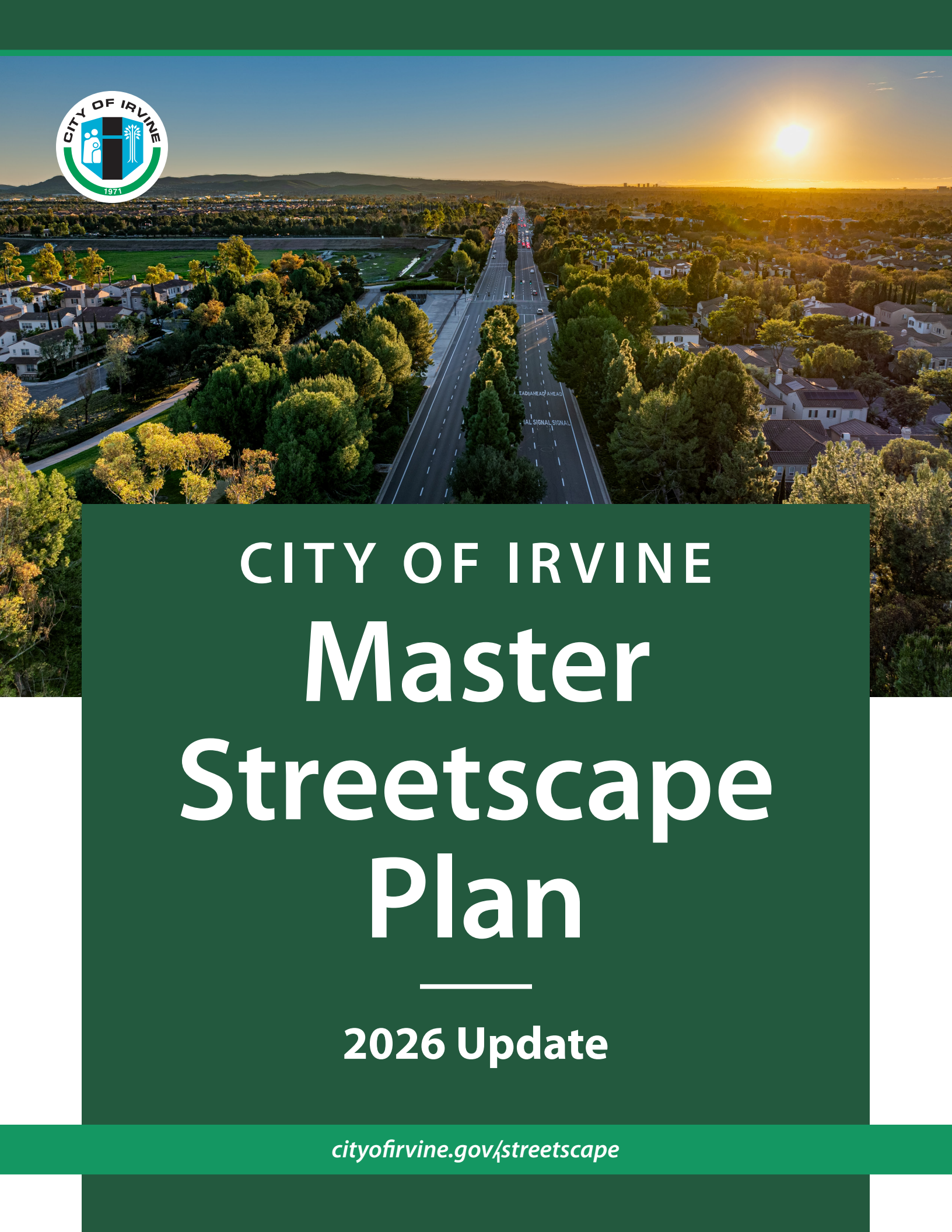




# CITY OF IRVINE

# Master Streetscape Plan

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**2026 Update**

*[cityofirvine.gov/streetscape](https://cityofirvine.gov/streetscape)*

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## Introduction

The City of Irvine's streetscapes are a diverse and sustainable asset that strengthen community character, promote well-being, and enhance overall quality of life. Selecting appropriate plant materials and tree species is essential, as the landscapes established today will shape the environmental health and visual identity of the city for decades to come. Maintaining Irvine's urban forest and streetscapes requires a thoughtful balance between preserving the unique character of each community and planning areas while ensuring plant suitability, manageable maintenance, and long-term sustainability.

To safeguard the continued excellence of its streetscapes, the City proactively adopted a Master Streetscape Plan (MSP) in 1998. This plan was designed to preserve the quality of existing streetscapes and ensure that future improvements meet comparable standards. Contributing to the plan was a committee of individuals with professional experience in planning, engineering, landscape architecture, and natural resources. The work effort included review of existing streetscapes, workshops for identifying issues and formulating recommendations, and preparation of the final document.

The Master Streetscape Plan is being updated to include additional street segments, incorporate more sustainable tree and plant species, and comply with California's Model Water Efficient Landscape Ordinance (MWELO), further advancing drought tolerance and responsible water use throughout the City's landscaped environments.

Following the release of the City's new Urban Forest Master Plan (2025), including a citywide tree inventory database, this MSP has been updated with tree species matching current urban forestry standards. However, tree succession strategies are ever-evolving, and, tree species selection may be revised more frequently than the MSP, and should be informed by the latest information

available from the City's Arborist, e.g., species suitable in the space allowed, local nursery stock availability, matching streetscape character, free from disease, etc.

## Background on Irvine Streetscapes

Typically, streetscapes are a key element of urban design that shape a jurisdiction's identity by creating distinctive street themes through the thoughtful selection and placement of trees and plant materials. In many communities, however, streetscapes lack an overarching theme. As a result, the random use of various trees, shrubs, and groundcovers can produce a disjointed appearance and a weak sense of identity.

In contrast, Irvine is a master-planned community organized into large neighborhood districts known as planning areas. Each planning area accommodates a mix of land uses and is designed to express a distinct community character shaped by its road network, architectural style, development intensity, parks, schools, and greenbelts.

Building on this framework, Irvine has established a cohesive and comprehensive streetscape system that differentiates each planning area through coordinated landscaping, lighting, and signage.

The Land Use and Circulation Elements of the Irvine General Plan, adopted in 2024, emphasize the importance of investing in and maintaining both existing and future streetscapes. The Master Streetscape Plan supports these goals by promoting a circulation system with a consistent visual identity. This unified approach to landscaping helps connect diverse neighborhoods, commercial areas, and public spaces. Specific applicable provisions of the General Plan are outlined below.

## Land Use Element: Goals, Objectives, Policies, and Implementation Measures

### Goal 8

Create a visually attractive and efficiently organized City.

### Objective LU-8

To enhance the visual appeal and functional organization of Irvine by implementing land use policies and design standards that promote high-quality urban design, placemaking, and built environment aesthetics, fostering a sense of identity, pride, and coherence within the cityscape.

### Goal 2

To design a circulation system that adheres to the highest standards of transportation engineering safety while considering the surrounding land uses and their sensitivities.

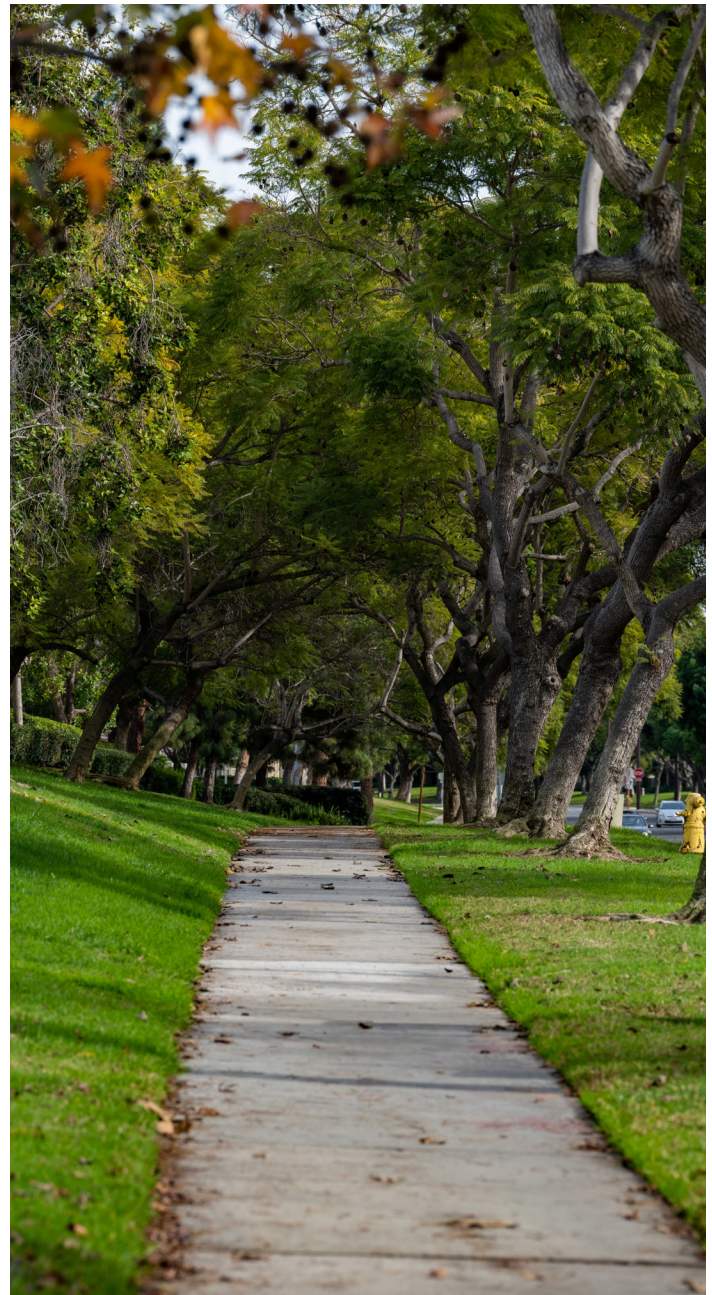
### Objective C-2

Maintain and enhance a circulation system consistent with high standards for transportation engineering safety and with sensitivity to adjoining land uses.

## Landscape Focus

The City has long demonstrated a strong commitment to environmental stewardship, prioritizing the preservation of open space, protection of natural resources, and the creation of a community that supports thoughtful living, recreation, education, and employment. A well-designed public street network plays a vital role in connecting these spaces seamlessly and cohesively. In particular, the urban forest has become a central component of the City's landscape planning efforts.

Irvine's current citywide tree canopy coverage stands at 21.9%. The Irvine Urban Forest Master Plan, adopted in 2025, establishes an ambitious goal of increasing canopy coverage to 30% by 2030. As highlighted in the approved Master Streetscape Plan, sustaining and expanding the urban forest requires balancing community character with appropriate plant selection, long-term maintenance considerations, and overall sustainability.



## Factors Affecting Irvine's Streetscape

- Aging landscaping that is reaching the end of its lifecycle and requires replacement
- Improper plant placement
- Roadway improvements associated with new development
- State, County, and City roadway projects, including those mandated by statute
- Rising maintenance costs
- Impacts from climate change and plant disease

## Goals

The Master Streetscape Plan was created to maintain and enhance the quality of Irvine's streetscapes. Its primary objective is to ensure that landscaping is thoughtfully integrated throughout the planning and design process while supporting both aesthetic and functional goals.

This comprehensive plan combines planning, engineering, and landscape design practices to create a cohesive approach to streetscape development. By emphasizing both plant diversity and compatibility, the plan also helps anticipate and manage long-term maintenance and rehabilitation costs associated with the City's streetscapes.

Irvine's roadway system is divided into the following classifications: Major Arterial, Primary Arterial, Secondary Arterial, Commuter Arterial, Local Collector, Local Street, and Private Way. This master plan focuses on streetscapes along village edges, which are the arterial roadways.

This Plan is designed to remain flexible to accommodate special land uses such as commercial, office developments, mixed-use developments, and parks. These areas can incorporate elements of the streetscape plan to maintain visual continuity while preserving their own distinct identity and visibility.



## Landscape Opportunities

### Plant Suitability

The City strives to maintain the original tree palette when managing existing streetscapes. However, some species have proven unsuitable for their specific locations, leading to plant decline and increased maintenance needs. To address this, the Recommended Tree Species list from the Urban Forest Master Plan guides tree selection, prioritizing climate adaptability, low water use, and maximum canopy coverage. The plant palette within the Master Streetscape Plan complements this list and offers flexibility, allowing the City to implement sustainable solutions in response to invasive pests and changing climate conditions. Carefully matching species to site conditions will create more vibrant and resilient streetscapes.

