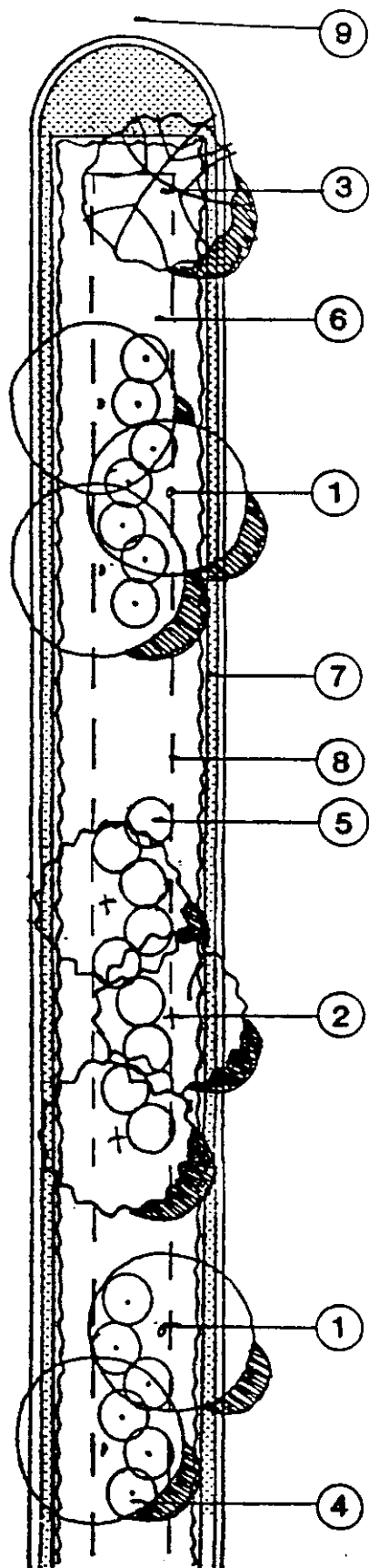
CALIFORNIA
PUBLIC SERVICES DEPT.

10' MEDIANS
2 TREE SPECIES

APPROVED _____

DRAWN _____
SCALE _____

DWG. NO.
PS 103



LEGEND:

1. DESIGNATED STREETSCAPE CORRIDOR TREE: REFER TO APPROVED CITY STREETSCAPE CORRIDOR TREE PALETTE FOR SPECIES (ALLOWS FOR STREETSCAPE CORRIDOR INDIVIDUALITY).
2. DESIGNATED "CITY-WIDE EVERGREEN TREE": TRISTANIA CONFERTA (USED FOR CITY-WIDE MEDIAN LANDSCAPE CONTINUITY).
3. DESIGNATED STREETSCAPE "MULTI-TRUNK ACCENT TREE" (INTERESTING FLOWER AND/OR FOLIAGE CHARACTERISTICS): REFER TO APPROVED CITY STREETSCAPE CORRIDOR TREE PALETTE FOR SPECIES.
4. DESIGNATED STREETSCAPE CORRIDOR (XERISCAPE) ACCENT SHRUBS (INTERESTING FLOWER AND/OR FOLIAGE CHARACTERISTICS): REFER TO APPROVED CITY STREETSCAPE CORRIDOR/MEDIAN MASTER PLAN.
5. DESIGNATED STREETSCAPE CORRIDOR (XERISCAPE) EVERGREEN BACKGROUND SHRUBS: REFER TO APPROVED CITY STREETSCAPE CORRIDOR/MEDIAN MASTER PLAN.
6. DESIGNATED STREETSCAPE CORRIDOR (XERISCAPE) FLOWERING GROUND COVER / SHREDDED BARK MULCH: REFER TO APPROVED CITY STREETSCAPE CORRIDOR/MEDIAN MASTER PLAN.
7. COLORED / PATTERNED CONCRETE "SAFETY STRIP" PER CITY STANDARD. COLOR AND PATTERN TO MATCH EXISTING COLORED / PATTERNED CONCRETE USED THROUGHOUT THE CITY.
8. SHRUB SETBACK ZONE (2'-0"). NO SHRUB FOLIAGE SHALL ENCROACH WITHIN THIS ZONE UPON FINAL SHRUB MATURITY. FOR ULTIMATE SHRUB SIZE: REFER TO SUNSET WESTERN GARDEN BOOK - LATEST EDITION.
9. NO "MEDIAN NOSE".

NOTE: PROVIDE ROOT BARRIERS WHEREVER REQUIRED.

MEDIANS SHALL HAVE A 2% CROSS SLOPE TOWARDS CENTERLINE OF MEDIAN.

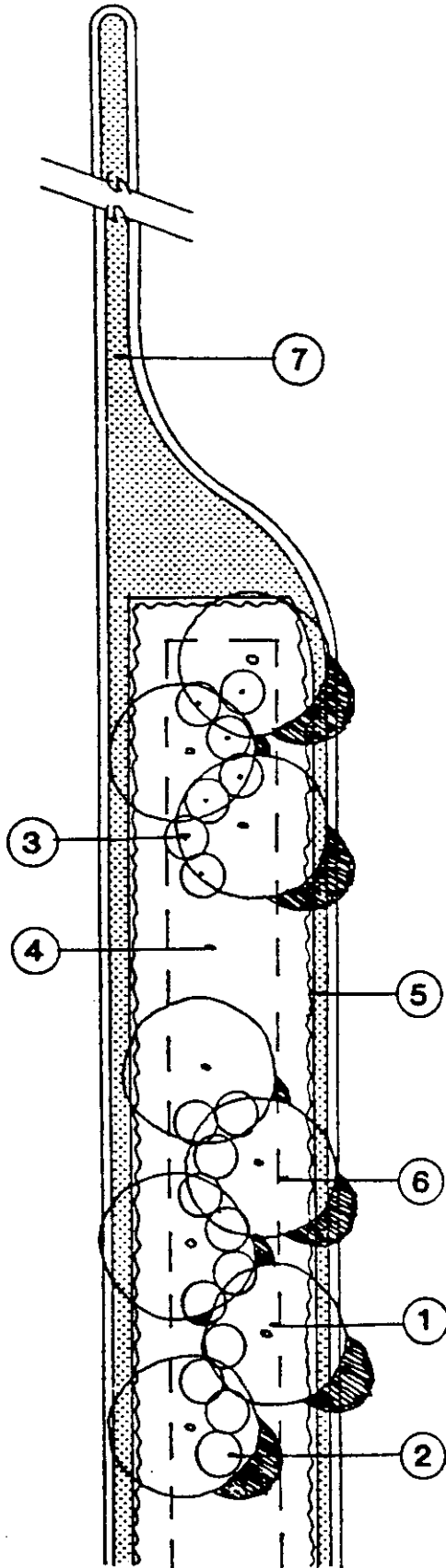
CITY OF COSTA MESA
 CALIFORNIA
 PUBLIC SERVICES DEPT.

10' MEDIANS
3 TREE SPECIES

APPROVED _____

DRAWN _____
 SCALE _____

DWG. NO.
PS.104



LEGEND:

1. DESIGNATED STREETSCAPE CORRIDOR TREE: REFER TO APPROVED CITY STREETSCAPE CORRIDOR TREE PALETTE FOR SPECIES (ALLOWS FOR STREETSCAPE CORRIDOR INDIVIDUALITY).
2. DESIGNATED STREETSCAPE CORRIDOR (XERISCAPE) ACCENT SHRUBS (INTERESTING FLOWER AND/OR FOLIAGE CHARACTERISTICS): REFER TO APPROVED CITY STREETSCAPE CORRIDOR/MEDIAN MASTER PLAN.
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7. COLORED/PATTERNED CONCRETE "MEDIAN NOSE" (SOLID - NO PLANTERS). COLOR AND PATTERN TO MATCH EXISTING COLORED/PATTERNED CONCRETE USED THROUGHOUT THE CITY.

NOTE: PROVIDE ROOT BARRIERS WHEREVER REQUIRED.

MEDIANS SHALL HAVE A 2% CROSS SLOPE TOWARDS CENTERLINE OF MEDIAN.

CITY OF COSTA MESA

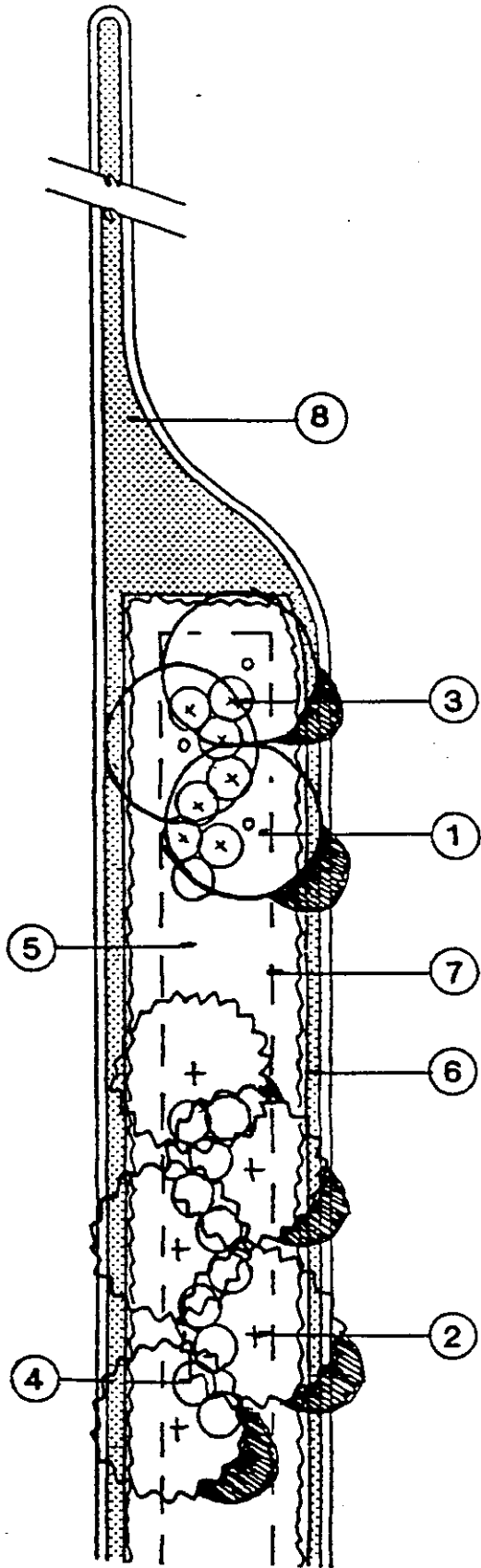
CALIFORNIA
PUBLIC SERVICES DEPT.

11' TO 13' MEDIANS
1 TREE SPECIES

APPROVED _____

DRAWN _____
SCALE _____

DWG. NO.
DC 105



LEGEND:

1. DESIGNATED STREETSCAPE CORRIDOR TREE: REFER TO APPROVED CITY STREETSCAPE CORRIDOR TREE PALETTE FOR SPECIES (ALLOWS FOR STREETSCAPE CORRIDOR INDIVIDUALITY).
2. DESIGNATED "CITY-WIDE EVERGREEN TREE": TRISTANIA CONFERTA (USED FOR CITY-WIDE MEDIAN LANDSCAPE CONTINUITY).
3. DESIGNATED STREETSCAPE CORRIDOR (XERISCAPE) ACCENT SHRUBS (INTERESTING FLOWER AND/OR FOLIAGE CHARACTERISTICS): REFER TO APPROVED CITY STREETSCAPE CORRIDOR/MEDIAN MASTER PLAN.
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8. COLORED/PATTERNED CONCRETE "MEDIAN NOSE" (SOLID - NO PLANTERS). COLOR AND PATTERN TO MATCH EXISTING COLORED/PATTERNED CONCRETE USED THROUGHOUT THE CITY.

NOTE: PROVIDE ROOT BARRIERS WHEREVER REQUIRED.

MEDIANS SHALL HAVE A 2% CROSS SLOPE TOWARDS CENTERLINE OF MEDIAN.

CITY OF COSTA MESA
 CALIFORNIA
 PUBLIC SERVICES DEPT.

11' TO 13' MEDIANS
 2 TREE SPECIES

APPROVED _____

DRAWN _____
 SCALE _____

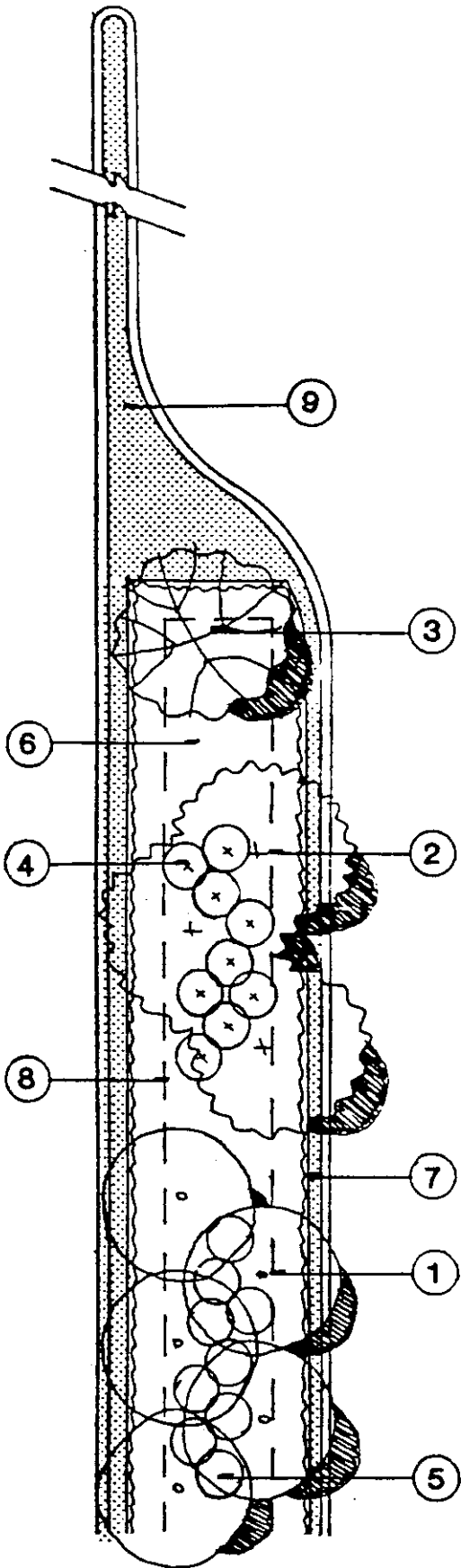
DWG. NO.
PS.106

LEGEND:

1. DESIGNATED STREETSCAPE CORRIDOR TREE: REFER TO APPROVED CITY STREETSCAPE CORRIDOR TREE PALETTE FOR SPECIES (ALLOWS FOR STREETSCAPE CORRIDOR INDIVIDUALITY).
2. DESIGNATED "CITY-WIDE EVERGREEN TREE": TRISTANIA CONFERTA (USED FOR CITY-WIDE MEDIAN LANDSCAPE CONTINUITY).
3. DESIGNATED STREETSCAPE "MULTI-TRUNK ACCENT TREE" (INTERESTING FLOWER AND/OR FOLIAGE CHARACTERISTICS): REFER TO APPROVED CITY STREETSCAPE CORRIDOR TREE PALETTE FOR SPECIES.
4. DESIGNATED STREETSCAPE CORRIDOR (XERISCAPE) ACCENT SHRUBS (INTERESTING FLOWER AND/OR FOLIAGE CHARACTERISTICS): REFER TO APPROVED CITY STREETSCAPE CORRIDOR/MEDIAN MASTER PLAN.
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9. COLORED/PATTERNED CONCRETE "MEDIAN NOSE" (SOLID - NO PLANTERS). COLOR AND PATTERN TO MATCH EXISTING COLORED/PATTERNED CONCRETE USED THROUGHOUT THE CITY.

