

CITY OF NEWPORT BEACH COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION ACTION REPORT

TO: CITY COUNCIL, CITY MANAGER, AND PLANNING COMMISSION

FROM: Seimone Jurjis, Assistant City Manager/Community Development Director

SUBJECT: Report of actions taken by the Community Development Director for the week ending

July 4, 2025.

COMMUNITY DEVELOPMENT DIRECTOR OR ZONING ADMINISTRATOR ACTIONS

(Non-Hearing Items)

Item 1: Balboa Branch Library and Fire Station No. 1 Staff Approval (PA2025-0130)

Site Address: 100 East Balboa Boulevard

Action: Approved Council District 1

APPEAL PERIOD: An appeal or call for review may be filed with the Director of Community Development or City Clerk, as applicable, within fourteen (14) days following the date the action or decision was rendered unless a different period is specified by the Municipal Code (e.g., Title 19 allows ten (10) day appeal period for tentative parcel and tract maps, lot line adjustments, or lot mergers). For additional information on filing an appeal, contact the Planning Division at 949 644-3200.



COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING DIVISION

100 Civic Center Drive, P.O. Box 1768, Newport Beach, CA 92658-8915 949-644-3200

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COMMUNITY DEVELOPMENT DIRECTOR ACTION LETTER

Subject: Balboa Branch Library and Fire Station No. 1 (PA2025-0130)

Staff Approval

Site Location 100 East Balboa Boulevard

Applicant City of Newport Beach - Public Works Department

Legal Description Block 2 of the East Newport Tract

On <u>July 3, 2025</u>, the Community Development Director approved Staff Approval No. PA2025-0130 authorizing a minor change to Coastal Development Permit No. PA2024-0140, which the City Council previously approved for the demolition and reconstruction of the City's Balboa Branch Library and Fire Station No. 1. The proposed change consists of revised landscape plans that include replacement tree plantings which further supports the nesting of herons. This approval is based on the following findings and is subject to the following conditions.

LAND USE AND ZONING

- General Plan Land Use Plan Category: Public Facilities (PF)
- Zoning District: Public Facilities (PF)
- Coastal Land Use Plan Category: Public Facilities (PF)
- Coastal Zoning District: Public Facilities (PF)

I. BACKGROUND AND PROPOSED CHANGES

On September 24, 2024, the City Council approved Coastal Development Permit (CDP) No. PA2024-0140, authorizing the demolition of the existing Balboa Branch Library and Fire Station No. 1, along with the removal of two diseased trees (see Resolution No. 2024-72 as Attachment No. CD 2). The City Council also authorized the construction of a new fire station and library of approximately 10,900 square feet. The proposed structure is approximately 33 feet 6 inches tall with a sloped roof and includes the installation of a 3,675 square-foot green space and a 1,500-square-foot playground area (Project). The project was exempted from Title 20 requirements pursuant to Section 20.10.040(A) (Applicability of Zoning Code) of the Newport Beach Municipal Code (NBMC), and a CDP was required due to the property's location within the Coastal Zone.

On October 24, 2024, the project was appealed to the Coastal Commission by Chris Pitet, on behalf of The Friends of Library Park, due to concerns about the removal of a Blue Gum Eucalyptus tree and the potential displacement of nesting blue herons. Subsequent to the

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appeal being filed, City and Coastal Commission staff have been working collaboratively on appropriate revisions to the landscape plan included in the originally approved CDP to address the appellants' concerns. The revisions propose the replacement of Catalina Ironwood trees along Island Avenue and California Sycamore trees along East Bay Ave, with Western Sycamore trees, in order to better support nesting birds such as great blue herons. Additionally, the planting areas within the parking lot along East Bay Avenue will feature a Sweetshade and Australian Willow tree, replacing the originally proposed California Sycamores. The proposed changes will alter the parking layout and result in the loss of one parking space.

II. FINDINGS

A. The changes are consistent with all applicable provisions of this Zoning Code.

Facts in Support of Finding:

- 1. The Project is located in the PF General Plan Land Use Plan Category, Coastal Land Use Plan Category, Zoning District, and Coastal Zoning District. These designations are intended to provide public facilities, including public schools, cultural institutions, government facilities, libraries, community centers, public hospitals, and public utilities. The property is currently developed with a fire station and library and will be reconstructed to operate in the same manner. The proposed changes do not alter the Project's land use and remain consistent with the intent of the PF designations.
- 2. As conditionally approved in the CDP, the revised landscape plan complies with Title 21 (Local Coastal Program Implementation Plan) Subsection 21.30.075 (Landscaping) of the NBMC. While the revised landscape modifies the species of some of the trees, it continues to be consistent with Title 21 landscape standards. Additionally, the landscape plan does not include any invasive plant species and is still subject to compliance with the Migratory Bird Treaty Act.
- 3. The City utilized a biologist from Dudek Consultants, which provided an evaluation memorandum of the proposed tree replacement on May 5, 2025 (Attachment No. CD 4). The report recommended the use of Western Sycamore due to its ecological value, compatibility with Southern California's climate, and structural suitability for nesting birds, such as great blue herons. The report also concluded that mature eucalyptus trees located at the intersection of Island Avenue and West Bay Avenue, which are directly across from the Project, provide branching structure and sufficient canopy height well-suited to heron rookeries during the removal and replanting phase for the Project. The report also noted that an existing hoop pine which is located in the median southeast of the library also provides viable nesting options.
- 4. As conditionally approved in the CDP, the City is required to conduct a preconstruction nesting survey. The survey allows the City to identify areas with active nests and to create buffers to protect the nests from disturbance during construction.

Finding:

B. The changes do not involve a feature of the project that was a basis for or subject of findings or exemptions in a negative declaration or Environmental Impact Report for the project.

Facts in Support of Finding:

- 1. Per the approved CDP, the project is categorically exempt from the requirements of CEQA under Sections 15301 Class 1 (Existing Facilities), Class 2 (Replacement or Reconstruction), and Class 3 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3. The Class 1 exemption applies to additions to existing structures provided that the additional will not result in an increase of more than 10,000 square feet if the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the areas in which the project is located are not environmentally sensitive. Additionally, Class 3 exempts the construction and location of limited numbers of new, small facilities or structures including but not limited to structures not exceeding 10,000 square feet in floor area in urbanized areas on sites zoned for such use. In this case, the Project, including the tree's removal, consists of the demolition of the existing 4,140-square-foot branch library, 360-square-foot Balboa Historical Museum, and 3,423-square-foot fire station and replacement with construction of a new Balboa Branch Library and Fire Station No. 1 of approximately 10, 900 square feet. As proposed, the Project provides a floor area increase of approximately 3,000 square feet, does not require any change in the zoning designation, and is located in an urbanized area with adequate public services to serve the area. Therefore, the Project has no potential to have a significant effect on the environment and is a replacement of an existing structure with a new structure that is substantially the same size, purpose, and capacity.
- 2. The proposed changes primarily affect landscaping which are intended to support bird nesting habitats. No alterations to the Project's approved floor area, height, or use are being requested. While the revised landscape plan will result in the loss of one parking space, the Project will continue to provide sufficient on-site parking. Therefore, the requested changes will not affect the original Class 1 (Existing Facilities), Class 2 (Replacement or Reconstruction), and Class 3 (New Construction or Conversion of Small Structures) exemptions under the CEQA Guidelines.

Finding:

C. The changes do not involve a feature of the project that was specifically addressed or was the subject of a condition(s) of approval for the project or that was a specific consideration by the applicable review authority in the project approval.

Facts in Support of Finding:

- 1. Facts 1 and 3 in support of Finding A are hereby incorporated as reference.
- 2. Fact 2 in support of Finding B is hereby incorporated as reference.

Finding:

D. The changes do not result in an expansion or change in operational characteristics of the use

Facts in Support of Finding:

1. The approved CDP authorized the demolition of the Balboa Branch Library and Fire Station No. 1, along with the removal of two diseased trees, to allow for the construction of a new City fire station and library. The revised landscape plan does not change the approved use, height, or floor area of the Project. While the revised landscape plan will result in the loss of one parking space, the Project will continue to provide sufficient on-site parking.

III. CONDITIONS

- 1. All previous conditions of approval for Coastal Development Permit (PA2024-0140) shall remain in full force and effect.
- 2. The development authorized by this Staff Approval shall be in substantial conformance with the revised landscape plan (Attachment No. CD 5)
- 3. The Community Development Director may add to or modify conditions to this staff approval or revoke this staff approval upon determination that the addition, which is the subject of this staff approval, causes injury, or is detrimental to the public health, safety, peace, or general welfare of the community if the property is operated or maintained so as to constitute a public nuisance.

APPEAL PERIOD: An appeal or call for review may be filed with the Director of Community Development or City Clerk, as applicable, within 14 days following the date the action or decision was rendered. For additional information on filing an appeal, contact the Planning Division at 949-644-3200.

Prepared by:

Approved by:

Seimone Jurjis, Assistant City Manager

Laura Rodriguez, Assistant Planner

DL/ Ir

Attachments: CD 1 Vicinity Map

CD 2 Resolution No. 2024-72

CD 3 Originally Approved Landscape Plan

CD 4 Dudek Memorandum CD 5 Revised Landscape Plan

Attachment No. CD 1

Vicinity Map

VICINITY MAP



Staff Approval (PA2025-0130)

100 East Balboa Boulevard

Attachment No. CD 2

Resolution No. 2024-72

RESOLUTION NO. 2024-72

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NEWPORT BEACH, CALIFORNIA, APPROVING COASTAL DEVELOPMENT PERMIT AND ZONING EXEMPTION TO DEMOLISH AN EXISTING CITY FIRE STATION AND LIBRARY AND CONSTRUCT A NEW 5,400 TWO-STORY CITY FIRE STATION AND AN ATTACHED 3,700 ONE-STORY LIBRARY LOCATED AT 100 EAST BALBOA BLVD (PA2024-0140)

WHEREAS, Section 200 of the City of Newport Beach ("City") Charter vests the City Council with the authority to make and enforce all laws, rules, and regulations with respect to municipal affairs subject only to the restrictions and limitations contained in the Charter and the State Constitution, and the power to exercise, or act pursuant to any and all rights, powers and privileges, or procedures granted or prescribed by any law of the State of California;

WHEREAS, an application was filed by the City's Public Works Division ("Applicant"), with respect to property located at 100 East Balboa Boulevard, and legally described as Block 2 of the East Newport Tract ("Property") for a coastal development permit ("CDP") and zoning exemption (in lieu of a minor use permit) for the following:

- a. The demolition of the existing Balboa Branch Library and Fire Station No. 1 buildings and the removal of two diseased trees located within the Property; and
- b. The construction of a new Fire Station No. 1 and Balboa Branch Library of approximately 10,900 square feet. The proposed structure is approximately 33 feet 6 inches tall with a sloped roof, where Title 21 (Local Coastal Program Implementation Plan) of the Newport Beach Municipal Code ("NBMC") allows for a maximum height of 31 feet with a sloped roof. The facility includes a proposed installation of a 3,675 square foot green space and 1,500 square foot playground area ("Project");

WHEREAS, the existing Balboa Branch Library was constructed in 1929 and is approximately 4,500 square feet in area, including a 360 square-foot City Museum;

WHEREAS, the existing Fire Station No. 1, which is approximately 3,400 square feet in area and was constructed in 1962, was authorized by the Planning Commission on July 7, 1960, under Use Permit No. 654 with no conditions of approval at the time of approval;

WHEREAS, the Property is designated as Public Facilities (PF) by the General Plan Land Use Element, which is intended to provide public facilities, including public schools, cultural institutions, government facilities, libraries, community centers, public hospitals, and public utilities;

WHEREAS, the Property is located within the Public Facilities (PF) Zoning District, which is intended to provide public facilities, including public schools, cultural institutions, government facilities, libraries, community centers, public hospitals, and public utilities;

WHEREAS, the Property is designated as Public Facilities (PF) by the Coastal Land Use Plan and Coastal Zoning District, which is intended to provide public facilities, including cultural institutions, government facilities, libraries, community centers, public utilities, and public schools;

WHEREAS, Section 20.10.040(A) (Applicability of Zoning Code) of the NBMC authorizes the City Council to exempt City implemented projects by adopting a resolution at a noticed public hearing upon setting forth the specific NBMC provisions that apply in the absence of the exemption;

WHEREAS, flexibility in the applicable development standards is necessary to allow the City to construct a functional Project that supports the public; specifically, relief from Title 20 (Planning and Zoning) of the NBMC ("Title 20") requirements for a minor use permit for governmental facilities in the PF zoning district and the 31-foot maximum height for a sloping roof within the Nonresidential, Shoreline Height Limitation Zone are necessary;

WHEREAS, relief from the Title 20 requirements for a minor use permit for governmental facilities in the Public Facilities (PF) Zoning District is appropriate since the Project has previously been reviewed and conceptually approved by the City Council, and the Project will include conditions of approval through the proposed CDP;

WHEREAS, relief from the Title 20 requirements for 31-foot maximum sloping roof height governmental facilities in the PF Zoning District is necessary due to the placement of required mechanical equipment within the roof;

WHEREAS, the proposed sloping roof is designed as a mansard roof which will act as a mechanical well to support necessary rooftop equipment, and act as a screen of the equipment from the surrounding neighborhood; alternatively, a lower roof would negatively impact the fire station's second floor ceiling height, create difficulty with mechanical equipment, and reduce the roof screening. Required findings for the increase in height above the base height limit for Title 21 (Local Coastal Program Implementation Plan) of the NBMC are addressed below in this resolution; and

WHEREAS, a public hearing was held by the City Council on September 24, 2024, in the Council Chambers located at 100 Civic Center Drive, Newport Beach, California. A notice of time, place and purpose of the hearing was given in accordance with California Government Code Section 54950 *et seq.* ("Ralph M. Brown Act"), Chapters 20.62 and 21.62 (Public Hearings) of the NBMC, and City Council Policy G-1 (Retention, Removal, and Maintenance of City Trees). Evidence, both written and oral, was presented to, and considered by, the City Council at this public hearing for the Project and appeal of the decision to remove a tree.

NOW, **THEREFORE**, the City Council of the City of Newport Beach resolves as follows:

Section 1: The City Council does hereby approve Coastal Development Permit No. PA2024-0140 and in accordance with Section 20.10.040(A) (Applicability of Zoning Code) of the NBMC does hereby exempt the Project as depicted in the preliminary plans, subject to the conditions set forth in "Exhibit A," which is attached hereto and incorporated herein by reference.

Section 2: The City Council finds the adoption of this resolution is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15301 (Class 1 – Existing Facilities), Section 15302 (Class 2 – Replacement or Reconstruction), and 15303 (Class 3 – New Construction or Conversion of Small Structures). The Class 1 exemption applies to additions to existing structures provided that the additional will not result in an increase of more than 10,000 square feet if the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the areas in which the project is located is not environmentally sensitive; Class 2 exempts replacement or reconstruction of existing structures where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced; and Class 3 exempts the construction and location of limited numbers of new, small facilities or

structures including but not limited to structures not exceeding 10,000 square feet in floor area in urbanized areas on sites zoned for such use.

In this case, the Project, including removal of the tree, consists of the demolition of the existing 4,140 square foot branch library, 360 square foot Balboa Historical Museum and 3,423-square-foot fire station and replacement with construction of a new Fire Station No. 1 and Balboa Branch Library of approximately 10,900 square feet. The Project as proposed results in a net public area increase of approximately 3,000 square feet, does not require any change in the zoning designation, and is located in an urbanized area with adequate public services to serve the area. Based on the foregoing, the Project including removal of the tree is categorically exempt under the Class 1, Class 2 and Class 3 exemption.

The exceptions to these categorical exemptions under Section 15300.2 are not applicable. The Project including removal of the tree does not impact an environmental resource of hazardous or critical concern, does not result in cumulative impacts, does not have a significant effect on the environment due to unusual circumstances, does not damage scenic resources within a state scenic highway, is not a hazardous waste site, and is not identified as a historical resource. As detailed above, the City's arborist consultant, determined that the tree to be removed is diseased. Concerns were also raised regarding impacts that removal of the tree would have on blue herons nesting. According to the evidence provided at the hearing, blue herons are opportunistic and would find another local habitat if the current site was unavailable. City staff observed and presented to the PB&R Commission that there are numerous nesting site opportunities around the harbor. Based on the public's concerns regarding nesting by blue herons, the PB&R Commission approved the removal of the diseased tree, subject to the delaying removal of the tree until September 2025, following nesting season and, as a further precaution, the conditioned removal of the tree on the City confirming no active nests are in place prior to removal. Therefore, the exception to this categorical exception does not apply.

Section 3: In accordance with Subsection 21.52.015(F) (Coastal Development Permits - Findings and Decision) of the NBMC, the following findings and facts in support of such findings as set forth:

Finding of Consistency with Section 21.52.015(F)(1):

Conforms to all applicable sections of the certified Local Coastal Program.

Facts in Support of Finding with 21.52.015(F)(1):

- The Property is in the PF Zoning District, which requires projects to obtain a required permit (e.g., conditional use permit or minor use permit) to establish development standards. The Project's development standards would have been established during the review of a minor use permit. However, the Applicant is requesting exemption from obtaining a minor use permit as the required development standards will be established through the Project's coastal development permit. The Project is consistent with the required findings of the certified Local Coastal Program.
 - a. The existing Fire Station No. 1 was approved by the Planning Commission on July 7, 1960, under Use Permit No. 654. At the time of approval, no conditions of approval were given in relation to a maximum floor area limit. Subsequently, the existing Fire Station No. 1 was constructed in 1962, and its current floor area is 3,432 square-feet. The existing Balboa Branch Library was constructed in 1929 and has a current floor area of approximately 4,500 square feet (which includes the 360-square-foot City Museum). The Project includes the demolition of the existing Fire Station No. 1 and Balboa Branch Library and construction of a new Fire Station No. 1 and Balboa Branch Library. Since the Project is located in the PF coastal zoning district, there are no specific development standards required. The Project will have total building area approximating to 10,900 square feet, which is appropriate for the approximately 24,000-square-foot Property.
 - b. The Project provides a setback of approximately 11 feet from the property line along Island Avenue, approximately one-foot from the property line along East Balboa Boulevard, approximately 15 feet from the eastern interior property line, and approximately 82 feet from the property line along East Bay Avenue.
 - c. The highest guardrail is less than 20 feet from the established grade (9.00 feet NAVD88) and the highest ridge will be approximately 33 feet and 6 inches from the established grade. The PF zoning district does not include specific development standards for height, but instead establishes standards through the minor use permit, the Property is located in Nonresidential, Shoreline Height Limit Area, which limits the height of a structure to 26 feet for a flat roof and 31 feet for a sloping roof. The Project includes an approximately 33-foot 6-inch sloping roof, which is appropriate and necessary for the fire station

to support roof-mounted mechanical equipment. Additional findings required for exceeding the height limit per Section 21.30.060(C)(3)(a) (Increase in Height Limit) of the NBMC are addressed below in this resolution.

- The neighborhood is predominantly developed with residential uses to the north, 2. south, and east, which includes two- and three-story, one- and two-unit dwellings. The block directly west of the Property includes mixed-use and commercial development. The existing Fire Station No. 1 and Balboa Branch Library have existed since 1962 and 1929, respectively, and provide essential services to the surrounding community. In 2021, an assessment evaluating the facilities' condition was conducted, and both facilities were rated as poor condition, due to environmental and age-related deterioration. The Balboa Branch Library's proposed design, bulk, and scale of the development is intended to provide a modern, right-sized neighborhood branch library with a children's room, and work/study areas, including up-to-date technology. The proposed Fire Station No. 1 layout will be able to house four staff members and two apparatus bay parking spots. The proposed 1,500 square foot playground area is to establish a recreational component in the neighborhood that complements the proposed Balboa Branch Library. Additionally, the Project provides improved vehicular access along Island Avenue and East Bay Avenue, and additional street parking along East Balboa Boulevard, Island Avenue, and East Bay Avenue.
- 3. The Property currently provides 13 on-site parking spaces. Additionally, there is one street parking space available on East Balboa Boulevard. The Project will provide 14 on-site parking spaces and increase the street parking supply to 8 spaces due to street layout improvements associated with the Project.
- 4. The Property is located on an inland property in a developed area approximately 600 feet from the bay, and approximately 850 feet from the ocean. The Property is separated from the bay (the nearest body of water) by East Balboa Blvd and a row of residences. The finished floor elevation of the first floor of the proposed structure is 9 feet based on the North American Vertical Datum of 1988 (NAVD88), which complies with the minimum 9.0-foot (NAVD88) elevation standard for new structures. The identified distances from the coastal hazard areas coupled with the 9.00-foot NAVD88 finish floor elevation will help to ensure the project is reasonably safe for the economic life of the structure.
- 5. The Property is in an area known for the potential of seismic activity and liquefaction. A Geologic Stability Report will be provided during plan check. All projects are

required to comply with the California Building Code ("CBC") and Building Division standards and policies. Geotechnical investigations specifically addressing liquefaction are required to be reviewed and approved before the issuance of building permits. Permit issuance is also contingent on the inclusion of design mitigation identified in the investigations. Construction plans are reviewed for compliance with approved investigations and CBC before building permit issuance.