Previously, the Master Streetscape Plan limited species diversity, which unintentionally reduced species diversity in Irvine's urban forest and its resilience to pests, disease, and climate change. Restricting species by area may also constrain the City's ability to achieve the ambitious canopy cover goals outlined in the Urban Forest Master Plan.

The Master Streetscape Plan now allows the City Arborist to select species beyond the designated list, incorporating trees that perform well locally. This flexibility enables the City to plant site-appropriate species and adapt to evolving conditions. This results-focused approach continuously enhances streetscapes — and, by extension, the urban forest — without requiring frequent updates to planning documents, including the Recommended Species List in both the Master Streetscape Plan and Urban Forest Master Plan.

### Prohibited Materials

Boulders and/or large rocks in the median are prohibited. Additionally, bike racks are not permitted within the street right-of-way. In the event the City opts to install benches, trash receptacles, and shelters at transit stops, they shall be consistent with Orange County Transportation Authority (OCTA) design guidelines.

### Maintenance

The City's ongoing maintenance and rehabilitation programs focus on improving existing landscapes that have deteriorated over time. Landscape enhancements

also ensure compliance with regulations such as California’s Model Water Efficient Landscape Ordinance (MWELO). MWELO is a statewide requirement that mandates water-efficient, drought-tolerant landscaping for new projects of 500 square feet or larger and rehabilitation projects of 2,500 square feet or more. MWELO encourages the use of native plants, efficient irrigation systems, smart controllers, and graywater to reduce outdoor water consumption. It limits high-water-use turf and non-native or non-climate appropriate plants with excessive water demands. Additionally, all exposed soil surfaces must have at least a 3-inch layer of mulch to minimize evaporation.

## Sustainability

The Irvine General Plan now includes an Environmental Protection and Climate Change (EPCA) Element, which provides a framework for achieving a sustainable and resilient urban environment. Its goals include reducing greenhouse gas emissions, improving air and water quality, preserving open space and biodiversity, and promoting sustainable land uses. The Master Streetscape Plan supports many of the EPCA goals and objectives.

Growing demand for housing and economic development can put pressure on water resources, making sustainable water management practices increasingly critical. Over 95% of City-maintained landscapes are irrigated using recycled water supplied by Irvine Ranch Water District. This practice is complemented by programs that promote sustainable landscaping across parks, parkways, and medians. Sustainable landscapes are designed to conserve, recycle, and reuse resources, while maximizing environmental benefits. The result is vibrant vegetation, reduced water consumption, lower maintenance costs, and minimized street damage from runoff.

## General Plan EPCA Element

### Goal 5

Protect and enhance water quality in Irvine through policy implementation and measures to prevent pollution, conserve water resources, and ensure access to safe and clean water.

### Objective EPCA-5

Achieve and maintain compliance with water quality standards set by regulatory agencies, such as the Environmental Protection Agency (EPA) and the California State Water Resources Control Board (SWRCB), to safeguard public health and the environment.

- **Policy (a)**  
Continue to implement measures to prevent and control pollution from various sources, including industrial discharges, stormwater runoff agricultural activities, and wastewater treatment plant.
- **Policy (c)**  
Implement green infrastructure projects, such as rain gardens, bioswales, and permeable pavement to manage stormwater runoff, and reduce nonpoint source pollution.
- **Policy (e)**  
Continue to implement water-efficient landscaping standards, irrigation technology upgrades, and leak detection programs to optimize water use and reduce wastage.

### Goal 9

Preserve and enhance natural open spaces, habitats, and biodiversity in Irvine.

### Objective EPCA-9

Conserve and restore natural ecosystems, protect biodiversity, and expand access to green spaces through



comprehensive policies, programs, and initiatives that prioritize ecological integrity, community engagement, and sustainable land management practices.

- **Policy (f)**  
Develop and maintain a network of green infrastructure, including urban forests, green streets, wetlands, and riparian buffers, to enhance ecosystem services, mitigate climate impacts, and promote natural resilience to extreme weather events.
- **Policy (g)**  
Promote the integration of green infrastructure elements into urban planning, infrastructure design, and land development projects to improve air and water quality, reduce urban heat island effects, and enhance overall environmental sustainability.

## Goal 10

Continue to promote sustainable land use practices in Irvine.

## Objective EPCA-10

Implement policies and initiatives that prioritize sustainable land management, smart growth principles, and equitable development strategies to ensure the efficient use of land while protecting environmental quality and promoting community well-being.

- **Policy (e)** Incorporate climate-responsive design principles and resilient landscape strategies into land use planning, site design and infrastructure development to mitigate climate risks, such as flooding, heat islands, and sea-level rise, and enhance community resilience to climate-related hazards.



# Implementation

## Purpose

The purpose of this Section is to establish the mechanisms by which the Master Streetscape Plan (Plan) shall be implemented to ensure consistent, high-quality public streetscapes throughout the City. The Plan shall guide the replacement, rehabilitation, improvement, and maintenance of public landscape and streetscape improvements as opportunities arise.

## Applicability

The provisions of this Section apply to all public and private development projects, capital improvements, rehabilitation efforts, maintenance activities, and agency-initiated projects affecting public streetscapes within the City.

## Implementation Mechanisms

The Master Streetscape Plan shall be implemented through the following mechanisms:

### Discretionary Review

- **Applicability**  
Prior to the issuance of any grading or building permit, projects subject to discretionary review including, but not limited to, subdivisions, conditional use permits, master plans, administrative relief, and variances shall demonstrate consistency with the Master Streetscape Plan.
- **Compliance Requirement**  
Landscape and streetscape improvements associated with discretionary applications shall conform to the standards and design intent of the Plan.
- **Deviations**  
Any proposed deviation from the Plan shall require prior written approval from the Director of Community Development.
- **Enforcement**  
Failure to comply with the Master Streetscape Plan shall constitute a violation of Section 2-17-11 of the Irvine Zoning Ordinance and shall be subject to enforcement and revocation procedures pursuant to Chapter 2-10 therein.

## Capital Improvement Program Projects

- **Applicability**  
All City-initiated Capital Improvement Projects (CIP), including but not limited to street improvements, park improvements, and other public facility enhancements, shall be designed and constructed in a manner consistent with the Master Streetscape Plan.
- **Deviations**  
Any deviation from the Plan shall require prior written approval from the City Engineer or their designer.

## Landscape Rehabilitation

- **Purpose**  
Landscape rehabilitation programs shall restore deteriorated public landscapes that have reached the end of their useful life.
- **Consistency**  
Rehabilitated landscapes shall be designed to achieve visual and functional consistency with adjacent privately maintained landscapes and the standards of the Master Streetscape Plan.
- **Budgeting**  
The Plan shall serve as a long-range planning and budgeting tool to guide phased rehabilitation efforts. Rehabilitation projects shall balance cost efficiency, design integrity, community character, and sustainability objectives.

## Ongoing Maintenance

- **Purpose**  
Ongoing maintenance activities shall preserve the health, safety, and visual quality of public landscapes consistent with the Master Streetscape Plan.
- **Scope**  
Public landscapes include, but are not limited to, community and neighborhood parks, street parkways and medians, greenbelts, the Irvine Civic Center, and sports fields.
- **Activities**  
Maintenance activities shall include routine and scheduled services such as mowing, weeding, tree trimming, irrigation repair, pest management, and small-scale plant replacement.
- **Funding**  
Funding for ongoing maintenance shall be provided through the City's annual operating budget.

## Public Agency Improvements

- **Agency Coordination**  
Public agency improvements undertaken within the City by the Orange County Transportation Authority (OCTA), the Transportation Corridor Agencies (TCA), Southern California Gas Company, Southern California Edison, or the Irvine Ranch Water District (IRWD) should incorporate applicable City streetscape standards where projects are located within City boundaries.
- **Scope of Improvements**  
Such improvements may include landscape treatments, bridges, railings, abutments, sound walls, retaining walls, signage, and lighting
- **Transportation Corridor Agencies**  
TCA includes the Foothill/Eastern Transportation Corridor Agency and the San Joaquin Hills Transportation Corridor Agency. The City should coordinate with these agencies during project review to ensure consistency with adopted City standards, where applicable.

## State-Initiated Improvements

- **Applicability**  
State-initiated projects undertaken by agencies such as the California Department of Transportation (Caltrans), University of California, Irvine (UCI), and the K-12 school districts within City boundaries (IUSD, TUSD, SVUSD, SAUSD) may not be legally bound by local policies and standards.
- **Cooperative Implementation**  
The City should maintain a cooperative relationship with such agencies to promote consistency with the Master Streetscape Plan in matters related to design, zoning considerations, and engineering standards.
- **Adjoining Roadways**  
To the maximum extent feasible, the Master Streetscape Plan should be implemented on state-owned or controlled properties adjacent to public roadways within the City.

## Authority

The Director of Community Development is authorized to interpret and administer the provisions of this Section and to approve minor modifications to this document consistent with the intent of the Master Streetscape Plan.

# Protocol for Revisions to Master Streetscape Plan

As the City evolves, revision of the Master Streetscape Plan may be necessary. The Director of Community Development will determine whether a proposed modification constitutes a major or minor change, using the criteria outlined in Section 2-19-02 of the Irvine Zoning Ordinance.

- **Major modifications** require the approval authority by Planning Commission. Planning Commission shall conduct at least one public hearing and, by resolution, either approve, conditionally approve, or deny the proposed change based on the findings specified in Section 2-19-7.
- **Minor modifications** will be reviewed and decided solely by the Director of Community Development.

Each modification (including Director of Community Development modifications) to the Master Streetscape Plan shall be listed at the end of the document for tracking purposes. The list shall include the approval body, the approval date, and any approval record number.

# Supplemental Documentation

The latest approved versions of the following documents should be used in conjunction with the Master Streetscape Plan:

## City of Irvine

- **Landscape Manual and Standard Plans**  
*October 2022*
- **Sustainable Landscaping Guideline Manual**, a supplementary document to Irvine's Landscape Manual  
*November 2010*
- **Urban Forest Master Plan**  
*October 2025*
- **Urban Forestry Guideline Manual**  
*1994*
- **Municipal Code Section 5-7-400, Urban Forestry Ordinance**  
*1994*

## University of California, Irvine

- **UCI Naturescape Vision**  
*December 2018*

There are also approved Wall and Street Plans that identify specific detail related to plant material and location, or even zoning requirements (e.g., intersection plazas in the Westpark planning area). To the extent possible, these approved plans have been incorporated into the Master Streetscape Plan. However, changes have been made when necessary to address issues such as plant suitability. Where conflicts occur between the Master Streetscape Plan and a prior approval, the Master Streetscape Plan shall prevail, except when the conflict is with a Zoning Ordinance provision.



# Definitions and Terms

## Tree Types

### Deciduous

Trees, shrubs, or perennials that naturally shed all their leaves annually, typically during autumn in temperate zones or the dry season in tropical regions.

### Evergreen

Foliage remains green and functional through more than one growing season.

### Semi-deciduous or Semi-evergreen

Plants, shrubs, or trees that lose their foliage for only a very short period, typically shedding old leaves just as new growth emerges. These plants may also retain most of their leaves during mild winters or wet seasons but shed them during cold, dry, or drought conditions.

## Vegetation Types

### Ground Cover

Low-growing, typically spreading plant (often less than knee-high) that forms a dense, continuous layer over the soil surface. Used in landscaping to replace grass, control weeds, and prevent erosion, these plants are chosen for their ability to spread via rhizomes, stolons, or rooting branches.

### Riparian Area or Riparian Zone

Areas or zones of vegetation adjacent to water, such as floodplains and streambanks. Riparian areas also influence local water quality acting as filters of nutrients, pollutants, and sediments. Riparian vegetation physically protects landscapes by stabilizing streambanks, reducing erosion and storm runoff. As the climate changes, the benefits of riparian vegetation may become increasingly important for species reliant on clean, cold water and shade.

Riparian areas are vulnerable to change due to land-use conversion and a warming climate that changes the habitat and distribution of riparian area species, and intensifies stressors such as fire, pests or pathogens.

### Shrub

A low, usually several-stemmed woody plant.

## Planning Terms

### Activity Corridor

Linear corridor adjacent to the San Diego Creek, bounded by Alton Parkway and Barranca Parkway. This corridor connects the Irvine Business Complex with the residential core, providing access to parks and open space throughout the City and beyond.

### Median

Raised or striped divider separating opposing flows of traffic.