NOTE: PROVIDE ROOT BARRIERS WHEREVER REQUIRED.

MEDIANS SHALL HAVE A 2% CROSS SLOPE TOWARDS CENTERLINE OF MEDIAN.



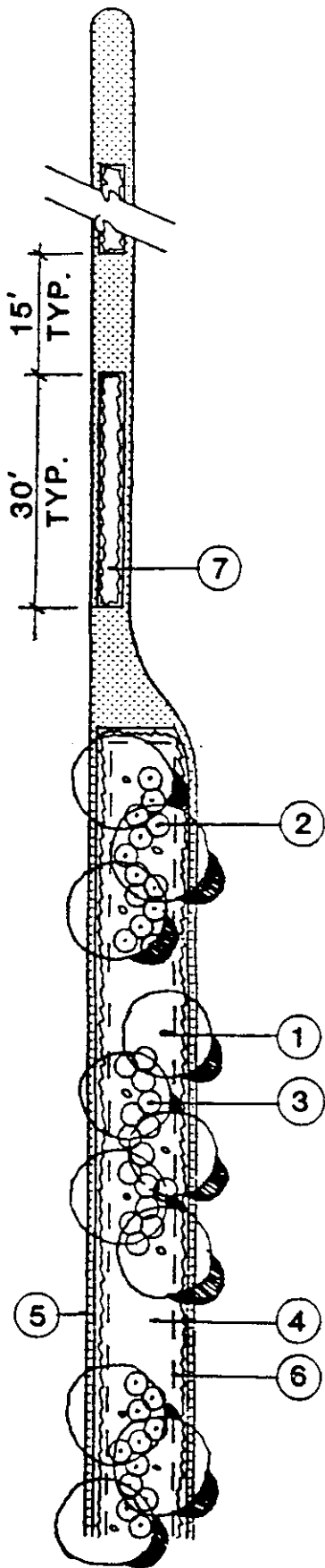
CITY OF COSTA MESA
 CALIFORNIA
 PUBLIC SERVICES DEPT.

11' TO 13' MEDIAN
 3 TREE SPECIES

APPROVED _____

DRAWN _____
 SCALE _____

DWG. NO.
PS.107



LEGEND:

1. DESIGNATED STREETSCAPE CORRIDOR TREE: REFER TO APPROVED CITY STREETSCAPE CORRIDOR TREE PALETTE FOR SPECIES (ALLOWS FOR STREETSCAPE CORRIDOR INDIVIDUALITY).
2. DESIGNATED STREETSCAPE CORRIDOR (XERISCAPE) ACCENT SHRUBS (INTERESTING FLOWER AND/OR FOLIAGE CHARACTERISTICS): REFER TO APPROVED CITY STREETSCAPE CORRIDOR/MEDIAN MASTER PLAN.
3. DESIGNATED STREETSCAPE CORRIDOR (XERISCAPE) EVERGREEN BACKGROUND SHRUBS: REFER TO APPROVED CITY STREETSCAPE CORRIDOR/MEDIAN MASTER PLAN.
4. DESIGNATED STREETSCAPE CORRIDOR (XERISCAPE) FLOWERING GROUNDCOVER/SHREDDED BARK MULCH: REFER TO APPROVED CITY STREETSCAPE CORRIDOR/MEDIAN MASTER PLAN.
5. COLORED/PATTERNED CONCRETE "SAFETY STRIP" PER CITY STANDARD. COLOR AND PATTERN TO MATCH EXISTING COLORED/PATTERNED CONCRETE USED THROUGHOUT THE CITY.
6. SHRUB SETBACK ZONE (2'-0"). NO SHRUB FOLIAGE SHALL ENCROACH WITHIN THIS ZONE UPON FINAL SHRUB MATURITY. FOR ULTIMATE SHRUB SIZE: REFER TO SUNSET WESTERN GARDEN BOOK - LATEST EDITION.
7. LEFT-TURN MEDIAN NOSE PLANTING AREA WITH FLOWERING GROUNDCOVER ONLY: REFER TO APPROVED CITY STREETSCAPE CORRIDOR MASTER PLAN.

NOTE: PROVIDE ROOT BARRIERS WHEREVER REQUIRED.

MEDIANS SHALL HAVE A 2% CROSS SLOPE TOWARDS CENTERLINE OF MEDIAN.

CITY OF COSTA MESA
 CALIFORNIA
 PUBLIC SERVICES DEPT.

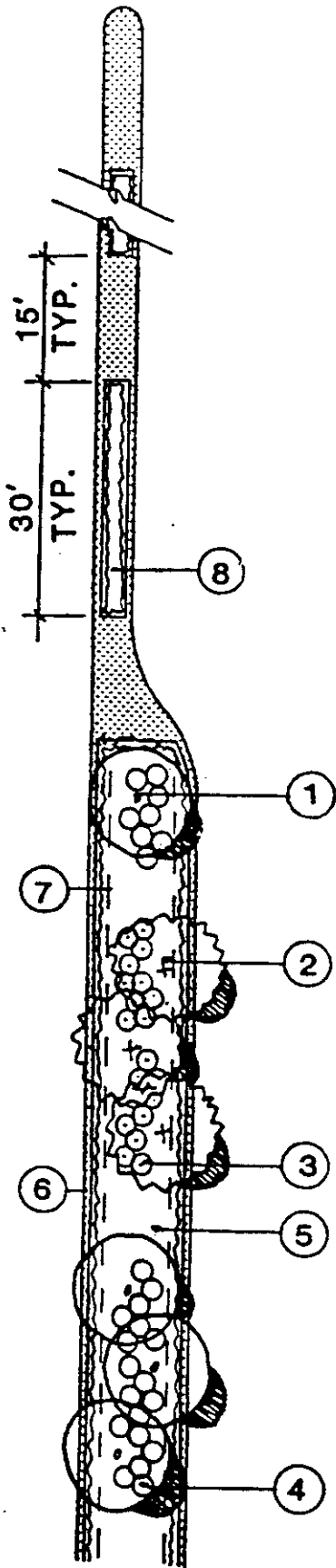
14' & WIDER MEDIANS
 1 TREE SPECIES

DRAWN _____

SCALE _____

APPROVED _____

DWG. NO.
PS.108



LEGEND:

1. DESIGNATED STREETScape CORRIDOR TREE: REFER TO APPROVED CITY STREETScape CORRIDOR TREE PALETTE FOR SPECIES (ALLOWS FOR STREETScape CORRIDOR INDIVIDUALITY).
2. DESIGNATED "CITY-WIDE EVERGREEN TREE": TRISTANIA CONFERTA (USED FOR CITY-WIDE MEDIAN LANDSCAPE CONTINUITY).
3. DESIGNATED STREETScape CORRIDOR (XERISCAPE) ACCENT SHRUBS (INTERESTING FLOWER AND/OR FOLIAGE CHARACTERISTICS): REFER TO APPROVED CITY STREETScape CORRIDOR/MEDIAN MASTER PLAN.
4. DESIGNATED STREETScape CORRIDOR (XERISCAPE) EVERGREEN BACKGROUND SHRUBS: REFER TO APPROVED CITY STREETScape CORRIDOR/MEDIAN MASTER PLAN.
5. DESIGNATED STREETScape CORRIDOR (XERISCAPE) FLOWERING GROUNDcover/SHREDDed BARK MULCH: REFER TO APPROVED CITY STREETScape CORRIDOR/MEDIAN MASTER PLAN.
6. COLORED/PATTERNEd CONCRETE "SAFETY STRIP" PER CITY STANDARD. COLOR AND PATTERN TO MATCH EXISTING COLORED/PATTERNEd CONCRETE USED THROUGHOUT THE CITY.
7. SHRUB SETBACK ZONE (2'-0"). NO SHRUB FOLIAGE SHALL ENCROACH WITHIN THIS ZONE UPON FINAL SHRUB MATURITY. FOR ULTIMATE SHRUB SIZE: REFER TO SUNSET WESTERN GARDEN BOOK - LATEST EDITION.
8. LEFT-TURN MEDIAN NOSE PLANTING AREA WITH FLOWERING GROUNDcover ONLY: REFER TO APPROVED CITY STREETScape CORRIDOR MASTER PLAN.

NOTE:

PROVIDE ROOT BARRIERS WHEREVER REQUIRED.

MEDIANS SHALL HAVE A 2% CROSS SLOPE TOWARDS CENTERLINE OF MEDIAN.

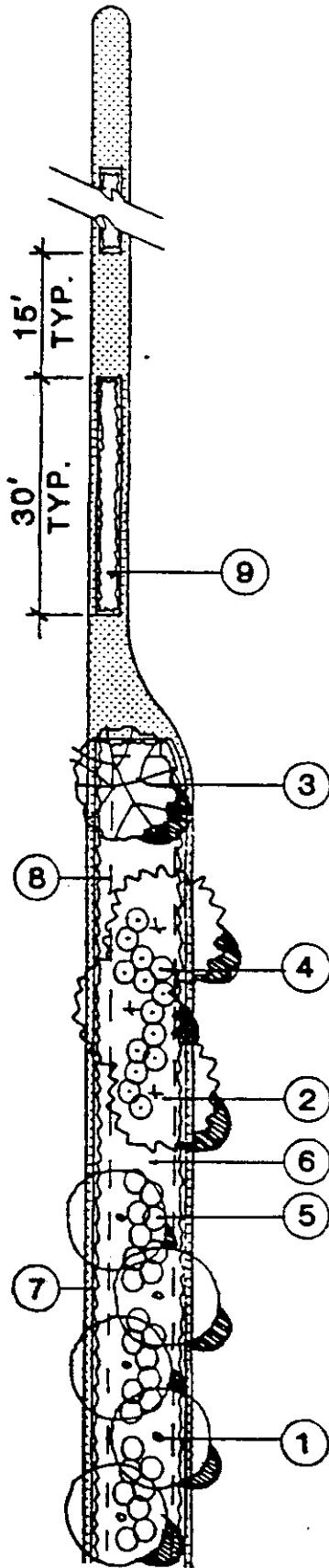
CITY OF COSTA MESA
 CALIFORNIA
 PUBLIC SERVICES DEPT.

14' & WIDER MEDIANS
 2 TREE SPECIES

APPROVED _____

DRAWN _____
 SCALE _____

DWG NO.
PS 109



LEGEND:

1. DESIGNATED STREETSCAPE CORRIDOR TREE: REFER TO APPROVED CITY STREETSCAPE CORRIDOR TREE PALETTE FOR SPECIES (ALLOWS FOR STREETSCAPE CORRIDOR INDIVIDUALITY).
2. DESIGNATED "CITY-WIDE EVERGREEN TREE": TRISTANIA CONFERTA (USED FOR CITY-WIDE MEDIAN LANDSCAPE CONTINUITY).
3. DESIGNATED STREETSCAPE "MULTI-TRUNK ACCENT TREE" (INTERESTING FLOWER AND/OR FOLIAGE CHARACTERISTICS): REFER TO APPROVED CITY STREETSCAPE CORRIDOR TREE PALETTE FOR SPECIES.
4. DESIGNATED STREETSCAPE CORRIDOR (XERISCAPE) ACCENT SHRUBS (INTERESTING FLOWER AND/OR FOLIAGE CHARACTERISTICS): REFER TO APPROVED CITY STREETSCAPE CORRIDOR/MEDIAN MASTER PLAN.
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8. SHRUB SETBACK ZONE (2'-0"). NO SHRUB FOLIAGE SHALL ENCROACH WITHIN THIS ZONE UPON FINAL SHRUB MATURITY. FOR ULTIMATE SHRUB SIZE: REFER TO SUNSET WESTERN GARDEN BOOK - LATEST EDITION.
9. LEFT-TURN MEDIAN NOSE PLANTING AREA WITH FLOWERING GROUNDCOVER ONLY: REFER TO APPROVED CITY STREETSCAPE CORRIDOR MASTER PLAN.

NOTE:

PROVIDE ROOT BARRIERS WHEREVER REQUIRED.

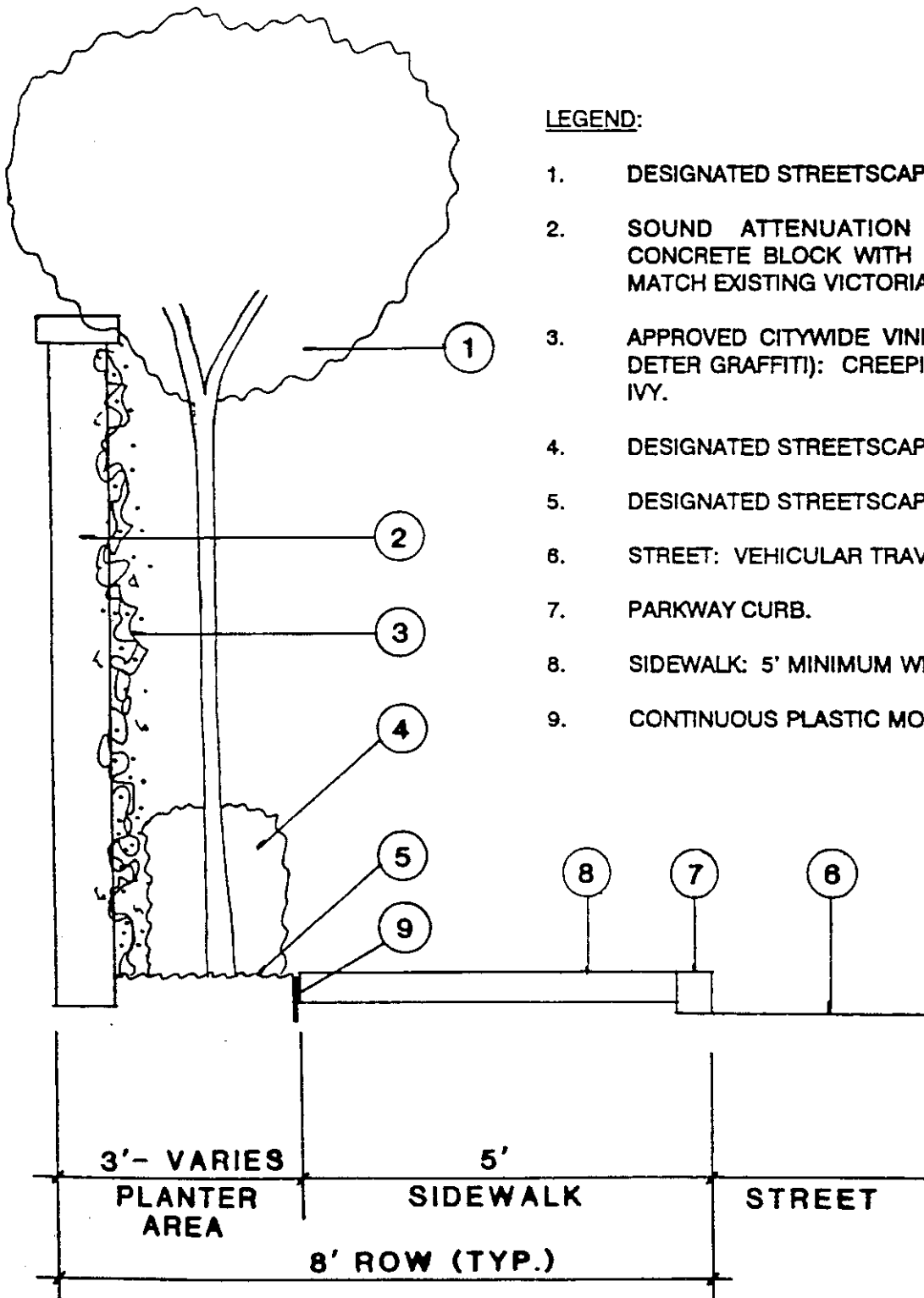
MEDIANS SHALL HAVE A 2% CROSS SLOPE TOWARDS CENTERLINE OF MEDIAN.