- 6. The Property is located approximately 600 feet southerly from coastal waters. A Preliminary Construction Pollution Prevention Plan ("CPPP") will be provided prior to building permit issuance to implement temporary Best Management Practices ("BMPs") during construction to minimize erosion and sedimentation and to minimize pollution of runoff and coastal waters derived from construction chemicals and materials.
- 7. Proposed landscaping will comply with Section 21.30.075 (Landscaping) of the NBMC. A condition of approval is included that requires drought-tolerant species. Before the issuance of building permits, the final landscape plans will be reviewed to verify invasive species are not planted. The Project proposes to have 3,675 square-footage of green space and a 1,500 square-foot playground area. In addition, a total of 16 trees will be on the Property at the time of completion.
- 8. The Property is not located adjacent to a coastal view road, public access way, or Coastal Viewpoint as identified in the Coastal Land Use Plan. The nearest coastal viewpoint is Balboa Pier and is not visible from the Property. The Property is located adjacent to East Balboa Blvd which is accessible to the public and provides some limited opportunities to view the bay through Island Avenue, West Ocean Front, and the beach, which is located southerly from the Property. Additionally, the Project does not contain any unique features that could degrade the visual quality of the coastal zone.
- 9. The Project's design provides improved vehicular access which would require the removal of two special landmark trees. However, prior to the removal of any special tree, a Tree Risk Assessment must be prepared and identify special mitigation implementation measures to retain the tree(s). City Council Policy G-1 permits the removal of City Trees set forth in Section IV.A (Removal of Special City Trees) if its removal is related to death, disease, interference with infrastructure, or the creation of hazardous situation.

- 10. A Tree Risk Assessment and tomographic study was conducted by Dudek Consultants in December of 2022, for three eucalyptus trees located at the Property. The inspection evaluated each tree and its risk to the public and surrounding infrastructure. Subsequently, a second Tree Risk Assessment and sonic tomography study was conducted in August of 2023 by Dudek at the Property. Based on the assessments, two eucalyptus trees were removed due to their increased level of observed decay and risk of failure.
- 11. During the March 5, 2024, PB&R meeting, Public Works staff recommended removal of a Canary Island Date Palm and a Blue Gum Eucalyptus tree due to unavoidable construction impacts and disease of the trees. It is estimated that it may take up to five years for the decay to reach the one-third safety threshold, in which the removal of trees is recommended due to public safety reasons. PB&R supported the recommended removal of both trees but requested that the tree removal would not occur until September 2025, and for Public Works staff to report back to PB&R regarding the health of the trees.
- 12. Condition of Approval Nos. 3 and 4 requires the Applicant to conduct pre-construction nesting surveys. The survey will allow the Applicant to identify areas with active nests and to create buffers to protect the nests from disturbance during construction.

Finding of Consistency with Section 21.52.015(F)(2):

Conforms with the public access and public recreation policies of Chapter 3 of the Coastal Act if the project is located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone.

Facts in Support of Finding with 21.52.015(F)(2):

1. The Property is located between the nearest public road and the sea or shoreline. Section 21.30A.040 (Determination of Public Access/Recreation Impacts) of the NBMC requires that the provision of public access bear a reasonable relationship between the requirement and the project's impact and be proportional to the impact. In this case, the Project replaces an existing Fire Station No. 1 and Balboa Branch Library with a new Fire Station No. 1 and Balboa Branch Library, which was conceptually approved by City Council on May 14, 2024. Prior to its conceptual approval, meetings were held to discuss the layout and design of the new building. As a result, these meetings enabled the design to be well thought out by providing a neighborhood recreation component essential to the community,

improved access to the Property, and a modern fire station that would accommodate four staff members. Additionally, the new library will provide several amenities such as a children's room and work/study areas. The Project does not involve a change in land use, density, or intensity that will result in increased demand for public coastal access and recreation opportunities. Furthermore, the Project is designed and sited (appropriate height, setbacks, etc.) so as not to block or impede existing public coastal access opportunities.

- Vertical access to the bay and beach is available adjacent to the Property along Island Avenue. Lateral access is available on the beach to the south along Island Avenue and West Ocean Front. Lateral access to the bay and beach is available by a public sidewalk along West Ocean Front. The Project does not include any features that would obstruct access along these routes.
- 3. The existing development is provided vehicular access from the side of the lot on East Bay Avenue. The proposed development would maintain the same vehicular access from East Bay Avenue and provide additional vehicular access from Island Avenue.

Section 4: In accordance with Subsection 21.30.060(C) (Height Limits and Exceptions) of the NBMC, the following findings and facts in support of such findings as set forth:

Finding of Consistency with Section 21.30.060(C)(3)(a):

The Project is sited and designed to protect public views to and along the ocean and scenic coastal areas.

Facts In Support of Findings with Section 21.30.060(C)(3)(a):

- 1. Fact 8 in Support of Finding of Consistency with 21.52.015(F)(1) is hereby incorporated by reference.
- 2. The Property is southerly located approximately 600 feet from coastal waters and is surrounded by existing residential and mixed-use properties. Therefore, the Project will not impact public views to and along the ocean and scenic coastal areas.

Finding of Consistency with Section 21.30.060(C)(3)(b):

The Project is sited and designed to minimize visual impacts and be visually compatible with the character of surrounding areas.

Facts In Support of Findings with Section 21.30.060(C)(3)(b):

- The Project's sloping roof's design allows the mechanical equipment to be screened from public view by the means of a mechanical well. As a result, this method will protect views from neighboring residential properties. If the sloped roof was to be lowered, then it would result in potentially lowering the floor to ceiling height of the fire station's second floor and may negatively impact the roof-mounted equipment by not providing an adequate method of screening.
- 2. Fact 1 in Support of Finding of Consistency with 21.52.015(F)(2) is hereby incorporated by reference.
- 3. Fact 2 in Support of Finding with 21.52.015(F)(1) is hereby incorporated by reference.

Finding of Consistency with Section 21.30.060(C)(3)(c):

Where feasible, the Project will restore and enhance visual quality in visually degraded areas.

Facts In Support of Findings with Section 21.30.060(C)(3)(c):

- 1. Fact 8 in Support of Finding of Consistency with 21.52.015(F)(1) is hereby incorporated by reference.
- 2. The Project's design will enhance the area by replacing two governmental facilities that needed major repair due to environmental and age-related deterioration. The new and modified design of both facilities will continue to provide essential services to the surrounding community.
- **Section 5:** The recitals provided in this resolution are true and correct and are incorporated into the operative part of this resolution.

Section 6: If any section, subsection, sentence, clause or phrase of this resolution is, for any reason, held to be invalid or unconstitutional, such decision shall not affect the validity or constitutionality of the remaining portions of this resolution. The City Council hereby declares that it would have passed this resolution, and each section, subsection, sentence, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

Section 7: This resolution shall take effect immediately upon its adoption by the City Council, and the City Clerk shall certify the vote adopting the resolution.

ADOPTED this 24th day of September 2024.

Will O'Neill Mayor

ATTEST:

Leilani I. Brown City Clerk

APPROVED AS TO FORM: CITY ATTORNEY'S OFFICE

Aaron O. Harp City Attorney

Attachment: Exhibit A - Conditions of Approval

EXHIBIT "A"

CONDITIONS OF APPROVAL

(Project specific conditions are italicized)

- 1. The development shall be in substantial conformance with the approved site plan, floor plans, and building elevations stamped and dated with the date of this approval (except as modified by applicable conditions of approval).
- 2. No demolition or construction materials, equipment debris, or waste, shall be placed or stored in a location that would enter the sensitive habitat, receiving waters, or storm drains or result in impacts to environmentally sensitive habitat areas, streams, the beach, wetlands or their buffers.
- 3. The Applicant is responsible for compliance with the Migratory Bird Treaty Act (MBTA). In compliance with the MBTA, grading, brush removal, building demolition, tree trimming, and similar construction activities shall occur between August 16 and January 31, outside of the peak nesting period. If such activities must occur inside the peak nesting season from February 1 to August 15, compliance with the following is required to prevent the taking of native birds under MBTA:
 - A. The construction area shall be inspected for active nests. If birds are observed flying from a nest or sitting on a nest, it can be assumed that the nest is active. Construction activity within 300 feet of an active nest shall be delayed until the nest is no longer active. Continue to observe the nest until the chicks have left the nest and activity is no longer observed. When the nest is no longer active, construction activity can continue in the nest area.
 - B. It is a violation of state and federal law to kill or harm a native bird. To ensure compliance, consider hiring a biologist to assist with the survey for nesting birds, and to determine when it is safe to commence construction activities. If an active nest is found, one or two short follow-up surveys will be necessary to check on the nest and determine when the nest is no longer active.
- 4. A pre-construction nesting survey shall be conducted prior to any demolition and construction on the Property.
- 5. Best Management Practices (BMPs) and Good Housekeeping Practices (GHPs) shall be implemented before and throughout the duration of construction activity as designated in the Construction Erosion Control Plan.
- The discharge of any hazardous materials into storm sewer systems or receiving waters shall be prohibited. Machinery and equipment shall be maintained and washed in confined areas specifically designed to control runoff. A designated

fueling and vehicle maintenance area with appropriate berms and protection to prevent spillage shall be provided as far away from storm drain systems or receiving waters as possible.