### Open Space Spine

Open space corridor that provides a variety of recreational opportunities, links and integrates other conservation, open space, and public spaces into the land use system.

### Parkway

In the context of the area located between the curb and the sidewalk, is a strip of land within the public right-of-way (ROW) that is typically landscaped, planted with grass, or filled with trees.

### Streetscapes

Landscaped areas adjacent to, or within public or private streets that buffer adjacent developments and serve to enhance the community's identity.

# Streetscape Plan Contents

Organized by City of Irvine Planning Areas

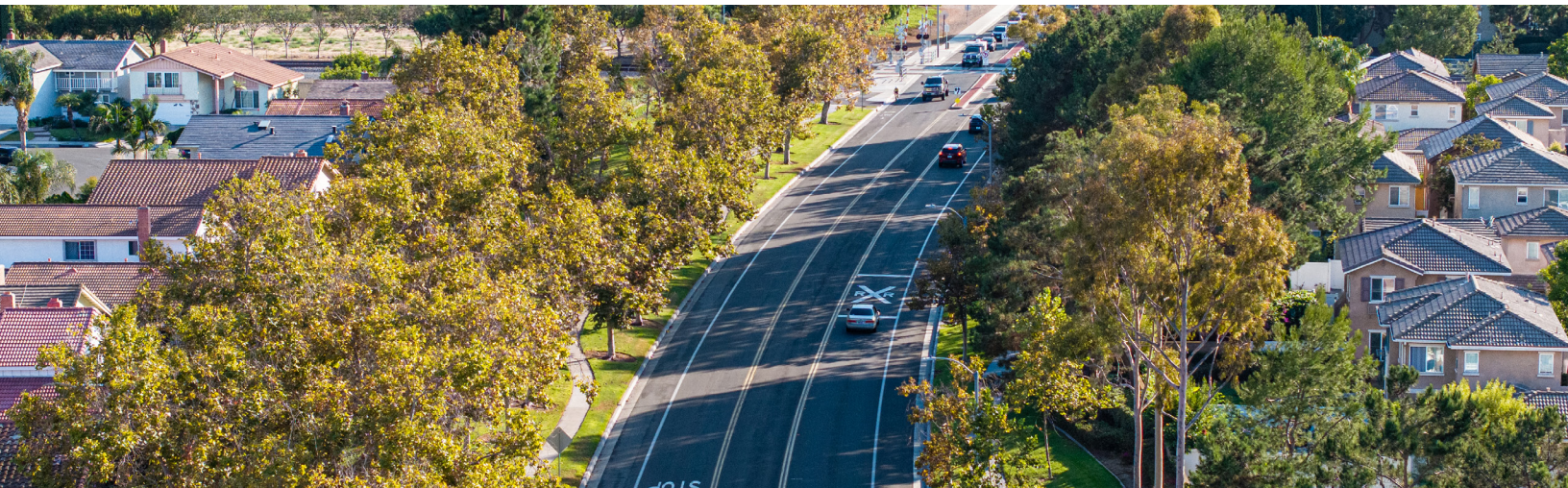
## Page Planning Area

|      |                                |
|------|--------------------------------|
| 13   | PA 1: Orchard Hills            |
| N/A* | PA 2: Gateway Village          |
| N/A* | PA 3: Limestone Canyon         |
| 14   | PA 4: Lower Peters Canyon      |
| 15   | PA 5: Northwood Point          |
| 16   | PA 6: Portola Springs          |
| 17   | PA 8: Northwood                |
| 18   | PA 9: Woodbury                 |
| 19   | PA 10: Walnut                  |
| 20   | PA 11: El Camino Real          |
| 21   | PA 12: Oakcreek                |
| 22   | PA 13: Irvine Spectrum 4       |
| 23   | PA 14: West Park               |
| 24   | PA 15: Woodbridge              |
| 25   | PA 16: Quail Hill (Open Space) |
| N/A* | PA 17: Quail Hill              |
| N/A* | PA 18: Laguna Altura           |
| 26   | PA 19: Rancho San Joaquin      |
| 27   | PA 20: University Park         |
| 28   | PA 21: Turtle Rock             |
| N/A* | PA 22: Shady Canyon            |

## Page Planning Area

|      |                                               |
|------|-----------------------------------------------|
| 29   | PA 23: San Joaquin Marsh                      |
| 30   | PA 24: University Town Center                 |
| 31   | PA 25: University Research Center             |
| N/A* | PA 27: Turtle Ridge                           |
| N/A* | PA 28: Bommer Canyon                          |
| 32   | PA 29: UC Irvine — North Campus               |
| 33   | PA 31: Irvine Spectrum 6                      |
| 34   | PA 32: Irvine Spectrum 3                      |
| 35   | PA 33: Irvine Spectrum Center                 |
| 36   | PA 34: Irvine Spectrum 5                      |
| 37   | PA 35: Irvine Spectrum 2                      |
| 38   | PA 36: Irvine Business Complex                |
| 39   | PA 38: Westpark II                            |
| 40   | PA 39: Los Olivos                             |
| 41   | PA 40: Cypress Village                        |
| 42   | PA 50: University of California, Irvine       |
| 43   | PA 51: Great Park                             |
| 44   | Appendix A: Streetscape Index                 |
| 45   | Appendix B: Glossary of Tree Species          |
| 46   | Appendix C: Modifications to Streetscape Plan |

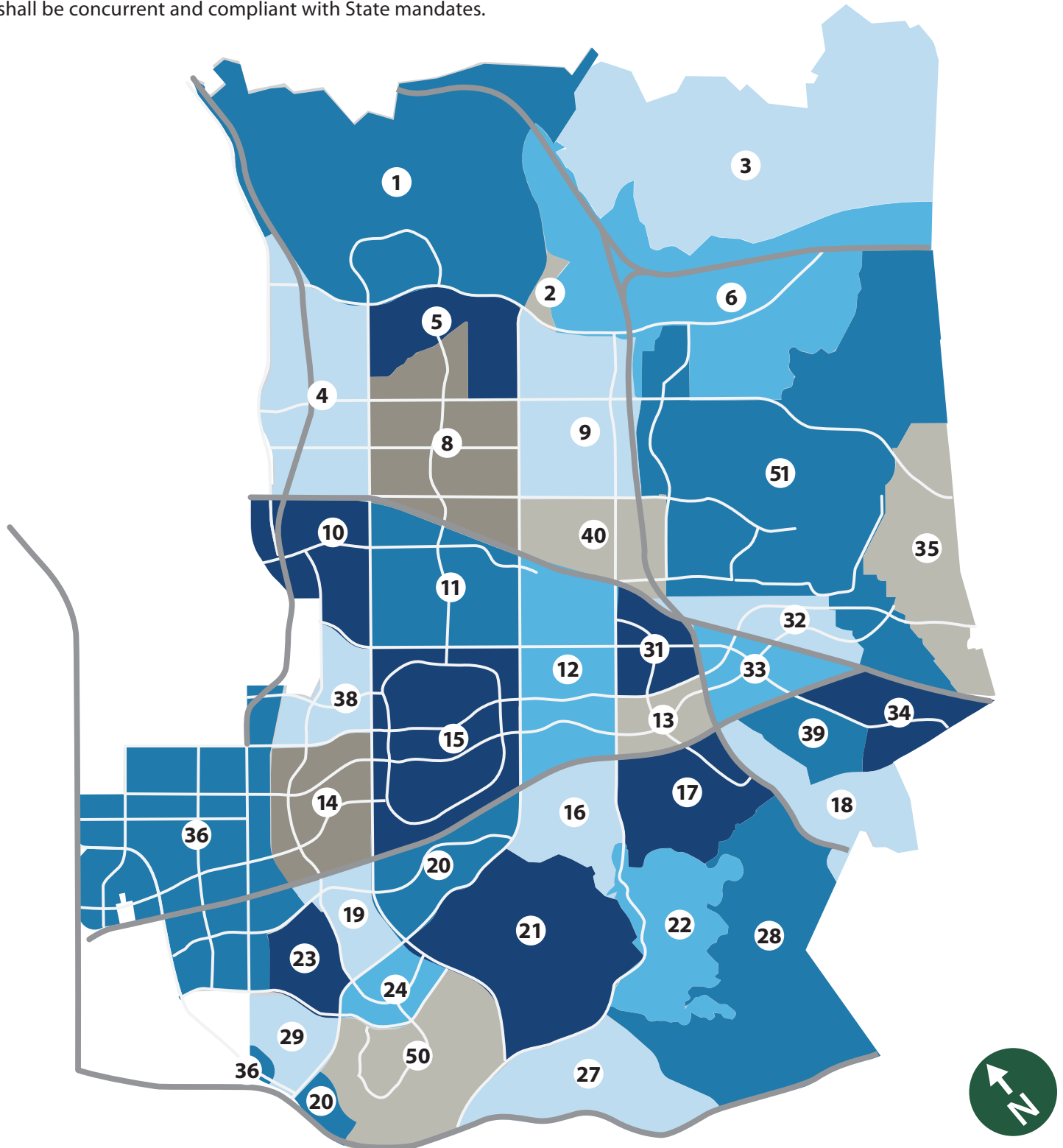
\*Omitted because this planning area does not contain arterial streets as a part of this Plan.



# Streetscape Plan Contents

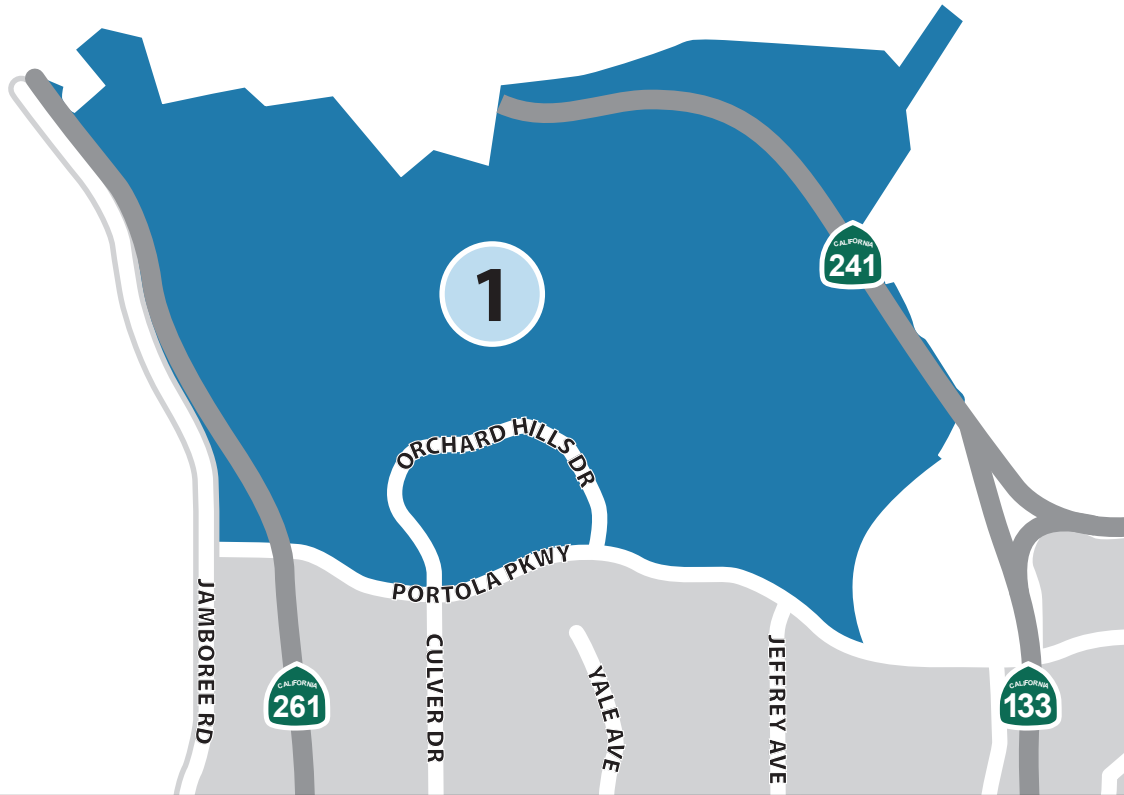
This Master Streetscape Plan is organized by planning areas within the City as illustrated in the map below, labeled by planning area number.

The following individual maps illustrate the major arterials within each planning area for reference. Tables provide the tree species allowable for each parkway and median within the planning area. Existing sidewalk character is also described along each streetscape. Groundcover and shrubs are not specified in this Plan but shall be concurrent and compliant with State mandates.