CITY OF COSTA MESA
 CALIFORNIA
 PUBLIC SERVICES DEPT.

14' & WIDER MEDIANS
 3 TREE SPECIES

APPROVED _____

DRAWN _____
 SCALE _____
 DWG. NO.
PS.110



LEGEND:

1. DESIGNATED STREETSCAPE PARKWAY TREE(S).
2. SOUND ATTENUATION WALL (SLUMPSTONE CONCRETE BLOCK WITH BRICK CAP - COLOR TO MATCH EXISTING VICTORIA STREET WALL SYSTEM).
3. APPROVED CITYWIDE VINE PLANTED 15' O.C. (TO DETER GRAFFITI): CREEPING FIG AND/OR BOSTON IVY.
4. DESIGNATED STREETSCAPE PARKWAY SHRUB(S).
5. DESIGNATED STREETSCAPE GROUNDCOVER.
6. STREET: VEHICULAR TRAVEL LANE.
7. PARKWAY CURB.
8. SIDEWALK: 5' MINIMUM WIDTH.
9. CONTINUOUS PLASTIC MOISTURE BARRIER.

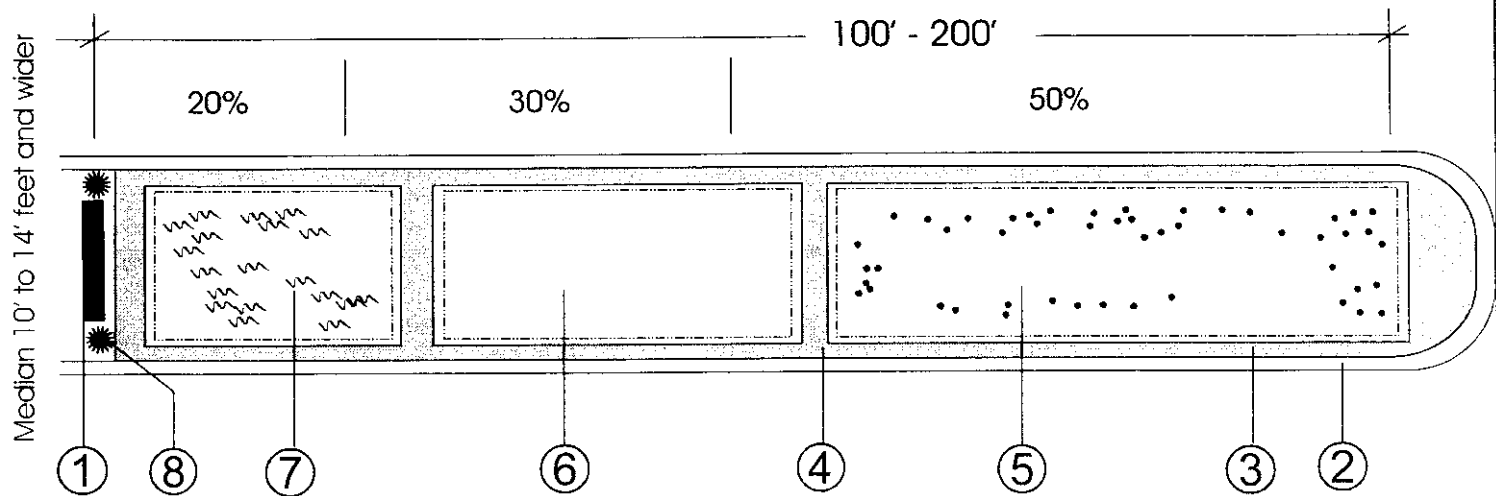
CITY OF COSTA MESA
 CALIFORNIA
 PUBLIC SERVICES DEPT.

**SOUND ATTENUATION WALL
 AND ADJACENT PLANTING**

APPROVED _____

DRAWN _____
 SCALE _____

DWG. NO.
PS.111



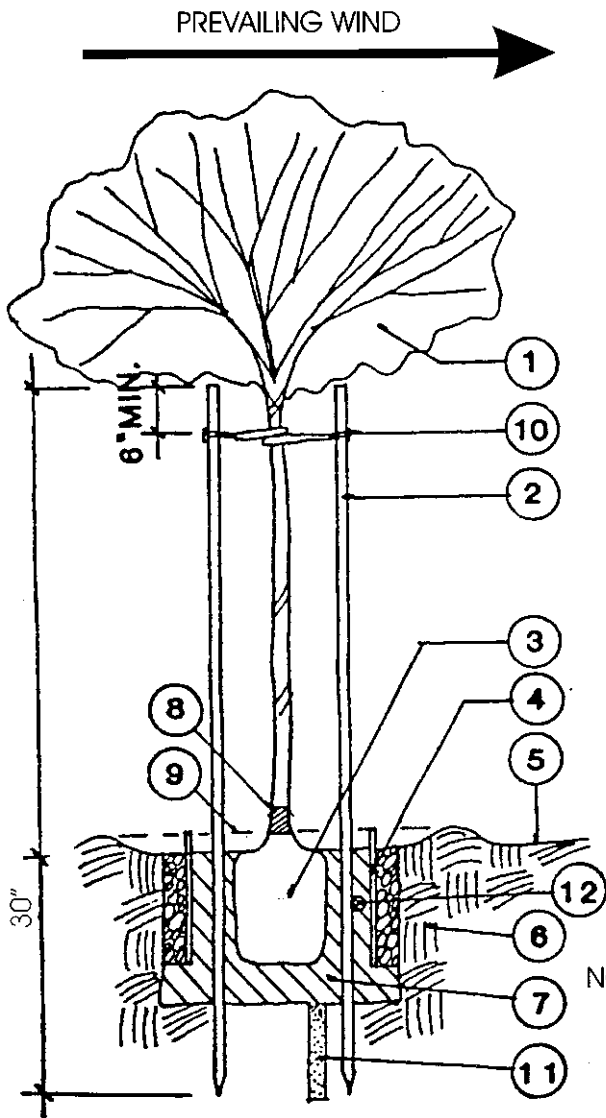
LEGEND:

1. PRECAST CONCRETE CITY ENTRY SIGN (PRIMARY). SEE CITY STD.
2. MEDIAN CURB PER CITY STANDARD
3. COLORED/PATTERNED CONCRETE "SAFETY STRIP" PER CITY STANDARD
4. COLORED/PATTERNED CONCRETE STRIP (90 DEGREE ANGLE) PER CITY STANDARD - TYP.
5. GROUNDCOVER BAND: GAZANIA RIGENS LEUCOLAENA (SPREADING VARIETY) (WHITE FLOWERS)
6. GROUNDCOVER BAND: FESTUCA OVINA 'GLAUCA'-BLUE FESCUE
7. GROUNDCOVER BAND: LANTANA MONTEVIDENSIS (LAVENDER FLOWERS) OR DELOSPERMA COOPERI (BRIGHT PURPLE/MAGENTA FLOWERS)
8. SHRUBS FLANKING ENTRY SIGN: STRELETZIA REGINAE-BIRD OF PARADISE

| | | |
|---|------------------------------|-------------------|
| CITY OF COSTA MESA CALIFORNIA PUBLIC SERVICES DEPT. | CITY ENTRY - MEDIAN PLANTING | DRAWN SCALE |
| | APPROVED | DWG.NO. PS.112 |

LEGEND:

1. TREE.
2. 2" DIAMETER X 10' LODGE POLE PINE STAKE (2 TYP) KEEP CLEAR OF ROOT BALL - DRIVE STAKES INTO SOIL A MINIMUM OF 30" (REMOVE EXISTING NURSERY STAKE).
3. ROOT BALL SET ROOT BALL 3" ABOVE SURROUNDING GRADE AND SLOPE FOR POSITIVE DRAINAGE AWAY FROM TRUNK.
4. "DEEP ROOT" CONTROL BARRIER, IF REQUIRED.
5. FINISH GRADE.
6. EXISTING SOIL.
7. SCARIFY SIDES AND BOTTOM OF PLANTING PIT. AMENDED BACKFILL MIX PER APPROVED AGRONOMIC SOILS REPORT.
8. APPROVED TRUNK PROTECTOR (COLOR: GREY) IN ALL TURFGRASS AREAS.
9. WATER BASIN. 3" MINIMUM DEPTH AFTER WATERING BY HOSE. REMOVE BASIN AT END OF MAINTENANCE PERIOD.
10. 3/2" "GRO-STRAIGHT" TREE TIES. TREE SUPPORT DEVICE APPROXIMATELY 6" BELOW PRIMARY BRANCHES. USE GALVANIZED THREADED NAILS 1-1/4".
11. AUGER HOLE AND BACKFILL PER APPROVED AGRONOMIC SOILS REPORT.
12. PLANT TABLET(S) PER MANUFACTURER'S INSTRUCTIONS.

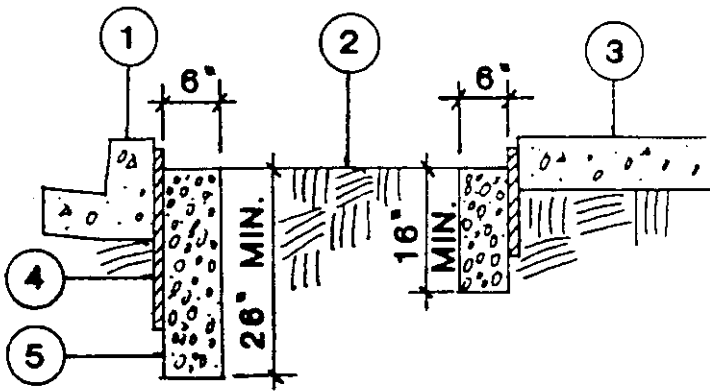


NOTES:

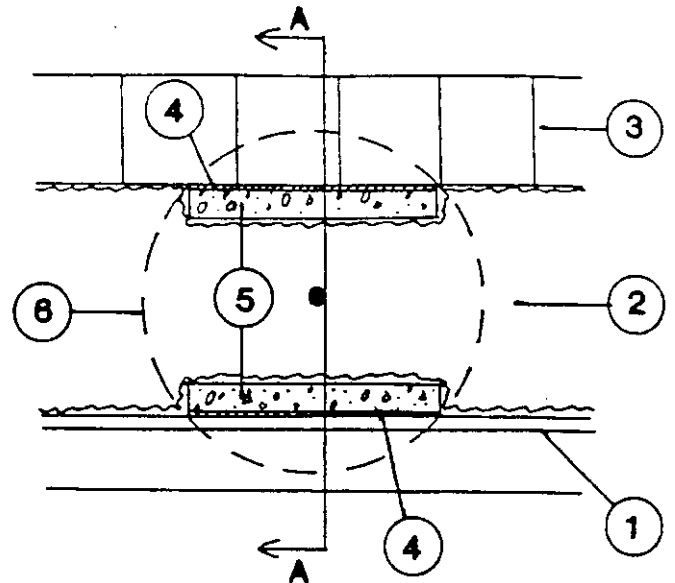
- A. AMENDED BACKFILL MATERIAL SHALL NOT HAVE PARTICLE SIZES GREATER THAN 1/2".
- B. PLANT PIT SHALL BE EXCAVATED TO 1-1/2 TIMES THE DEPTH AND 2 TIMES THE DIAMETER OF THE ORIGINAL CONTAINER.
- C. DOUBLE STAKE ALL TREES 15 GALLON AND LARGER.
- D. REFER TO SPECIFICATIONS AND OTHER DOCUMENTS FOR ADDITIONAL INFORMATION.

Amended September 7, 1999

| | | |
|---|-----------------------------|--------------------|
| CITY OF COSTA MESA CALIFORNIA PUBLIC SERVICES DEPT. | TREE PLANTING: DOUBLE STAKE | DRAWN SCALE |
| | APPROVED | DWG. NO. PS.114 |



SECTION A



LEGEND:

- 1. CONCRETE CURB.
- 2. FINISHED GRADE.
- 3. SIDEWALK.
- 4. APPROVED ROOT CONTROL BARRIER.
- 5. #4 CRUSHED GRAVEL.
- 6. DRIP LINE OF TREE (DEFINED IN THE CITY PARKWAY TREE ORDINANCE).

NOTES:

- A. POSITION BARRIER AS CLOSE TO CURB OR SIDEWALK AS POSSIBLE. RAISED ROOT PROTECTORS SHALL BE FACING TOWARDS THE TREE.
- B. TOP OF BARRIER SHALL BE ONE INCH (1") ABOVE FINISH GRADE.
- C. LENGTH OF ROOT BARRIER SHALL BE EQUAL TO THE DRIP LINE OF THE TREE TO BE PLANTED AS DEFINED BY THE MINIMUM SPACING DISTANCE IN THE CITY PARKWAY TREE ORDINANCE.
- D. APPLY A MASTIC SEALER TO JOINT BETWEEN CONCRETE SURFACES AND ROOT CONTROL BARRIER.