- 7. Debris from demolition shall be removed from work areas each day and removed from the project site within 24 hours of the completion of the project. Stockpiles and construction materials shall be covered, enclosed on all sites, not stored in contact with the soil, and located as far away as possible from drain inlets and any waterway.
- 8. Trash and debris shall be disposed of in proper trash and recycling receptacles at the end of each construction day. Solid waste, including excess concrete, shall be disposed of in adequate disposal facilities at a legal disposal site or recycled at a recycling facility.
- 9. Revisions to the approved plans may require an amendment to this Coastal Development Permit or the processing of a new coastal development permit.
- 10. The Applicant shall comply with all federal, state, and local laws. A material violation of any of those laws in connection with the use may be caused by the revocation of this Coastal Development Permit.
- 11. <u>Prior to the issuance of building permits</u>, the Applicant shall submit a final construction erosion control plan. The plan shall be subject to review and approval by the Building Division.
- 12. <u>Prior to the issuance of building permits</u>, the Applicant shall submit a final drainage and grading plan. The plan shall be subject to review and approval by the Building Division.
- 13. <u>Prior to the issuance of a building permit</u>, a copy of the Resolution, including conditions of approval Exhibit "A" shall be incorporated into the Building Division and field sets of plans.
- 14. <u>Prior to the issuance of a building permit</u>, the Applicant shall submit a final landscape and irrigation plan. These plans shall incorporate drought-tolerant plantings, non-invasive plant species, and water-efficient irrigation design. The plans shall be approved by the Planning Division.
- 15. All landscape materials and irrigation systems shall be maintained by the approved landscape plan. All landscaped areas shall be maintained in a healthy and growing condition and shall receive regular pruning, fertilizing, mowing, and trimming. All landscaped areas shall be kept free of weeds and debris. All irrigation systems

shall be kept operable, including adjustments, replacements, repairs, and cleaning as part of regular maintenance.

16. Construction activities shall comply with Section 10.28.040 of the Newport Beach Municipal Code, which restricts hours of noise-generating construction activities that produce noise to between the hours of 7:00 a.m. and 6:30 p.m., Monday through Friday. Noise-generating construction activities are not allowed on Saturdays, Sundays, or Holidays.

All noise generated by the proposed use shall comply with the provisions of Chapter 10.26 and other applicable noise control requirements of the Newport Beach Municipal Code.

- 17. Should the property be sold or otherwise come under different ownership, any future owners or assignees shall be notified of the conditions of this approval by the current property owner or agent.
- 18. This Coastal Development Permit No. PA2024-0140 shall expire unless exercised within 24 months from the date of approval as specified in Section 21.54.060 (Time Limits and Extensions) of the Newport Beach Municipal Code, unless an extension is otherwise granted.

Building Division

19. The Applicant is required to obtain all applicable permits from the City's Building Division and Fire Department. The construction plans must comply with the most recent, City-adopted version of the California Building Code. The construction plans must meet all applicable State Disabilities Access requirements.

I, Leilani I. Brown, City Clerk of the City of Newport Beach, California, do hereby certify that the whole number of members of the City Council is seven; the foregoing resolution, being Resolution No. 2024-72 was duly introduced before and adopted by the City Council of said City at a regular meeting of said Council held on the 24th day of September, 2024; and the same was so passed and adopted by the following vote, to wit:

AYES: Mayor Will O'Neill, Mayor Pro Tem Joe Stapleton, Councilmember Noah Blom,

Councilmember Robyn Grant, Councilmember Lauren Kleiman, Councilmember

Erik Weigand

NAYS: None

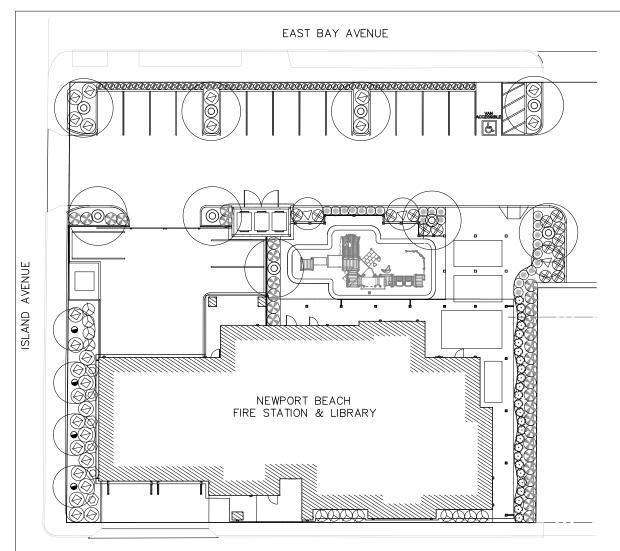
ABSENT: Councilmember Brad Avery

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of said City this 25th day of September, 2024.

Leilani I. Brown City Clerk

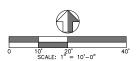
Attachment No. CD 3

Original CDP Landscape Plan



EAST BALBOA BOULEVARD

SEE SHEET L2.1 FOR PLANT MATERIAL SYMBOLS



LANDSCAPE IMPROVEMENTS GENERAL NOTES

- THE CONTRACTOR SHALL VERIFY WITH THE ENGINEER THAT PLANS ARE CURRENT AND APPROVED.
- 2. LANDSCAPE IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE LANDSCAPE PLANS, SPECIFICATIONS AND REQUIREMENTS OF THE CITY OF NEWPORT BEACH LANDSCAPE DESIGN STANDARDS,
- 3. THE CONTRACTOR SHALL COMPLY WITH THE ENGINEERING SOILS REPORT RECOMMENDATIONS AS RELATE TO HIS WORK.
- 4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY AND/OR REQUIRED PERMITS AND PAY ALL RELATED FEES AND/OR TAX REQUIRED TO INSTALL THE WORK ON THESE PLANS.
- THE CONTRACTOR SHALL BE APPROPRIATELY LICENSED AS REQUIRED BY THE STATE OF CALIFORNIA.
- 6. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMM CONTRACTOR SHALL NOTIFY THE ENGINEER
 IMMMEDIATELY OF ANY ERRORS, OMISSIONS OR
 DISCREPANCIES IN EXISTING CONDITIONS OR WITH THE PLANS
 PRIOR TO BEGINNING THE WORK.
- DETERMINATION OF "EQUAL" SUBSTITUTIONS SHALL BE MADE ONLY BY THE ENGINEER.
- THE LANDSCAPE ARCHITECT OF RECORD, AND THE ENGINEER SHALL BE NOTIFIED NO LESS THAN 48 HOURS IN ADVANCE OF THE START OF CONSTRUCTION, ANY SITE OBSERVATION, OR MEETINGS. SITE OBSERVATIONS SHALL INCLUDE, BUT NOT BE LIMITED TO:

- LIMITED 10:
 PRE-CONSTRUCTION MEETING
 LANDSCAPE GRADING AND SOIL AMENDING.
 LANDSCAPE CONSTRUCTION.
 SPOTTING OF SPECIMEN PLANTS.
 IRRIGATION PRESSURE AND COVERAGE TEST.
 PLANTING AND/OR HYDROSEEDING.
- PRF-MAINTENANCE.
- POST MAINTENANCE (FINAL). NOTE: "LANDSCAPE" SHALL REFER TO ALL IMPROVEMENTS WITHIN THIS SET OF DOCUMENTS THAT HAVE BEEN DESIGNED BY PARTERRE.
- SITE OBSERVATIONS BY THE ENGINEER DURING ANY PHASE OF THIS PROJECT DO NOT RELIEVE THE CONTRACTOR OF HIS PRIMARY RESPONSIBILITY TO PERFORM ALL WORK IN ACCORDANCE WITH THE PLANS, SPECIFICATIONS AND GOVERNING CODES.
- THE CONTRACTOR SHALL REPLACE ALL TREES, SHRUBS AND GROUND COVERS NOTED TO REMAIN IN PLACE DAMAGED BY PLANTING OR OTHER CONSTRUCTION OPERATIONS. THE GENERAL CONTRACTOR SHALL ALSO REPAIR OR REPLACE EXISTING IRRIGATION SYSTEMS DAMAGED BY CONSTRUCTION OPERATIONS.
- 11. THE CONTRACTOR SHALL PROVIDE PLANTING ESTABLISHMENT THE CONTRACTOR SHALL PROVIDE PLANTING ESTABLISHMENT AND FULL MAINTENANCE OF ALL LANDSCAPE AREAS FOR A PERIOD OF 90 DAYS AFTER INITIAL WRITTEN CITY APPROVAL. CONTRACTOR SHALL GUARANTEE TREES AND IRRIGATION EQUIPMENT FOR A PERIOD OF ONE FULL YEAR AFTER WRITTEN ACCEPTANCE OF INSTALLATION. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- 12. CONTRACTOR SHALL SUBMIT AN AGRICULTURAL SUITABILITY AND FERTILITY ANALYSIS OF TWO (2) SAMPLE LOCATIONS TO BE DETERMINED BY THE ENGINEER AFTER DEMOLITION AND PRIOR TO PLANTING WORK. PLANTING REQUIREMENTS AND SOIL AMENDMENT SPECIFICATIONS ARE BASED ON A PRELIMINARY ANALYSIS OF ON-SITE SOILS.
- 13. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A LETTER OF CERTIFICATION FOR WORK COMPLETED RELATED TO THE LANDSCAPE CONTRACT DOCUMENTS. THE LETTER SHALL SPECIFICALLY STATE THAT PLANTS WERE INSTALLED AS SPECIFICALLY STATE THAT PLANTS WERE INSTALLED AS SPECIFICALLY STATE THAT PLANTS WERE INSTALLED AS DESIGNED. THE LETTER SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT OF RECORD PRIOR TO THE COMPLETION OF THE 60 DAY MAINTENANCE PERIOD.
 - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING AN IRRIGATION AUDIT REPORT. THE AUDIT REPORT SHALL BE PREPARED BY A CERTIFIED LANDSCAPE IRRIGATION AUDITOR APPROVED BY THE OWNER'S REPRESENTATIVE, AUDIT MEMORANDUM AND SERVICES WILL REPRESENTATIVE. AUDIT MEMORANDOM AND SERVICES WILL INCLUDE ON SITE REVIEW WITH THE OWNER'S REPRESENTATIVE OF THE IRRIGATION SYSTEM, SYSTEM TEST WITH DISTRIBUTION UNIFORMITY, YEARLY IRRIGATION SCHEDULE, AND ASSOCIATED DATA PER IRRIGATION AUDIT INDUSTRY STANDARDS. THE REPORT IRRIGATION AUDIT INDUSTRY STANDARDS, THE REPORT SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING THE MAINTENANCE PERIOD. COST FOR IRRIGATION AUDIT REPORT AND SERVICES SHALL BE PROVIDED BY THE CONTRACTOR.