# Orchard Hills

## Planning Area 1



| Street Name <i>(sidewalk)</i>                                   | Parkway Trees                                                                  | Median Trees                         |
|-----------------------------------------------------------------|--------------------------------------------------------------------------------|--------------------------------------|
| <b>Culver Drive</b><br><i>Linear, set back from curb</i>        | Schinus molle                                                                  | Schinus molle                        |
| <b>Orchard Hills Drive</b><br><i>Linear, set back from curb</i> | Schinus molle                                                                  | Schinus molle                        |
| <b>Portola Parkway</b><br><i>Linear, set back from curb</i>     | Eucalyptus spp.<br>Lagerstroemia indica<br>Pinus elderica<br>Platanus racemosa | Eucalyptus spp.<br>Grevillea robusta |

# Lower Peters Canyon

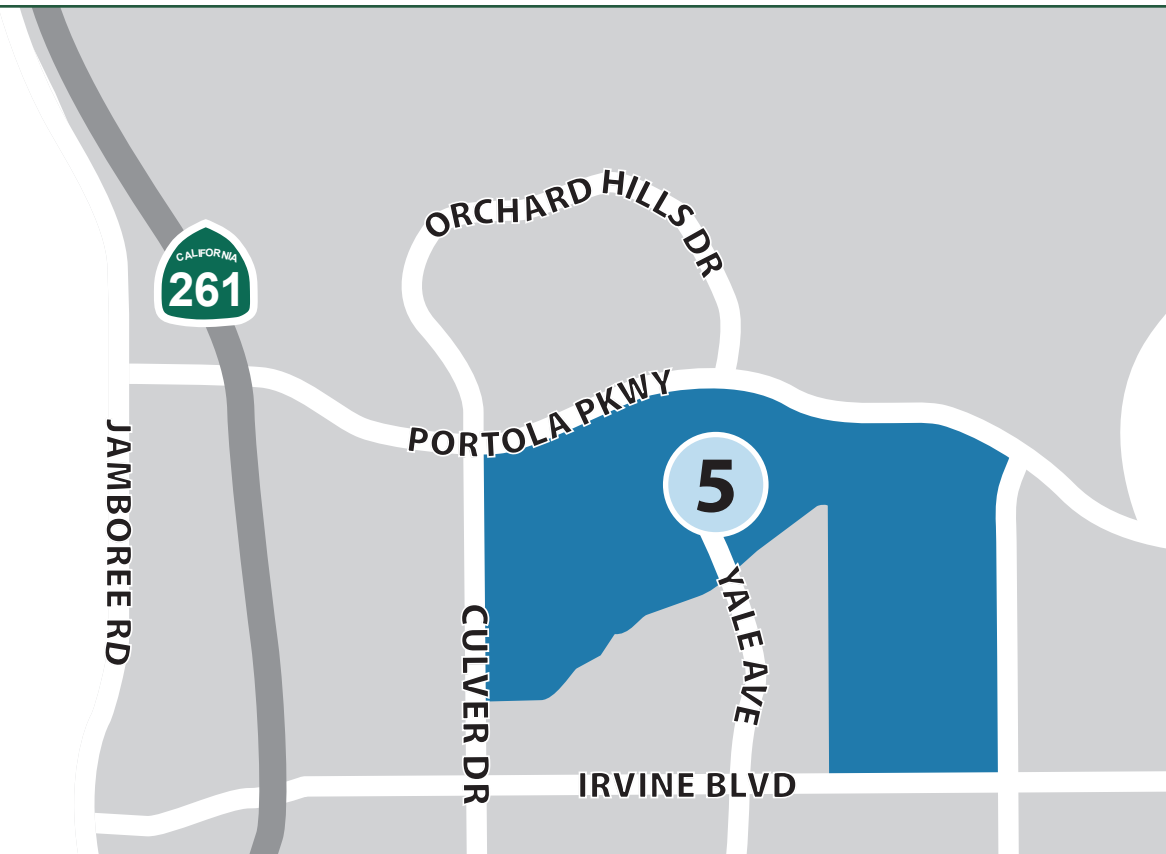
## Planning Area 4



| Street Name <i>(sidewalk)</i>                                                                                 | Parkway Trees                                                                     |                                                                          | Median Trees                                                                             |
|---------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------|------------------------------------------------------------------------------------------|
| <b>Bryan Avenue</b><br><i>Linear, set back from curb</i>                                                      | Cercis canadensis<br>Lophostemon confertus<br>Pinus canariensis                   | Pinus eldarica<br>Pinus halepensis<br>Tristanopsis laurina               | Cercis canadensis<br>Lophostemon confertus<br>Metrosideros excelsus<br>Pinus canariensis |
| <b>Culver Drive</b><br><i>Linear, set back from curb</i>                                                      | Arbutus marina<br>Cinnamomum camphora<br>Eucalyptus spp.<br>Lophostemon confertus | Pinus canariensis<br>Pinus eldarica<br>Pinus halepensis<br>Schinus molle | Cinnamomum camphora<br>Pinus canariensis                                                 |
| <b>Irvine Boulevard</b><br><i>Linear, set back from curb</i>                                                  | Eucalyptus spp.<br>Jacaranda mimosifolia<br>Pinus canariensis                     | Pinus eldarica<br>Pinus halepensis                                       | Pyrus calleryana                                                                         |
| <b>Jamboree Road</b><br><i>Regional bicycle trail and riding/ hiking trail; linear and set back from curb</i> | Eucalyptus spp.<br>Magnolia grandiflora<br>Little Gem<br>Pinus canariensis        | Pinus eldarica<br>Pinus halepensis<br>Schinus molle                      |                                                                                          |
| <b>Portola Parkway</b><br><i>Linear, adjacent to curb</i>                                                     | Eucalyptus spp.<br>Pinus eldarica<br>Pinus canariensis                            | Pinus eldarica<br>Rhus integrifolia<br>Schinus molle                     | Eucalyptus spp.<br>Grevillea robusta                                                     |

# Northwood Point

## Planning Area 5



| Street Name <i>(sidewalk)</i>                                | Parkway Trees                                                                                       | Median Trees                                                |
|--------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|-------------------------------------------------------------|
| <b>Culver Drive</b><br><i>Linear, set back from curb</i>     | Lophostemon confertus<br>Pinus canariensis<br>Tristanopsis laurina                                  | Cinnamomum camphora<br>Pinus canariensis                    |
| <b>Irvine Boulevard</b><br><i>Linear, adjacent to curb</i>   | Jacaranda mimosifolia<br>Pinus canariensis<br>Pinus halepensis                                      | Eucalyptus spp.                                             |
| <b>Jeffrey Road</b><br><i>Meandering, set back from curb</i> | Olea europa<br>Pinus eldarica<br>Pinus halepensis<br>Quercus virginiana                             | Pinus canariensis<br>Platanus racemosa<br>Quercus agrifolia |
| <b>Portola Parkway</b><br><i>Linear, adjacent to curb</i>    | Eucalyptus spp.<br>Pinus eldarica<br>Pinus halepensis<br>Platanus racemosa<br>Platanus x acerifolia | Eucalyptus grandis<br>Grevillea robusta                     |
| <b>Yale Avenue</b><br><i>Linear, set back from curb</i>      | Pinus canariensis<br>Platanus x acerifolia<br>Platanus racemosa                                     |                                                             |

# Portola Springs

## Planning Area 6



| Street Name <i>(sidewalk)</i>                                | Parkway Trees                                                                                                                                                                                                 | Median Trees                                                                                                                                                                      |
|--------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Irvine Boulevard</b><br><i>Linear, set back from curb</i> | Jacaranda mimosifolia<br>Pinus halepensis<br>Platanus x acerifolia                                                                                                                                            | Pinus elderica<br>Pinus halepensis<br>Platanus racemosa<br>Quercus agrifolia                                                                                                      |
| <b>Portola Parkway</b><br><i>Linear, adjacent to curb</i>    | Cercis occidentalis<br>Eucalyptus spp.<br>Grevillea robusta<br>Lophostemon confertus<br>Olea europa<br>Platanus x acerifolia<br>Pinus eldarica<br>Pinus halepensis<br>Quercus agrifolia<br>Quercus tomentella | Cercis occidentalis<br>Eucalyptus spp.<br>Grevillea robusta<br>Lophostemon confertus<br>Platanus x acerifolia<br>Quercus agrifolia<br>Quercus tomentella<br>Tristaniopsis laurina |
| <b>Ridge Valley</b><br><i>Linear, set back from curb</i>     | Lagerstroemia indica<br>Olea europa<br>Pinus halepensis<br>Platanus racemosa<br>Quercus virginiana                                                                                                            | Lagerstroemia indica<br>Quercus virginiana                                                                                                                                        |

# Northwood

## Planning Area 8



| Street Name <i>(sidewalk)</i>                                                                                  | Parkway Trees                                                                                                                   |                                                                                                                                       | Median Trees                                                                                          |
|----------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
| <b>Bryan Avenue</b><br><i>Linear, set back from curb on south side; linear, adjacent to curb on north side</i> | Eucalyptus spp.<br>Hymenosporum flavum<br>Jacaranda mimosifolia<br>Lophostemon confertus                                        | Pinus canariensis<br>Pinus halepensis<br>Pyrus calleryana                                                                             | Metrosideros excelsus                                                                                 |
| <b>Culver Drive</b><br><i>Linear, set back from curb</i>                                                       | Afrocarpus gracilior<br>Arbutus marina<br>Eucalyptus spp.                                                                       | Jacaranda mimosifolia<br>Lophostemon confertus<br>Pinus canariensis                                                                   | Cinnamomum camphora<br>Pinus canariensis                                                              |
| <b>Irvine Boulevard</b><br><i>Linear, adjacent to curb</i>                                                     | Eucalyptus spp.<br>Pinus canariensis<br>Pinus elderica                                                                          | Pinus halepensis<br>Jacaranda mimosifolia<br>Olea europaea                                                                            | Eucalyptus spp.<br>Jacaranda mimosifolia                                                              |
| <b>Jeffrey Road</b><br><i>Linear, set back from curb</i>                                                       | Eucalyptus spp.<br>Pinus canariensis<br>Pinus halepensis<br>Platanus racemosa                                                   | Platanus x acerifolia<br>Phoenix dactylifera<br>Quercus agrifolia                                                                     | Pinus canariensis<br>Platanus x acerifolia<br>Platanus racemosa<br>Quercus agrifolia<br>Schinus molle |
| <b>Trabuco Road</b><br><i>Linear, adjacent to curb</i>                                                         | Eucalyptus spp.<br>Lophostemon confertus                                                                                        | Pinus halepensis<br>Tristanopsis laurina                                                                                              | Ceiba speciosa<br>Eucalyptus spp.                                                                     |
| <b>Yale Avenue</b><br><i>Linear, adjacent to curb</i>                                                          | Bauhinia x blakeana<br>Eucalyptus spp.<br>Lagerstroemia indica<br>Lophostemon confertus<br>Magnolia grandiflora<br>'Little Gem' | Pinus halepensis<br>Pistacia chinensis<br>Pittosporum undulatum<br>Platanus racemosa<br>Platanus x acerifolia<br>Tristanopsis laurina | Jacaranda mimosifolia<br>Platanus racemosa<br>Platanus x acerifolia                                   |

# Woodbury

## Planning Area 9



| Street Name <i>(sidewalk)</i>                                    | Parkway Trees                                                                                 |                                                                                   | Median Trees                                                                                 |
|------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|
| <b>Great Park Boulevard</b><br><i>Linear, set back from curb</i> | Eucalyptus spp.<br>Pinus canariensis                                                          | Pinus eldarica<br>Pinus halepensis                                                | Eucalyptus spp.                                                                              |
| <b>Irvine Boulevard</b><br><i>Linear, set back from curb</i>     | Eucalyptus spp.<br>Jacaranda mimosifolia<br>Magnolia grandiflora<br>'Little Gem'              | Pinus canariensis<br>Pinus eldarica<br>Pinus halepensis                           | Eucalyptus spp.<br>Platanus x acerifolia<br>Quercus agrifolia                                |
| <b>Jeffrey Road</b><br><i>Meandering, set back from curb</i>     | Eucalyptus spp.<br>Pinus eldarica<br>Pinus halepensis<br>Pinus torreyana<br>Platanus racemosa | Platanus x acerifolia<br>Quercus virginiana<br>Quercus agrifolia<br>Schinus molle | Pinus canariensis<br>Platanus racemosa<br>Quercus agrifolia<br>Schinus molle                 |
| <b>Portola Parkway</b><br><i>Linear, adjacent to curb</i>        | Eucalyptus spp.<br>Grevillea robusta<br>Lophostemon confertus                                 | Pinus eldarica<br>Pinus halepensis<br>Pinus torreyana                             | Eucalyptus spp.<br>Grevillea robusta<br>Lophostemon confertus                                |
| <b>Sand Canyon Avenue</b><br><i>Linear, set back from curb</i>   | Eucalyptus spp.<br>Pinus canariensis<br>Pinus eldarica                                        | Pinus halepensis<br>Quercus agrifolia                                             | Eucalyptus spp.<br>Grevillea robusta<br>Lagerstroemia indica (hybrids)<br>Quercus virginiana |
| <b>Trabuco Road</b><br><i>Linear, set back from curb</i>         | Eucalyptus spp.<br>Magnolia grandiflora<br>Pinus canariensis                                  | Pinus eldarica<br>Pinus halepensis                                                | Eucalyptus spp.                                                                              |