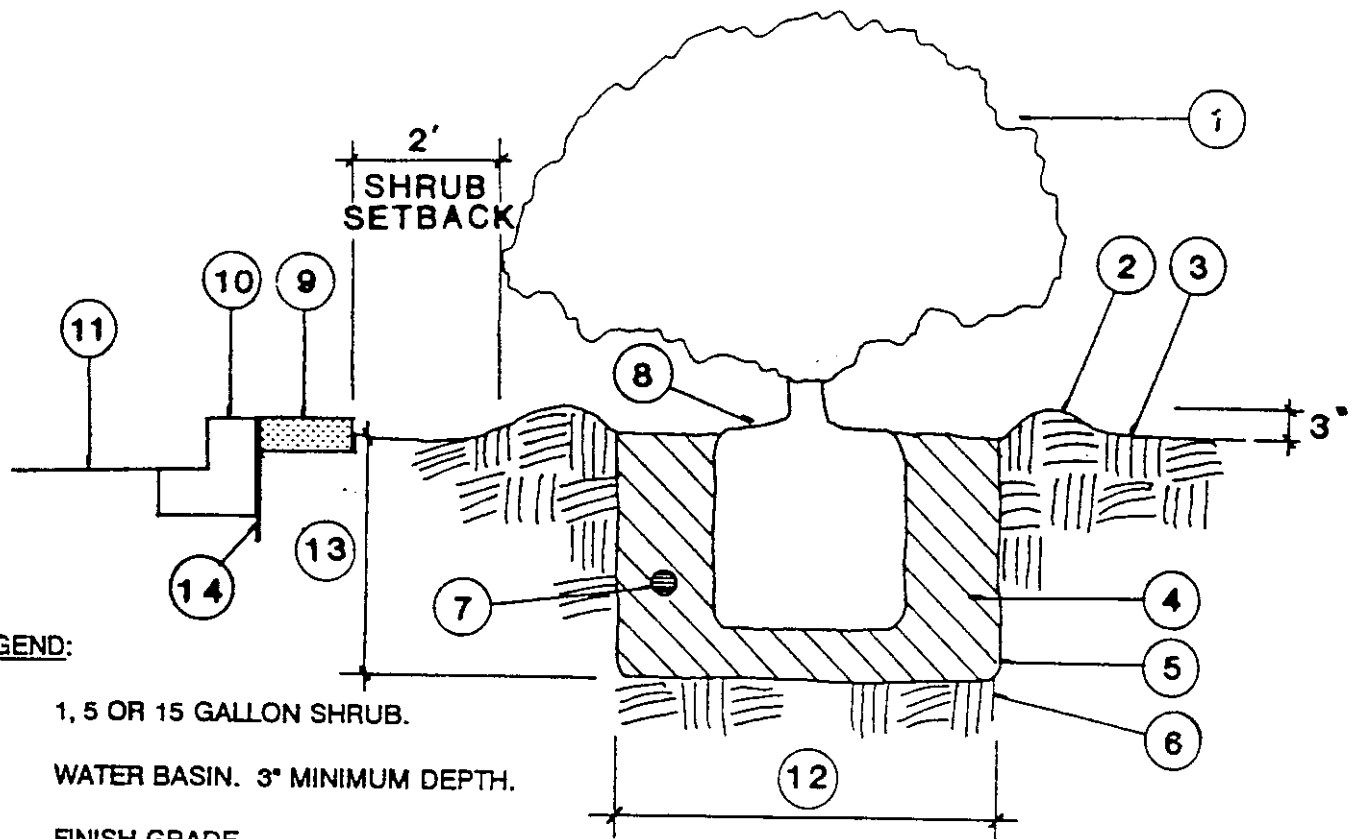
CITY OF COSTA MESA
 CALIFORNIA
 PUBLIC SERVICES DEPT.

LINEAR ROOT BARRIER

APPROVED _____

DRAWN _____
 SCALE _____

DWG. NO.
PS.115



LEGEND:

1. 1, 5 OR 15 GALLON SHRUB.
2. WATER BASIN. 3" MINIMUM DEPTH.
3. FINISH GRADE.
4. AMENDED BACKFILL MIX PER APPROVED AGRONOMIC SOILS REPORT.
5. SCARIFY SIDES AND BOTTOM OF PLANTING PIT.
6. EXISTING SOIL.
7. PLANT TABLET(S). INSTALL PER MANUFACTURER'S INSTRUCTIONS.
8. SET CROWN OF ROOT BALL 1" ABOVE FINISH GRADE AND SLOPE SOIL AWAY FROM ROOT BALL.
9. COLORED/PATTERNED CONCRETE "SAFETY STRIP". COLOR AND PATTERN TO MATCH EXISTING COLORED/PATTERNED CONCRETE USED THROUGHOUT THE CITY. SEE PLAN.
10. MEDIAN CURB. SEE PLAN.
11. STREET: VEHICULAR TRAVEL LANE.
12. PLANT PIT WIDTH SHALL BE EXCAVATED TO 2 TIMES THE DIAMETER OF THE ORIGINAL CONTAINER.
13. PLANT PIT DEPTH SHALL BE EXCAVATED TO 1-1/2 TIMES THE DIAMETER OF THE ORIGINAL CONTAINER.
14. CONTINUOUS PLASTIC MOISTURE BARRIER.

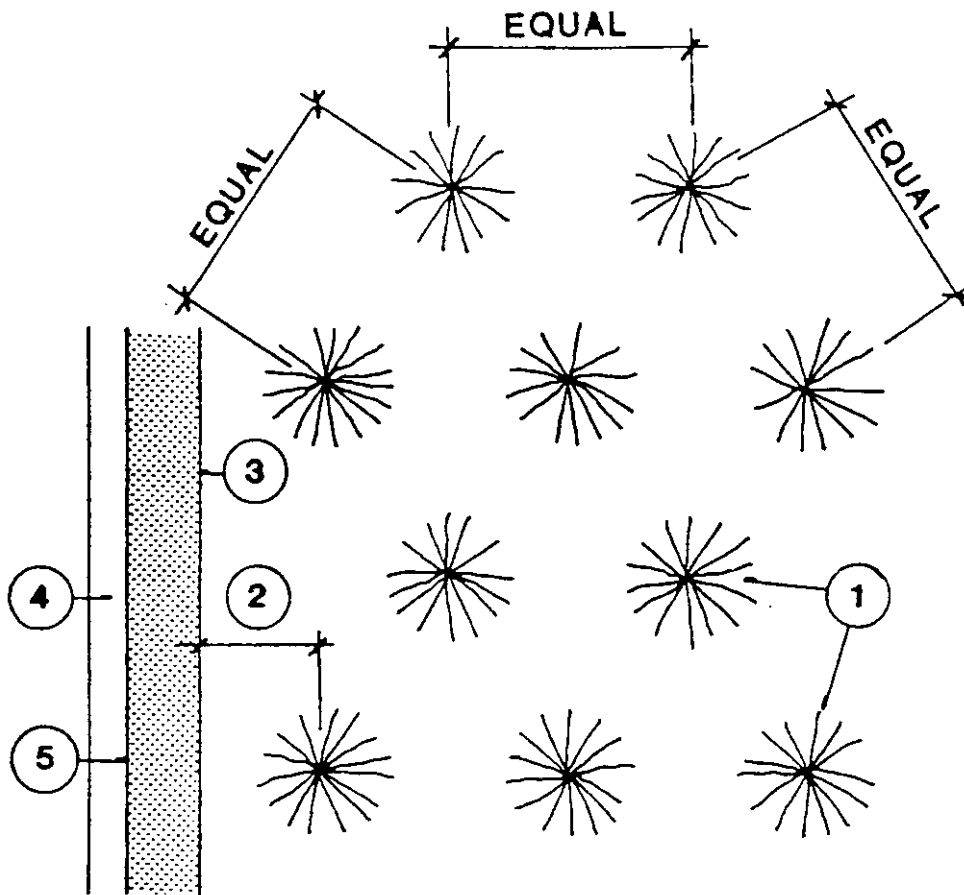
NOTE: 2' SHRUB SETBACK ZONE: NO SHRUB FOLIAGE SHALL ENCROACH WITHIN THIS ZONE UPON FINAL SHRUB MATURITY. REFER TO SUNSET WESTERN GARDEN BOOK - LATEST EDITION.

CITY OF COSTA MESA
 CALIFORNIA
 PUBLIC SERVICES DEPT.

SHRUB PLANTING

APPROVED _____

DRAWN _____
 SCALE _____
 DWG. NO.
PS.116



LEGEND:

1. LOCATE PLANTS WITH EQUAL SPACING AS INDICATED ON PLAN (TRIANGULAR SPACING).
2. 1/2 OF "ON-CENTER" (O.C.) SPACING PER PLAN.
3. COLORED/PATTERNED CONCRETE "SAFETY STRIP". COLOR AND PATTERN TO MATCH EXISTING COLORED/PATTERNED CONCRETE USED THROUGHOUT CITY. SEE PLAN.
4. MEDIAN CURB. SEE PLAN.
5. CONTINUOUS PLASTIC MOISTURE BARRIER.

//

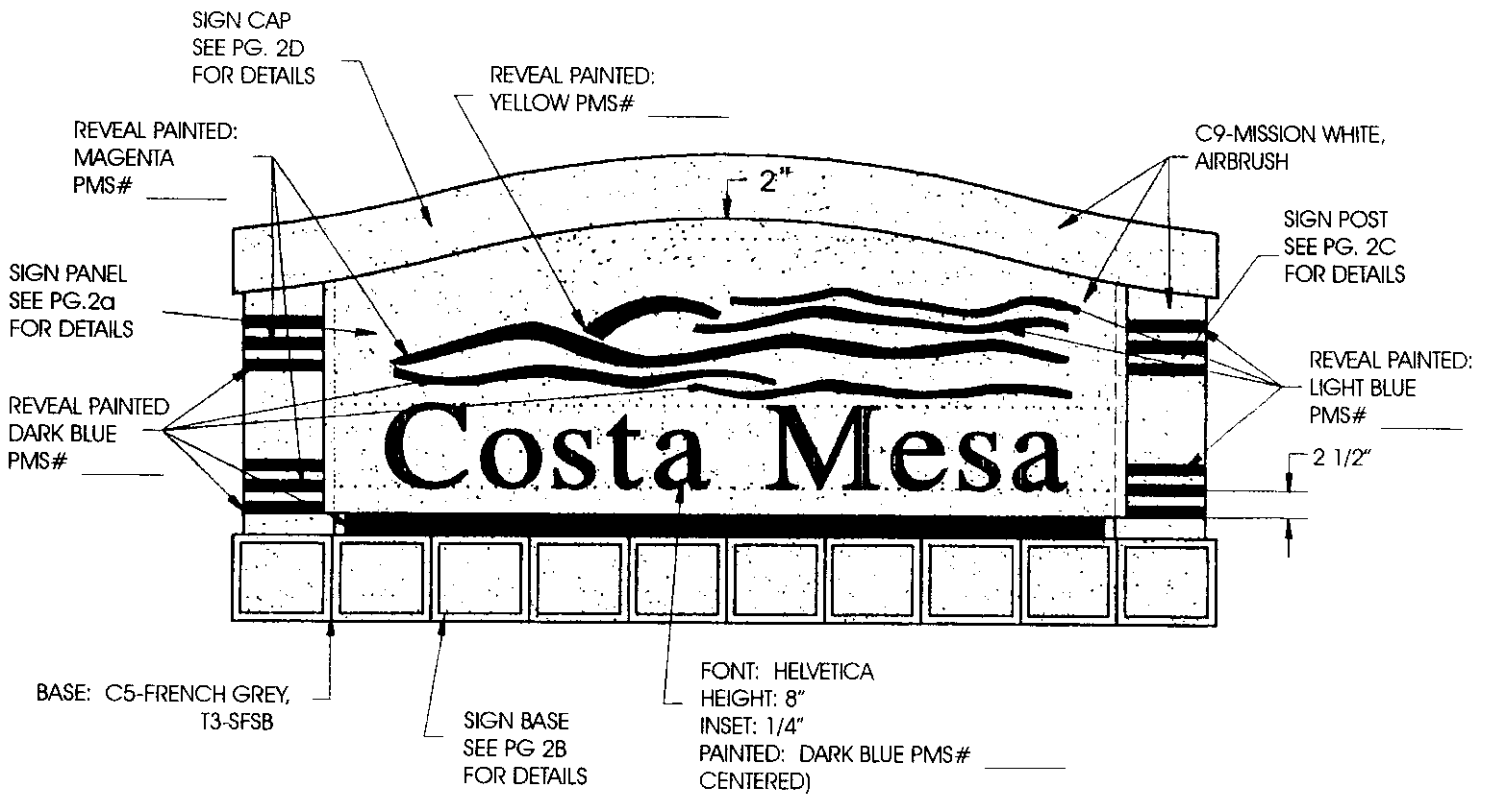
CITY OF COSTA MESA
 CALIFORNIA
 PUBLIC SERVICES DEPT.