648 GRAN DE PIDGE DR. SUPTE BAN DESIGO, CA 82725 81946963477 | man-compose-

PARTERRE SITE PLANNING URBAN DESIGN LANDSCAPE ARCHITECTURE 1221 HAYES AVENUE SAN DIEGO, CALIFORNIA 92103

PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION & LIBRARY

110 E BALBOA BLVD NEWPORT BEACH, CA 9266



8/12/24

0% DESIGN DEVELOPMENT

PROJECT NUMBER 202401

SHEET TITLE

PLANTING PLAN AND NOTES

SHEET NUMBER

L2.0

PLANT	MATERIAL	LEGEND	_	TREE	/	SHRUBS

SYMBOL TREES	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	MINIMUM CALIPER	DETAIL	WUCOL QUANTI' CLASS ZONE 3	ΓY
⊕ IKEES	LYONOTHAMNUS FLORIBUNDUS	CATALINA IRONWOOD	24" BOX	9'-10' HT. / 3'-4' SP. STANDARD	1.25"	Α	LOW	
0	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX	10'-12' HT. / 3'-4' SP. STANDARD	1.25"	Α	MODERATE	
SHRUE	3S							
$\langle \overline{\Diamond} \rangle$	ALOE DAWAI	ORANGE FLAME ALOE	5 GAL.	SUCCULENT LEAVES, GREEN	COLOR	В	LOW	
Ø	CAREX DIVULSA	BERKLEY SEDGE	5 GAL.	FULL, BUSHY, GOOD GREEN	COLOR	В	LOW	
	CARPENDERIA CALIFORNICA "ELIZABETH"	BUSH ANEMONE	5 GAL.	FULL, BUSHY, GOOD GREEN	COLOR	В	LOW	
\odot	LEYMUS CONDENSATUS "CANYON PRINCE" "CANYON PRINCE"	CANYON PRINCE WILD RYE	5 GAL.	FULL, BUSHY, GOOD GREEN	COLOR	В	LOW	
O	LOMANDRA "PLATINUM BEAUTY"	VARIEGATED DWARF MATT RUSH	5 GAL.	FULL, BUSHY, GOOD GREEN	COLOR	В	LOW	
∇	RHUS INTEGRIFOLIA	LEMONADE BERRY	15 GAL.	FULL, BUSHY, GOOD GREEN	COLOR	В	LOW	
$\checkmark \otimes$	SALVIA CLEVELANDII "ALPINE"	ALPINE CLEVELAND SAGE	5 GAL.	FULL, BUSHY, GOOD GREEN	COLOR	В	LOW	
\triangle	WESTRINGIA FRUTICOSA "MORNING LIGHT"	MORNING LIGHT COAST ROSEMARY	5 GAL.	FULL, BUSHY, GOOD GREEN	COLOR	В	LOW	
\bigotimes	WESTRINGIA FRUTICOSA "MUNDI"	LOW COAST ROSEMARY	5 GAL.	FULL, BUSHY, GOOD GREEN	COLOR	В	LOW	



PARTERRE SITE PLANNING URBAN DESIGN LANDSCAPE ARCHITECTURE 1221 HAYES AVENUE SAV DIEGO, CALIFORNIN 92103 PHONE: (819) 298-3713

PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION & LIBRARY 110 E BALBOA BLVD NEWPORT BEACH, CA 92661



50% DESIGN DEVELOPMENT

PROJECT NUMBER:

202401

SHEET TITLE:

PLANTING LEGEND AND NOTES

SHEET NUMBER:

L2.1

Attachment No. CD 4

Dudek Memorandum



MEMORANDUM

To: Tom Sandefur, P.E., Assistant City Engineer, Public Works Department, City of Newport

Beach

From: Tommy Molioo, Senior Biologist and Chis Kallstrand, Senior Urban Forester

Subject: Tree Evaluation Report for the Balboa Branch Library Replacement Project

Date: May 5, 2025
Attachment(s): Landscaping Plans

This memorandum includes the results of an evaluation of the proposed tree replacement activities for the Balboa Branch Library Replacement Project, located on the Balboa Peninsula in the city of Newport Beach, Orange County, California. Dudek's biologist and arborist met with city staff on site to conduct an evaluation of the existing trees that will be removed and trees proposed for replacement that would meet the requirements of both the landscaping design for the project, as well as provided adequate replacement habitat for nesting great blue herons (*Ardea herodias*) on site. This memo includes Dudek's recommendation for the replacement of tree species that are suitable from a biological and arboricultural perspective. This memo has also been prepared to respond to feedback from the California Coastal Commission (CCC) on suitable replacement trees.

Project Location and Description

The project site generally occurs north of the Pacific Ocean, south of Interstate 405, east of State Route 55, and west of Crystal Cove State Park. The project site is specifically located at the Balboa Branch Library at 100 East Balboa Boulevard on the Balboa Peninsula in the city of Newport Beach. The project proposes to demolish the existing Balboa Branch Library and construct a new fire department station with associated landscaping. All vegetation and trees on the project site will be removed for the proposed project. This includes a blue gum (*Eucalyptus globulus*) tree that contains an active heron rookery.

Biological Analysis

In coastal California, suitable trees for heron nesting are typically located in quiet, undisturbed habitats near estuaries, tidal marshes, or coastal wetlands. In other coastal states like Washington, herons sometimes nest on the ground, human-made structures, cliffs, and in shrubs, nesting mostly occurs in trees like alder, cedar, hemlock, pine, Douglas-fir (*Pseudotsuga menziesii*), spruce, hawthorn, bigleaf maple (*Acer macrophyllum*), and cottonwood (*Populus balsamifera*)¹. However, in Southern California, they often frequent taller trees near coastal zones, regardless of human activity. Specifically, herons favor tall, mature trees with broad, sturdy branches that can support large nests and accommodate colony nesting. Species such as coast live oak (*Quercus agrifolia*), Monterey

¹ Azerrad 2012. Management Recommendations for Washington's Priority Habitats and Species. Great Blue Heron *Ardea Herodias*. Washington Department of Fish and Wildlife

cypress (*Hesperocyparis macrocarpa*), and California sycamore (*Platanus racemosa*) provide the height, structure, and canopy cover herons need for safe nesting. Non-native eucalyptus (*Eucalyptus spp.*) or hoop pine (*Araucaria cunninghamii*) also frequently serve as nesting sites due to their size and limb strength.

Arboricultural Analysis

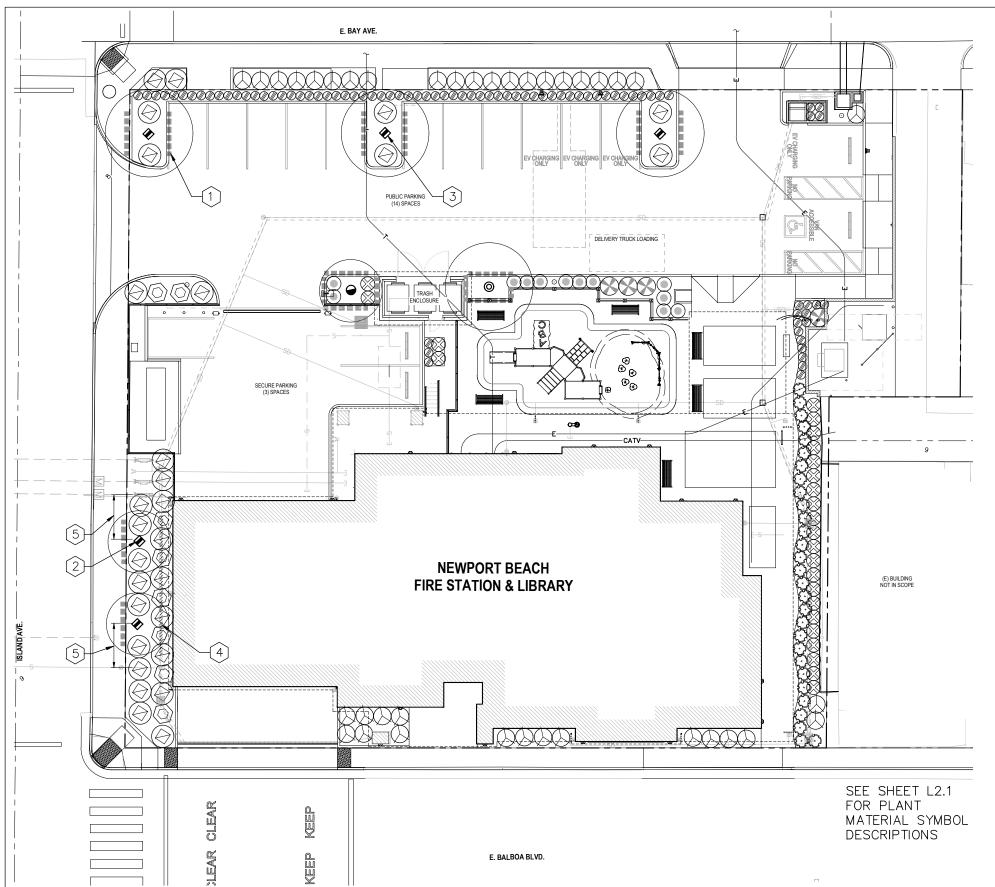
Following an evaluation of the project site plans, available spacing, and nesting requirements, Dudek recommends the use of Western Sycamore (*Platanus racemosa*) as a replacement species due to its ecological value, structural suitability for nesting birds, and compatibility with Southern California's climate. As a native species, Western Sycamore supports local biodiversity and provides ideal branching structure and canopy coverage for colonial nesting birds such as herons. It has a moderate to fast growth rate, averaging 24 to 36 inches per year under favorable conditions, particularly when given adequate water during the establishment period. Western Sycamores typically reach maturity in approximately 20 to 30 years, at which point they can attain heights of 60 to 80 feet with broad, spreading canopies that offer excellent nesting opportunities. Their adaptability to riparian and urban environments, coupled with their proven value as wildlife habitat, makes them a strong candidate for long-term habitat mitigation and landscape integration.

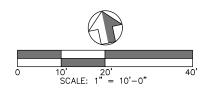
Based on an assessment of the site plans and a review of the intended future use of the property, Dudek has determined that the site can reasonably support the planting of five Western Sycamore trees without compromising existing infrastructure, future development plans, or the overall functionality of the space. This estimate takes into consideration appropriate spacing for tree health and canopy development, as well as long-term growth characteristics of the species. As shown in Attachment A, the proposed placement of the Western Sycamores has been strategically planned to optimize their potential as long-term nesting habitat while ensuring compatibility with site constraints. The introduction of five Western Sycamore trees will, over time, establish a structurally diverse canopy capable of supporting colonial nesting birds such as herons, thereby offering a sustainable and ecologically valuable replacement for the tree proposed for removal.