# Walnut

## Planning Area 10



| Street Name <i>(sidewalk)</i>                                                                    | Parkway Trees                                                                                    |                                                            | Median Trees                                               |
|--------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|------------------------------------------------------------|------------------------------------------------------------|
| <b>Culver Drive</b><br><i>Linear, set back from curb</i>                                         | Afrocarpus gracilior<br>Lophostemon confertus<br>Phoenix dactylifera                             | Pinus canariensis<br>Pinus torreyana<br>Pistacia chinensis | Cinnamomum camphora<br>Pinus canariensis<br>Arbutus marina |
| <b>Harvard Avenue</b><br><i>Meandering, set back from curb</i>                                   | Jacaranda mimosifolia<br>Koelreuteria bipinnata<br>Lagerstroemia indica<br>Lophostemon confertus | Pinus eldarica<br>Platanus x acerifolia<br>'Columbia'      | Platanus x acerifolia 'Columbia'                           |
| <b>Irvine Center Drive</b><br><i>Meandering, set back from curb</i>                              | Harpephyllum caffrum                                                                             |                                                            | Eucalyptus spp.                                            |
| <b>Jamboree Road</b><br><i>Linear, set back or adjacent to roadway depending on right-of-way</i> | Eucalyptus spp.<br>Lophostemon confertus                                                         |                                                            | Not Applicable                                             |
| <b>Walnut Avenue</b><br><i>Meandering, set back from curb</i>                                    | Jacaranda mimosifolia                                                                            |                                                            | Jacaranda mimosifolia                                      |



| Street Name <i>(sidewalk)</i>                                               | Parkway Trees                                                                                                                                                    |                                                                                                                             | Median Trees                                                                                                                                           |
|-----------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Culver Drive</b><br><i>Linear, set back from curb</i>                    | Afrocarpus gracilior<br>Lophostemon confertus<br>Pinus canariensis                                                                                               | Pinus torreyana<br>Pistacia chinensis                                                                                       | Cinnamomum camphora<br>Pinus canariensis                                                                                                               |
| <b>Irvine Center Drive</b><br><i>Meandering, set back from curb</i>         | Harpephyllum caffrum                                                                                                                                             | Pistacia chinensis                                                                                                          | Eucalyptus spp.                                                                                                                                        |
| <b>Jeffrey Road</b><br><i>Linear, adjacent to curb</i>                      | Arbutus marina<br>Jacaranda mimosifolia                                                                                                                          | Pinus halepensis<br>Pyrus calleryana                                                                                        | Jacaranda mimosifolia                                                                                                                                  |
| <b>Walnut Avenue</b><br><i>Linear, adjacent to curb</i>                     | Afrocarpus gracilior<br>Cupaniopsis anacardioides<br>Eucalyptus spp.<br>Ficus rubiginosa<br>Hymenosporum flavum<br>Jacaranda mimosifolia<br>Lagerstroemia indica | Liquidambar rotundiloba<br>Olea europaea<br>Pinus canariensis<br>Pinus halepensis<br>Pistacia chinensis<br>Pyrus calleryana | Arbutus marina<br>Cercis occidentalis<br>Liquidambar rotundiloba<br>Pinus canariensis<br>Pinus thunbergiana<br>Pistacia chinensis<br>Triadica sebifera |
| <b>Yale Avenue</b><br><i>Linear, set back from curb or adjacent to curb</i> | Afrocarpus gracilior<br>Eucalyptus spp.<br>Liquidambar styraciflua<br>Lophostemon confertus<br>Pistacia chinensis<br>Pinus halepensis                            | Platanus x acerifolia<br>‘Columbia’<br>Pyrus calleryana<br>Pyrus calleryana<br>‘Aristocrat’<br>Rhus lancea                  | Bauhinia x blakeana                                                                                                                                    |

# Oakcreek

## Planning Area 12



| Street Name <i>(sidewalk)</i>                                                                                                                                                                                                                                                                  | Parkway Trees                                                                                              |                                                                                          | Median Trees                                                                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|
| <b>Alton Parkway</b><br><i>Linear, set back from curb</i>                                                                                                                                                                                                                                      | Geijera parviflora<br>Liquidambar styraciflua<br>Olea europaea<br>Phoenix dactylifera<br>Pinus canariensis | Pinus eldarica<br>Pyrus calleryana<br>'Aristocrat'<br>Quercus agrifolia<br>Schinus molle | Liquidambar styraciflua<br>Pistacia chinensis<br>Pyrus calleryana             |
| <b>Barranca Parkway</b><br><i>Linear, set back from curb</i>                                                                                                                                                                                                                                   | Pinus eldarica<br>Pinus halepensis<br>Platanus acerifolia<br>Populus alba                                  | Populus fremontii<br>Populus nigra<br>Quercus agrifolia<br>Quercus virginiana            | Platanus racemosa<br>Populus nigra<br>Quercus agrifolia<br>Quercus virginiana |
| <b>Irvine Center Drive</b><br><i>Jeffrey Road to Valley Oak:<br/>                     Linear adjacent to curb (north<br/>                     side), meandering (south side);<br/>                     Valley Oak to Sand Canyon<br/>                     Avenue: Linear, adjacent to curb</i> | Eucalyptus spp.<br>Ficus rubiginosa                                                                        | Schinus molle                                                                            | Eucalytus spp.                                                                |
| <b>Jeffrey Road</b><br><i>Linear, adjacent to curb</i>                                                                                                                                                                                                                                         | Eucalyptus spp.<br>Jacaranda mimosifolia<br>Pinus canariensis                                              | Pinus halepensis<br>Platanus racemosa<br>Pyrus calleryana                                | Jacaranda mimosifolia                                                         |
| <b>Sand Canyon Avenue</b><br><i>Linear, set back from curb</i>                                                                                                                                                                                                                                 | Ficus rubiginosa<br>Phoenix dactylifera<br>Platanus mexicana<br>Platanus racemosa                          | Quercus agrifolia<br>Schinus molle<br>Washingtonia robusta                               | Quercus agrifolia                                                             |

# Irvine Spectrum 4

## Planning Area 13



| Street Name <i>(sidewalk)</i>                                  | Parkway Trees                                                                  | Median Trees         |
|----------------------------------------------------------------|--------------------------------------------------------------------------------|----------------------|
| <b>Alton Parkway</b><br><i>Linear, adjacent to curb</i>        | Ficus rubiginosa                                                               | Washingtonia robusta |
| <b>Barranca Parkway</b><br><i>Linear, adjacent to curb</i>     | Ficus rubiginosa<br>Platanus racemosa<br>Schinus molle<br>Washingtonia robusta | Washingtonia robusta |
| <b>Sand Canyon Avenue</b><br><i>Linear, set back from curb</i> | Quercus agrifolia<br>Washingtonia robusta                                      | Quercus agrifolia    |

# West Park

## Planning Area 14



| Street Name <i>(sidewalk)</i>                                                                                      | Parkway Trees                                                                                                               |                                                                                                                    | Median Trees                                                                         |
|--------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| <b>Alton Parkway</b><br><i>Linear, set back from curb</i>                                                          | Brachychiton acerifolius<br>Eucalyptus spp.<br>Lagerstroemia indica<br>Lophostemon confertus                                | Pinus eldarica<br>Pinus halepensis<br>Schinus molle<br>Washingtonia robusta                                        | Brachychiton acerifolius<br>Pinus eldarica<br>Pinus halepensis<br>Pistacia chinensis |
| <b>Barranca Parkway</b><br><i>Meandering, set back from curb (commercial frontage); linear, set back from curb</i> | Lophostemon confertus<br>Phoenix dactylifera                                                                                | Pinus eldarica<br>Platanus x acerifolia                                                                            | Brachychiton acerifolius<br>Pinus eldarica                                           |
| <b>Culver Drive</b><br><i>Linear, set back from curb</i>                                                           | Eucalyptus spp.<br>Ficus nitida<br>Koeleruteria bipinnata<br>Lophostemon confertus                                          | Phoenix dactylifera<br>Pinus canariensis<br>Washingtonia robusta                                                   | Cinnamomum camphora                                                                  |
| <b>Harvard Avenue</b><br><i>Meandering, set back from curb</i>                                                     | Eucalyptus spp.<br>Ficus nitida<br>Ficus rubiginosa<br>Geijera parviflora<br>Koeleruteria bipinnata<br>Lagerstroemia indica | Lophostemon confertus<br>Pinus eldarica<br>Pinus halepensis<br>Pinus pinea<br>Tipuana tipu<br>Washingtonia robusta | Brachychiton acerifolius<br>Eucalyptus spp.<br>Pinus eldarica                        |
| <b>Main Street</b><br><i>Meandering, set back from curb</i>                                                        | Ficus nitida<br>Lagerstroemia indica<br>Lophostemon confertus<br>Pinus canariensis                                          | Pinus eldarica<br>Pistacia chinensis<br>Washingtonia robusta                                                       | Pinus eldarica<br>Pistacia chinensis                                                 |

# Woodbridge

## Planning Area 15



| Street Name <i>(sidewalk)</i>                                               | Parkway Trees                                                                                              |                                                                                        | Median Trees                                                                                                                                      |
|-----------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Alton Parkway</b><br><i>Meandering, set back from curb</i>               | Cercis occidentalis<br>Liquidambar spp.<br>Lagerstroemia indica<br>Meleluca quiquinervia<br>Pinus elderica | Pinus halepensis<br>Platanus racemosa<br>Platanus x acerifolia<br>Pyrus calleryana     | Cercis occidentalis<br>Liquidambar styraciflua<br>Pinus elderica<br>Pinus pinea<br>Platanus racemosa<br>Platanus x acerifolia<br>Pyrus calleryana |
| <b>Barranca Parkway</b><br><i>Meandering, set back from curb</i>            | Jacaranda mimosifolia<br>Laurus nobilis<br>Liquidambar styraciflua<br>Pinus elderica<br>Pinus halepensis   | Platanus racemosa<br>Platanus x acerifolia<br>Pyrus calleryana<br>Tristanopsis laurina | Cercis occidentalis<br>Liquidambar styraciflua<br>Pinus eldarica<br>Pinus pinea<br>Platanus racemosa<br>Platanus x acerifolia                     |
| <b>Culver Drive</b><br><i>Linear, set back from curb</i>                    | Afrocarpus gracilior<br>Eucalyptus spp.                                                                    | Liquidambar styraciflua<br>Pinus canariensis                                           | Cinnamomum camphora                                                                                                                               |
| <b>Irvine Center Drive</b><br><i>Meandering, set back from curb</i>         | Afrocarpus gracilior<br>Pinus canariensis                                                                  | Schinus terebinthifolius                                                               | Eucalyptus spp.                                                                                                                                   |
| <b>Jeffrey Road</b><br><i>Linear, adjacent to curb</i>                      | Eucalyptus spp.<br>Handroanthus heptaphyllus                                                               | Lophostemon confertus                                                                  | Jacaranda mimosifolia                                                                                                                             |
| <b>Main Street</b><br><i>Meandering, set back from curb</i>                 | Afrocarpus gracilior<br>Fraxinus velutina 'Modesto'                                                        | Pinus canariensis                                                                      | Cupaniopsis anacardioides                                                                                                                         |
| <b>Yale Avenue</b><br><i>Linear, set back from curb or adjacent to curb</i> | Bauhinia x blakeana<br>Eucalyptus spp.                                                                     | Ulmus parvifolia                                                                       | Bauhinia x blakeana                                                                                                                               |
| <b>Yale Loop</b>                                                            | Jacaranda mimosifolia<br>Lagerstroemia indica                                                              | Tipuana tipu                                                                           | Afrocarpus gracilior                                                                                                                              |

# Quail Hill (Open Space)

## Planning Area 16



| Street Name <small>(sidewalk)</small>                                 | Parkway Trees                          | Median Trees          |
|-----------------------------------------------------------------------|----------------------------------------|-----------------------|
| <b>University Drive</b><br><i>Linear bikepath, set back from curb</i> | Quercus agrifolia<br>Platanus racemosa | Jacaranda mimosifolia |

# Rancho San Joaquin

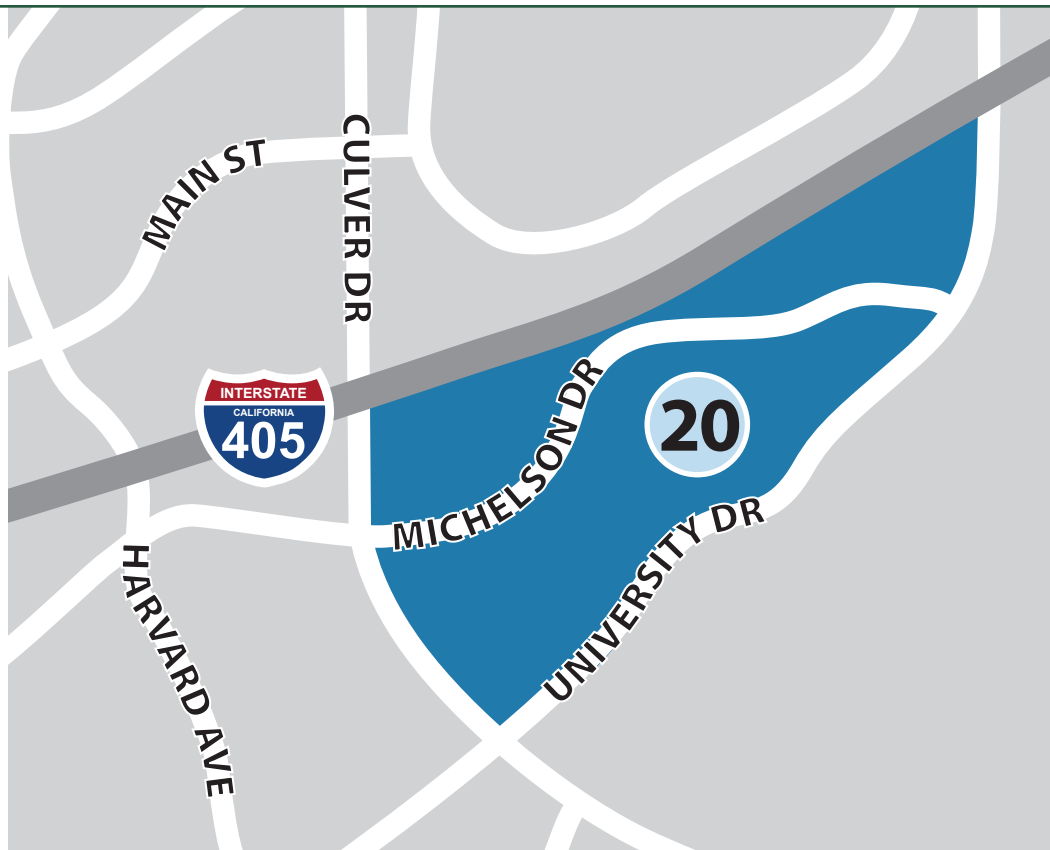
## Planning Area 19



| Street Name <i>(sidewalk)</i>                                        | Parkway Trees                                                                                                                                   | Median Trees                           |
|----------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|
| <b>Culver Drive</b><br><i>Linear, set back from curb</i>             | Afrocarpus gracilior<br>Cupaniopsis anacardioides<br>Eucalyptus spp.                                                                            | Cinnamomum camphora<br>Eucalyptus spp. |
| <b>Harvard Avenue</b><br><i>Not Applicable. Offstreet bike path.</i> | Eucalyptus spp.<br>Pinus eldarica<br>Pinus halepensis<br>Lophostemon confertus<br>Liquidambar styraciflua<br>Platanus racemosa<br>Schinus molle | N/A                                    |
| <b>Michelson Drive</b><br><i>Linear, set back from curb</i>          | Brachychiton acerifolius<br>Cinnamomum camphora<br>Eucalyptus spp.<br>Tipuana tipu                                                              | N/A                                    |
| <b>University Drive</b><br><i>Linear, adjacent to curb</i>           | Eucalyptus spp.<br>Pinus halepensis<br>Platanus racemosa                                                                                        | Jacaranda mimosifolia                  |

# University Park

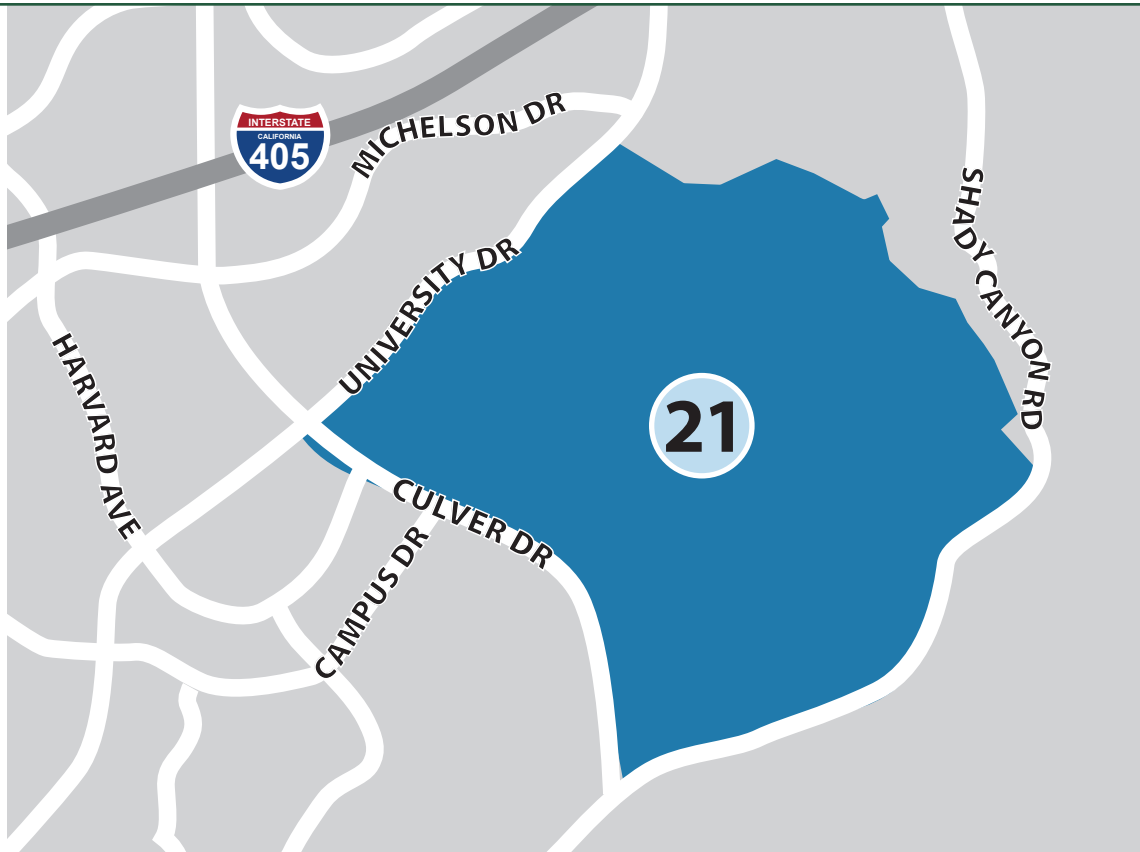
## Planning Area 20



| Street Name <i>(sidewalk)</i>                                    | Parkway Trees                                                                                                                          | Median Trees                           |
|------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|
| <b>Culver Drive</b><br><i>Linear, set back from curb</i>         | Afrocarpus gracilior<br>Cupaniopsis anacardioides<br>Eucalyptus spp.<br>Pinus eldercia<br>Pinus canariensis                            | Cinnamomum camphora<br>Eucalyptus spp. |
| <b>University Drive</b><br><i>Meandering, set back from curb</i> | Eucalyptus spp.<br>Jacaranda mimosifolia<br>Lophostemon confertus<br>Pinus halepensis<br>Quercus oblongifolia<br>Tristaniopsis laurina | Jacaranda mimosifolia                  |
| <b>Michelson Drive</b><br><i>Linear, set back from curb</i>      | Cinnamomum camphora<br>Jacaranda mimosifolia<br>Lagerstroemia indica<br>Pinus halepensis<br>Schinus terebinthifolia                    | Koelreuteria bipinnata                 |
| <b>Yale Avenue</b><br><i>Linear, set back from curb</i>          | Eucalyptus spp.<br>Lophostemon confertus<br>Pinus halepensis                                                                           | N/A                                    |

# Turtle Rock

## Planning Area 21



| Street Name <i>(sidewalk)</i>                                    | Parkway Trees                                                                                              |                                                                                                  | Median Trees                           |
|------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|----------------------------------------|
| <b>Campus Drive</b><br><i>Linear, set back from curb</i>         | Ficus rubiginosa<br>Liquidambar styraciflua                                                                | Pinus pinea                                                                                      | Cinnamomum camphora                    |
| <b>Culver Drive</b><br><i>Linear, set back from curb</i>         | Cupaniopsis anacardioides<br>Eucalyptus spp.<br>Pinus canariensis                                          | Platanus x acerifolia<br>'Columbia'<br>Platanus racemosa<br>Quercus virginiana                   | Cinnamomum camphora<br>Eucalyptus spp. |
| <b>Turtle Rock Drive</b>                                         | Eucalyptus spp.<br>Jacaranda mimosifolia<br>Laagerstroemia indica<br>Pinus canariensis<br>Pinus halepensis | Pinus torreyana<br>Platanus racemosa<br>Quercus agrifolia<br>Quercus virginiana<br>Schinus molle | N/A                                    |
| <b>University Drive</b><br><i>Meandering, set back from curb</i> | Eucalyptus spp.<br>Pinus halepensis                                                                        | Platanus racemosa                                                                                | Jacaranda mimosifolia                  |

# San Joaquin Marsh

## Planning Area 23



| Street Name <i>(sidewalk)</i>                                                                     | Parkway Trees                                                                                        | Median Trees    |
|---------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|-----------------|
| <b>Campus Drive</b><br><i>N/A. Gravel buffer to Irvine Ranch Water District San Joaquin Marsh</i> | Platanus racemosa<br>Sambucus nigra<br>Schinus molle<br>Quercus agrifolia                            | N/A             |
| <b>Carlson Avenue</b>                                                                             | Platanus racemosa<br>Quercus agrifolia<br>Sambucus nigra                                             | N/A             |
| <b>Harvard Avenue</b><br><i>N/A. Off-street bike path</i>                                         | Eucalyptus spp.<br>Liquidambar styraciflua<br>Lophostemon confertus<br>Schinus molle                 | N/A             |
| <b>Michelson Drive</b><br><i>Linear, adjacent to curb</i>                                         | Cinnamomum camphora<br>Eucalyptus spp.<br>Pinus halepensis<br>Platanus racemosa<br>Quercus agrifolia | N/A             |
| <b>University Drive</b><br><i>Linear, adjacent to curb</i>                                        | N/A                                                                                                  | Eucalyptus spp. |

# University Town Center

## Planning Area 24



| Street Name <i>(sidewalk)</i>                                                                                                                               | Parkway Trees                                                                                                                                                                                     | Median Trees                                            |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|
| <b>Campus Drive</b><br><i>Linear, set back from curb</i>                                                                                                    | Arbutus marina<br>Cupaniopsis anacardioides<br>Erythrina coralloides<br>Eucalyptus spp.<br>Ficus rubiginosa<br>Koelreuteria bipinnata<br>Laurus nobilis<br>Lophostemon confertus<br>Schinus molle | Arbutus marina<br>Cinnamomum camphora<br>Laurus nobilis |
| <b>Culver Drive</b><br><i>Linear, set back from curb</i>                                                                                                    | Cupaniopsis anacardioides<br>Eucalyptus spp.<br>Platanus racemosa                                                                                                                                 | Cinnamomum camphora<br>Eucalyptus spp.                  |
| <b>Harvard Avenue</b><br><i>Linear, set back from curb</i>                                                                                                  | Eucalyptus spp.<br>Koelruteria bipinnata<br>Pinus eldarica                                                                                                                                        | N/A                                                     |
| <b>University Drive</b><br><i>Meandering, I-405 to Culver Drive;<br/>           Linear, adjacent to curb, Culver Drive to<br/>           Harvard Avenue</i> | Eucalyptus spp.<br>Platanus racemeosa<br>Schinus Molle                                                                                                                                            | Eucalyptus spp.<br>Jacaranda mimosifolia                |