GROUNDCOVER PLANTING

APPROVED _____

DRAWN _____
 SCALE _____

DWG. NO.
 DC 117



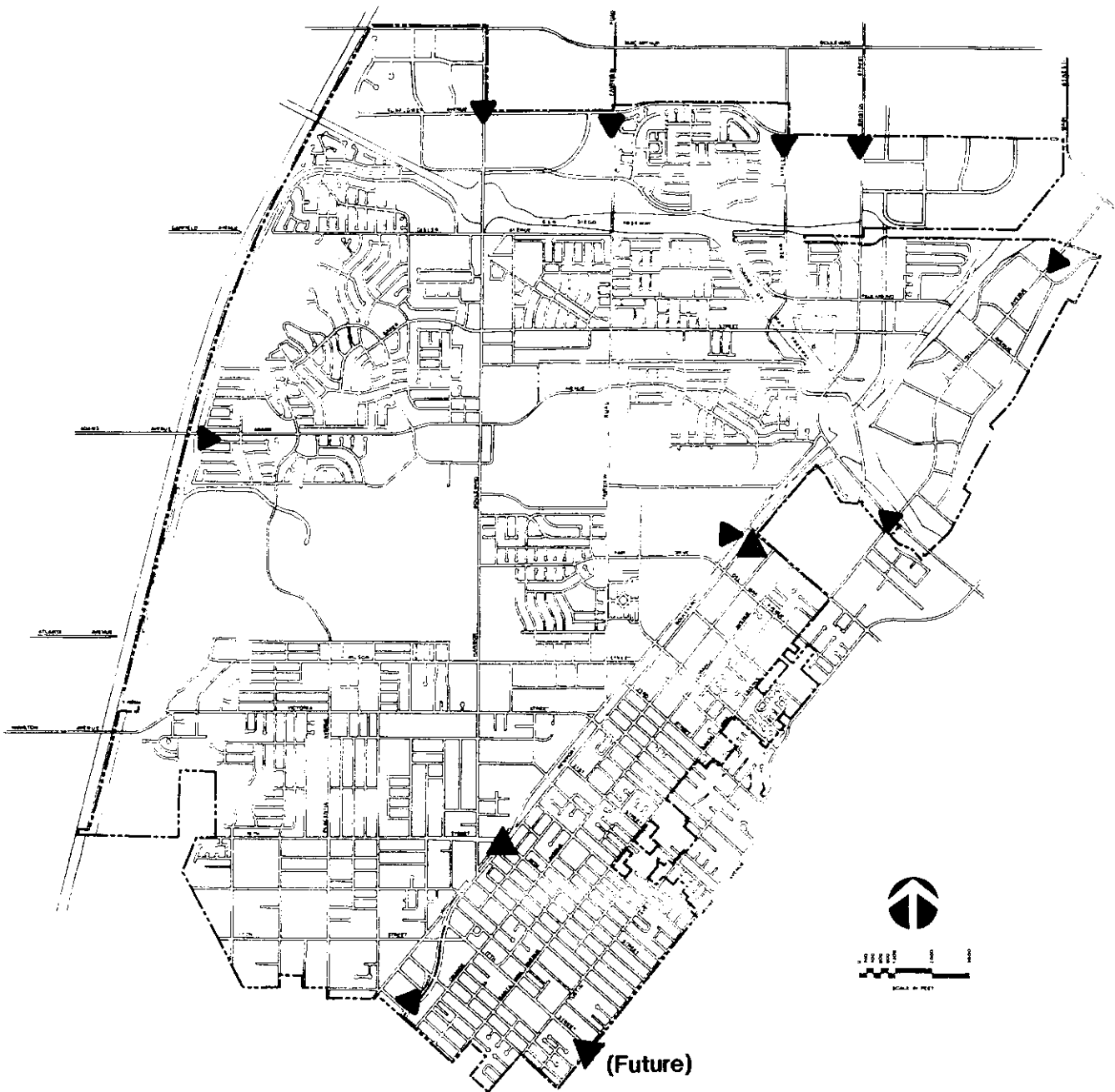
FRONT ELEVATION VIEW

ONE SIDED MONUMENT SIGN

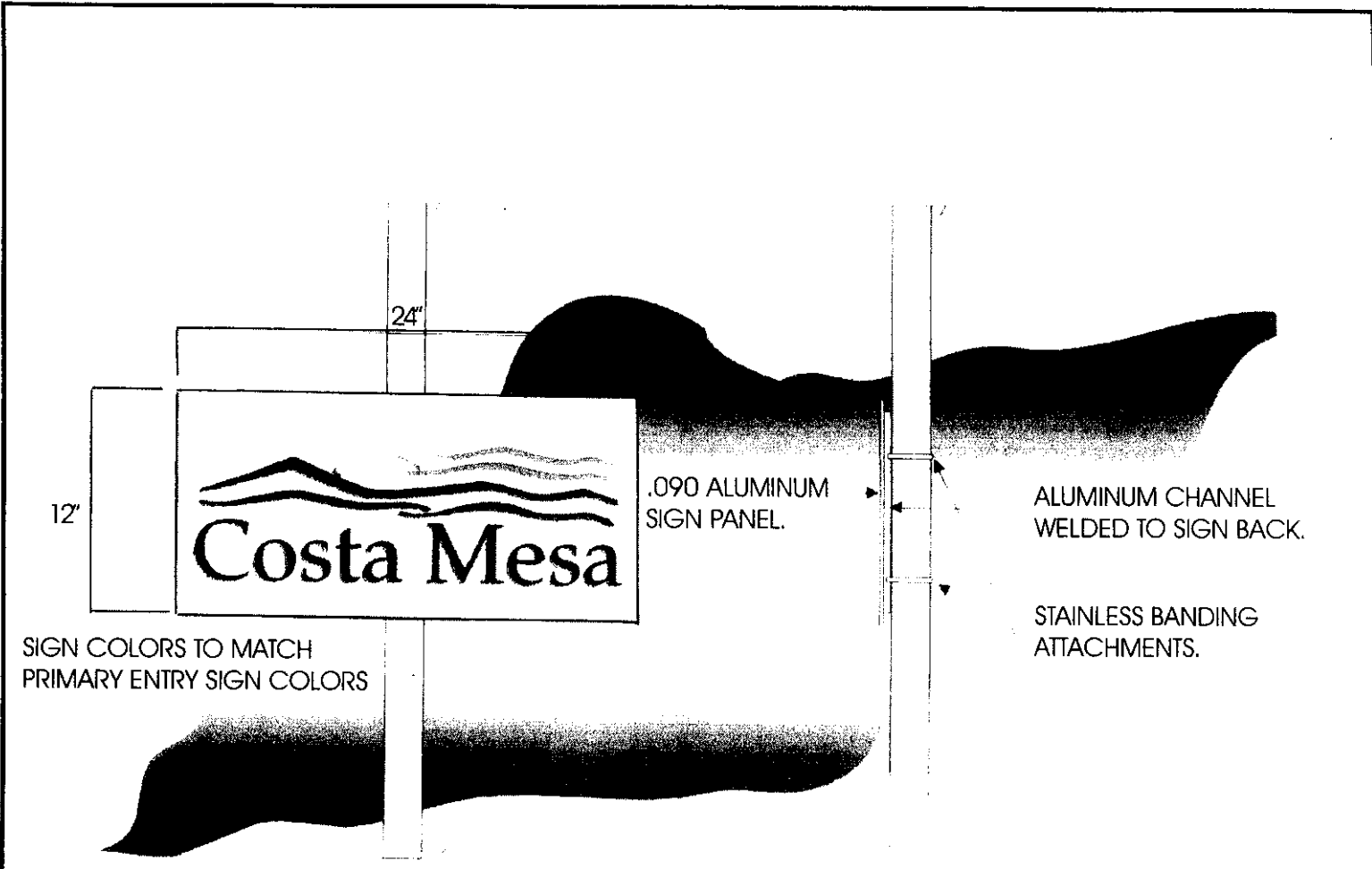
INSTALLATION IS REQUIRED BY OTHERS.
 ALL EDGES TO HAVE 1/4" RADIUS MIN.
 MANUFACTURING TOLERANCE $\pm 1/4"$.
 PRODUCT: ONE SIDED SIGN
 CONCRETE COLOR: SEE ABOVE
 CONCRETE TEXTURE: SEE ABOVE
 SEALER: STANDARD GLOSS SEALER
 ANCHOR BOLTS INCLUDED

| | | |
|--|---------------------------|-------------------|
| CITY OF COSTA MESA CALIFORNIA DEVELOPMENT SERVICES DEPT. | CITY ENTRY SIGN - PRIMARY | DRAWN SCALE |
| | APPROVED | DWG.NO. DS.101 |

CITY ENTRY MONUMENT SIGNS



▲ Monument Locations



FABRICATE SINGLE FACE SIGNS.
SIGN PANELS TO BE .090 ALUMINUM WITH WHITE REFLECTIVE 3M COATING.

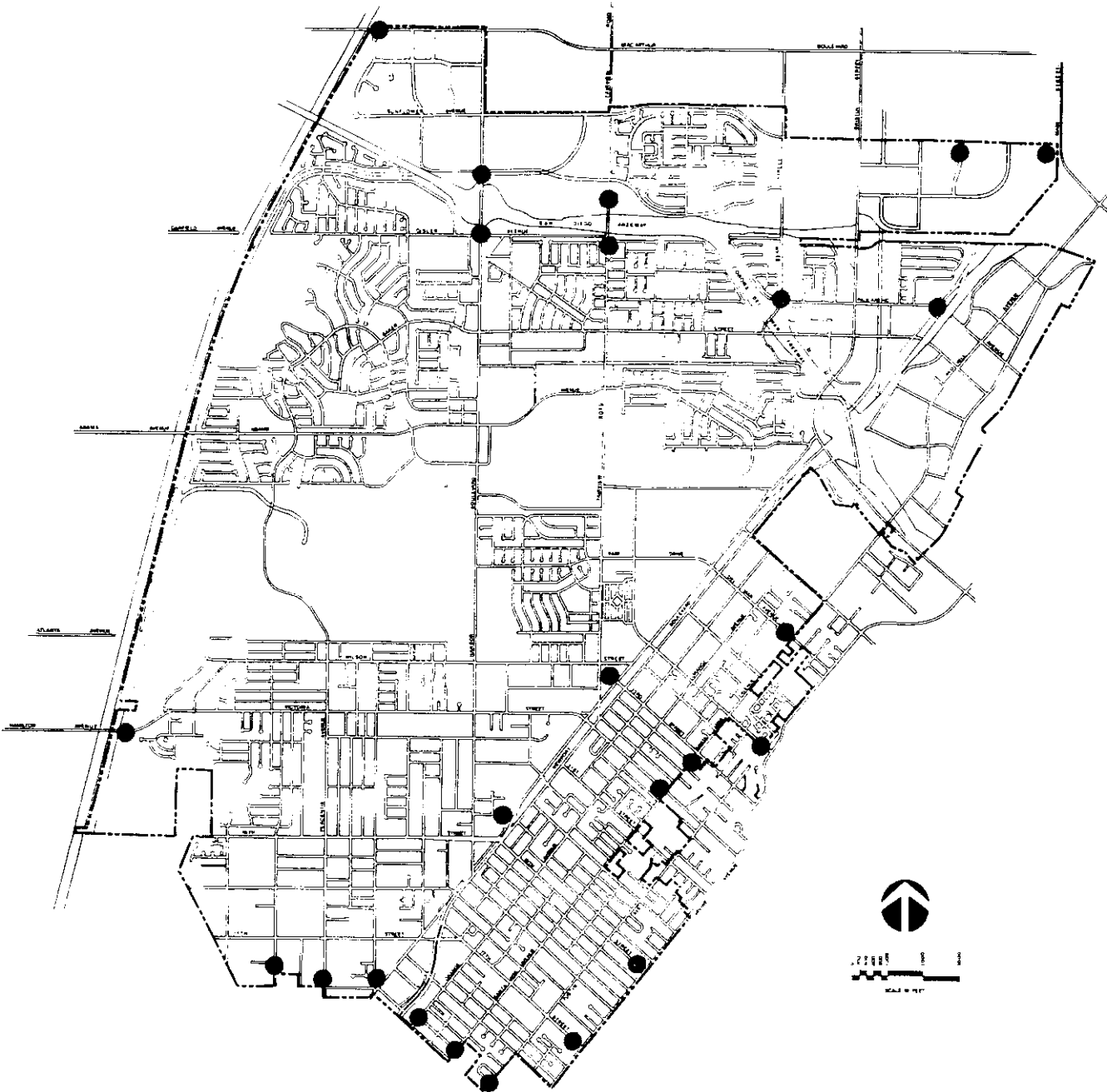
ALL GRAPHIC ELEMENTS TO BE SILK SCREENED IN TRANSPARENT COLORS OVER REFLECTIVE BACKGROUND

SIGNS TO HAVE ALUMINUM CHANNEL WELDED TO BACK OF PANEL FOR ALIGNMENT AND TO SECURE TO VARIOUS SIZE SUPPORTS. SIGNS MAY BE BANDED IN PLACE OR CAN BE BOLT CLAMPED.

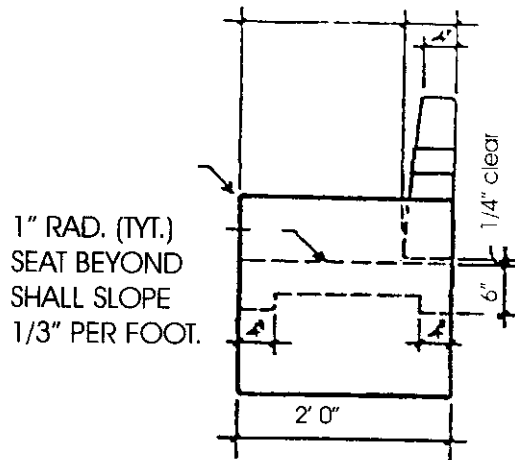
NOTE: SIGNAGE TO BE INSTALLED TO CITY OF COSTA MESA PUBLIC SERVICES DEPARTMENT STANDARDS

| | | |
|--|-----------------------------|-------------------|
| CITY OF COSTA MESA CALIFORNIA DEVELOPMENT SERVICES DEPT. | CITY ENTRY SIGN - SECONDARY | DRAWN SCALE |
| | APPROVED | DWG.NO. DS.102 |

CITY ENTRY POLE SIGNS



● Pole Sign Locations

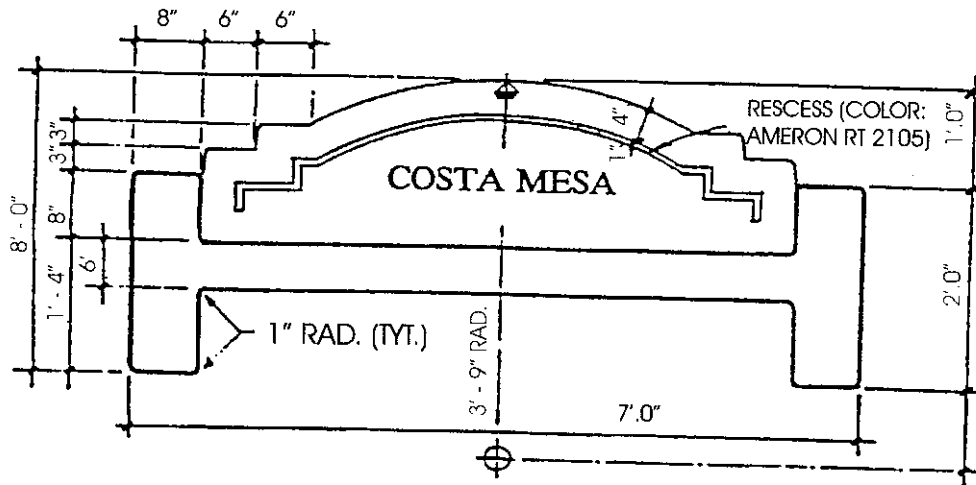


1" RAD. (TYT.)
SEAT BEYOND
SHALL SLOPE
1/3" PER FOOT.

SIDE ELEVATION

GENERAL NOTES
CONCRETE BENCH IS STL.
REINFORCED WITH #3 BARS.

RECESS OCCURS AT FRONT AND REAR
OF BACKREST.



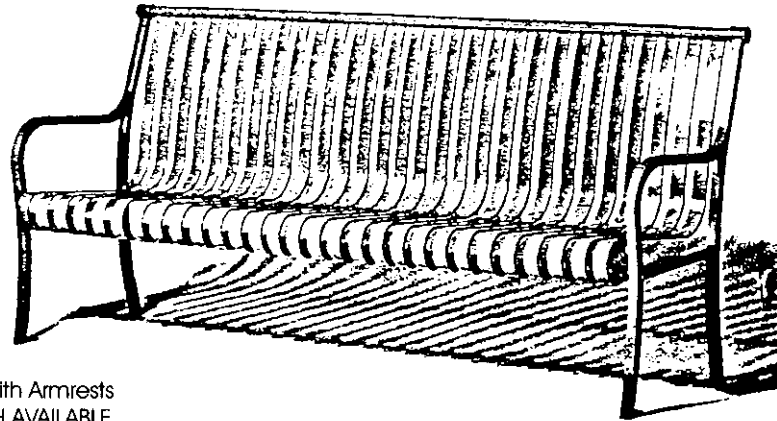
FRONT ELEVATION

LEGEND:

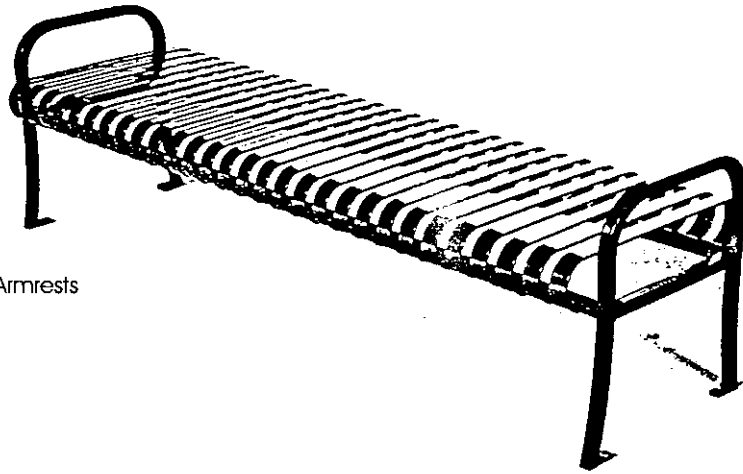
BUS BENCH. 3" GOUDY-STYLE (UPPER CASE) LETTERS ON
BACKREST: "COSTA MESA". CONCRETE COLOR SHALL BE
"LATTE", REVEL (INCLUDES LETTERS) SHALL BE AMERON
COLOR #RT2103 OR APPROVED EQUAL