During the removal and replanting phase, it is important to consider the availability of existing trees in the immediate area that can continue to support heron nesting activity. Several nearby trees already exhibit the size, height, and structural characteristics preferred by herons for nesting. Notably, the mature eucalyptus trees located at the intersection of Island Avenue and W. Bay Avenue, directly across the street from the library, offer substantial canopy height and branching structure well-suited to heron rookeries. Additionally, the hoop pine situated in the median southeast of the library provides another viable nesting option. These trees, due to their mature stature and relative proximity to the original nesting site, are likely to serve as suitable interim nesting habitat for the local heron population. Their presence should help minimize disruption to the nesting cycle during the transitional period while newly planted trees, such as the proposed Western Sycamores, mature and develop sufficient canopy coverage to support long-term habitat needs.



Attachment ALandscaping Plans





PLANTING NOTES

- . FINE GRADE ALL PLANTING AREAS PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS.
- 2. CONTRACTOR IS RESPONSIBLE FOR PROVIDING SUFFICIENT PLANT MATERIAL TO COVER AREAS SHOWN ON THE PLANS.
- INSTALL ALL PLANT MATERIALS IN ACCORDANCE WITH DETAILS. ALL FINISH GRADING AND PLANTING OPERATIONS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE PLAN NOTES, DETAILS AND SPECIFICATIONS.
- ALL NURSERY TYING MATERIALS AND TAPES SHALL BE REMOVED AT TIME OF PLANTING.
- 5. CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE 48 HOURS PRIOR TO DELIVERY OF PLANT MATERIALS TO THE SITE IN ORDER THAT THE LANDSCAPE ARCHITECT CAN DETERMINE THE ACCEPTABILITY OF PLANT MATERIAL AT TIME OF DELIVERY.
- 6. CONTRACTOR SHALL LOCATE PLANT MATERIAL AS SHOWN ON THE PLANTING PLAN AND OBTAIN APPROVAL OF THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. SCALE THE LOCATION OF TREES AND SHRUBS FROM CENTER OF INDIVIDUAL SYMBOLS BASED ON OFFSETS FROM BUILDING OR HARDSCAPE FEATURES.
- CONTRACTOR SHALL INSTALL MINIMUM 3 INCH DEPTH OF WOOD MULCH IN ALL PLANTING AREAS. SEE SPECIFICATIONS FOR CLASS.
- 8. ALL PLANT MATERIAL IN SIMILAR CONTAINERS SHALL BE EVENLY MATCHED.
- 9. THE FINISH GRADE OF ALL SHRUB AND GROUNDCOVER AREAS SHALL BE FREE OF ROCKS 2 INCHES AND LARGER.
- 10. ALL LANDSCAPE AREAS SHALL BE GRADED TO MAINTAIN A MINIMUM SLOPE OF 2 PER CENT FROM THE BUILDING TO DRAINS, CURBS AND WALKS.
- 11. VERIFY ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO EXCAVATING FOR PLANT MATERIAL. SEE CIVIL IMPROVEMENT PLANS FOR LOCATIONS.
- 12. THE SURFACE AND SUBSURFACE SOIL IN ALL PLANTING AREAS SHALL BE RIPPED TO A MINIMUM DEPTH OF 6 INCHES.
- 13. AFTER ROUGH GRADING, SOIL SAMPLES SHALL BE TAKEN FROM TWO (2) LOCATION ON SITE AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL CONDITION THE PLANTING BACKFILL PER THE SOIL LAB'S ANALYSIS RECOMMENDATIONS. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- 14. THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING LANDSCAPE WORK SO THAT THE OWNER'S REPRESENTATIVE CAN REVIEW THE PROJECT UTILITY LOCATIONS AND REVISE PLANS ACCORDINGLY IF
- 15. SEE SPECIFICATIONS CONCERNING WEED ERADICATION SCHEDULE PRIOR TO BEGINNING IRRIGATION AND PLANTING OPERATIONS.
- 16. ALL TREES, SHRUBS AND GROUNDCOVERS SHALL BE HAND WATERED WHILE IRRIGATION SYSTEMS ARE BEING REPAIRED OR REROUTED.

PLAN NOTES

- 1 ROOT BARRIER, TYPICAL THIS SYMBOL.
- 2 SET CENTER OF TREE TRUNK 3'-0" FROM EDGE OF PAVING, TYPICAL.
- 3 CENTER TREE IN LENGTH AND WIDTH OF PARKING ISLAND, ALIGN WITH ADJACENT TREES, TYPICAL.
- BIOBARRIER ROOT CONTROL FABRIC, TYPICAL THIS SYMBOL. WRAP LENGTH OF STORM DRAIN PIPE WITH 19.5" WIDTH OF FABRIC, NODULES FACING OUT. OVERLAP FABRIC MINIMUM 1" AT FABRIC EDGE. EXTEND FABRIC WRAP 5'-0" FROM CENTER OF TREE
- 5 MAINTAIN 10'-0" OFFSET FROM WATER AND SEWER UTILITY.

coar

9840 GRANITE RIDGE DR, SUITE 130 SAN DIEGO, CA 92123 619.698.9177 | www.coargroup.com

PARTERRE
SITE PLANNING
URBAN DESIGN
LANDSCAPE ARCHITECTURE
1221 HAYES AVENUE
SAN DIEGO, CALIFORNIA 92103
PHONE: (619) 296-3713

PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO.1 & LIBRARY

110 E BALBOA BLVD NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1



DESCRIPTION: 50% DESIGN

8/12/24

DEVELOPMENT 100% DD INTERNAL 9/12/24 REVIEW

100% DESIGN 9/30/24 DEVELOPMENT 1/15/25

| 60% CONSTRUCTION 1/15/25 | DOCUMENTS | PERMIT SUBMITTAL 3/11/25 |

NOT FOR CONSTRUCTION

PROJECT NUMBER: 202401

SHEET TITLE:

PLANTING PLAN AND NOTES

SHEET NUMBER:

L2.0

WATER EFFICIENCY LANDSCAPE WORKSHEET/CALCULATIONS

Referenced Evapotrans	spiration (E	ΞΤο)					Area Sector Type	
44.7 Hydrozone And Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (Sq. Ft,)	Non- ETAF x Area	-Residential Estimated Total Water Use (ETWU)	
LOW 1 (ALL PLANTING AREAS IN LOW 1 CATEGORY)	0.2	SUBSURFACE DRIP	.81	.24 AVERAGE .24	3,366 SF TOTAL 3,366 SF	808 TOTAL 808	22,381	
					ETAF for dscape Areas	COMPLIANCE	NOT IN COMPLIANCE	
TOTAL LANDSCAPE AREA — 3,366 SITE WIDE ETAF — .24 ETWU TOTAL / GALLONS PER YEAR — 22,381 MAWA TOTAL / GALLONS PER YEAR — 41,972								

PLANT MATERIAL LEGEND - TREE / SHRUBS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	MINIMUM CALIPER	DETAIL	WUCOL CLASS	QUANTITY
TREES							ZONE 3	
•	HYMENOSPORUM FLAVUM	SWEETSHADE	36" BOX	11'-13' HT. / 4'-5' SP. STANDARD	2.5"	Α	MODERATE	. 1
0	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	36" BOX	12'-14' HT. / 5'-6' SP. STANDARD	2.5"	Α	LOW	1
*	PLATANUS RACEMOSA	WESTERN SYCAMORE	36" BOX	13'-15' HT. / 6'-8' SP. STANDARD	2.5"	Α	LOW	5
SHRUE	3S							
$\langle \bigcirc \rangle$	ALOE DAWAI	ORANGE FLAME ALOE	5 GAL.	SUCCULENT LEAVES, GREEN	COLOR	В	LOW	8
Ø	CAREX DIVULSA	BERKLEY SEDGE	5 GAL.	FULL, BUSHY, GOOD GREEN	COLOR	В	LOW	87
\otimes	CARPENDERIA CALIFORNICA "ELIZABETH"	BUSH ANEMONE	5 GAL.	FULL, BUSHY, GOOD GREEN	COLOR	В	LOW	4
	LEYMUS CONDENSATUS "CANYON PRINCE" "CANYON PRINCE"	CANYON PRINCE WILD RYE	5 GAL.	FULL, BUSHY, GOOD GREEN	COLOR	В	LOW	12
\odot	LOMANDRA "PLATINUM BEAUTY"	VARIEGATED DWARF MATT RUSH	5 GAL.	FULL, BUSHY, GOOD GREEN	COLOR	В	LOW	29
\otimes	ROSMARINUS OFFICINALIS "TUSCAN BLUE"	UPRIGHT ROSMARY	5 GAL.	FULL, BUSHY, GOOD GREEN	COLOR	В	LOW	25
\Diamond	WESTRINGIA FRUTICOSA "MORNING LIGHT"	MORNING LIGHT COAST ROSEMARY	5 GAL.	FULL, BUSHY, GOOD GREEN	COLOR	В	LOW	38
\bigotimes	WESTRINGIA FRUTICOSA "MUNDI"	LOW COAST ROSEMARY	5 GAL.	FULL, BUSHY, GOOD GREEN	COLOR	В	LOW	27

ROOT BARRIER

ROOT BARRIER, SEE PLAN FOR LOCATIONS. ANY TREE WITHIN 10' OF PAVING, FOOTING, BUILDING OR ANY OTHER HARDSCAPE SHALL HAVE ROOT BARRIER INSTALLED A MINIMUM OF 18" IN DEPTH, AND 0' IN LENGTH, CENTERED ON THE CENTERLINE OF THE TREE TRUNK (5' EACH SIDE). SEE SPECIFICATION FOR TYPE OF ROOT BARRIER.

6 FINISH GRADE, SLOPES 6:1 OR LESS.

7 PLANTING BACKFILL. PUDDLE AND SETTLE.

(8) MAXIMUM 2:1 SLOPE.

PLANTING NOTE 7.

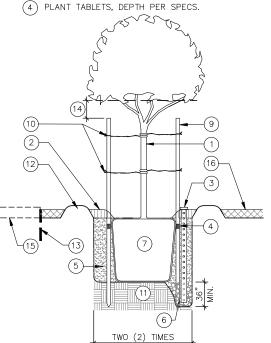
9 WOOD MULCH PER

PLANT MATERIAL QUANTITIES LISTED IN THE LEGEND ARE FOR THE CONTRACTOR'S REFERENCE ONLY. THE CONTRACTOR IS REQUIRED TO COMPLETE A THOROUGH TAKEOFF OF REQUIRED PLANT MATERIAL SHOWN ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO SUBMITTING A BID OF ANY DISCREPANCIES IN QUANTITIES LISTED. THE CONTRACTOR IS REQUIRED TO INSTALL ALL PLANT MATERIAL SHOWN ON THE PLANS AS PART OF

2) 3" DEPTH OF WOOD MULCH WITHIN BASIN, TYPICAL.