# University Research Center

## Planning Area 25



| Street Name <i>(sidewalk)</i>                                   | Parkway Trees      | Median Trees       |
|-----------------------------------------------------------------|--------------------|--------------------|
| California Avenue                                               | Quercus virginiana | Quercus virginiana |
| University Drive<br><i>South edge: off-street bicycle trail</i> | N/A                | Eucalyptus spp.    |

# UC Irvine – North Campus

## Planning Area 29



| Street Name <small>(sidewalk)</small>                                  | Parkway Trees | Median Trees    |
|------------------------------------------------------------------------|---------------|-----------------|
| <b>University Drive</b><br><i>North edge: linear, adjacent to curb</i> | N/A           | Eucalyptus spp. |

# Irvine Spectrum 6

## Planning Area 31



| Street Name <i>(sidewalk)</i>                                  | Parkway Trees                                                  | Median Trees         |
|----------------------------------------------------------------|----------------------------------------------------------------|----------------------|
| <b>Barranca Parkway</b><br><i>Linear, adjacent to curb</i>     | Ficus rubiginosa<br>Schinus molle                              | Washingtonia robusta |
| <b>Irvine Center Drive</b><br><i>Linear, adjacent to curb</i>  | Eucalyptus spp.                                                | Ficus rubiginosa     |
| <b>Sand Canyon Avenue</b><br><i>Linear, set back from curb</i> | Platanus racemosa<br>Quercus agrifolia<br>Washingtonia robusta | Quercus agrifolia    |

# Irvine Spectrum 3

## Planning Area 32



| Street Name <small>(sidewalk)</small>                      | Parkway Trees    | Median Trees         |
|------------------------------------------------------------|------------------|----------------------|
| <b>Alton Parkway</b><br><i>Linear, adjacent to curb</i>    | Ficus rubiginosa | Washingtonia robusta |
| <b>Barranca Parkway</b><br><i>Linear, adjacent to curb</i> | Ficus rubiginosa | Washingtonia robusta |

# Irvine Spectrum Center

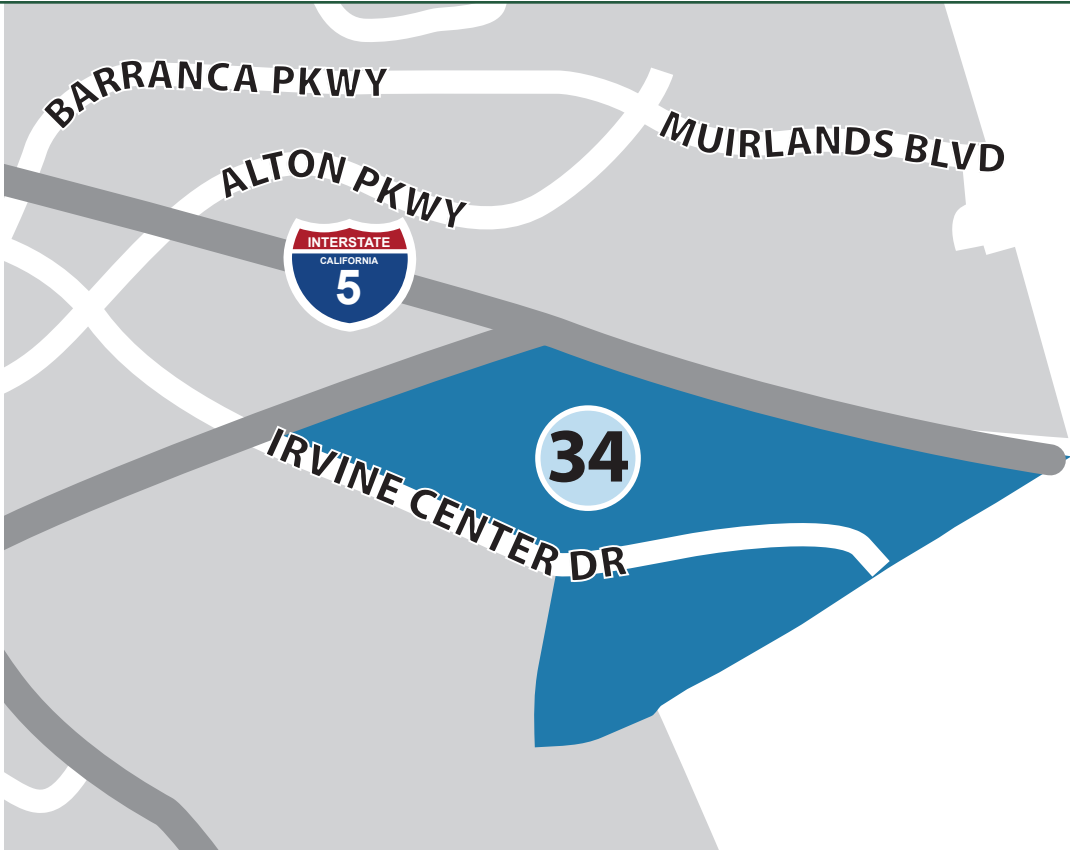
## Planning Area 33



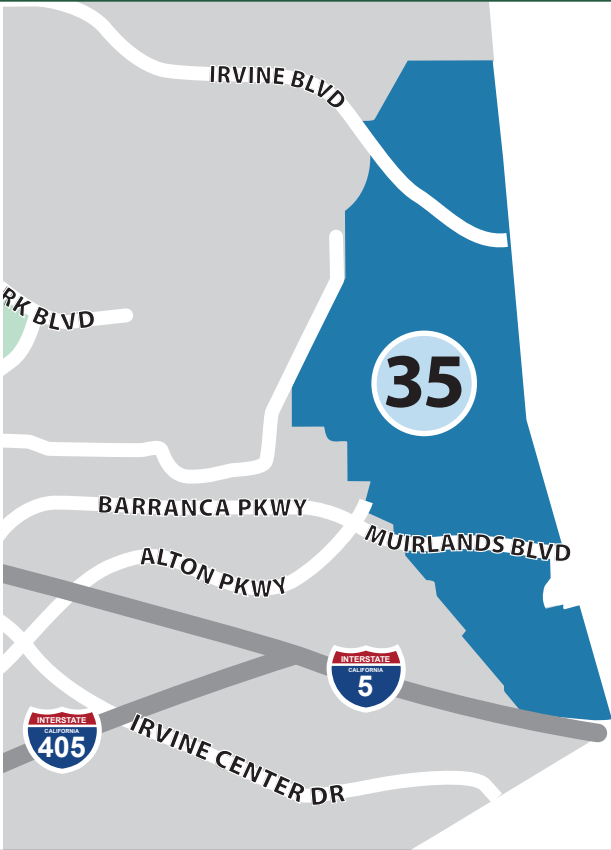
| Street Name <i>(sidewalk)</i>                                   | Parkway Trees    | Median Trees         |
|-----------------------------------------------------------------|------------------|----------------------|
| <b>Alton Parkway</b><br><i>Linear, adjacent to curb</i>         | Ficus rubiginosa | Washingtonia robusta |
| <b>Barranca Parkway</b>                                         | Ficus rubiginosa | Washingtonia robusta |
| <b>Irvine Center Drive</b><br><i>Linear, set back from curb</i> | Eucalyptus spp.  | Eucalyptus spp.      |

Irvine Spectrum 5

Planning Area 34



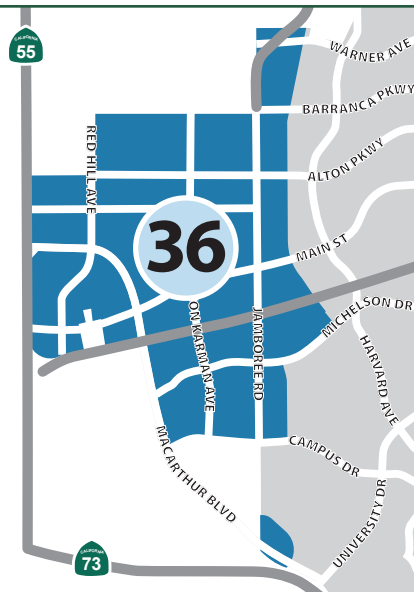
| Street Name <i>(sidewalk)</i>                                 | Parkway Trees                              | Median Trees     |
|---------------------------------------------------------------|--------------------------------------------|------------------|
| <b>Bake Parkway</b><br><i>Linear, adjacent to curb</i>        | Platanus racemosa<br>Platanus x acerifolia | Ficus rubiginosa |
| <b>Irvine Center Drive</b><br><i>Linear, adjacent to curb</i> | Ficus rubiginosa                           | Eucalyptus spp.  |



| Street Name <i>(sidewalk)</i>                              | Parkway Trees                                                                                                        | Median Trees                                                    |
|------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|
| <b>Alton Parkway</b><br><i>Linear, adjacent to curb</i>    | Cinnamomum camphora<br>Koelruteria bipinnata<br>Lagerstroemia indica<br>Liquidambar styraciflua<br>Platanus racemosa | Platanus x acerifolia<br>Quercus agrifolia<br>Quercus palustris |
| <b>Irvine Boulevard</b><br><i>Linear, adjacent to curb</i> | Alnus rhombifolia<br>Cinnamomum camphora<br>Lophostemon confertus                                                    | Eucalyptus spp.                                                 |

# Irvine Business Complex

## Planning Area 36



| Street Name <i>(sidewalk)</i>                                                | Parkway Trees                                                                     |                                                                   | Median Trees                                                |
|------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------|-------------------------------------------------------------|
| <b>Alton Parkway</b><br><i>Linear, set back from curb</i>                    | Ficus nitida<br>Platanus x acerifolia                                             | Platanus racemosa                                                 | Platanus racemosa                                           |
| <b>Barranca Parkway</b><br><i>Linear, set back from curb</i>                 | Fraxinus velutina                                                                 |                                                                   | Lagerstroemia indica                                        |
| <b>Campus Drive</b><br><i>Linear, adjacent to curb</i>                       | Eucalyptus spp.                                                                   |                                                                   | N/A                                                         |
| <b>Jamboree Road</b><br><i>Linear, set back or adjacent to roadway</i>       | Eucalyptus spp.<br>Ficus rubiginosa<br>Pinus eldarica                             | Platanus racemosa<br>Washingtonia robusta                         | Lagerstroemia indica<br>Pinus canariensis<br>Pinus eldarica |
| <b>Main Street</b><br><i>Linear, adjacent to or set back from curb</i>       | Ficus rubiginosa<br>Lophostemon confertus                                         | Washingtonia robusta                                              | Platanus x acerifolia<br>Washingtonia robusta               |
| <b>MacArthur Boulevard</b><br><i>Linear, adjacent to curb</i>                | Eucalyptus spp.<br>Fraxinus velutina<br>Pinus halepensis<br>Platanus x acerifolia | Platanus racemosa<br>Tristanopsis laurina<br>Washingtonia robusta | Washingtonia robusta                                        |
| <b>McGaw Avenue</b><br><i>Linear, adjacent to curb</i>                       | Platanus x acerifolia                                                             | Platanus racemosa                                                 | N/A                                                         |
| <b>Michelson Drive</b><br><i>Linear, adjacent to curb</i>                    | Cinnamomum camphora                                                               | Fraxinus velutina                                                 | Lagerstroemia indica                                        |
| <b>Red Hill Avenue</b><br><i>Linear, set back from curb</i>                  | Eucalyptus spp.<br>Fraxinus velutina                                              | Lophostemon confertus                                             |                                                             |
| <b>Von Karman Avenue</b><br><i>Linear, adjacent to or set back from curb</i> | Ceibia speciosa<br>Cinnamomum camphora<br>Eucalyptus spp.                         | Ficus rubiginosa<br>Phoenix dactylifera                           | N/A                                                         |

# Westpark II

## Planning Area 38



| Street Name <i>(sidewalk)</i>                                                                                                     | Parkway Trees                                                                               | Median Trees                                                     |
|-----------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|------------------------------------------------------------------|
| <b>Barranca Parkway</b><br><i>Meandering, set back from curb (commercial frontage);<br/>           Linear, set back from curb</i> | Brachychiton acerifolius<br>Lophostemon confertus<br>Pinus eldarica                         | Brachychiton acerifolius<br>Pinus eldarica<br>Pistacia chinensis |
| <b>Culver Drive</b><br><i>Linear, set back from curb</i>                                                                          | Eucalyptus spp.<br>Jacaranda mimosifolia<br>Koelreuteria bipinnata<br>Pinus canariensis     | Cinnamomum camphora                                              |
| <b>Harvard Avenue</b><br><i>Meandering, set back from curb</i>                                                                    | Lagerstroemia indica<br>Pinus elderica<br>Platanus x acerifolia 'Columbia'<br>Schinus molle | Platanus x acerifolia 'Columbia'                                 |
| <b>Irvine Center Drive</b><br><i>Meandering, set back from curb</i>                                                               | Ficus nitida<br>Phoenix canariensis<br>Pistacia chinensis<br>Pinus elderica                 | Eucalyptus spp.                                                  |

# Los Olivos

## Planning Area 39



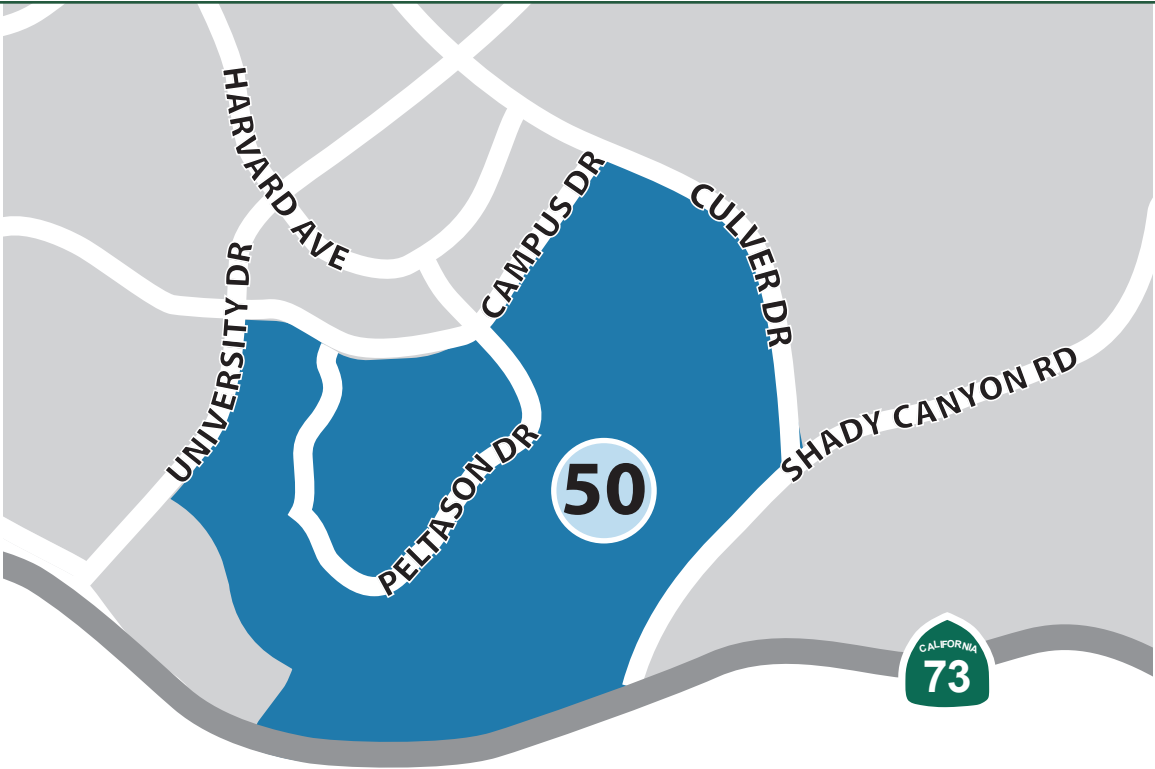
| Street Name <i>(sidewalk)</i>                                 | Parkway Trees                                                         | Median Trees     |
|---------------------------------------------------------------|-----------------------------------------------------------------------|------------------|
| <b>Bake Parkway</b><br><i>Linear, adjacent to curb</i>        | Platanus x acerifolia 'Columbia'<br>Quercus virginiana<br>Olea europa | Ficus rubiginosa |
| <b>Irvine Center Drive</b><br><i>Linear, adjacent to curb</i> | Pinus halepensis<br>Olea europa                                       | Eucalyptus spp.  |

# Cypress Village

## Planning Area 40



| Street Name <i>(sidewalk)</i>                                                                                 | Parkway Trees                                                    |                                                            | Median Trees          |
|---------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|------------------------------------------------------------|-----------------------|
| <b>Great Park Boulevard</b><br><i>Linear, set back from curb</i>                                              | Eucalyptus spp.<br>Jacaranda mimosifolia<br>Pinus eldarica       | Pinus halepensis<br>Quercus agrifolia                      |                       |
| <b>Jeffrey Road</b><br><i>Jeffrey Open Space Trail (JOST)</i>                                                 | Pinus eldarica                                                   | Pinus halepensis                                           | Platanus x acerifolia |
| <b>Marine Way</b><br><i>Linear, set back from curb;<br/>Freeway interchange: Linear,<br/>adjacent to curb</i> | Eucalyptus spp.<br>Jacaranda mimosifolia<br>Lagerstroemia indica | Pinus halepensis<br>Quercus agrifolia                      | Lagerstroemia indica  |
| <b>Ridge Valley</b><br><i>Meandering, set back from curb</i>                                                  | Pinus eldarica<br>Pinus halepensis                               | Ulmus parvifolia                                           |                       |
| <b>Sand Canyon Avenue</b><br><i>Linear, set back from curb</i>                                                | Eucalyptus spp.<br>Jacaranda mimosifolia<br>Olea europa          | Pinus canariensis<br>Pinus halepensis<br>Quercus agrifolia | Eucalyptus spp.       |
| <b>Trabuco Road</b><br><i>Linear, set back from curb</i>                                                      | Eucalyptus spp.<br>Olea europa<br>Pinus canariensis              | Pinus eldarica<br>Pinus halepensis                         | Eucalyptus spp.       |



This planning area does not contain tree species as a part of this Plan.

# Great Park

## Planning Area 51



Reference the Great Park Framework Plan for information related to this Planning Area.

# Appendix A: Streetscape Index

| Arterial Streetscapes | Pages                                                                  |
|-----------------------|------------------------------------------------------------------------|
| Alton Parkway         | 21, 22, 23, 24, 34, 35, 37, 38                                         |
| Bake Parkway          | 36, 40                                                                 |
| Barranca Parkway      | 21, 22, 23, 24, 33, 35, 38, 39                                         |
| Bryan Avenue          | 14, 17                                                                 |
| Campus Drive          | 28, 29, 30, 38                                                         |
| Culver Drive          | 13, 14, 15, 17, 19, 20, 23, 24, 26, 27, 28, 30, 30, 30, 39             |
| Great Park Boulevard  | 18, 41                                                                 |
| Harvard Avenue        | 19, 23, 26, 29, 30, 30, 39                                             |
| Irvine Boulevard      | 14, 15, 16, 17, 18, 37                                                 |
| Irvine Center Drive   | 19, 20, 21, 24, 33, 35, 36, 39, 40                                     |
| Jamboree Road         | 14, 19, 38                                                             |
| Jeffrey Road          | 15, 17, 18, 20, 21, 21, 24, 41                                         |
| MacArthur Boulevard   | 38                                                                     |
| Main Street           | 23, 24, 38                                                             |
| Marine Way            | 13, 16, 17, 18, 20, 21, 22, 24, 33, 34, 35, 36, 37, 38, 40, 41, 41, 43 |
| McGaw Avenue          | 38                                                                     |
| Michelson Drive       | 26, 27, 29, 38                                                         |
| Orchard Hills Drive   | 13                                                                     |
| Portola Parkway       | 13, 14, 15, 16, 18                                                     |
| Red Hill Avenue       | 38                                                                     |
| Ridge Valley          | 13, 16, 16, 17, 18, 19, 20, 21, 34, 37, 41, 41, 43                     |
| Sand Canyon Avenue    | 18, 21, 21, 22, 33, 41                                                 |
| Trabuco Road          | 17, 18, 41                                                             |
| University Drive      | 25, 26, 27, 28, 29, 30, 31, 32                                         |
| Von Karman Avenue     | 38                                                                     |
| Walnut Avenue         | 19, 20                                                                 |
| Yale Avenue           | 15, 17, 20, 24, 27                                                     |

## Appendix B: Glossary of Tree Species

For more information on tree species, refer to Appendix 14 Recommended Species List of the City of Irvine Urban Forest Master Plan (2025).

| Scientific Name                 | Common Name            | Scientific Name            | Common Name                |
|---------------------------------|------------------------|----------------------------|----------------------------|
| Acacia dealbata                 | Silver wattle          | Ginkgo biloba              | Maidenhair tree            |
| Acacia saligna                  | Golden wreath wattle   | Grevillea robusta          | Silk oak                   |
| Afrocarpus gracilior            | African fern pine      | Handroanthus heptaphyllus  | Pink trumpet tree          |
| Agonis flexuosa                 | Peppermint willow      | Harpephyllum caffrum       | South African wild plum    |
| Alnus rhombifolia               | White alder            | Heteromeles arbutifolia    | Toyon                      |
| Angophora costata               | Sydney red gum         | Hymenosporum flavum        | Sweet shade                |
| Arbutus marina                  | Marina strawberry tree | Jacaranda mimosifolia      | Jacaranda                  |
| Arbutus unedo                   | Strawberry tree        | Koelreuteria bipinnata     | Chinese flame tree         |
| Bauhinia x blakeana             | Hong Kong orchid tree  | Koelreuteria spp.          | Golden rain tree (species) |
| Brachychiton acerifolius        | Illawarra flame tree   | Lagerstroemia indica       | Crape myrtle               |
| Brachychiton populneus          | Kurrajong              | Lagerstroemia x 'Muskogee' | Muskogee crape myrtle      |
| Casuarina cunninghamiana        | River sheoak           | Lagerstroemia x 'Natchez'  | Natchez crape myrtle       |
| Cedrus deodara                  | Deodar cedar           | Lagunaria patersonii       | Primrose tree              |
| Ceiba speciosa                  | Silk floss tree        | Laurus nobilis             | Bay laurel                 |
| Cercis canadensis               | Eastern redbud         | Ligustrum lucidum          | Glossy privet              |
| Cercis canadensis var. texensis | Texas redbud           | Liquidambar rotundiloba    | Roundleaf sweetgum         |
| Cercis occidentalis             | Western redbud         | Liquidambar styraciflua    | American sweetgum          |
| Chilopsis linearis              | Desert willow          | Lophostemon confertus      | Brisbane box               |
| Cinnamomum camphora             | Camphor tree           | Magnolia grandiflora       | Southern magnolia          |
| Corymbia papuana                | Ghost gum              | Metrosideros excelsus      | New Zealand Christmas tree |
| Cupaniopsis anacardioides       | Carrotwood             | Olea europaea              | Olive                      |
| Cupressus sempervirens          | Italian cypress        | Phoenix dactylifera        | Date palm                  |
| Eriobotrya deflexa              | Bronze loquat          | Pinus canariensis          | Canary Island pine         |
| Eriobotrya japonica             | Loquat                 | Pinus eldarica             | Afghan pine                |
| Eucalyptus grandis              | Flooded gum            | Pinus halepensis           | Aleppo pine                |
| Eucalyptus spp.                 | Eucalyptus (species)   | Pinus pinea                | Italian stone pine         |
| Ficus rubiginosa                | Port Jackson fig       | Pinus thunbergiana         | Japanese black pine        |
| Fraxinus uhdei                  | Shamel ash             | Pinus torreyana            | Torrey pine                |
| Fraxinus velutina               | Arizona ash            | Pistacia chinensis         | Chinese pistache           |
| Fraxinus velutina 'Modesto'     | Modesto ash            | Pittosporum undulatum      | Victorian box              |
| Geijera parviflora              | Australian willow      | Platanus mexicana          | Mexican sycamore           |

# Appendix C: Modifications to Streetscape Plan

## June 1998

Planning Commission Resolution No. 98-XXXX

## October 15, 2026

Planning Commission Resolution No.26-XXXX