

CITY OF COSTA MESA, CALIFORNIA

COUNCIL POLICY

SUBJECT	POLICY NUMBER	EFFECTIVE DATE	PAGE
RESURFACING OF TRENCHES	200-1	8/5/75	Page 1 of 2

BACKGROUND

As you are aware, the City recently experienced problems with the substandard appearance of the streets within the Larwin Tract and also with the condition of Wilson Street after the recent underground pipeline construction.

PURPOSE

The purpose of this policy is to modify the standard street permit conditions and standard tract conditions.

POLICY

The City staff has reviewed the circumstances surrounding these two incidents and has also thoroughly reviewed the City's policies and procedures controlling work in the public right-of-way with the intent of eliminating these types of problems in the future. Based on this review, it is recommended that our standard street permit conditions and standard tract conditions, be modified as follows:

1. To alleviate the checkerboard appearance in residential tracts due to removals and replacement of substandard work, the following condition will be added to all future tract conditions of development:

"All streets constructed as a part of this development shall present a new and uniform appearance prior to the acceptance of the improvements by the City."

2. To improve the appearance and riding quality of City streets after underground pipeline work, we shall make the following procedural changes and additions to our standard street permit conditions:
 - a. The utility company will be required to submit plans for underground work to the City for review as a part of their preliminary design.
 - b. The City will review the location of the proposed facility within the street and also field review the condition of the existing pavement.
 - c. The City will determine the best location for pavement cuts and also the proper treatment for trench resurfacing.

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- d. Should it be determined that total street reconstruction or overlay is needed, an appropriate reimbursement agreement shall be negotiated with the utility company and the work incorporated in the utility's bids.
- e. In no case where the cut runs longitudinally along the street, will the pavement replacement area be less than 12 feet in width.
- f. A City permit will be issued to the utility company and included in the utility's bid specifications.
- g. Trench backfill shall be with a high quality material for good compaction and no settlement.
- h. Replacement asphalt concrete shall be one inch (1") thicker than in the existing pavement.
- i. The width of the replacement pavement shall be up to two feet (2') wider than the trench width.
- j. Pavement cuts may be made only if the street is more than two years old; otherwise, boring will be required.

These revisions to our policies and standard conditions should insure that all future street repairs will result in a good appearance and riding quality. However, we shall continue to monitor the quality of workmanship and make additional changes when necessary.

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SUBJECT	POLICY NUMBER	EFFECTIVE DATE	PAGE
PAINTING ADDRESS NUMBERS ON STREET CURBS	200-2	9/21/70	Page 1 of 1

PURPOSE

The purpose of this policy is to set up standards for painting address numbers on street curbs.

POLICY

1. City Business License must be obtained. (Waived for service organizations.)
2. Permit must be obtained from the Street Department and secured with \$100.00 bond, refundable deposit or other funds to assume correction or alterations claimed by residents requiring remedial action by City forces. Bond may be cancelled or funds returned thirty days after statement of termination of work.
3. Paint curb numbers only after contact and permission of resident is obtained.
4. Provide local or supply toll free telephone contact to the resident along with receipt showing name, address and telephone number of business or organization. Quality of work must be accurate and to the satisfaction of the resident and City. Correction is to be made by the applicant or, if made by the City, will be charged against the bond.
5. White masonry high gloss enamel shall be used to completely cover previous number and background. Black masonry high gloss enamel shall be used for letters. Letters shall be four-inch gothic.

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SUBJECT PARKWAY MAINTENANCE AND TREE PRESERVATION	POLICY NUMBER 200-3	EFFECTIVE DATE 11-20-89	PAGE 1 of 4
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BACKGROUND

Due to the City's expansive soil condition, past tree selection, and the aging nature of the residential community, preservation of mature parkway trees must be carefully weighed in light of public health and safety. Consequently, this policy is adopted to set forth a basic framework for the preservation of the City's urban forest, while protecting the general welfare of the public.

POLICY

1. Retain and develop the City's urban forest.
2. Maintain and install public improvements of general benefit to the public in the City's right-of-way, specifically, sidewalks, curbs, and gutters.
3. Encourage property owners to care for parkways adjacent to their property.

PRACTICE AND PROCEDURES

I. Parkway Tree Preservation and Removal

The preservation of parkway trees is a joint effort of the City and the adjacent property owner. Property owners are requested to care for and properly maintain the parkway and report any damage or suspected diseased trees to the City. The City is responsible for insect and disease control, periodic pruning, and removal if warranted.

A. CITY REMOVAL:

1. Trees that are dead, dying or critically diseased.
2. Trees that are damaged beyond reasonable repair.
3. Root system is creating significant damage to sidewalks, curbs, or gutters.
4. Root system is creating significant damage to sewer facilities - proof of damage must be submitted by the property owner prior to scheduling of removal.

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5. To accommodate the installation or repair of public improvements to the City's right-of-way.

6. Trees with invasive roots that are creating major damage to private property (i.e. walls, fences, foundations, etc.).

These removals shall be completed as scheduling allows. The City automatically schedules the planting of a replacement tree.

B. Property Owner Removals: If the tree does not meet any of the above City removal criteria, then the property owner must agree to all conditions of the City's Convenience Tree Removal Procedures. The property owner shall pay for the removal of the tree and for the replacement of a new tree as specified in the City's Master Plan of Street Trees. The removal of the tree will be scheduled at the convenience of the City. Trees approved for convenience removal include: ficus nitida, ficus retusa, fraxinus uhdei (Shamel Ash), schinus terebinthifolius (Brazilian Pepper) and cupania anacardiodes (Carrotwood), or as otherwise identified by the City.

C. Reforestation: The City's Master Planting Plan of Parkway and Street Trees was developed to insure compatibility and uniformity of planting while minimizing future damage to public improvements. All new or replacement trees will adhere to this planting plan. The location of new trees will be determined by the City in consideration of utility lines, driveways, landscaping plans, etc.

D. Unlawful Tree Removal or Damage: Per City of Costa Mesa Municipal Code - Sections 12-33 and 12-34, it is unlawful to remove, cut, break, dig up or in any manner injure any tree located in a public parkway. (Ordinance No. 68-10, 3-4-68)

II. REPAIR AND MAINTENANCE OF PARKWAYS

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

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A. Sidewalk, Curb, and Gutter Repairs: If repair or replacement is deemed necessary, locations will be prioritized based upon degree of damage, type of repairs and available funding sources. Sidewalks raised 1/2 inch may receive a grinding treatment. Sidewalks raised more than 1/2 inch may be temporarily ramped until more permanent repairs or replacement can be undertaken. Sidewalks raised in excess of 1-1/2 inches will receive the highest priority.

B. Sidewalk Location Options:

1. If 50% or more of the sidewalk must be replaced due to the removal of a tree, the City will meander the sidewalk at City expense.
2. If less than 50% of the sidewalk must be replaced, the City will only meander the sidewalk if the property owner agrees to pay the additional cost. Additional costs are determined by subtracting the cost of reinstalling the sidewalk in the same location from the cost of meandering the sidewalk. Increased costs are typically associated with increased quantities of concrete.
3. The 50% breakpoint is determined by comparing linear feet of sidewalk to be replaced, due to tree damage, to the linear feet of sidewalk from property line to property line.
4. If there is less than 8 feet of public right-of-way behind the curb face, the sidewalk will be meandered at City expense. Sidewalk may be meandered where public right-of-way is in excess of 8 feet in width, depending on site conditions and the desire of the adjacent property owner.
5. Where sidewalk is adjacent to the curb, the new width will be 5 feet, as measured from the curbface.

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III. INSTALLATION OF NEW SIDEWALKS

The City's General Plan Policy No. 151 states that sidewalks are to be installed City-wide. First priority for City funding is given to the "Suggested Safe Routes to Schools" plan. Secondary priority shall be given to the installation of sidewalks along arterial streets. New sidewalks installed in conjunction with City projects will be installed in minimum one block continuous segments.

The installation of a new sidewalk, in conjunction with the development of private property, shall be in accordance with the City's development standards and guidelines at the property owner's expense.