3 4" ABS FILTER FABRIC WRAPPED PERFORATED STAND PIPE WITH REMOVABLE SOLID PVC CAP. MINIMUM LENGTH 5'-0".

(1) SET TRUNK PLUMB / CENTER IN PIT



- (5) AMENDED BACKFILL SOIL. REMOVE ROCKS 4" AND LARGER.
- 6 3 CU. FT. OF 3/4" GRAVEL AT BASE OF PIPE.
- 7) ROOT BALL. TOP OF ROOTBALL MIN. 1" ABOVE FINISH GRADE.
- (8) FINISH GRADE.
- 2" DIA. LODGE POLE PINE STAKE, 2 EACH 10'
 MIN., 12' LONG FOR 24" AND 36" BOX TREE SIZE,
 SET ONE STAKE PERPENDICULAR TO PREVAILING
 WIND. FOR MULTI-TRUNK TREES INSTALL A MINIMUM OF 1 STAKE WITH TIES PER TRUNK.
- "CINCH TIE" BY U.I.T. OR EQUAL, 2 LOCATIONS, 4 EACH.
- (11) SET ROOT BALL ON UNDISTURBED NATIVE SOIL.
- (12) 4" HIGH SOIL BERM, FIRMLY COMPACTED.
- (13) "CENTURY" ROOT BARRIER CP OR APPROVED EQUAL, SEE NOTE.
- (14) CUT STAKES 6" BELOW CANOPY.
- (15) CONC. WALK, STEP, WALL, CURB, FOUNDATION OR WATER QUALITY TREATMENT BMP LINER.
- (16) WOOD MULCH PER PLANTING NOTE 7.

INSTALL STAND PIPE AND GRAVEL AT BASE WITH SPECIMEN (24" BOX & LARGER) TREE ONLY.

INSTALL 10 FOOT LENGTH OF ROOT CONTROL SYSTEM CENTERED ON THE TRUNK FOR ALL TREE ROOTBALLS LOCATED WITHIN 5'-0" OF CONC. WALKS, STEPS, CURBS, WALLS, OR FOUNDATIONS. MINIMUM 18"

(5) PLANT TABLETS. (2) SLOPE

(1) SHRUB.

2 ROOTBALL. TOP OF ROOTBALL MIN. 1" ABOVE FINISH GRADE.

3 3" DEPTH OF WOOD

4" HIGH SOIL BERM,

MULCH WITHIN BASIN.

FIRMLY COMPACTED.

SHRUB PLANTING



PARTERRE SITE PLANNING URBAN DESIGN LANDSCAPE ARCHITECTURE 1221 HAYES AVENUE SAN DIEGO, CALIFORNIA 92103 PHONE: (619) 296-3713

PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO.1 & LIBRARY

110 E BALBOA BLVD NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-



DESCRIPTION:

8/12/24

50% DESIGN DEVELOPMENT 100% DD INTERNAL 9/12/24

REVIEW 100% DESIGN 9/30/24

DEVELOPMENT 60% CONSTRUCTION 1/15/25 DOCUMENTS PERMIT SUBMITTAL 3/11/25

202401

PROJECT NUMBER:

SHEET TITLE:

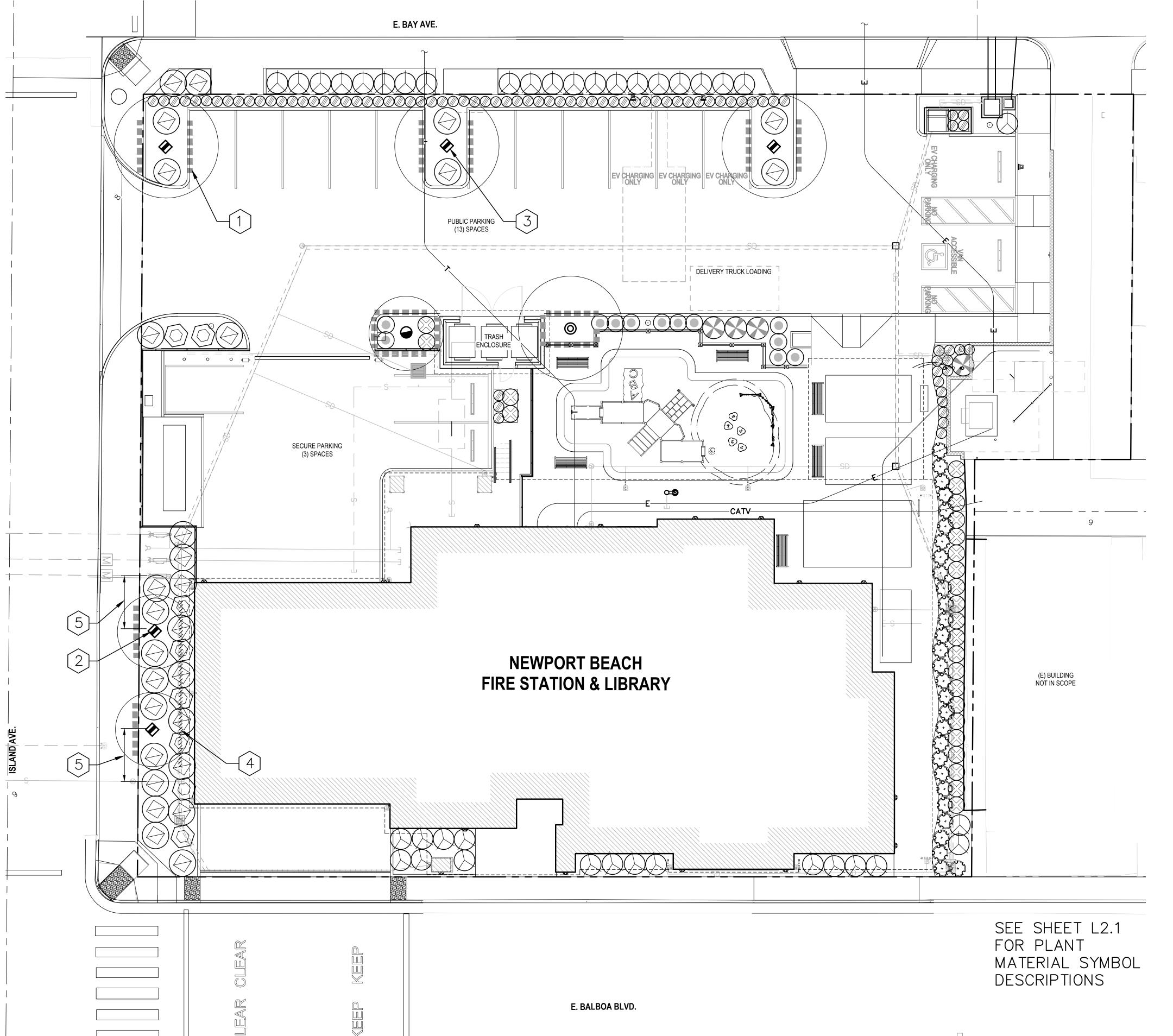
PLANTING LEGEND, DETAILS WATER **EFFICIENCY** WORKSHEET

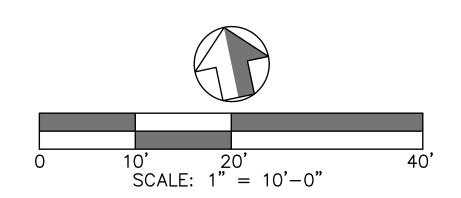
SHEET NUMBER:

L2.1

Attachment No. CD 5

Revised Landscape Plan





PLANTING NOTES

- 1. FINE GRADE ALL PLANTING AREAS PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS.
- 2. CONTRACTOR IS RESPONSIBLE FOR PROVIDING SUFFICIENT PLANT MATERIAL TO COVER AREAS SHOWN ON THE PLANS.
- 3. INSTALL ALL PLANT MATERIALS IN ACCORDANCE WITH DETAILS. ALL FINISH GRADING AND PLANTING OPERATIONS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE PLAN NOTES, DETAILS AND SPECIFICATIONS.
- 4. ALL NURSERY TYING MATERIALS AND TAPES SHALL BE REMOVED AT TIME OF PLANTING.
- 5. CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE 48 HOURS PRIOR TO DELIVERY OF PLANT MATERIALS TO THE SITE IN ORDER THAT THE LANDSCAPE ARCHITECT CAN DETERMINE THE ACCEPTABILITY OF PLANT MATERIAL AT TIME OF DELIVERY.
- 6. CONTRACTOR SHALL LOCATE PLANT MATERIAL AS SHOWN ON THE PLANTING PLAN AND OBTAIN APPROVAL OF THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. SCALE THE LOCATION OF TREES AND SHRUBS FROM CENTER OF INDIVIDUAL SYMBOLS BASED ON OFFSETS FROM BUILDING OR HARDSCAPE FEATURES.
- 7. CONTRACTOR SHALL INSTALL MINIMUM 3 INCH DEPTH OF WOOD MULCH IN ALL PLANTING AREAS. SEE SPECIFICATIONS FOR CLASS.
- 8. ALL PLANT MATERIAL IN SIMILAR CONTAINERS SHALL BE EVENLY MATCHED.
- 9. THE FINISH GRADE OF ALL SHRUB AND GROUNDCOVER AREAS SHALL BE FREE OF ROCKS 2 INCHES AND LARGER.
- 10. ALL LANDSCAPE AREAS SHALL BE GRADED TO MAINTAIN A MINIMUM SLOPE OF 2 PER CENT FROM THE BUILDING TO DRAINS, CURBS AND WALKS.
- 11. VERIFY ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO EXCAVATING FOR PLANT MATERIAL. SEE CIVIL IMPROVEMENT PLANS FOR LOCATIONS.
- PLANT MATERIAL. SEE CIVIL IMPROVEMENT PLANS FOR LOCATIONS.

 12. THE SURFACE AND SUBSURFACE SOIL IN ALL PLANTING AREAS SHALL BE

RIPPED TO A MINIMUM DEPTH OF 6 INCHES.

- 13. AFTER ROUGH GRADING, SOIL SAMPLES SHALL BE TAKEN FROM TWO (2) LOCATION ON SITE AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL CONDITION THE PLANTING BACKFILL PER THE SOIL LAB'S ANALYSIS RECOMMENDATIONS. SEE SPECIFICATIONS FOR ADDITIONAL
- REQUIREMENTS.