PALM BENCH
PART NO. 0-PS-84

| | | |
|--|-----------|--------------------|
| CITY OF COSTA MESA CALIFORNIA DEVELOPMENT SERVICES DEPT. | BUS BENCH | DRAWN SCALE |
| | APPROVED | DWG. NO. DS.103 |



Bench with Armrests
8' BENCH AVAILABLE



Seat with Armrests

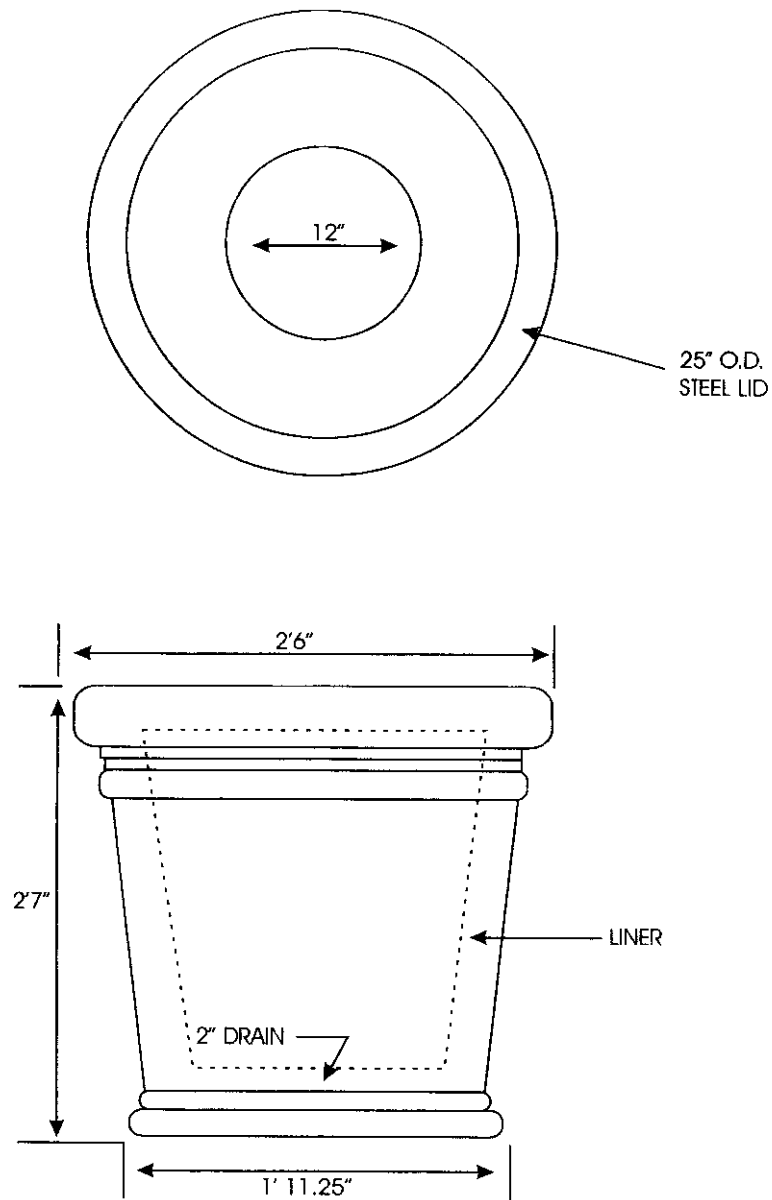
LEGEND:

1. DOWNTOWN STOREFRONT REST BENCH. BENCH SHALL BE: TIMBERFORM "RENAISSANCE", OR APPROVED EQUAL, COLOR SHALL BE AMERON #RT2103 OR APPROVED EQUAL.

NOTE: BENCHES SHALL BE PLACED AT CURBSIDE, FACING VEHICULAR TRAFFIC.

AMENDED SEPTEMBER 7, 1999

| | | |
|--|----------------|-------------------|
| CITY OF COSTA MESA CALIFORNIA DEVELOPMENT SERVICES DEPT. | DOWNTOWN BENCH | DRAWN SCALE |
| | APPROVED | DWG.NO. DS.104 |



NOTE; DRAWING NOT TO SCALE

CITY APPROVED TRASH CONTAINER:

Container to be manufactured from steel reinforced concrete conforming to current ASTM, C-150 standard specifications. Texture to be smooth. Lid to be steel w/bolt in wire cable attaching lid to container, PVC removable liner inside container. Color of container to be latte w/standard gloss sealer, or approved equal. Color of lid to be brown, or approved equal.

| | | |
|--|-----------------------------|-------------------|
| CITY OF COSTA MESA CALIFORNIA DEVELOPMENT SERVICES DEPT. | TRASH CONTAINERS - CITYWIDE | DRAWN SCALE |
| | APPROVED | DWG.NO. DS.105 |

LEGEND

A BOLSA SERIES

B CROPLEY SERIES

C HUENEME SERIES

D MARINA SERIES

E METZ SERIES

F MYFORD SERIES

G OMNI SERIES

H SAN ANDREAS SERIES

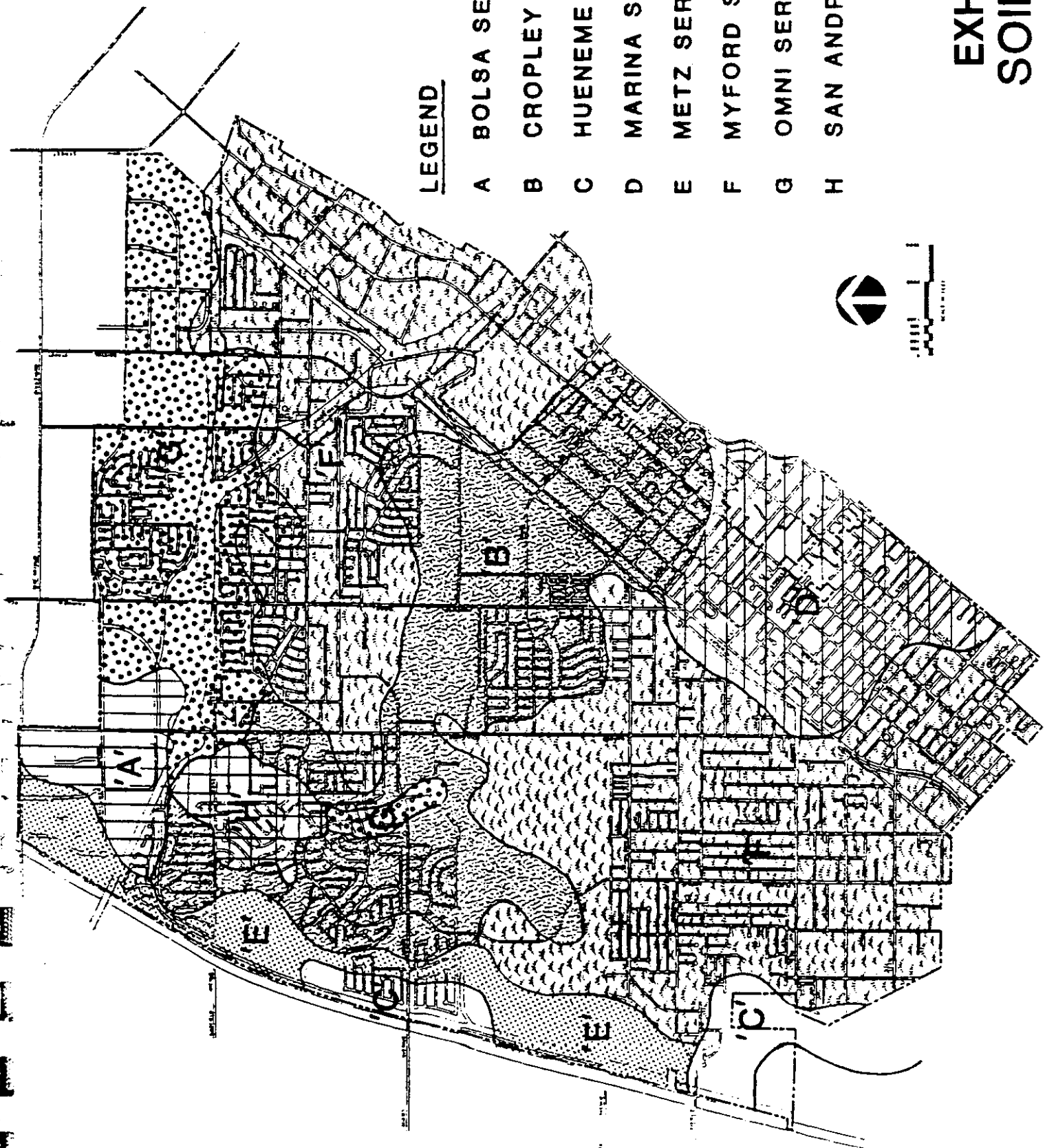
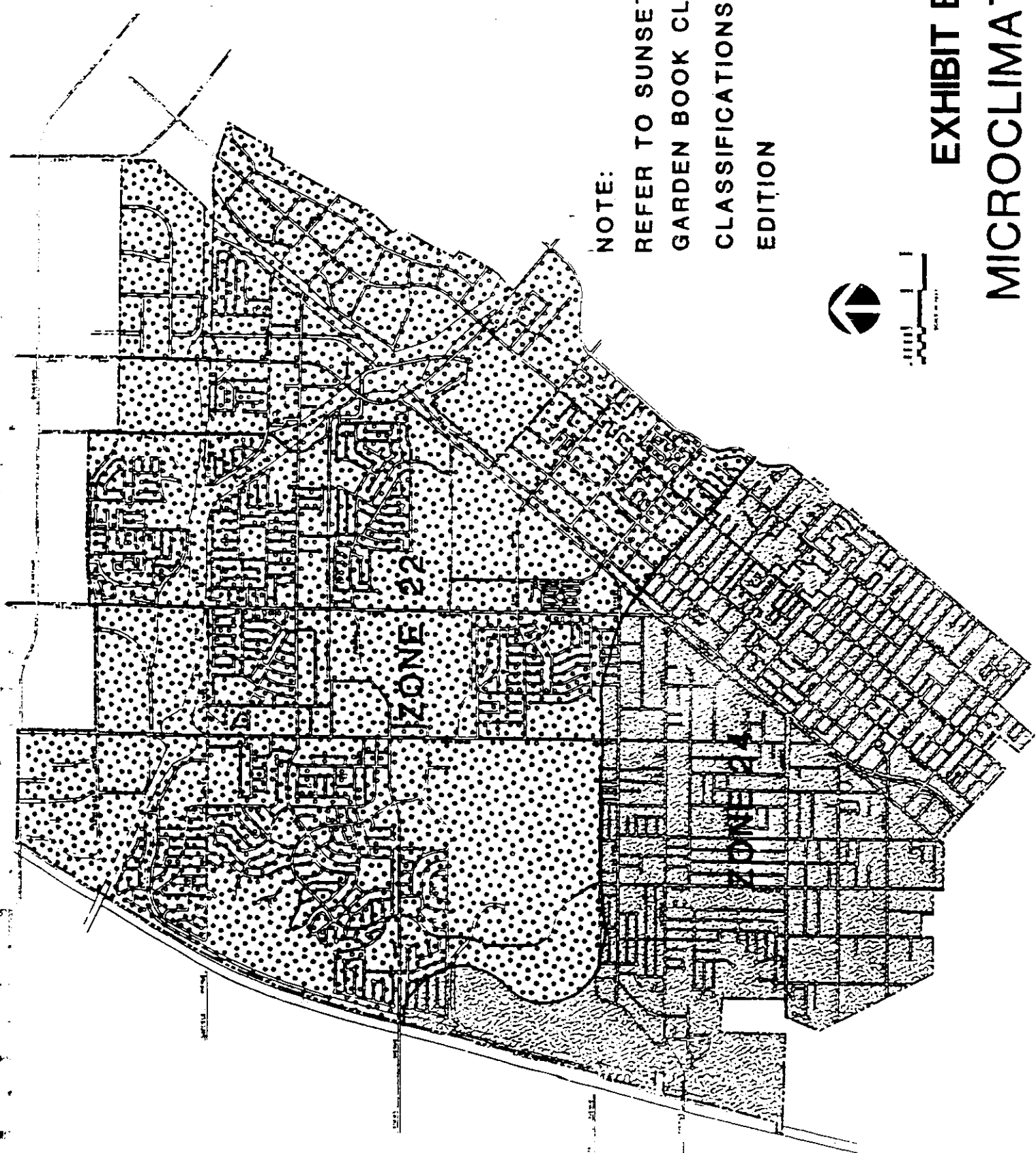


EXHIBIT A
SOILS MAP



NOTE:
REFER TO SUNSET WESTERN
GARDEN BOOK CLIMATE
CLASSIFICATIONS - LATEST
EDITION

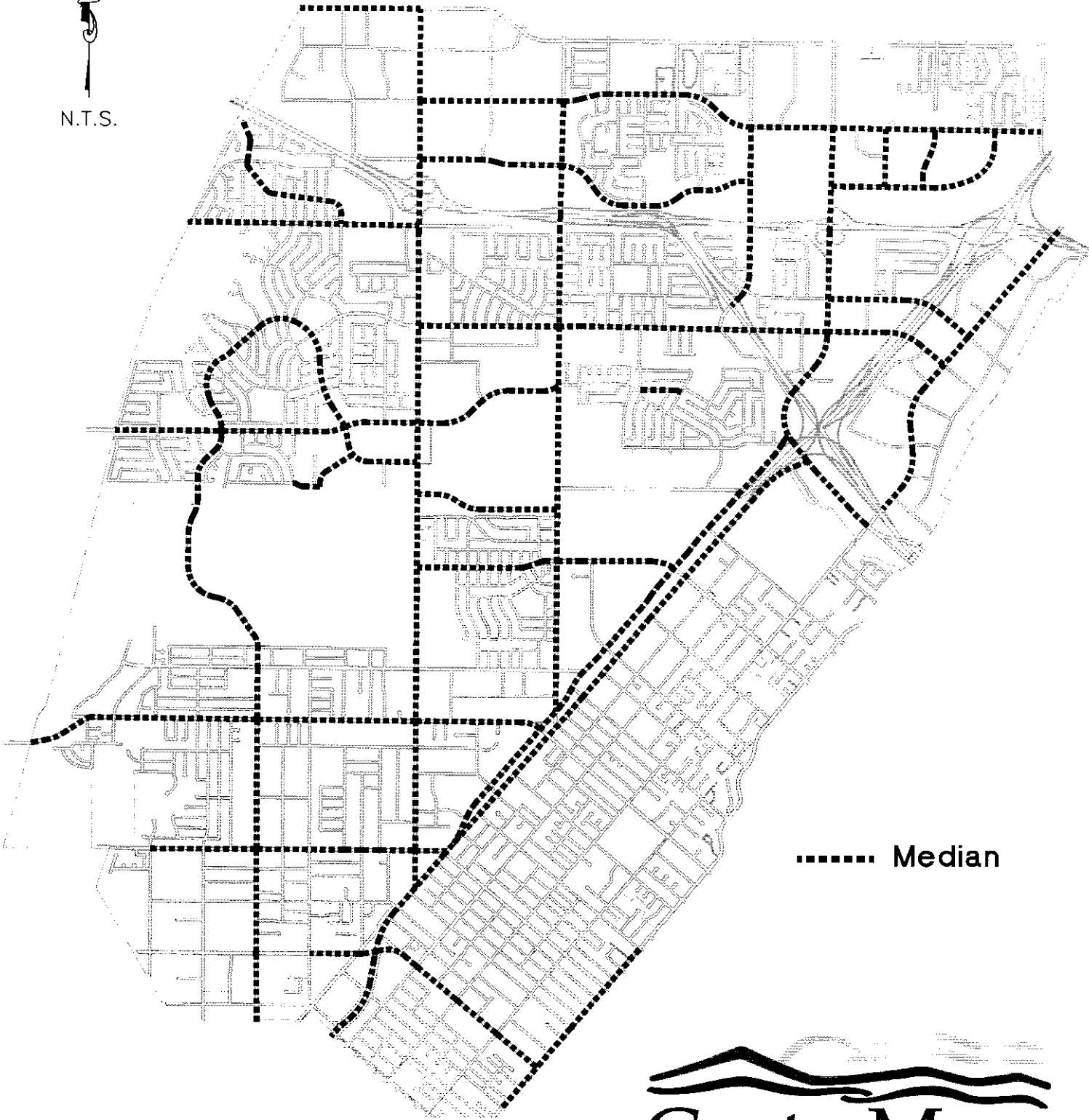


EXHIBIT B

MICROCLIMATE MAP



N.T.S.



MASTER PLAN OF MEDIANS

EXHIBIT D

City Neighborhoods

1. Airport
2. Bristol East
3. Bristol West
4. College Park North
5. College Park South
6. Downtown
7. Downtown West
8. Eastside
9. Freedom Homes
10. Halecrest
11. Hall of Fame
12. Mesa Del Mar
13. Mesa North
14. Mesa Verde
15. Mesa Verde North
16. Mesa Verde South
17. Mesa Verde West
18. Northwest
19. Performing Arts Center
20. South Coast Metro
21. South Coast Plaza
22. States
23. Westside

EXHIBIT E

Landscape Improvements for Parkways and Neighborhood Entryways

Priority List

| Parkways | | | | |
|---|-------------|--------------------------------|---|--------------------------------|
| Rank | Project No. | Street Name | Limits | Est. Cost (*) |
| 1 | 13 | Adams Avenue | Santa Ana River to Mesa Verde East | \$384,000 |
| 2 | 3 | Harbor Boulevard | I-405 to 19th Street | \$552,000 |
| 3 | 5 | Newport Boulevard | 19th Street to Rochester on east side of street | \$541,000 |
| 4 | 2 | Harbor Boulevard | Between Fair Drive and Wilson on west side of street adjacent to the Costa Mesa Golf and Country Club | \$207,000 |
| 5 | 7 | Newport Boulevard | Southbound from Bristol Street to Wilson Street | \$345,000 |
| 6 | 1 | Placentia Avenue | Adams Avenue south to Swan Circle | \$172,000 |
| 7 | 4 | Newport Boulevard | Industrial Avenue to 17th Street on east side of street | \$64,000 |
| 8 | 6 | Newport Boulevard | Northbound from Del Mar Avenue to Bristol Street | \$290,000 |
| 9 | 10 | Bear Street | St. Clair to flood control channel | \$111,000 |
| 11 | 11 | Arlington Avenue | adjacent to Bark Park | \$104,000 |
| 12 | 14 | Gisler Avenue | California Avenue to Santa Ana River | \$173,000 |
| Total: | | | | \$2,943,000 |
| Neighborhood Entryways | | | | |
| 1 | 18 | Adams Avenue | At Mesa Verde West and at Shantar Drive | \$36,000 |
| 2 | 15 | Fairview Road | At McCormack Lane (entry into Hall of Fame Tract) | \$75,000 |
| 3 | 16 | Fairview Road | At Adams Avenue (entry into Del Mar Tract) | \$87,000 |
| 4 | 17 | Loren Lane | At Baker Street (median) | \$12,000 |
| 5 | 19 | California Street | at flood control channel | \$12,000 |
| 6 | 20 | Monument Sign at Tanager Drive | and Golf Course Drive | Work by Golf Course Contractor |
| Total: | | | | \$222,000 |
| (*) Estimates are based on 2004 values and include contingencies and construction engineering costs | | | | |
| Locations Completed by City Staff | | | | |
| 1 | 9 | Paularino Avenue | Manistee Drive to Ludington Street | Work complete |
| 2 | 8 | Del Mar Avenue | Northwest corner of Elden Avenue | Work complete |
| 3 | 12 | Arlington Avenue | Adjacent to Costa Mesa High School | Work complete |

Ranking Criteria:

Parkways

1. City entryways
2. Arterials with highest ADT
3. Cost

Neighborhood Entryways:

1. Arterials with highest ADT first
2. Size of tract being served
3. Cost

EXHIBIT F

Landscape Median Development Sites

A. 19th Street

Segment 1 – Construct 19th Street median improvements from Placentia Avenue to Pomona Avenue.

Segment 2 – Construct 19th Street median improvements from Pomona Avenue to Meyer Place.

Segment 3 – Construct 19th Street median improvements from Meyer Place to Park Avenue.

B. Placentia Avenue

Segment 4 –Construct Placentia Avenue median improvements from Wilson Street to Victoria Street.

Segment 5 –Construct Placentia Avenue median improvements from Victoria Street to 20th Street.

Segment 6 –Construct Placentia Avenue median improvements from 20th Street to 19th Street.

Segment 7 –Construct Placentia Avenue median improvements from 19th Street to 18th Street.

Segment 8 –Construct Placentia Avenue median improvements from 18th Street to 17th Street.

Segment 9 –Construct Placentia Avenue median improvements from 17th Street to 16th Street.

Segment 10 –Construct Placentia Avenue median improvements from Adams Avenue to Wilson Street.

C. Harbor Boulevard

Segment 11 –Construct Harbor Boulevard median improvements from Wilson Street to Victoria Street.

Segment 12 –Construct Harbor Boulevard median improvements from Victoria Street to 19th Street.

D. Adams Avenue

Segment 13—Construct Adams Avenue median improvements from Shantar Drive to Mesa Verde East.

E. Baker Street

Segment 14—Construct Baker Street median improvements from Harbor Boulevard to Fairview Road.

Segment 15—Construct Baker Street median improvements from Fairview Road to Bristol Street.

F. Fair Drive

Segment 16—Construct Fair Drive median improvements from Harbor Boulevard to Fairview Road.

Segment 17—Construct Fair Drive median improvements from Fairview Road to Elden Avenue.

G. Superior Street

Segment 18—Construct Superior Avenue median improvements from West 16th Street to West 17th Street.

H. 17th Street

Segment 19—Construct 17th Street median improvements from Irvine Avenue to Newport Boulevard.

Segment 20—Construct 17th Street median improvements from Newport Boulevard to Pomona Avenue.

I. South Coast Drive

Segment 21—Construct South Coast Drive median improvements from Fairview Road to San Leandro Drive.

J. Sunflower Avenue

Segment 22—Construct Sunflower Avenue median improvements from Fairview Road to Bear Street.

K. Victoria Street

Segment 23—Construct Victoria Street median improvements from Santa Ana River to Canyon Drive

Segment 24—Construct Victoria Street median improvements from Placentia Avenue to Harbor Boulevard.

Segment 25—Construct Victoria Street median improvements from Harbor Boulevard to Newport Boulevard.

L. 19th Street

Segment 26—Construct 19th Street median improvements from Whittier Avenue to Placentia Avenue.

M. Baker Street

Segment 27—Construct Baker Street median improvements from Bristol Street to Red Hill Avenue.

N. Bear Street

Segment 28—Construct Bear Street median improvements from San Diego Freeway to Baker Street.

O. Red Hill Avenue

Segment 29—Construct Red Hill Avenue median improvements from McCormick Street to Fischer Avenue.

Segment 30—Construct Red Hill Avenue median improvements from Fischer Avenue to Bristol Street.

P. Bristol Street

Segment 31—Construct Bristol Street median improvements from Baker Street to 55 Freeway.

Segment 32—Construct Bristol Street median improvements from 55 Freeway to Red Hill Avenue.

EXHIBIT G

Planting Palette For Major Arterials

Harbor Boulevard: MacArthur Boulevard to San Diego Freeway (Suburban/Urban Streetscape)

- Median Trees (2):
- London Plane
 - Canary Island Pine
- Median Shrubs:
- White Indian Hawthorn
 - Gold Coast Juniper
 - Texas Ranger
- Median Accent Shrubs:
- Dwarf Red New Zealand Flax
 - Bird of Paradise
 - Statice
- Median Groundcover:
- Lavendar Lantana
 - White Gazania
 - Mirror Plant
 - Shredded Bark Mulch, or existing turfgrass
- Median Left Turn Noses:
- White Gazania only, no shrubs

Harbor Boulevard: San Diego Freeway to Wilson Street (Urban Streetscape)

- Median Tree:
- London Plane
- Median Shrubs:
- White Indian Hawthorn
 - Gold Coast Juniper
 - Texas Ranger
- Median Accent Shrubs:
- Dwarf Red New Zealand Flax
 - Bird of Paradise
 - Statice
- Median Groundcover:
- Lavendar Lantana
 - Iceplant
 - White Gazania
 - Mirror Plant
 - Shredded Bark Mulch
- Median Left Turn Noses:
- White Gazania only, no shrubs

Harbor Boulevard: Wilson Street to 19th Street (Urban Streetscape)

- Median Tree:
- London Plane
- Median Shrubs:
- White Indian Hawthorn
 - Gold Coast Juniper
 - Texas Ranger
- Median Accent Shrubs:
- Dwarf Red New Zealand Flax
 - Bird of Paradise
 - Statice
- Median Groundcover:
- Lavendar Lantana
 - Iceplant
 - White Gazania
 - Mirror Plant
 - Shredded Bark Mulch
- Median Left Turn Noses:
- White Gazania only, no shrubs

Harbor Boulevard: 19th Street to Newport Boulevard (Downtown/Urban Streetscape)

- Median Tree:
- Not Designated
- Median Shrubs:
- White Indian Hawthorn
- Median Accent Shrubs:
- Dwarf Red New Zealand Flax
 - Bird of Paradise
 - Blue/White Lily of the Nile
 - Statice
- Median Groundcover:
- Lavendar Lantana
 - Iceplant
 - White Gazania
 - Ivy Geranium
 - Shredded Bark Mulch
- Median Left Turn Noses:
- White Gazania only, no shrubs

Fairview Road: Sunflower Avenue to San Diego Freeway to Newport Boulevard (Suburban Streetscape)

- Median Trees (2):
- Liquidambar 'Palo Alto' (Scarlet Red) and 'Festival' (Canary Yellow)
 - Canary Island Pines
- Parkway Accent Trees (2):
- *Pyrus calleryana* (Callery Pear)
 - *Tabebuia impetiginosa* (Lavendar Trumpet Tree)
- Median Shrubs:
- Wheeler's Dwarf Pittosporum
 - White Indian Hawthorn
 - Gold Coast Juniper
 - California Lilac
- Median Accent Shrubs:
- White New Zealand Tea
 - Pink New Zealand Tea
 - Yellow/Orange Daylilies
 - Blue Salvia
 - Deer Grass
- Median Groundcover:
- White Gazania
 - Shredded Bark Mulch
- Median Left Turn Noses:
- White Gazania only, no shrubs

Fairview Road: San Diego Freeway to Newport Boulevard (Suburban Streetscape)

- Median Tree:
- Liquidambar 'Palo Alto' (Scarlet Red) and 'Festival' (Canary Yellow)
- Median Shrubs:
- Wheeler's Dwarf Pittosporum
 - White Indian Hawthorn
 - Gold Coast Juniper
 - California Lilac
- Median Accent Shrubs:
- White New Zealand Tea
 - Pink New Zealand Tea
 - Yellow/Orange Daylilies
 - Blue Salvia
 - Deer Grass

- Median Groundcover:
- White Gazania
 - Shredded Bark Mulch

- Median Left Turn Noses:
- White Gazania only, no shrubs

Bristol Street (Urban Streetscape)

- Median Tree:
- Pink Floss Silk Tree

- Median Shrubs:
- White Indian Hawthorn
 - Texas Ranger

- Median Accent Shrubs:
- Dwarf Red New Zealand Flax
 - Bird of Paradise
 - Statice

- Median Groundcover:
- Lavendar Lantana
 - Iceplant
 - White Gazania
 - Mirror Plant
 - Shredded Bark Mulch

- Median Left Turn Noses:
- White Gazania only, no shrubs

MacArthur Boulevard: Santa Ana River to Harbor Boulevard (shared with the City of Santa Ana) (Suburban Streetscape)

- Median Trees (2):
- Canary Island Pine
 - Liquidambar 'Palo Alto' (Scarlet Red) and 'Festival' (Canary Yellow)

- Median Shrubs:
- Wheeler's Dwarf Pittosporum
 - White Indian Hawthorn
 - Gold Coast Juniper
 - California Lilac

- Median Accent Shrubs:
- White New Zealand Tea
 - Pink New Zealand Tea
 - Yellow/Orange Daylillies
 - Blue Salvia
 - Deer Grass

- Median Groundcover:
- White Gazania
 - Shredded Bark Mulch

Median Left Turn Noses: • White Gazania only, no shrubs

Newport Boulevard: Bristol Street to Industrial Way (Suburban and Urban Streetscape)

Median Trees (4): • Queen Palm
 • Windmill Palm
 • Red-Flowering Gum
 • Tipu Tree

Median Shrub Adjacent
Freeway Fence: • White Indian Hawthorn
 (alternating 200' stretches)

Median Accent Shrubs
Adjacent Freeway Fence: • Lilly of the Nile
 • Bird of Paradise
 • New Zealand Flax
 • Statice
 • Indian Hawthorn
 • Day Lilly (alternating 200'
 stretches)

Median Groundcover: • Yellow/White Gazania
 • Star Jasmine
 • Day Lilly
 • Prostrate Rosemary
 • Bougainvillea
 • Dwarf 'Variegated'

Median Left Turn Noses: • White Indian Hawthorn
 • White Gazania
 • Day Lilly

Adams Avenue: Santa Ana River to Fairview Road (Suburban Streetscape)

Median Trees (2): • Brisbane Box
 • Canary Island Pine

Median Accent Tree: • Liquidambar 'Festival' (Canary
 Yellow)

Median Shrubs: • Wheeler's Dwarf Pittosporum
 • White Indian Hawthorn
 • Gold Coast Juniper
 • California Lilac

- Median Accent Shrubs:
- White New Zealand Tea
 - Pink New Zealand Tea
 - Yellow/Orange Daylilies
 - Blue Salvia
 - Deer Grass
- Median Groundcover:
- White Gazania
 - Shredded Bark Mulch
- Median Left Turn Noses:
- White Gazania only, no shrubs

Anton Boulevard: Bristol Street to Avenue of the Arts (Urban Streetscape)

- Median Tree:
- Liquidambar 'Palo Alto'
- Median Shrubs:
- Wheeler's Dwarf Pittosporum
 - White Indian Hawthorn
 - Gold Coast Juniper
 - California Lilac
- Median Accent Shrubs:
- White New Zealand Tea
 - Pink New Zealand Tea
 - Yellow/Orange Daylilies
 - Blue Salvia
 - Deer Grass
- Median Groundcover:
- White Gazania
 - Shredded Bark Mulch
- Median Left Turn Noses:
- White Gazania only, no shrubs

Anton Boulevard: Avenue of the Arts to Sunflower Avenue (Urban Streetscape)

- Median Tree:
- Canary Island Pine
- Median Shrubs:
- Wheeler's Dwarf Pittosporum
 - White Indian Hawthorn
 - Gold Coast Juniper
 - California Lilac
- Median Accent Shrubs:
- White New Zealand Tea
 - Pink New Zealand Tea
 - Yellow/Orange Daylilies
 - Blue Salvia
 - Deer Grass

- Median Groundcover:
- White Gazania
 - Shredded Bark Mulch

- Median Left Turn Noses:
- White Gazania only, no shrubs

Baker Street: Harbor Boulevard to Red Hill Avenue (Urban Streetscape)

- Median Tree:
- Brisbane Box

- Median Accent Tree:
- Liquidambar 'Festival' (Canary Yellow)

- Median Shrubs:
- Wheeler's Dwarf Pittosporum
 - Pink Escallonia
 - California Lilac

- Median Accent Shrubs:
- White New Zealand Tea
 - Pink New Zealand Tea
 - Yellow/Orange Daylilies
 - Blue Salvia
 - Deer Grass

- Median Groundcover:
- White Gazania
 - Shredded Bark Mulch

- Median Left Turn Noses:
- White Gazania only, no shrubs

Bear Street: Sunflower Avenue to Baker Street (Urban Streetscape)

- Median Tree:
- Royal Cuban Palm Tree (Roysotonea Regia)

- Median Accent Tree:
- Not Determined

- Median Shrubs:
- White Indian Hawthorn
 - Texas Ranger

- Median Accent Shrubs:
- Dwarf Red New Zealand Flax
 - Bird of Paradise
 - Statice

- Median Groundcover:
- Lavendar Lantana
 - Iceplant
 - White Gazania
 - Mirror Plant

- Shredded Bark Mulch

Median Left Turn Noses: • White Gazania only, no shrubs

Fair Drive/Del Mar Avenue: Harbor Boulevard to Elden Avenue (Suburban Streetscape)

Median Trees (2): • Brisbane Box
• Canary Island Pine

Median Accent Tree: • Camphor Tree (multi-trunk)

Median Shrubs: • Wheeler's Dwarf Pittosporum
• White Indian Hawthorn
• Gold Coast Juniper
• California Lilac

Median Accent Shrubs: • White New Zealand Tea
• Pink New Zealand Tea
• Yellow/Orange Daylilies
• Blue Salvia
• Deer Grass

Median Groundcover: • White Gazania
• Shredded Bark Mulch

Median Left Turn Noses: • White Gazania only, no shrubs

Gisler Avenue: Santa Ana River to Harbor Boulevard (Suburban Streetscape)

Median Trees (3): • Australian Willow
• Liquidambar 'Festival' and
'Palo Alto'
• Brisbane Box

Median Shrubs: • Wheeler's Dwarf Pittosporum
• White Indian Hawthorn
• California Lilac

Median Accent Shrubs: • Yellow Cassia
• Yellow/Orange Daylilies
• Blue Salvia
• Deer Grass

Median Groundcover: • White Gazania
• Shredded Bark Mulch

Median Left Turn Noses: • White Gazania only, no shrubs

Paularino Avenue: Bristol Street to Red Hill Avenue (Suburban Streetscape)

Median Trees (2): • Australian Willow
• Brisbane Box

Median Shrubs: • Wheeler's Dwarf Pittosporum
• White Indian Hawthorn
• California Lilac

Median Accent Shrubs: • Yellow Cassia
• Yellow/Orange Daylilies
• Blue Salvia
• Deer Grass

Median Groundcover: • White Gazania
• Shredded Bark Mulch

Median Left Turn Noses: • White Gazania only, no shrubs

Red Hill Avenue: San Diego Freeway to Bristol Street (Suburban Streetscape)

Median Trees (2): • Brisbane Box
• Canary Island Pine

Median Accent Tree (1): • London Plane Tree

Median Shrubs: • Wheeler's Dwarf Pittosporum
• White Indian Hawthorn
• Gold Coast Juniper
• California Lilac

Median Accent Shrubs: • White New Zealand Tea
• Pink New Zealand Tea
• Yellow/Orange Daylilies
• Blue Salvia
• Deer Grass

Median Groundcover: • White Gazania
• Shredded Bark Mulch

Median Left Turn Noses: • White Gazania only, no shrubs

Sunflower Avenue: Bear Street to Main Street (shared with City of Santa Ana) (Urban Streetscape)

- Median Trees (2):
- Spotted Gum
 - Canary Island Pine
- Median Accent Tree (1)
- Bronze Leaf Plum
- Median Shrubs:
- White Indian Hawthorn
 - Texas Ranger
- Median Accent Shrubs:
- Dwarf Red New Zealand Flax
 - Bird of Paradise
 - Statice
- Median Groundcover:
- Lavender Lantana
 - Iceplant
 - White Gazania
 - Mirror Plant
 - Shredded Bark Mulch
- Median Left Turn Noses:
- White Gazania only, no shrubs

Superior Avenue: 17th Street to 16th Street (Urban Streetscape)

- Median Tree:
- Brisbane Box
- Median Accent Tree:
- Red-Flowering Gum
- Median Shrubs:
- Wheeler's Dwarf Pittosporum
 - White Indian Hawthorn
 - California Lilac
- Median Accent Shrubs:
- Yellow Cassia
 - Yellow/Orange Daylilies
 - Blue Salvia
 - Deer Grass
- Median Groundcover:
- White Gazania
 - Iceplant
 - Shredded Bark Mulch
- Median Left Turn Noses:
- None

17th Street: Newport Boulevard to Irvine Avenue (Urban Streetscape)

- Primary Tree (2) (Parkway Tree)
- Crape Myrtle/Lagerstroemia Fraurei 'Muskogee & Biloxi'
 - Palms (various)
- Median Trees (2):
- Crape Myrtle/Lagerstroemia Fraurei 'Muskogee & Biloxi'
 - Palms (various)
- Median Accent Tree:
- Liquidambar 'Palo Alto' (Scarlet Red) and 'Festival' (Canary Yellow)
- Median Shrubs:
- Wheeler's Dwarf Pittosporum
 - White Indian Hawthorn
 - California Lilac
- Median Accent Shrubs:
- Yellow Cassia
 - Yellow/Orange Daylilies
 - Blue Salvia
 - Deer Grass
- Median Groundcover:
- White Gazania
 - Iceplant
 - Shredded Bark Mulch
- Median Left Turn Noses:
- White Gazania only, no shrubs

19th Street: Placentia Avenue to Park Avenue

- Primary Tree (Parkway Tree):
- Queen Palm 'Archontophoenix cunninghamiana'
- Median Tree:
- Crape Myrtle 'Lagerstroemia indica'
- Median Accent Tree:
- Queen Palm 'Archontophoenix cunninghamiana'
- Median Accent Shrubs:
- New Zealand Flax 'Maori Queen'
 - Daylilly
 - Kaffir Lilly

- Median Groundcover:
- Creeping Phlox
 - Candytuft 'Little Gem'
 - Heliotrope 'Atlantis'
 - Yellow Gazania

19th Street: Park Avenue to Fullerton Avenue (Urban and Suburban Streetscape)

- Median Tree:
- Brisbane Box

- Median Accent Tree:
- Magnolia grandiflora 'Samuel Sommers'

- Median Accent Shrubs:
- Dwarf Red New Zealand Flax
 - Bird of Paradise
 - Blue/White Lily of the Nile
 - Statice

- Median Groundcover:
- Lavender Lantana
 - Iceplant
 - White Gazania
 - Ivy Geranium
 - Shredded Bark Mulch

- Median Left Turn Noses:
- White Gazania only, no shrubs

EXHIBIT H

Planting Palette For Secondary Arterials

Irvine Avenue: North City Limit to East 16th Street (shared with City of Newport Beach) (Suburban Streetscape)

- Median Trees (2):
- Brisbane Box
 - Blue Gum
- Median Accent Tree:
- Red Flowering Gum
- Median Shrubs:
- Wheeler's Dwarf Pittosporum
 - White Indian Hawthorn
 - Gold Coast Juniper
 - California Lilac
- Median Accent Shrubs:
- Yellow Cassia
 - Yellow/Orange Daylilies
 - Blue Salvia
 - Deer Grass
- Median Groundcover:
- White Gazania
 - Shredded Bark Mulch
- Median Left Turn Noses:
- White Gazania only, no shrubs

Merrimac Way: Harbor Boulevard to Fairview Road (Suburban Streetscape)

- Median Trees (2):
- Brisbane Box
 - Blue Gum
- Median Accent Tree:
- Red-Flowering Gum
- Median Shrubs:
- Wheeler's Dwarf Pittosporum
 - White Indian Hawthorn
 - Gold Coast Juniper
 - California Lilac
- Median Accent Shrubs:
- Yellow Cassia
 - Yellow/Orange Daylilies
 - Blue Salvia
 - Deer Grass
- Median Groundcover:
- White Gazania
 - Shredded Bark Mulch
- Median Left Turn Noses:
- White Gazania only, no shrubs

Mesa Verde Drive East and West: Harbor Boulevard to Adams/Placentia (Suburban Streetscape)

- Parkway Trees
- Canary Island Pine
- Median Tree:
- London Plane
 - Camphor
- Median Accent Tree
- Crown of Gold Tree
 - Purple Orchid Tree
- Median Shrubs:
- Wheeler's Dwarf Pittosporum
 - White Indian Hawthorn
 - Gold Coast Juniper
 - California Lilac
- Median Accent Shrubs:
- White New Zealand Tea
 - Pink New Zealand Tea
- Median Groundcover:
- White Gazania
 - Shredded Bark Mulch
- Median Left Turn Noses:
- White Gazania only, no shrubs

Placentia Avenue: Adams Avenue to Southerly City Limits (Urban Streetscape)

- Median Tree:
- Red-Flowering Gum
- Median Accent Tree:
- Red-Flowering Gum
- Median Shrubs:
- Wheeler's Dwarf Pittosporum
 - White Indian Hawthorn
 - California Lilac
- Median Accent Shrubs:
- Yellow Cassia
 - Yellow/Orange Daylilies
 - Blue Salvia
 - Deer Grass
- Median Groundcover:
- White Gazania
 - Iceplant
 - Shredded Bark Mulch
- Median Left Turn Noses:
- White Gazania only, no shrubs

Sakioka Drive: Anton Boulevard to Sunflower Avenue (Urban Streetscape)

- Median Tree:
 - Fern Pine
- Median Shrubs:
 - Wheeler's Dwarf Pittosporum
 - White Indian Hawthorn
 - California Lilac
- Median Accent Shrubs:
 - Yellow Cassia
 - Yellow/Orange Daylilies
 - Blue Salvia
 - Deer Grass
- Median Groundcover:
 - White Gazania
 - Shredded Bark Mulch
- Median Left Turn Noses:
 - White Gazania only, no shrubs

South Coast Drive: Hyland Avenue to Bear Street (Suburban Streetscape)

- Median Trees (2):
 - Brisbane Box
 - Canary Island Pine
- Median Accent Tree:
 - Australian Willow (multi-trunk)
- Median Shrubs:
 - Wheeler's Dwarf Pittosporum
 - White Indian Hawthorn
 - California Lilac
- Median Accent Shrubs:
 - White New Zealand Tea
 - Pink New Zealand Tea
 - Yellow/Orange Daylilies
 - Blue Salvia
 - Deer Grass
- Median Groundcover:
 - White Gazania
 - Shredded Bark Mulch
- Median Left Turn Noses:
 - White Gazania only, no shrubs

Sunflower Avenue: Santa Ana River to Bear Street (shared with City of Santa Ana) (Suburban Streetscape)

- Median Trees (2):
 - Brisbane Box
 - Canary Island Pine

Median Accent Tree: • Australian Willow (multi-trunk)

Median Shrubs: • Wheeler's Dwarf Pittosporum
• White Indian Hawthorn
• California Lilac

Median Accent Shrubs: • White New Zealand Tea
• Pink New Zealand Tea
• Yellow/Orange Daylilies
• Blue Salvia
• Deer Grass

Median Groundcover: • White Gazania
• Shredded Bark Mulch

Median Left Turn Noses: • White Gazania only, no shrubs

Victoria Street: Santa Ana River to Newport Boulevard (Suburban Streetscape)

Median Trees (2): • Brisbane Box
• Canary Island Pine

Median Accent Tree: • Chinese Pistache (multi-trunk)

Median Shrubs: • Wheeler's Dwarf Pittosporum
• White Indian Hawthorn
• California Lilac

Median Accent Shrubs: • White New Zealand Tea
• Pink New Zealand Tea
• Yellow/Orange Daylilies
• Blue Salvia
• Deer Grass

Median Groundcover: • White Gazania
• Shredded Bark Mulch

Median Left Turn Noses: • White Gazania only, no shrubs

17th Street: Placentia Avenue to Anaheim Avenue (Urban Streetscape)

Median Trees: • Brisbane Box

Median Accent Tree:

- Liquidambar 'Palo Alto' (Scarlet Red and 'Festival' (Canary Yellow))

Median Shrubs:

- Wheeler's Dwarf Pittosporum
- White Indian Hawthorn
- California Lilac

Median Accent Shrubs:

- Yellow Cassia
- Yellow/Orange Daylilies
- Blue Salvia
- Deer Grass

Median Groundcover:

- White Gazania
- Iceplant
- Shredded Bark Mulch

Median Left Turn Noses:

- White Gazania only, no shrubs

17th Street: Newport Boulevard to Irvine Avenue (Urban Streetscape)

Median and Parkway Tree:

- Crape Myrtle/Lagerstroemia Fraurei 'Muskogee & Biloxi'

Median and Parkway Accent Tree:

- Palms (various)

Median Shrubs:

- New Zealand Flax 'Maori Princess, Jack Sprat and Yellow Wave'
- Silverlace Society Garlic
- Crème de Mint/Pittosporum
- Lily of the Nile

Median Accent Shrubs:

- New Zealand Flax 'Maori Princess, Jack Sprat and Yellow Wave'
- Silverlace Society Garlic
- Crème de Mint/Pittosporum
- Lily of the Nile

Median Groundcover:

- White Gazania
- Iceplant
- Shredded Bark Mulch

Median Left Turn Noses: • White Gazania only, no shrubs

19th Street: Santa Ana River to Placentia Avenue (Urban Streetscape)

Median Tree: • Brisbane Box

Median Accent Tree: • Magnolia grandiflora 'Samuel Sommers'

Median Accent Shrubs: • Dwarf Red New Zealand Flax
• Bird of Paradise
• Blue/White Lily of the Nile
• Statice

Median Groundcover: • Lavender Lantana
• Iceplant
• White Gazania
• Ivy Geranium
• Shredded Bark Mulch

Median Left Turn Noses: • White Gazania only, no shrubs