 14. THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING LANDSCAPE WORK SO THAT THE OWNER'S REPRESENTATIVE CAN REVIEW THE PROJECT UTILITY LOCATIONS AND REVISE PLANS ACCORDINGLY IF
- 15. SEE SPECIFICATIONS CONCERNING WEED ERADICATION SCHEDULE PRIOR TO BEGINNING IRRIGATION AND PLANTING OPERATIONS.
- 16. ALL TREES, SHRUBS AND GROUNDCOVERS SHALL BE HAND WATERED WHILE IRRIGATION SYSTEMS ARE BEING REPAIRED OR REROUTED.

PLAN NOTES

NECESSARY.

- 1 ROOT BARRIER, TYPICAL THIS SYMBOL.
- 2 SET CENTER OF TREE TRUNK 3'-0" FROM EDGE OF PAVING, TYPICAL.
- CENTER TREE IN LENGTH AND WIDTH OF PARKING ISLAND, ALIGN WITH ADJACENT TREES, TYPICAL.
- BIOBARRIER ROOT CONTROL FABRIC, TYPICAL THIS SYMBOL. WRAP LENGTH OF STORM DRAIN PIPE WITH 19.5" WIDTH OF FABRIC, NODULES FACING OUT. OVERLAP FABRIC MINIMUM 1" AT FABRIC EDGE. EXTEND FABRIC WRAP 5'-0" FROM CENTER OF TREE TRUNK.
- (5) MAINTAIN 10'-0" OFFSET FROM WATER AND SEWER UTILITY.



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PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO.1 & LIBRARY

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CITY CONTRACT NO. C-8865-7



DESCRIPTION: DATE:

50% DESIGN 8/12/24
DEVELOPMENT

100% DD INTERNAL 9/12/24
REVIEW

100% DESIGN 9/30/24
DEVELOPMENT

60% CONSTRUCTION 1/15/25
DOCUMENTS
PERMIT SUBMITTAL 3/11/25

NOT FOR CONSTRUCTION

PROJECT NUMBER: 202401

SHEET TITLE:

PLANTING PLAN AND NOTES

SHEET NUMBER:

L2.0

WATER EFFICIENCY LANDSCAPE WORKSHEET/CALCULATIONS

·	Area Sector Type -Residential
ndscape ETAF x Area (Sq. Ft,)	Estimated Total Water Use (ETWU)
66 SF 808	22,381
OTAL TOTAL 66 SF 808	
for IN COMPLIANCE	NOT IN COMPLIANCE
TOTAL LANDSCAPE A SITE WIDE ET	*
TOTAL / GALLONS PER YE TOTAL / GALLONS PER YE	
- (i)	Non- Non- Idscape ETAF x Area (Sq. Ft,) 66 SF 808 OTAL TOTAL 66 SF 808 For IN COMPLIANCE TOTAL LANDSCAPE A SITE WIDE ET

PLANT MATERIAL LEGEND - TREE / SHRUBS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	MINIMUM CALIPER	DETAIL	WUCOL CLASS	QUANTITY
TREES							ZONE 3	
$lue{egin{array}{c}}$	HYMENOSPORUM FLAVUM	SWEETSHADE	36" BOX	11'-13' HT. / 4'-5' SP. STANDARD	2.5"	Α	MODERATE	1
0	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	36" BOX	12'-14' HT. / 5'-6' SP. STANDARD	2.5"	Α	LOW	1
*	PLATANUS RACEMOSA	WESTERN SYCAMORE	36" BOX	13'-15' HT. / 6'-8' SP. STANDARD	2.5"	Α	LOW	5
SHRUB	BS							
	ALOE DAWAI	ORANGE FLAME ALOE	5 GAL.	SUCCULENT LEAVES, GREE	N COLOR	В	LOW	8
	CAREX DIVULSA	BERKLEY SEDGE	5 GAL.	FULL, BUSHY, GOOD GREEN	I COLOR	В	LOW	87
	CARPENDERIA CALIFORNICA "ELIZABETH"	BUSH ANEMONE	5 GAL.	FULL, BUSHY, GOOD GREEN	I COLOR	В	LOW	4
	LEYMUS CONDENSATUS "CANYON PRINCE" "CANYON PRINCE"	CANYON PRINCE WILD RYE	5 GAL.	FULL, BUSHY, GOOD GREEN	I COLOR	В	LOW	12
(+)	LOMANDRA "PLATINUM BEAUTY"	VARIEGATED DWARF MATT RUSH	5 GAL.	FULL, BUSHY, GOOD GREEN	I COLOR	В	LOW	29
	ROSMARINUS OFFICINALIS "TUSCAN BLUE"	UPRIGHT ROSMARY	5 GAL.	FULL, BUSHY, GOOD GREEN	N COLOR	В	LOW	25
	WESTRINGIA FRUTICOSA "MORNING LIGHT"	MORNING LIGHT COAST ROSEMARY	5 GAL.	FULL, BUSHY, GOOD GREEN	I COLOR	В	LOW	38
	WESTRINGIA FRUTICOSA "MUNDI"	LOW COAST ROSEMARY	5 GAL.	FULL, BUSHY, GOOD GREEN	I COLOR	В	LOW	27

ROOT BARRIER

ROOT BARRIER, SEE PLAN FOR LOCATIONS. ANY TREE WITHIN 10' OF PAVING, FOOTING, BUILDING OR ANY OTHER HARDSCAPE SHALL HAVE ROOT BARRIER INSTALLED A MINIMUM OF 18" IN DEPTH, AND O'IN LENGTH, CENTERED ON THE CENTERLINE OF THE TREE TRUNK (5' EACH SIDE). SEE SPECIFICATION FOR TYPE OF ROOT BARRIER.

(6) FINISH GRADE, SLOPES

6:1 OR LESS.

7 PLANTING BACKFILL.

PUDDLE AND SETTLE.

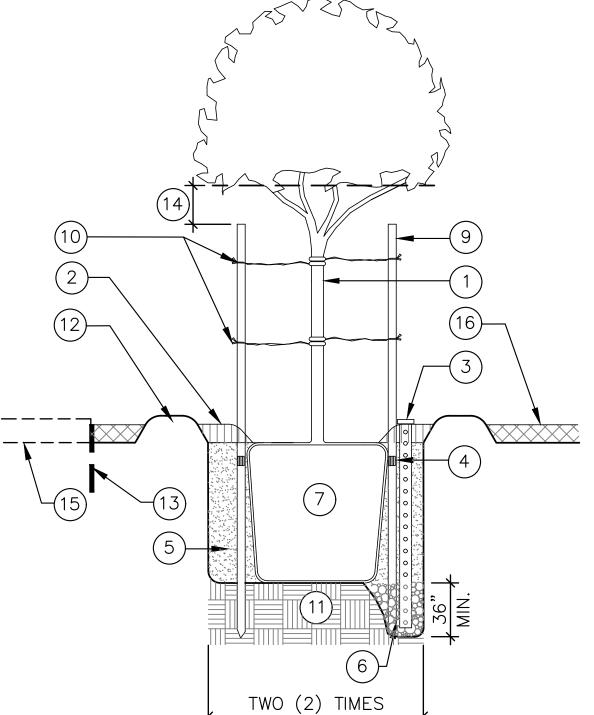
(8) MAXIMUM 2:1 SLOPE.

PLANTING NOTE 7.

(9) WOOD MULCH PER

PLANT MATERIAL QUANTITIES LISTED IN THE LEGEND ARE FOR THE CONTRACTOR'S REFERENCE ONLY. THE CONTRACTOR IS REQUIRED TO COMPLETE A THOROUGH TAKEOFF OF REQUIRED PLANT MATERIAL SHOWN ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO SUBMITTING A BID OF ANY DISCREPANCIES IN QUANTITIES LISTED. THE CONTRACTOR IS REQUIRED TO INSTALL ALL PLANT MATERIAL SHOWN ON THE PLANS AS PART OF THE CONTRACT.

- (1) SET TRUNK PLUMB / CENTER IN PIT
- (2) 3" DEPTH OF WOOD MULCH WITHIN BASIN, TYPICAL.
- 3 4" ABS FILTER FABRIC WRAPPED PERFORATED STAND PIPE WITH REMOVABLE SOLID PVC CAP. MINIMUM LENGTH 5'-0".
- (4) PLANT TABLETS, DEPTH PER SPECS.



ROOTBALL DIAM.

- AMENDED BACKFILL SOIL. REMOVE ROCKS 4" AND LARGER.
- (6) 3 CU. FT. OF 3/4" GRAVEL AT BASE OF PIPE.
- 7 ROOT BALL. TOP OF ROOTBALL MIN. 1" ABOVE FINISH GRADE.
- (8) FINISH GRADE.
- 2" DIA. LODGE POLE PINE STAKE, 2 EACH 10' MIN., 12' LONG FOR 24" AND 36" BOX TREE SIZE, SET ONE STAKE PERPENDICULAR TO PREVAILING WIND. FOR MULTI-TRUNK TREES INSTALL A MINIMUM OF 1 STAKE WITH TIES PER TRUNK.
- "CINCH TIE" BY U.I.T. OR EQUAL, 2 LOCATIONS, 4 EACH.
- (11) SET ROOT BALL ON UNDISTURBED NATIVE SOIL.
- (12) 4" HIGH SOIL BERM, FIRMLY COMPACTED.
- (13) "CENTURY" ROOT BARRIER CP OR APPROVED EQUAL, SEE NOTE.
- (14) CUT STAKES 6" BELOW CANOPY.
- (15) CONC. WALK, STEP, WALL, CURB, FOUNDATION OR WATER QUALITY TREATMENT BMP LINER.
- (16) WOOD MULCH PER PLANTING NOTE 7.

INSTALL STAND PIPE AND GRAVEL AT BASE WITH SPECIMEN (24" BOX & LARGER) TREE ONLY.

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SLOPE

2X ROOTBALL DIAMETER

(1) SHRUB.

(2) ROOTBALL. TOP OF

(3) 3" DEPTH OF WOOD

(4) 4" HIGH SOIL BERM,

(5) PLANT TABLETS.

ROOTBALL MIN. 1"

ABOVE FINISH GRADE.

MULCH WITHIN BASIN.

FIRMLY COMPACTED.



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> NOT FOR CONSTRUCTION

PROJECT NUMBER: 202401

SHEET TITLE:

PLANTING LEGEND, DETAILS, WATER **EFFICIENCY** WORKSHEET

SHEET NUMBER: