



CITY OF NEWPORT BEACH POLICE HEADQUARTERS ADVISORY COMMITTEE AGENDA

Civic Center Community Room - 100 Civic Center Drive

Tuesday, July 21, 2026 - 3:00 PM

Police Headquarters Advisory Committee Members:

Chairperson Sara J. Weber

Vice Chair Noah Blom

Councilmember Michelle Barto

Committee Member Thomas Maloney

Committee Member Sandra Meadows

Committee Member Robert Olson

Committee Member Paul Watkins

Seimone Jurjis, City Manager

The Police Headquarters Advisory Committee meeting is subject to the Ralph M. Brown Act. Among other things, the Brown Act requires that the Police Headquarters Advisory Committee agenda be posted at least seventy-two (72) hours in advance of each regular meeting and that the public be allowed to comment on agenda items before the Committee and items not on the agenda but are within the subject matter jurisdiction of the Police Headquarters Advisory Committee. The Chair may limit public comments to a reasonable amount of time, generally three (3) minutes per person.

The City of Newport Beach's goal is to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting, you will need special assistance beyond what is normally provided, we will attempt to accommodate you in every reasonable manner. Please contact Administration Departments, at least forty-eight (48) hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible at (949) 644-3001.

Comments may be submitted in writing for the Committee's consideration by sending them to PHQAC@newportbeachca.gov. To give the Committee adequate time to review your comments, please submit them no later than 3 p.m. the day prior to the Committee meeting. All correspondence will be made part of the record.

NOTICE REGARDING PRESENTATIONS REQUIRING USE OF CITY EQUIPMENT

Any presentation requiring the use of the City of Newport Beach's equipment must be submitted to the City Managers Office 24 hours prior to the scheduled meeting.

I. CALL THE MEETING TO ORDER

II. WELCOME AND ROLL CALL

III. PUBLIC COMMENTS ON NON-AGENDA ITEMS

Public comments are invited on non-agenda items. Speakers must limit comments to three (3) minutes. Before speaking, we invite, but do not require, you to state your name for the record. The Police Headquarters Advisory Committee has the discretion to extend or shorten the speakers' time limit on agenda items, provided the time limit adjustment is applied equally to all speakers. As a courtesy, please turn cell phones off or set them in the silent mode.

[Additional Materials Received Public Comments 7.21.26](#)

[Additional Materials Received - Public Comments - 07-21-2026](#)

IV. CURRENT BUSINESS

a. Minutes of the July 7, 2026 Meeting (Attachment A)

Recommended Action:

(1) Approve and file.

[Attachment A - 07-07-2026 Police Headquarters Advisory Committee Meeting Draft Minutes](#)

b. Police Department Needs Assessment (Attachment B)

City staff and its consultant, Griffin Structures, will provide a detailed overview of the current and future needs of the Police Department, and why those are important to consider with respect to the evaluation of any potential site.

Recommended Actions:

- (1) This is a presentation item only. No action.

[Attachment B - PD Needs Assessment](#)

c. Exploring Site Options: Current Location at 870 Santa Barbara Drive (Attachment C)

City staff and its consultant, Griffin Structures, will share information from due diligence efforts surrounding redeveloping the current headquarters facility at 870 Santa Barbara Drive.

Recommended Actions:

1. Discuss the findings presented; and
2. Provide any recommendations for next steps on exploring the 870 Santa Barbara Drive site.

[Attachment C - Excerpts of the March 10, 2026, City Council Study Session Presentation](#)

d. Updates on Current Efforts

City staff will provide any updates on the efforts related to assessing locations for the headquarters.

Recommended Actions:

- (1) This is a presentation item only. No action.

e. Discuss Agenda Items for Next Meeting and Next Steps

The Committee will discuss potential agenda items for the next regular meeting, as well as next steps.

Recommended Actions:

- (1) Discuss potential agenda items for the next meeting; and
- (2) Provide guidance on next steps for the Committee.

V. ADJOURNMENT

Next Meeting: TBD

Betts, Sheila

From: Attila Kovacs <attil.kovacs@gmail.com>
Sent: July 09, 2026 10:02 AM
To: Dept - City Council
Subject: Strong Opposition to Relocating NBPD to Civic Center Park – Please Keep the Park for Residents

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Dear Newport Beach City Council,

I am writing as a longtime Newport Beach resident to express my strong opposition to the proposed relocation of the Newport Beach Police Department (NBPD) to Civic Center Park. I urge you to halt this plan and preserve the park as vital open green space for our community.

The recent NBPD Ad Hoc Committee meeting on July 7th highlighted several serious concerns. The City is moving forward quickly with consultant contracts for architectural design, environmental review, and public outreach, using \$1.5 million in feasibility funds specifically targeted at the Civic Center Park site. However, key questions remain unanswered:

- Has the NBPD clearly distinguished between operational **needs** and **wants** in the proposed 73,000 SF facility (up from the current ~50,000 SF)?
- Is a single, consolidated “state-of-the-art” building under one roof truly necessary, or could functions be distributed more efficiently?
- No financial modeling has been completed to evaluate costs, alternatives, or taxpayer impact.

Civic Center Park is one of the few remaining central green spaces in Newport Beach, heavily used by families, residents, and the community for recreation and events. Converting 3.5 acres of this park for a larger police facility would permanently reduce public access and diminish the quality of life that makes Newport Beach special. The current PD site already shares space with the Fire Station on a 4-acre parcel—exploring options to modernize or expand there (or other non-park locations) would better serve public safety without sacrificing parkland.

I respectfully ask that you:

- Pause the July 28th review of consultant contracts until full financial analysis, needs assessment, and transparent public input are completed.
- Direct staff to seriously evaluate alternative sites that do not involve Civic Center Park.
- Prioritize keeping our parks for residents rather than institutional development.

Many Newport Beach residents share these concerns. I encourage my neighbors to contact you as well. Please represent our community’s desire to protect public green spaces while responsibly addressing police facility needs.

Thank you for your time and service to Newport Beach. I look forward to your thoughtful consideration and to hearing how the Council plans to preserve Civic Center Park.

Sincerely,

Attila Kovacs

Newport Beach Resident

Phone: 408 892 9263

Betts, Sheila

From: Anne Satterfield <satterfield.anne@gmail.com>
Sent: July 09, 2026 8:09 AM
To: Dept - City Council
Subject: Location of PD

Follow Up Flag: Follow up
Flag Status: Flagged

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.
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As a resident of Newport Beach for 32 years I am opposed to building a new Police Dept at the Civic Center location The present Civic Center and sculpture garden near the Library has some nice open spaces These spaces MUST be preserved It is quite alarming that the current City Council Members are ignoring the extreme concern of its citizens

Sent from my iPhone
Anne Satterfield

Betts, Sheila

From: Dy ▲ <ladydy_2003@yahoo.com>
Sent: July 09, 2026 8:04 AM
To: Dept - City Council
Subject: Police Dept move

Follow Up Flag: Follow up
Flag Status: Flagged

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.
Report phish using the Phish Alert Button above.

No to move to civic center! Already too congested!

Betts, Sheila

From: MARCIA HOWELL <mellowolf@aol.com>
Sent: July 09, 2026 9:02 AM
To: Dept - City Council
Subject: No Police Department at Civic Center park in Avocado!!

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.
Report phish using the Phish Alert Button above.

Please register our vote against the new Police Department building on Avocado. We have lived here for 55 years and there are other locations better suited for this.
Please listen to our community.
Reg and Marcia Howell

Sent from my iPhone

From: Robyn Ashton <robyn1180@gmail.com>
Sent: July 09, 2026 6:57 PM
To: Dept - City Council
Subject: police station but NOT in the park

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Everyone wants to support the police and give them a new police station.

The majority of residents do NOT want it to replace a beautiful park that is close to a library and an already congested intersection!!!

Robyn Ashton

From: carolek7@aol.com
Sent: July 10, 2026 9:53 AM
To: Kleiman, Lauren; Blom, Noah; Grant, Robyn; Weigand, Erik; Barto, Michelle; Stapleton, Joe; Dept - City Council; Weber, Sara
Subject: Police Station projects

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Hello Mayor and Council members,

I appreciate the committee meeting on July 7 to discuss the location for the new Police station. I was happy to hear about the history of city hall and the police location. I also was happy to hear from the Police chief and the department's needs for the future headquarters.

I did not know about the meeting until earlier that day, so I was glad to be able to make it. I am still working but have a flexible schedule.

My opinion of the meeting is that it is not a very productive format. Residents are invited to speak but those are just comments. No questions were really answered. The council sitting sideways to the audience was awkward. I often could not tell who was speaking from the council. I think a better format would be a town hall style meeting with a true question and answer session. That would help a lot in sharing factual information about the plans. I thought that there were a lot of good comments, but no time for responses. I believe we could learn a lot more about the process and be better informed if we were allowed to ask questions and receive real time answers.

Also, the meeting time of 3:00 does not allow for more participation. Many residents are working past that time. Is it possible to move the meeting to 5:00? I know some of the other department/committee meetings have been at 4:00, 5:00 or even 6:00 p.m. I'm not sure why this committee needs to meet so early. Some residents believe that not enough people care about this issue. I strongly disagree, I think they are unaware or unable to come to a meeting during the workday.

I look forward to your response.

Sincerely,
Carole King
Galatea Terrace, CDM

From: melissa mcleod <melissalmcleod@yahoo.com>
Sent: July 12, 2026 8:00 AM
To: Dept - City Council
Subject: Leave the park alone !!!!

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Please listen to the will of the people !!!! Do not build the police station where this beautiful park is !!!
Listen to the residents !!!! Melissa McLeod .. born in Newport 1954 !
Sent from my iPhone

From: Niall Saunders <niall@architectsoc.com>
Sent: July 13, 2026 9:32 AM
To: Dept - City Council
Subject: New police station location

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

I'd like to add my voice to the majority of NB residents, in opposing the potential destruction of the Civic Center nature/ sculpture park as a site for a new police station. Please take this site off the agenda, as it is unsuitable and undesirable for a police station. Preserve the park for all residents, permanently.
Thank you

--

Niall F. Saunders AIA RIBA
Saunders + Wiant Architects
2700 West Coast Highway, Suite 200,
Newport Beach, CA. 92663

Tel: (949) 721 0730
Fax: (949) 721 0767
www.architectsoc.com

From: Omar Herrera <omar@dynamicshotcrete.com>
Sent: July 13, 2026 8:41 AM
To: Dept - City Council
Subject: Support new police station at Civic Center

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Good morning, I'm happy to hear the Public Ad Hoc Committee got underway. It sounds like it was a great start.

I feel putting a new police headquarters next to City Hall is just common sense. The idea of moving it all the way out to Dove Street—closer to Irvine than the heart of Newport Beach—is absolutely baffling. A city of our size should have its police headquarters in a central location, not pushed to the edge of town.

Thank You

Omar Herrera

From: Daryl Nelson <daryl_01@mac.com>
Sent: July 13, 2026 7:56 AM
To: Dept - City Council
Subject: AD HOC COMMITTEE MEETING

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Honorable Mayor Kleiman and Honorable Members of the City Council:

It was a pleasure to attend the first Public Ad Hoc Committee meeting last Tuesday, July 7th. I was encouraged to see the committee begin its work with transparency, professionalism, and a genuine respect for community engagement.

I attended the meeting because I had become concerned by the conflicting information and negative messaging circulating within our community, particularly on social media. I found the meeting to be informative, fact-based, and well organized.

Honorable Newport Beach City Council Member, Sara Weber, did an outstanding job leading the discussion, addressing questions, and providing clarity on several issues that have been the subject of public confusion. I also want to commend City Council Members, Noah Blom and Michelle Barto for their thoughtful participation and commitment to ensuring the public received accurate information throughout the meeting.

It is unfortunate that, during such an important decision-making process for our city, misinformation and divisive public commentary have at times overshadowed the facts. This makes the committee's commitment to transparency, open dialogue, and factual information all the more valuable.

I would also respectfully encourage all city leaders, and their employees, who publicly, professionally and personally represent them, to consider the impact their communications on and off social media, have on our community. During times of significant public discussion, residents benefit most from messages that are factual, respectful, and focused on solutions rather than division.

Following the challenges our community experienced over the July 4th holiday, I believe Newport Beach needs unity more than ever. I hope everyone associated with City leadership (including personal employees) will help foster constructive dialogue that strengthens public trust and reflects the professionalism, civility, and collaboration our residents expect and deserve.

After taking the time to research the facts myself and listening carefully to the committee's presentation, I firmly believe that locating the new Police Headquarters adjacent to City Hall is the most logical and responsible decision. A city the size and stature of Newport Beach should have its police headquarters in a central location that best serves the entire community. Relocating the headquarters to Dove Street, on the edge of the city and closer to Irvine than to the civic heart of Newport Beach, simply does not make sense from either an operational or public safety standpoint.

Housing the Police Headquarters at the Civic Center will strengthen collaboration among city departments, improve operational efficiency, maximize the use of city resources, and ultimately provide the highest level of service and public safety for our residents.

I respectfully urge the City Council to support the Civic Center location for the new Police Headquarters. This decision will serve not only today's residents but future generations of Newport Beach as well.

I also want to express my appreciation for the thoughtful, transparent, and respectful process established by the Public Ad Hoc Committee. It reflects the kind of leadership our community deserves, and I look forward to its continued work as this important decision moves forward. Thank you for your service to our community and for your thoughtful consideration of this important decision.

Respectfully,

Daryl Nelson
Newport Beach

Sent from my i-phone. Please excuse typos and brevity.

From: Kathleen Dewitt <kathleen.dewitt@aol.com>
Sent: July 14, 2026 3:25 PM
To: Dept - City Council
Subject: Police Department at Civic Center

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Hello,

I am in full support of relocating the Police Department office to the Civic Center location. It will be more centrally located with easier access for locals and city administration. It will be easier to upgrade the technology and facilities on a new build as opposed to trying to use the existing footprint of the 53 year old Santa Barbara station. The Dove location is too far away as well and not central for access or dispatch.

Kind regards,
Kathleen DeWitt

From: Dewitt <nkdewitt@verizon.net>
Sent: July 14, 2026 3:16 PM
To: Dept - City Council
Subject: Police Department Location at Civic Center

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Hello,

I support the effort to relocate the Police Department to the Civic Center location at Avocado. This central location would provide a purpose built facility, engineered from the ground up specific for law enforcement operations with state of the art technology and monitoring. Colocation of City Management and Public Safety would foster a cohesive environment especially during crisis management events.

Regards,
Neal DeWitt

From: Louis Reyn <reynlouis@yahoo.com>
Sent: July 14, 2026 6:30 PM
To: Dept - City Council
Subject: Deep Support for Central Police Headquarters / Concerns Over Dove Street Location

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Dear Members of the City Council,

I am incredibly pleased to hear that the Public Ad Hoc Committee has officially gotten underway. It sounds like the committee is off to a fantastic start, and I am grateful for your dedication to this vital process.

As a longtime resident of Newport Beach since 2012, I feel strongly that placing the new police headquarters right next to City Hall is a matter of clear, common sense. The heart of Newport Beach is where our public safety hub belongs. Frankly, the proposal to relocate the headquarters all the way out to Dove Street—which sits on the outer edge of our city, closer to Irvine than to our own community center—is absolutely baffling to me.

A city of our size and caliber deserves a centrally located police headquarters that remains accessible to all residents, rather than one pushed to the very margins of our town. I care deeply about the future of Newport Beach, and public safety infrastructure is too important to displace.

Thank you for your time, your hard work, and your continued service to our community.

Warm regards,

Louis R & Vanessa Ouaer

57 Chandon

Newport Coast

CA 92657

From: Michelle Hall <01michellehall@gmail.com>
Sent: July 15, 2026 10:28 AM
To: Dept - City Council
Subject: New police headquarters

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Dear Mayor and Members of the City Council,

I am writing to express my support for locating the new Police Headquarters in the Civic Center. The Police Headquarters will be one of the most important public investments our city makes, and its location should serve our community's long-term needs. The Civic Center is the logical choice because it is already the center of local government, is city-owned property, and provides a central and accessible location for residents, businesses, and visitors throughout Newport Beach.

Locating the Police Headquarters in the Civic Center strengthens coordination with other city services, promotes efficient

operations, and reinforces the Civic Center as the heart of our community. It also supports continued investment and vitality in this important area while ensuring that our Police Department remains accessible to everyone we serve. This decision is about more than the location of a building. It is about making a responsible, forward-looking investment that will serve Newport Beach for generations. A Civic Center location preserves the strength of our civic core and reflects the importance of public safety as a central part of our community. I respectfully ask that you support locating the new Police Headquarters in the Civic Center. Thank you for your service to our community and for considering the voices of residents.

Sincerely,

Michelle Hall
621 Bayside Drive
Newport Beach
949-307-0626

From: Julie Pollum <starrjules@yahoo.com>
Sent: July 15, 2026 12:04 PM
To: Dept - City Council
Subject: New PD Headquarters

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Dear Mayor and City Council Members,

I am writing to express my husband's and my strong support for selecting the Civic Center as the location for our new Police Department headquarters.

Having reviewed the options, the Civic Center location is the most logical choice for several reasons. It centralizes our public safety operations alongside our other city government offices, utilizes land the city already owns, and, according to the cost comparison breakdown, stands out as the most fiscally responsible and cost-efficient solution.

Over the past three years, my regular volunteer work at the Newport Beach Animal Shelter has given me the opportunity to interact with our local police department more closely than ever before. These experiences have only deepened my respect for our law enforcement officers; our PD is truly comprised of some of the finest, most dedicated individuals I have ever met.

We are incredibly fortunate to have such exceptional public servants, as well as a City Council and Mayor who consistently lead with the community's best interests at heart. Thank you for your continued dedication to keeping our city safe and well-managed. We fully support this decision and appreciate your leadership.

Sincerely,
Julie Pollum
42 Shearwater Place
561-352-8929



Julie Pollum

*Luxury Portfolio
Specialist*

d. 561-352-
8929 o. 561-746-
2436

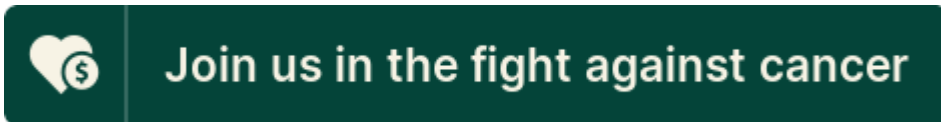
[starrjules@yahoo.co](mailto:starrjules@yahoo.com)

m

[juliepollum.keyes.co](mailto:juliepollum.keyes.com)

m

DRE#3057497



From: Gino Stumpo <ginostumpo@gmail.com>
Sent: July 20, 2026 1:02 PM
To: Dept - City Council
Subject: Support for Central Location of New Police Headquarters

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Dear City Council Members,

Happy Monday! I was pleased to hear that the Public Ad Hoc Committee has gotten underway and that it had a strong start.

In my view, locating the new police headquarters adjacent to City Hall is simply common sense. The alternative proposal to move it out to Dove Street — which feels closer to Irvine than to the heart of Newport Beach — is baffling. A city of our size deserves to have its police headquarters in a central, accessible location rather than pushed to the edge of town.

Thank you for your time and service to our community. I appreciate your consideration of resident input on this important issue.

Sincerely,

Gino Stumpo
19 Morning Light
92657

Biddle, Jennifer

From: Laura Curran <lauracurran@me.com>
Sent: July 17, 2026 3:22 PM
To: Maloney, Thomas; Olson, Robert; Watkins, Paul
Cc: City Clerk's Office; Zdeba, Benjamin; Police Headquarters Action Committee; Dept - City Council
Subject: Police Headquarters Advisory Committee - California Native Plant Society-Orange County (CNPS-OC) Letter of Support for Civic Center Park
Attachments: NB Civic Center Park Comment Letter, 02-27-26.docx.pdf

Follow Up Flag: FollowUp
Flag Status: Flagged

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City Clerk: For the Public Record

Please distribute to the Police Headquarters Advisory Committee members.

Letter of Support for Civic Center Park sent February 2026 - California Native Plant Society (CNPS)
- Letter written by **Elizabeth Wallace, President, CNPS, Orange County Chapter, & Ron Vanderhoff, CNPS-OC Vice President, and GM, Roger's Gardens.**



To conserve California native plants and their natural habitats, today and into the future, through science, education, stewardship, gardening, and advocacy.

27 February 2026

P.O. Box 54891
Irvine, CA 92619-4891
orangecounty@cnps.org

TO: Members of the Newport Beach City Council
c/o City Clerk
100 Civic Center Drive
Newport Beach, CA 92660

RE: Opposition to Proposed Police Headquarters at Civic Center Park (Adj. Newport Beach City Hall)

Dear Mayor Kleiman and Members of the Newport Beach City Council,

On behalf of the California Native Plant Society – Orange County Chapter (OCCNPS), we write to formally express our serious concerns and opposition to the current concept under consideration to site a new Police Department headquarters and associated facilities within the natural areas of Civic Center Park adjacent to Newport Beach City Hall.

OCCNPS was actively involved in the original creation, planning, botanical survey, and restoration work of this park space around the period of 2012-2014. Our volunteers, led by Ron Vanderhoff, performed botanical surveys of the land and documented the existing native plants, contributing to shaping the park's restoration and landscape plan. A summary copy of our botanical surveys and natural resources is attached. The natural area we helped steward have been a valuable public open space supporting local biodiversity, passive recreation, and community engagement with nature.

We understand that the City Council's Ad Hoc Committee has identified Civic Center Park as a preferred option for a new police facility largely because it is city-owned and avoids costly land acquisition. The preliminary estimate for a headquarters project at this location is roughly \$162-165 million and would require extensive technical and environmental review under CEQA before any further entitlements are considered.

While we respect the need for modern public safety infrastructure, we urge you to reconsider siting such a substantial facility within Civic Center Park for the following reasons:

1. Irreversible Loss of Open Space and Natural Habitat

Civic Center Park, including the area adjacent to City Hall, contains significant open space that was intentionally preserved and enhanced with native California plant communities. This space is irreplaceable once permanently developed, and its loss would be deeply felt by residents who use it for passive recreation and nature connection.

Replacing parkland and natural areas with a large office building, extensive parking, and associated infrastructure would result in:

- Permanent reduction of accessible public open space.
- Loss of habitat for native plants and associated wildlife (birds, insects, pollinators).
- Reduced park continuity at the core of our Civic Center.
- A backward progression toward the state's 30 x 30 conservation initiative.

OCCNPS.org | P.O. Box 54891, Irvine, CA 92619-4891

To conserve California native plants and their natural habitats, and increase understanding, appreciation, and horticultural use of native plants.

This green space plays a valuable role in community well-being, environmental education, and local biodiversity—which is increasingly rare within Newport Beach's urban fabric.

Mature plant communities and established soils cannot simply be "replaced" by installing new landscaping elsewhere. Loss of contiguous green space fragments habitat and diminishes ecological resilience. In a highly urbanized coastal city, preserved green space is increasingly rare and increasingly valuable.

2. Environmental and Biodiversity Impacts

Large-scale development has inherent impacts on local ecosystems. Even with mitigation, the transformation of open parkland into built infrastructure alters hydrology, soil integrity, microclimates, urban heating, water quality, and habitat connectivity.

The park as currently configured serves and supports native plant species and wildlife that rely on this conserved environment. The removal or degradation of these areas would negatively affect:

- Urban wildlife corridors.
- Local ecological functions (shade, pollination, native plant survival).
- Carbon sequestration and climate regulation
- Urban heat mitigation through tree canopy and evapotranspiration
- Stormwater absorption and soil infiltration
- Pollinator and bird habitat
- Public mental health and wellness benefits
- Public opportunities to engage with nature in an urban setting.

3. Hydrology and Water Quality Concerns

The proposed inclusion of a fueling station, expanded parking, and increased impervious surface area raises serious concerns regarding stormwater runoff and groundwater contamination. We understand the site lies within a drainage pathway that ultimately feeds into Newport Harbor.

Before any commitment to advance this location, a comprehensive hydrological analysis should be conducted to evaluate:

- Changes to surface runoff patterns
- Pollutant loading risks
- Groundwater protection measures
- Potential downstream impacts on harbor and coastal water quality

Protection of coastal water quality is a long-standing priority for the City and community; siting critical infrastructure in a drainage corridor demands exceptional caution.

Once these natural features are eliminated or fragmented, they cannot be restored.

OCCNPS.org | P.O. Box 54891, Irvine, CA 92619-4891

To conserve California native plants and their natural habitats, and increase understanding, appreciation, and horticultural use of native plants.

4. Climate and Urban Heat Island Impacts

Replacing vegetated open space with multi-story structures and associated parking infrastructure will increase localized heat island effects. Tree canopy and permeable soil are not aesthetic luxuries — they function as climate infrastructure. They reduce ambient temperatures, buffer extreme heat, and improve microclimate conditions.

In a warming climate, preserving urban canopy and soil permeability is an investment in long-term public health and fiscal resilience.

5. Community Values and Shared Vision

During the park's planning and creation phase, stakeholders—including CNPS OC—contributed time, expertise, and community resources. That investment was intended to establish a civic green that contributes to quality of life and reflects Newport Beach's stewardship of open space.

We urge the Council to honor that investment by:

- Protecting these natural areas from removal.
- Exploring alternative sites for essential civic facilities that do not displace parkland or open space.

Appropriate alternatives may include redevelopment of previously disturbed or underused parcels, adaptive reuse of existing City facilities, or other sites that balance public safety needs without sacrificing community open space.

6. Precedent and Long-Term Policy Implications

Building major civic infrastructure within designated parkland sets an enduring precedent. Future councils may reference this decision when considering other open-space conversions.

Preservation of public green space depends upon consistent policy discipline. Once exceptions are made, they are difficult to contain.

7. Broader Community Sentiment

Public records and commentary indicate there are *significant concerns among residents* about replacing civic green space with facilities that essentially extend municipal offices and parking into parkland. Even local coverage highlights residents' anxiety over losing public open space at the Civic Center.

Protecting public green space aligns with broader community values, supports mental and physical health benefits for residents, and helps maintain Newport Beach's identity as a coastal city with rich natural assets.

Conclusion and Call to Action

OCCNPS.org | P.O. Box 54891, Irvine, CA 92619-4891

To conserve California native plants and their natural habitats, and increase understanding, appreciation, and horticultural use of native plants.

OCCNPS respectfully but firmly requests that the Newport Beach City Council:

1. Cease advancing the Civic Center Park location for the police headquarters.
2. Require a comprehensive environmental impact review prior to advancing any site-specific studies.
3. Prioritize preservation of existing public green space whenever feasible.
4. Direct staff to evaluate alternative siting options that do not compromise parkland, natural habitats, and restored landscapes.
5. Commit to robust community engagement and transparent environmental review before considering or investing in further design development.

We are prepared to work collaboratively with the City and other stakeholders to identify solutions that meet public safety goals without undermining our shared environmental and community values.

Thank you for your thoughtful consideration. We urge the Council to protect this irreplaceable community asset and uphold Newport Beach's commitment to preserving open spaces and biodiversity.

Sincerely,



Ron Vanderhoff
CA Native Plant Society, Orange County Chapter
Plant Science Chair



Elizabeth Wallace
CA Native Plant Society, Orange County Chapter
President

OCCNPS.org | P.O. Box 54891, Irvine, CA 92619-4891

Thank you
Laura Curran



To conserve California native plants and their natural habitats, today and into the future, through science, education, stewardship, gardening, and advocacy.

27 February 2026

P.O. Box 54891
Irvine, CA 92619-4891
orangecounty@cnps.org

TO: Members of the Newport Beach City Council
c/o City Clerk
100 Civic Center Drive
Newport Beach, CA 92660

RE: Opposition to Proposed Police Headquarters at Civic Center Park (Adj. Newport Beach City Hall)

Dear Mayor Kleiman and Members of the Newport Beach City Council,

On behalf of the California Native Plant Society – Orange County Chapter (OCCNPS), we write to formally express our serious concerns and opposition to the current concept under consideration to site a new Police Department headquarters and associated facilities within the natural areas of Civic Center Park adjacent to Newport Beach City Hall.

OCCNPS was actively involved in the original creation, planning, botanical survey, and restoration work of this park space around the period of 2012-2014. Our volunteers, led by Ron Vanderhoff, performed botanical surveys of the land and documented the existing native plants, contributing to shaping the park's restoration and landscape plan. A summary copy of our botanical surveys and natural resources is attached. The natural area we helped steward have been a valuable public open space supporting local biodiversity, passive recreation, and community engagement with nature.

We understand that the City Council's Ad Hoc Committee has identified Civic Center Park as a preferred option for a new police facility largely because it is city-owned and avoids costly land acquisition. The preliminary estimate for a headquarters project at this location is roughly \$162-165 million and would require extensive technical and environmental review under CEQA before any further entitlements are considered.

While we respect the need for modern public safety infrastructure, we urge you to reconsider siting such a substantial facility within Civic Center Park for the following reasons:

1. Irreversible Loss of Open Space and Natural Habitat

Civic Center Park, including the area adjacent to City Hall, contains significant open space that was intentionally preserved and enhanced with native California plant communities. This space is irreplaceable once permanently developed, and its loss would be deeply felt by residents who use it for passive recreation and nature connection.

Replacing parkland and natural areas with a large office building, extensive parking, and associated infrastructure would result in:

- Permanent reduction of accessible public open space.
- Loss of habitat for native plants and associated wildlife (birds, insects, pollinators).
- Reduced park continuity at the core of our Civic Center.
- A backward progression toward the state's 30 x 30 conservation initiative.

To conserve California native plants and their natural habitats, and increase understanding, appreciation, and horticultural use of native plants.

This green space plays a valuable role in community well-being, environmental education, and local biodiversity—which is increasingly rare within Newport Beach’s urban fabric.

Mature plant communities and established soils cannot simply be “replaced” by installing new landscaping elsewhere. Loss of contiguous green space fragments habitat and diminishes ecological resilience. In a highly urbanized coastal city, preserved green space is increasingly rare and increasingly valuable.

2. Environmental and Biodiversity Impacts

Large-scale development has inherent impacts on local ecosystems. Even with mitigation, the transformation of open parkland into built infrastructure alters hydrology, soil integrity, microclimates, urban heating, water quality, and habitat connectivity.

The park as currently configured serves and supports native plant species and wildlife that rely on this conserved environment. The removal or degradation of these areas would negatively affect:

- Urban wildlife corridors.
- Local ecological functions (shade, pollination, native plant survival).
- Carbon sequestration and climate regulation
- Urban heat mitigation through tree canopy and evapotranspiration
- Stormwater absorption and soil infiltration
- Pollinator and bird habitat
- Public mental health and wellness benefits
- Public opportunities to engage with nature in an urban setting.

3. Hydrology and Water Quality Concerns

The proposed inclusion of a fueling station, expanded parking, and increased impervious surface area raises serious concerns regarding stormwater runoff and groundwater contamination. We understand the site lies within a drainage pathway that ultimately feeds into Newport Harbor.

Before any commitment to advance this location, a comprehensive hydrological analysis should be conducted to evaluate:

- Changes to surface runoff patterns
- Pollutant loading risks
- Groundwater protection measures
- Potential downstream impacts on harbor and coastal water quality

Protection of coastal water quality is a long-standing priority for the City and community; siting critical infrastructure in a drainage corridor demands exceptional caution.

Once these natural features are eliminated or fragmented, they cannot be restored.

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4. Climate and Urban Heat Island Impacts

Replacing vegetated open space with multi-story structures and associated parking infrastructure will increase localized heat island effects. Tree canopy and permeable soil are not aesthetic luxuries — they function as climate infrastructure. They reduce ambient temperatures, buffer extreme heat, and improve microclimate conditions.

In a warming climate, preserving urban canopy and soil permeability is an investment in long-term public health and fiscal resilience.

5. Community Values and Shared Vision

During the park's planning and creation phase, stakeholders—including CNPS OC—contributed time, expertise, and community resources. That investment was intended to establish a civic green that contributes to quality of life and reflects Newport Beach's stewardship of open space.

We urge the Council to honor that investment by:

- Protecting these natural areas from removal.
- Exploring alternative sites for essential civic facilities that do not displace parkland or open space.

Appropriate alternatives may include redevelopment of previously disturbed or underused parcels, adaptive reuse of existing City facilities, or other sites that balance public safety needs without sacrificing community open space.

6. Precedent and Long-Term Policy Implications

Building major civic infrastructure within designated parkland sets an enduring precedent. Future councils may reference this decision when considering other open-space conversions.

Preservation of public green space depends upon consistent policy discipline. Once exceptions are made, they are difficult to contain.

7. Broader Community Sentiment

Public records and commentary indicate there are *significant concerns among residents* about replacing civic green space with facilities that essentially extend municipal offices and parking into parkland. Even local coverage highlights residents' anxiety over losing public open space at the Civic Center.

Protecting public green space aligns with broader community values, supports mental and physical health benefits for residents, and helps maintain Newport Beach's identity as a coastal city with rich natural assets.

Conclusion and Call to Action

To conserve California native plants and their natural habitats, and increase understanding, appreciation, and horticultural use of native plants.

OCCNPS respectfully but firmly requests that the Newport Beach City Council:

1. Cease advancing the Civic Center Park location for the police headquarters.
2. Require a comprehensive environmental impact review prior to advancing any site-specific studies.
3. Prioritize preservation of existing public green space whenever feasible.
4. Direct staff to evaluate alternative siting options that do not compromise parkland, natural habitats, and restored landscapes.
5. Commit to robust community engagement and transparent environmental review before considering or investing in further design development.

We are prepared to work collaboratively with the City and other stakeholders to identify solutions that meet public safety goals without undermining our shared environmental and community values.

Thank you for your thoughtful consideration. We urge the Council to protect this irreplaceable community asset and uphold Newport Beach's commitment to preserving open spaces and biodiversity.

Sincerely,



Ron Vanderhoff
CA Native Plant Society, Orange County Chapter
Plant Science Chair



Elizabeth Wallace
CA Native Plant Society, Orange County Chapter
President

Biddle, Jennifer

From: Laura Curran <lauracurran@me.com>
Sent: July 17, 2026 3:22 PM
To: Maloney, Thomas; Olson, Robert; Watkins, Paul
Cc: City Clerk's Office; Zdeba, Benjamin; Police Headquarters Action Committee; Dept - City Council
Subject: For Police Station Advisory Committee: NB Civic Center Park: History and Public Engagement
Attachments: Microsoft Word - NB Civic Center Park & Native Plants - Summary 2023.docx.pdf
Follow Up Flag: FollowUp
Flag Status: Flagged

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

City Clerk, For the Police Station Advisory Committee. Please include in Public Record.

To the Police Station Advisory Committee: I would like to take this opportunity to share with you about Civic Center Park:

- 1. History of Newport Beach Civic Center Park & Sculpture Garden**
- 2. Newport Beach - Where Nature and Art Come Together - Public Engagement and Interpretative Programs developed with City Council, Library, and Parks, Beaches, and Recreation.** (See attached document.)

I invite you to join me for a Walk in the Park at your convenience. Please reach out to me via email to schedule.

History of Newport Beach Civic Center Park & Sculpture Garden

As you may be aware, I have been involved with Newport Beach Civic Center Park, since 2005. [Dr. Jan Vandersloot](#) and I talked about a vision for a Park landscaped primarily with OC Coastal Native Plants, primarily Coastal Sage Scrub, and retaining the wetlands and habitat which dominate the upper section. Today when you walk through the 'blue bridge' you can peer down and see the wetlands, and on most days, birds, bees, butterflies, and bunnies.

Before Jan Vandersloot passed away in 2009, he was instrumental in preserving the Bolsa Chica Wetlands, and helping to retain wetlands across California with his testimony at Fish and Wildlife and California Coastal Commission. The Oak Grove at Castaways Park, at the Dover staircase, is named after him, in recognition of his impact.

We organized Walks in the Park on the site with Council Members, including Nancy Gardner, and botanists, California Native Plant Society Orange County leaders, Park and Recreation Commission members, and talked about a vision for the Civic Center Park, showcasing OC Coastal Native Plants, along with heritage palms and succulents, and Art in the Park.

Residents attended 100s of hours of hearing and meetings to talk about the Civic Center and Park proposals. (this is back when Council started at 7PM, so many meetings lasted well past 10PM.) In 2008, City of Newport Beach residents voted for the 'Civic Center in the Park' concept, and Council approved the plan.

Once the Park plan was approved, the work continued. During meetings at the Utility Yard, led by former City Manager, Dave Kiff, plantings for each Park were considered. In addition to the Coastal Sage Scrub landscaping, heritage succulents were included in an expanded succulent garden on the west side of City Hall. When Rare plants were identified in a parking garage building area, they were carefully vouchsafed and relocated to a site where they could flourish.

Mike Evans, founder of [Tree of Life Nursery](#), and a Newport Beach native, joined the Park project as a consultant to Peter Walker Partners. Tree of Life botanists propagated and planted 1000s of Coastal Sage Scrub plants from local cultivars at the P Civic Center Park site.

Since Civic Center Park opened, it has flourished. This is due in large part to the care and diligence of City Landscaping Staff, led by Kevin Pekar, and previously by Dan Sereno. They and their team deserve tremendous credit for the natural beauty and abundance visitors experience today.

In 2014, Ron Vanderhoff, GM at Rogers' Gardens, completed a Newport Beach City Hall Park Botanical Inventory Survey. It showed that Park contains significant ecological and biological resources. California Coastal Sage Scrub native species in the wetland/riparian areas include sagebrush scrub, Southern cactus scrub, ruderal grassland, freshwater marsh, willow riparian scrub and mulefat scrub, surrounded on most sides by primarily native plant landscaping."

The Sculpture Garden, cultivated by the Arts Commission, has become well-known for hosting Art events. Residents vote every 2 years on the Sculptures they would like to see in the Park, with active debate and interest. In Fall 2026, the 10th Sculpture Garden round will be selected for installation.

Vision for Public Engagement - City Council, Library, Parks & Recreation

Once Civic Center Park was successfully established, California Native Plant Society members, including Ron Vanderhoff, GM Roger's Garden and I, started working with **City Council, Library, Parks & Recreation** to develop interpretative programs. Several key resources have been developed.

In 2019 & 2020 I met with City Council members, Staff (Grace Leung, Dave Webb, Kevin Pekar, Laura Detweiler, the public, and leaders such as Ron Vanderhoff (Roger's Gardens) and Mike Evans (Tree of Life Nursery) about ways to introduce the native plants and their benefits to people and nature. Our goal was to develop a plan which we can follow to enhance the park as a source for inspiration, teaching, and learning. (The attached document provides a complete overview.)

Interpretative Programs in place include

2020 - Plant Identification app, for MyNewportBeach Phone App. Developed with Laura Detweiler, Director, PBR, the MYNB App includes a 'plant app' describing the Civic Center Park Native Plants, with photos by Ron Vanderhoff. The app was developed by NB City Staff (IT, Derek Breaux, with help from Justin Schmillen.

2023/2024 - Docent Program jointly developed with Arts Commission and Sherman Library & Gardens. Over 20 Sherman Gardens Docents have been trained by Sherman botanists so they can provide tours of the Park. CNB PB&R, led by Sean Levin, included a full-page ad for the training in NB Navigator. Docents are available for on-going tours at Arts and Parks events.

2024 - Map of City Parks which feature OC Coastal Native Landscaping/Coastal Sage Scrub

GIS Manager Tim Sutton developed this GIS Map Layer to show parks citywide which feature native landscaping. Depts which have expressed interest in using the Map Layer include PBR and Landscaping.

2019 - Library Speakers - With Tim Hetherton, we developed a plan for Library presentations showcasing gardening and native plants, with California Native Plant Society - Orange County, providing Speakers. These programs were put on hold during Covid-19.

Since 2022, the Library has supported multiple library events highlighting habitats and gardens. Sherman Gardens and Roger's Gardens provide a full slate of events as well.

Further, the popularity of the Butterfly Garden, at the recent Witte Lecture shows the public's interest in learning about our flora and fauna. Walks in the Park @ Civic Center Park, regularly attract 20+ people, when organized by CNPS, with visitors on a July 12 hike from Newport Beach, Costa Mesa, Irvine, Yorba Linda, Seal Beach, and Surfrider and Sierra Club. Interestingly, several people found the Walk in the Park on Eventbrite, when searching for 'What to do in Newport Beach'!

Additional program opportunities are available, and described in the attached document, provided again here for reference.

Resources

For a complete botanist guide to OC Flora, the best option is Wildflowers of Orange County and the Santa Ana Mountains, written by Bob Allen and Fred Roberts.

<https://lagunawildernesspress.com/product/wildflowers-of-orange-county-and-the-santa-ana-mountains/>

I hope this overview is helpful. Please reach out to me with any questions.

Again, I am happy to meet you for a Walk in the Park, at your convenience. Thank you for your interest and serving on the Advi

Thank you and best regards,

Laura Curran

NB Civic Center Park Engagement - PDF Screen Shots

Newport Beach's Civic Center Park – Where Nature and Art Come together, Updated May 2023
From: Laura Curran, Corona del Mar Resident; CdMRA Past President

This outline discusses opportunities to showcase nature and art at Newport Beach's Civic Center Park. In California, the art inspired by nature is a long tradition, with California Impressionism and Plein Air painting as prime examples. There are 2 major motivators:

1. The Newport Beach Civic Center Park is a showcase for California Coastal Sage plants, used in a garden/park setting.
2. The rotating Sculpture Garden, based at Civic Center Park, is a new landmark in Orange County where nature and art come together.
3. Neighborhoods including EastBluff and Newport Coast, are installing native plant demonstration gardens, and landscaping plans. Newport Beach Civic Center Park, and other parks, can serve as demonstration gardens and learning locations for residents.

NB has several parks where OC native plants are used for landscaping, including Civic Center Park, Back Bay View Park, Coastal Peak Park, and Big Canyon Park (restoration in progress). CNB staff has extensive knowledge of OC Coastal natives, of which we can be justly proud. We'd like more people to know about this hidden resource and expertise in Newport Beach.

Background: When the Civic Center was being planned, Jan Vandersloot & Laura Curran worked with City Council, Staff and Peter Walker Partners to ensure the Council's vision to use OC Coastal Natives was realized in Civic Center Park. Ron Vanderhoff of Roger's Gardens provide insight on the biological resources present. Mike Evans, Tree of Life, provided guidance to PWP and Tree of Life propagated and installed the plantings. Over 10 years later, the native plants are flourishing, and animal, insect, and bee activity have increased, as reported by Ron Vanderhoff, General Manager of Roger's Gardens. Roger's Garden and Sherman Gardens (Scott Lafleur, Director) have both included 'natural or ecological gardening', in their organizations' strategic plans.

Equally important, visitor counts at Civic Center Park exceed other parks, while water use & maintenance costs are 20-30% below other similar parks, according to Dave Webb, Director of Public Works.

As we discussed, Ron Vanderhoff (GM Roger's Garden) and Laura Curran have co-lead several plant walks at Civic Center Park, with staff and Council members, including Library Director Melissa Hartson and Parks Director Sean Levin, Will O'Neill, Grace Leung, Laura Detweiler, Dave Webb, and Debbie Stevens. We discussed the public interest in natural gardening and how the Civic Center Park could be a showcase for beautiful use of coastal natives. Additional staff with related expertise includes Jim Campbell, leading the Big Canyon restoration.

We are also fortunate in Orange County to have access to valuable resources and organizations to partner with on these activities, i.e. California Native Plant Society, Audubon (Sea and Sage), OC Beekeepers Association, Coastkeepers, Surfrider, and UC Irvine.

Plan & Programmatic Approach– This is a **working document** which lists concepts brought forward during the aforementioned discussions. For these efforts to succeed, City of Newport Beach must develop a comprehensive plan for a programmatic approach, with clear objectives, timelines, and responsibilities, incorporated in Staff activities and the City Budget.

Discussions held as of November 15, 2019

City Council - Will O'Neill; Joy Brenner; Diane Dixon; Brad Avery

NB City Staff – Grace Leung, City Manager

- Laura Detweiler, Recreation and Senior Services Director; Sean Levin, Recreation and Senior Services Director
- Dave Webb, Public Works Director
- Melissa Hartson, Library Director; Tim Hetherto (2019)
- Mark Vukojevic, Utility Director
- Kevin Pekar, Landscaping Manager

Community

- Ron Vanderhoff, Roger's Gardens
- Mike Evans, Tree of Life
- Scott Lafleur, Sherman Gardens
- Corona del Mar Residents Association Members

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- Jeff Boyles, Chief, NBFD
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Outline

Legend: Items highlighted in aqua are probably 'lower hanging fruit' based on conversations so far. This reflects public appeal and costs.

Experience, Inspire, Engage

Key Objectives	Approaches / Activities	Possible Resources (City/Community)
1. Bring more visitors, including young people, to Civic Center Park, and parks throughout Newport Beach to experience the native plant landscaping and the artwork.	Develop Map of Newport Beach sites featuring OC native landscaping in parks, and places to purchase native plants. Develop new walking trails within the Civic Center Park. Replace the existing concrete paths with decomposed granite, which can handle sculpture installation. Participate in Annual Christmas Bird Count in conjunction with Audubon Society (Sea and Sage). Participate in local Garden Tours, as a showcase garden, such as Sherman Gardens, or Corona del Mar High School Garden Tour.	Library / Cultural Arts Volunteer Program or Recreation and Senior Services Map could be developed jointly with Costa Mesa to show resources such as Fairview Park which support habitat diversity regionally.
2. Create Park Docent Program to provide Tours of Plantings and Sculptures at City events.	Create Park Docent Program to provide tours of Plantings and Sculptures. Develop Courses on native plant landscaping, horticulture, offered via Recreation and Senior Services, and Oasis, with advertising in Newport Navigator. Sherman Gardens - Partner with Sherman Gardens to cultivate docents from their existing program. Docent Course could be offered as a Newport Beach Parks and Recreation Course, per Sean Levin. Sherman - Scott LaFleur, Director, and Catherine Dickinson, Education Director has expressed preliminary interest.	Sherman Gardens Environmental Nature Center

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Key Objectives	Approaches / Activities	Possible Resources (City/Community)
3. Increase public understanding in using native plants in landscaping through demonstration areas, interpretation, and speaker series.	Install link to "CalFlora" Plant Application (or similar) on MyNB Phone App (to compliment the Sculpture App). Plant Sales with California Native Plant Society (non-profit); Tree of Life Nursery/Roger's Gardens could provide plants. Develop a mobile learning lab to showcase arts and OC coastal native plants, and waterwise practices, to visit schools and community events. Plant demonstration held during 'Art on the Green' and other Art events. Speaker Series at NB Public Library on Native Plant Landscaping	Recreation and Senior Services Landscape Maintenance (David Webb/Kevin Pekar) Utility Department, Mark Vukojevic, Director Arts Commission Speakers: Back Bay Science Center, CNPS, Sea and Sage, Rogers, Sherman Gardens, TOLN, Coastkeepers, UCI/OCC, other native plant experts as speakers
4. Expand science and education programs for young people with Parks and Recreation and local schools	'Citizen Science' programs similar to Buck Gully Science programs, currently offered by Parks and Recreation Conduct Habitat Surveys and longitudinal science projects with students handling data collection and analysis. (Boy Scouts (Eagle Projects) could coordinate ongoing surveys? Suggestion from NB Resident at CNPS October Meeting) Provide instructional opportunities for School science curriculum for Common Core.	Recreation and Senior Services Collaboration with NMUSD Irvine Ranch Conservancy

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Key Objectives	Approaches / Activities	Possible Resources (City/Community)
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6. Develop Art events which highlight the connections between Art and Nature, and unique California history.	Art Days - Drawing and Painting by local artists of NBCCP native plants Commission 1-2 sculptures each year which directly respond to the OC Coastal habitat. Exhibits and Gallery showings at Newport Beach Public Library which explain Park habitat, plant communities, and connection with nature. Opportunities to replicate at home.	Arts Commission Recreation and Senior Services Sherman Library and Gardens
7. Showcase Firewise landscaping plants and techniques which can be used in areas such as Buck Gully.	Create a "Firewise" Demonstration garden in Civic Cen. This is especially relevant as State of California rolls out new guidelines on fire safe plantings.	Jeff Boyles, NBFD Chief Kevin Bass, NB Fire Marshall. David Webb/ Kevin Pekar
8. Showcase Waterwise landscaping practices with Demonstration gardens/mobile lab	City of Newport Beach is raising water rates. Concurrently CNB will be talking about water usage related to landscaping. Opportunity to build a mobile lab to show how water and landscaping relate.	Mark Vukojevic, Utilities Director (Discussed F, Nov. 1, 2019)

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• Laura Detweiler, Recreation and Senior Services Director; Sean Levin, Recreation and Senior Services Director • Dave Webb, Public Works Director • Melissa Hartson, Library Director; Tim Hetherto (2019) • Mark Vukojevic, Utility Director • Kevin Pekar, Landscaping Manager	

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Attachment A

07-07-2026 Police Headquarters Advisory
Committee Meeting Draft Minutes

NEWPORT BEACH POLICE HEADQUARTERS ADVISORY COMMITTEE MEETING MINUTES
Civic Center Community Room – 100 Civic Center Drive, Newport Beach
Tuesday, July 7, 2026
3 p.m.

1. CALL MEETING TO ORDER

The meeting was called to order at 3 p.m.

2. ROLL CALL

PRESENT: Sara J. Weber, Chair
Vice Chair Noah Blom, Vice Chair
Michelle Barto, Councilmember
Thomas Maloney, Committee Member
Robert Olson, Committee Member
Paul Watkins, Committee Member

ABSENT: Sandy Meadows, Committee Member (Excused)

STAFF MEMBERS: Seimone Jurjis, City Manager
Benjamin Zdeba, Deputy City Manager
Dave Webb, Director, Public Works Department
Jim Houlihan, Deputy Director/City Engineer, Public Works Department
Dave Miner, Chief, Police Department
Shawn Randell, Deputy Chief, Police Department
Jonathan Stafford, Deputy Director, Police Department

Deputy City Manager Zdeba announced that Committee Member Robert Olson was expected to arrive shortly following roll call.

3. PUBLIC COMMENTS (NON-AGENDA ITEMS)

Chair Weber opened the public comments.

Keith Curry congratulated members; urged independent review beyond consultant reports; cautioned about Civic Center environmental constraints (wetlands/mitigation, drainage, long-term maintenance) and questioned financial assumptions, including costs tied to relocating and redeveloping the Santa Barbara site. He suggested prioritizing public safety staffing/resources.

Jim Mosher asked about the project timeline and potential impacts to the Civic Center Sculpture Exhibition if the Civic Center site is selected.

Neil DeWitt supported a new headquarters at the Civic Center Campus, citing operational efficiency, proximity/coordination with City Hall, and purpose-built modern facilities. He noted only a small portion of the park would be used.

Nancy Skinner opposed placing headquarters and detention near Civic Center Park recreational space. She supported a new headquarters but urged full evaluation of alternatives.

Jim Gula supported Civic Center Campus siting, argued the park is not a strong “urban park” and the land may serve better as a civic facility, and suggested improving parks elsewhere.

Jim Ingall requested clarity on the Committee’s decision-making framework, including criteria, weighting, stakeholders, and how public input will be used.

Erin Wattenberg requested future presentations connecting operational needs, staffing, and long-term budget to site selection.

Chair Weber closed public comments.

In response to Mr. Mosher's question, City Manager Jurjis explained that no construction schedule is set because the Committee is at the beginning of evaluation. Any impacts to the Sculpture Exhibition are unknown until a site is selected and recommended to Council.

4. CURRENT BUSINESS

a) **Brief History of the Newport Beach Police Department and its Facilities**

Recommended Action:

- (1) This is a presentation item only. No action.

Deputy City Manager Zdeba presented a historical overview of the Newport Beach Police Department and the evolution of its headquarters facilities, including the following:

- Police facilities evolved from early City Hall operations (post-1906 incorporation), to Court Avenue jail/facility, back to the 1948 City Hall, and then the Santa Barbara Drive Police Headquarters (completed in 1974);
- The City has considered police facility planning for decades, including the 1971 Civic Center Master Plan and subsequent Civic Center/Newport Center planning actions; and
- The current headquarters was designed for about 150 staff; the Department now has about 238 staff and responds to about 92,000 calls for service annually, and the building no longer meets modern operational needs.

He concluded that the purpose of providing this history was context for the Committee rather than advocacy for any site.

Chair Weber opened public comments.

Walter Stahr asked about deed restrictions on Santa Barbara site and whether they still affect redevelopment; questioned whether tech changes reduce need to collocate with City Hall.

Mr. Curry stated that many support replacing headquarters but oppose Civic Center Park siting. He argued the location has limited effect on routine response since patrol is deployed citywide. He urged separating "operational need" from "site selection" and questioned whether benefits justify investment.

Vice Chair Blom inquired if these public comments were tying into the history of the building.

Mr. Curry confirmed and urged equal scrutiny of alternatives.

Mr. DeWitt reiterated support for a centralized, modern headquarters to improve coordination, specialized response, and readiness for future technology.

Allyson Presta questioned statements about redevelopment limitations at Santa Barbara, requested clarity on height limits and urged use of current zoning standards, not outdated assumptions.

Chair Weber closed public comments.

In response to public comments, Deputy City Manager Zdeba explained Irvine Company's right of first refusal and architectural review expired after 25 years. He also noted that the current height limit of 295 feet has been in place since at least 2010.

In response to public comments, Chief Miner described the headquarters as the operational hub, including detectives, specialized units, evidence, prisoner handling, emergency operations, and fleet/admin, not just patrol.

Councilmember Barto emphasized evolving public safety needs, the importance of facilities that support emergency response, and prioritizing operational effectiveness for future generations.

b) Previous Ad Hoc Committee Efforts and Current Status

Recommended Action:

- (1) This is a presentation item only. No action.

Chair Weber introduced the item by explaining that the previous Ad Hoc Committee reviewed background and site issues but did not make a final recommendation. She noted that this new Advisory Committee starts with a “clean slate.”

Vice Chair Blom summarized project history since about 2020 as capital improvement program (CIP) priority. He added that a prior Council unanimously authorized acquisition of the Dove Street property based on concerns about Santa Barbara redevelopment difficulty. He emphasized the new Advisory Committee is not bound by earlier conclusions and must balance operations, fiscal responsibility, and community character.

Councilmember Barto highlighted traffic and access as evaluation factors, including congestion at MacArthur and Jamboree.

Deputy City Manager Zdeba identified three City-owned sites under evaluation: Santa Barbara (existing headquarters), Civic Center Campus, Dove Street. He summarized technical studies and consultant procurements (biological resources, conceptual site planning, environmental review, architectural services, public outreach). He stressed studies are to enable objective comparison and not a commitment to any site.

Deputy Director/City Engineer Houlihan outlined the architectural procurement, including a Request for Qualifications (RFQ), issued in March 2026. There were 12 submittals with six advancing. A Request for Proposals (RFP) was then issued and six proposals received. The proposers were narrowed to two finalists. City staff's recommendation is expected to go to the City Council for authorization on July 28, 2026.

Deputy City Manager Zdeba summarized the subsequent environmental impact report (SEIR) and public outreach procurements. For the SEIR procurement, he noted that the Civic Center Campus has greater environmental sensitivity, so it is necessary to start that sooner to assess feasibility. He added that the Santa Barbara and Dove Street sites are expected to have more straightforward environmental review given their existing developments.

City Manager Jurjis added clarification as to why conceptual plans are needed for the potential Civic Center site before commencing environmental analyses. He noted that Council authorized funding for conceptual design, biological surveys, and SEIR groundwork.

Committee Member Paul Watkins asked why 12 Corporate Plaza was no longer in staff reports and whether it should remain under consideration.

City Manager Jurjis said the Committee can revisit additional sites noting that staff can include 12 Corporate Plaza if directed.

Chair Weber supported thorough review of all feasible sites and openness to including 12 Corporate Plaza in a future discussion.

Chair Weber then invited other Committee members to identify additional topics or sites they wished to include in future agendas.

Committee Member Tom Maloney asked about claims the City already spent \$1.5M versus it just being an allocation.

City Manager Jurjis clarified the \$1.5M has not been spent rather it was set aside for consultant services. He noted that City staff expected to request Council approval of contracts on July 28, 2026.

Chair Weber opened public comments.

Tim Stoaks urged defining a basis of design/need before site selection; questioned vision, timeline, and Dove Street rationale. He urged separating “needs vs wants” before committing to a \$140M project.

Mr. Curry criticized the prior Ad Hoc process’ transparency. He questioned cost increases and financing assumptions and requested more information on redevelopment/entitlement strategies and viability of the funding plan.

Mr. Mosher asked whether conceptual architectural work would be done comparably across all sites to avoid perception of a pre-selected site.

Mr. Stahr supported revisiting 12 Corporate Plaza, questioning why it fell out of focus. He urged understanding the rationale before eliminating it.

Ms. Skinner urged weighing community value of the Civic Center Park. She asked if residents might accept higher cost to preserve park and noted Santa Barbara’s central location.

Rhonda Watkins emphasized mental health and community benefits of parks and public art. She cautioned against loss of Sculpture Garden as an irreplaceable asset.

Carole King asked for clarity on any broader long-range coordination, including the fire station, Newport Transportation Center, and substations. She requested comparisons by timeline, cost, property value, feasibility. She also asked about other Civic Center areas and multi-story concepts.

Vice Chair Blom reminded speakers that public comments should relate to the specific agenda item under consideration.

Ms. King clarified her interest in the full universe of potential City-owned sites and any related pros and cons.

Chair Weber closed public comments.

Vice Chair Blom responded to several public comments by stating no “first choice” site has been selected. This Committee will objectively compare sites using technical information and maintain a transparent process.

c) Current Headquarters Facility and Needs Assessment

Recommended Action:

- (1) This is a presentation item only. No action.

Chief Miner presented an overview of the current Newport Beach Police Headquarters and summarized the operational needs assessment conducted for a future replacement facility, including the following:

- Existing headquarters was built in 1973 on about four acres. It was designed for about 150 employees but now supports about 238 and shares the site with Fire Station No. 3.

- Deficiencies include inadequate parking, overcrowding, limited training space, evidence storage, locker rooms, and firing range capacity.
- Facility condition issues: recurring plumbing/electrical problems, outdated infrastructure, seismic limitations, limited natural light; increased technology demands (body-worn/in-car cameras, drones, digital evidence, crime information systems).
- The needs assessment indicates a replacement of about 73,000 square feet on at least 3.5 acres, with expanded training, technology, evidence, lockers, and parking.

Chair Weber requested clarification regarding the amount of land necessary for a future Police Headquarters.

Director Dave Webb confirmed that approximately 3.5 acres would be sufficient to accommodate the facility through efficient site planning, including structured parking and vertical construction where appropriate.

Chair Weber opened public comments.

Mr. Stoaks asked whether the 102 new positions were planned and the timeline.

Vice Chair Blom clarified no proposal to add 102 positions; it was the difference between original design capacity and current staffing.

Chief Miner stated staffing includes 150 sworn and 90 professional staff. He noted that the planning aims to accommodate current levels and future growth, including support functions (IT, fleet, etc.).

Chuck Fancher asked whether the public outreach consultant will provide meaningful engagement opportunities.

Mr. Curry questioned operational feasibility of Civic Center Campus due to site constraints and security/operational needs (secure circulation, prisoner transfer, fueling, parking, specialized equipment). He warned security features could alter Civic Center character and raised concerns about detention next to a park and environmental sensitivity. He urged further risk analyses and consideration of alternatives.

Chair Weber reminded Mr. Curry that comments should relate to the item under consideration.

Mr. Curry responded that his comments were directly related to the operational challenges identified in the agenda item and continued his remarks.

Helen Cameron urged planning for the future of policing and emerging technology, suggested input from modern police-facility experts, and asked whether some functions could be decentralized.

Mary Wattenberg asked for clarity on staffing levels and space needs. She noted 150 sworn seemed low for about 80,000 residents.

Chair Weber closed public comment.

Chair Weber asked Chief Miner to further explain staffing, original design capacity, and methodology for projecting future needs.

Chief Miner clarified that the headquarters was designed for 150 total employees, including sworn and non-sworn. He stated that today, the Department has about 150 sworn authorized and roughly 240 total personnel including dispatch, custody, animal control, parking control, IT, mechanics, etc. He added that they have grown nearly 100 employees over 50 years. He confirmed the projections incorporate community growth and service demand.

Councilmember Barto emphasized designing for adaptability over the next 50–60 years and ensuring future-ready technology infrastructure.

d) Discuss Agenda Items for Next Meeting and Next Steps

Recommended Action:

- (1) Discuss potential agenda items for the next meeting; and
- (2) Provide guidance on next steps for the Committee.

Chair Weber introduced the discussion of future agenda items and next steps. She proposed the next meeting focus on detailed review of Santa Barbara site and ongoing updates on Civic Center studies. She invited additional topics from Committee members.

Committee Member Watkins requested information on financing strategy options, revisiting 12 Corporate Plaza, and analyzing ground lease options for Santa Barbara/Dove Street as possible financing tools.

Committee Member Robert Olson requested detailed programming (square footage by function, detention capacity, maintenance/support needs) for the new headquarters.

In response, Deputy Public Works Director/City Engineer Houlihan explained City staff developed a programming matrix to be shared with the Committee. He added that the selected architect will validate and refine.

Vice Chair Blom provided clarification on the 12 Corporate Plaza, stating the property is less than one acre and would require assembling adjacent Irvine Company parcels. Although he expressed he remains open to discussion, he cited a prior estimate of nearly \$140M to acquire the site before design/construction as a being the key deterrent.

Committee Member Maloney recommended using International Association of Chiefs of Police (IACP) best practices, training for police facility planning, and forming a dedicated planning team.

In response, Deputy Director/City Engineer Houlihan said staff would discuss with City Manager Jurjis and noted a project manager and construction manager were contemplated in initial budget.

Chair Weber opened public comments.

Mr. Stahr requested documentation supporting the \$140M estimate to acquire 12 Corporate Plaza and the rationale for deprioritizing the site.

Susan DeSantis urged discussion of the future of policing and technology and how that affects design and space needs.

Jim Carlson emphasized defining the operational program/vision before selecting a site and continuing site/financial/operational analyses in parallel.

Chair Weber closed public comments.

5. ADJOURNMENT

Next Meeting: Tentatively, July 21, 2026, at 3 p.m.

Chair Weber adjourned the meeting to Tuesday, July 21, 2026, at 3 p.m.

Attachment 1

Police Department Needs Assessment

NEWPORT BEACH POLICE DEPARTMENT
FACILITIES NEEDS ASSESSMENT
JULY 2026

Line	Organization Structure Division Sub-Division <i>Space Type</i>	Description/Title	Space Standard Code SF	Existing SF	Staff	Future Need Qty SF	Notes
Newport Beach Police Department							
1	Police HQ Building						
2							
3	Chief of Police Division						
4 Office of the Chief							
5 <i>Offices</i>							
6 Chief of Police			PO-7 300	423	1 1 300		
7 Service area / Lavatory			lav-3 120	115	1 120	Include locker space	
8							
9 Executive Officer			PO-4 180	185	1 1 180		
10							
11 Administrative Assistant			recept-1 120	161	1 1 120		
12 Guest seating			seat-1 60	--	1 60		
13							
14 <i>Other Rooms and Areas</i>							
15 Chief's Conference Room			allow 450	364	1 450		
16 Copy / print room			copy-4 90	66	1 90	Shared by Support Services	
17							
18 Professional Standards							
19 <i>Offices</i>							
20 Sergeant			SPO-4 180	235	2 1 180		
21							
22 <i>Other Rooms and Areas</i>							
23 File closet			allow 40	36	1 40		
24 Interview room			C-1 90	--	1 90		
25							
26 Community Relations							
27 <i>Workspace</i>							
28 Crime Prevention Specialist			en-c 64	128	2 2 128		
29 CSO - Payroll			en-c 64	64	1 1 64		
30 Volunteer Staff (P/T)			en-c 64	64	0 1 64		

NEWPORT BEACH POLICE DEPARTMENT
FACILITIES NEEDS ASSESSMENT
JULY 2026

	Code	SF	Existing SF	Staff	Qty	SF	Notes
31							
32							
33							
34							
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37							
38							
39							
40							
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66							

NEWPORT BEACH POLICE DEPARTMENT
FACILITIES NEEDS ASSESSMENT
JULY 2026

	Code	SF	Existing SF	Staff	Qty	SF	Notes
67							
68	Dispatch						
69	Offices						
70	Dispatch Manager	PO-3	150	1	1	150	
71							
72	Dispatch Room		612			1,180	
73	Sr. Dispatcher	disp	80	3	1		
74	Dispatch - Console	allow	80	11	10		
75	Dispatch (P/T) - Console			[4]			
76	Equipment						
77	Cabinet / supplies	stg cab	15		1		
78	Rolling files	file	5		20		
79	Misc. equipment / printer / etc.	allow	30		1		
80	Locker area	locker-1	5		0		
81	Inner circulation allowance	inner circ 1	0.2				Allows for ADA ramp access to raised floor in Dispatch
82							
83	Other Rooms and Areas						
84	Break room					120	
85	Food prep area	Allowance	60		1		
86	Seating - tables / chairs	seat-dine	25		2		
87	Storage / supplies	allowance	10		1		
88							
89	Dispatch sleep room	allow	100		1	100	
90	Lavatories	lav-2	65		2	130	
91							
92	Subtotal, Support Services / Dispatch						
93	Subtotal Net SF, Support Services / Dispatch		875	15		1,680	
94	Unit Circulation Allowance	unit circ-4	25%			420	
95	Total Net SF, Support Services / Dispatch		1,094	15		2,100	
96							
97	Dispatch Electronics and Support						
98	Other Rooms and Areas						
99	Server room	allow	350		1	350	
100	UPS / computer room	allow	350		1	350	
101	Telephone equipment room	allow	100		1	100	
102	911 telephone equipment room	allow	100		1	100	
103							

NEWPORT BEACH POLICE DEPARTMENT
FACILITIES NEEDS ASSESSMENT
JULY 2026

	Code	SF	Existing SF	Staff	Qty	SF	Notes
104	Subtotal, Support Services / Dispatch Electronics and Support						
105	Subtotal Net SF, Support Services / Dispatch Electronics and Support		891	0		900	
106	Unit Circulation Allowance		unit circ-2 15%			135	
107	Total Net SF, Support Services / Dispatch Electronics and Support		1,025	0		1,035	
108							
109	Department Operations Center (DOC)						
110	<u>DOC / Workroom</u>						
111	CSO - Alarms (P/T)	en-c 64	45	[1]	1	64	
112	Emergency Services Coordinator	en-c 64		1	1	64	
113	DOC Lead workstation (as needed, requires some privacy)	en-c 64	51		1	64	
114	DOC workstations	en-a 36	90		4	144	
115	Storage area	allow 40	34		1	100	
116	Closet	allow 40	34		1	80	
117							
118	Subtotal, Support Services / Department Operations Center (DOC)						
119	Subtotal Net SF, Support Services / Department Operations Center (DOC)		254	1		516	
120	Unit Circulation Allowance		unit circ-4 25%			129	
121	Total Net SF, Support Services / Department Operations Center (DOC)		318	1		645	
122							
123	Records & Front Desk						
124	<u>Offices</u>						
125	Records Manager	PO-3 150	192	1	1	150	
126							
127	<u>Records Room</u>						
128	Sr. CSO - Records	en-b 48	80	2	2	96	
129	CSO - Records	en-b 48	240	12	7	336	
130	CSO - Records (P/T)			[3]			
131							
132	Records equipment / filing						
133	Fixed shelving	shv 15	90		6	90	
134	Work area / archive preparation	allow 40	37		1	40	
135	Circulation / work area	allow vary	incl		1	300	
136							
137	Lockers	locker-1 5	15		21	105	Half-height lockers, stacked
138	Lavatories	lav-2 90	36		1	90	
139							

NEWPORT BEACH POLICE DEPARTMENT
FACILITIES NEEDS ASSESSMENT
JULY 2026

		Code	SF	Existing SF	Staff	Qty	SF	Notes
140	<u>Video Room</u>			379				
141	CSO - Video Technician (requires some privacy)	en-c	64		2	2	128	
142	Dispenser / drop-off	allowance	15				15	
143	DVD cabinets	bc	10				10	
144	Servers	allowance	10				10	
145	Archive cabinet	stg cab	15				15	
146	Misc. area	allowance	100				100	
147								
148	<u>Public Counter and Related Areas</u>							
149	CSO - Front Desk	cntr stn	40	200	4	4	160	
150	CSO - Front Desk (P/T)				[2]			
151								
152	File storage	file	10	incl		3	30	
153	Circulation at counter	allowance	60			1	60	
154								
155	Print room	allow	100	101		1	100	
156	Interview room	C-1	90	0		1	90	
157								
158	Subtotal, Support Services / Records & Front Desk							
159	Subtotal Net SF, Support Services / Records & Front Desk			1,370	21		1,925	
160	Unit Circulation Allowance	unit circ-4	25%	343			481	
161	Total Net SF, Support Services / Records & Front Desk			1,713	21		2,406	
162								
163	Lobby (listed with Department Shared Access)							
164								
165	Property & Evidence							
166	<u>Property & Evidence Reception</u>							
167	Reception room and counter (secure)	allow	120	incl		1	120	
168	Viewing room (public side of counter)	C-2	120	0		1	120	
169								
170	<u>Workstations</u>							
171	Station Officer	en-C	64	215	1	1	64	
172	Additional workstations				[2]	2	128	
173								
174	<u>Evidence Receiving / Preparation - Staff Side</u>							
175	Two-way lockers (staff side)	allow	100			1	100	
176	Evidence prep island w/ SS worktop	allow	80			1	80	

NEWPORT BEACH POLICE DEPARTMENT
FACILITIES NEEDS ASSESSMENT
JULY 2026

		Code	SF	Existing SF	Staff	Qty	SF	Notes
177	Computer entry station	allow	36			1	36	
178	Work counter - supplies and equipment	allow	12			1	12	
179	Added circulation allowance	inner circ	0.1				30	
180								
181	<u>Evidence Receiving / Preparation - Officer Side</u>							
182	Two-way lockers (officer side)	allow	100	91		1	100	
183	Preparation area / "bag & tag"	See Report Writing						
184								
185	<u>Property Storage</u>							
186	General storage	allow	1,600	1,193		1	1,600	
187	Bicycles	allow	1,400					See separate building space below
188	Cage for receiving bulky items	allow	180	0		1	180	
189								
190	<u>Equipment</u>							
191	Cart storage	allow	10	below		2	20	
192	Ladder	allow	15	below		1	15	
193	Files	allow	20	below		2	20	
194								
195	<u>Evidence Storage</u>							
196	General evidence storage	allow	1,200	975		1	1,200	Supplemented with off-site storage
197	Refrigerator	allow	20	above		2	40	
198	Walk-in freezer	allow	240	180		1	240	
199	Bio-hazard processing / drying			n/a				Use CSI Lab
200	Narcotics cage	allow	90	58		1	90	Must be independently vented; secure
201	Weapons cage (hand guns, long guns)	allow	120	102		1	120	
202	Vehicle (evidence) bays	bay	200			2	400	For interim storage, CSI processing, secure holding
203								
204	Subtotal, Support Services / Property & Evidence							
205	Subtotal Net SF, Support Services / Property & Evidence			2,814	1		4,715	
206	Unit Circulation Allowance	unit circ-1	10%	281			472	
207	Total Net SF, Support Services / Property & Evidence			3,095	1		5,187	
208								
209	Computer Section							
210	<u>Offices</u>							
211	IT Manager	PO-3	150	193	1	1	150	
212								
213	<u>Workroom</u>			640				

NEWPORT BEACH POLICE DEPARTMENT
FACILITIES NEEDS ASSESSMENT
JULY 2026

		Code	SF	Existing SF	Staff	Qty	SF	Notes
214	IT Coordinator	allow	60		3	3	180	
215	IT Analyst	allow	60		1	1	60	
216	Electronics Specialist	allow	60	146	1	1	60	
217	Electronics Specialist workroom	allow	150	64			150	
218	Storage	closet	60				60	
219	Future: 1 additional IT Staff Member	allow	60			1	60	
220								
221	Subtotal, Support Services / Computer Section							
222	Subtotal Net SF, Support Services / Computer Section			1,043	6		720	
223	Unit Circulation Allowance	unit circ-4	25%	261			180	
224	Total Net SF, Support Services / Computer Section			1,304	6		900	
225								
226	Miscellaneous							
227	<u>Polygraph Area</u>							
228	Polygraph Test Room	allow	150	100		1	150	
229								
230	<u>Subtotal, Support Services / Misc. / Polygraph</u>							
231	Subtotal Net SF, Support Services / Misc. / Polygraph			100	0		150	
232	Unit Circulation Allowance	unit circ-4	25%				38	
233	Total Net SF, Support Services / Misc. / Polygraph			100	0		188	
234								
235	<u>Assembly Room / Backup EOC</u>							
236	Assembly and Meeting Area			1,056			1,650	
237	Dais / front area	allowance	300			1		
238	Seating area (divisible room)	chair-lect	15			90		
239								
240	Support Area							
241	Table and chair storage	allow	350	199		1	250	
242	Hospitality / Service							
243								
244	EOC Storage							
245	Storage cabinets for EOC gear	allowance	60			2	120	
246	Note: a nearby conference room is needed							
247								
248	Existing vacant space			278				
249								
250	<u>Subtotal, Support Services / Misc. / Assembly Room</u>							

NEWPORT BEACH POLICE DEPARTMENT
FACILITIES NEEDS ASSESSMENT
JULY 2026

		Code	SF	Existing SF	Staff	Qty	SF	Notes
251	Subtotal Net SF, Support Services / Misc. / Assembly Room			1,533	0		2,020	
252	Unit Circulation Allowance	unit circ-1	10%				202	
253	Total Net SF, Support Services / Misc. / Assembly Room			1,533	0		2,222	
254								
255	Subtotal, Support Service / Miscellaneous							
256	Total Net SF, Support Service / Miscellaneous			1,633	0		2,410	
257								
258	Total, Support Services	Total Net SF, Support Services		11,834	50		16,397	
259								
260	Patrol and Traffic Divisions							
261	Administration							
262	Offices							
263	Division Deputy Chief	PO-6	240	354	1	1	240	
264								
265	Reception Area							
266	CSO - Administrative Technician	recept-1	120	123	1	1	120	
267								
268	Subtotal, Patrol & Traffic / Administration							
269	Subtotal Net SF, Patrol & Traffic / Administration			477	2		360	
270	Unit Circulation Allowance	unit circ-4	25%				90	
271	Total Net SF, Patrol & Traffic / Administration			477	2		450	
272								
273	Patrol Staffing Assumptions							
274	Administration							
275	Lieutenant				4			
276								
277	Alpha Watch							
278	Sergeant				4			
279	Officer				22			
280								
281	Delta Watch							
282	Sergeant				3			
283	Officer				14			
284	K9 Officer				2			
285								
286	Echo Watch							

NEWPORT BEACH POLICE DEPARTMENT
FACILITIES NEEDS ASSESSMENT
JULY 2026

		Code	SF	Existing SF	Staff	Qty	SF	Notes
287	Sergeant				4			
288	Officer				22			
289								
290	<u>Cascade Shift</u>							
291	Sergeant				2			
292	Officer				11			
293								
294	<u>Special Enforcement Team</u>							
295	Sergeant				1			
296	Officer				7			
297								
298	<u>Fashion Island Officers</u>							
299	Officer				2			
300								
301	<u>Other Staff</u>							
302	Reserve Officer (P/T)				[2]			
303								
304	Subtotal, Patrol & Traffic / Patrol Staffing Assumptions				98			
305								
306	Patrol Space Requirements							
307	<u>Watch Commander Office</u>			186			200	
308	Workstation	en-d	80			1		
309	Visitor seating	seat	5			4		
310	Files	file	10			4		
311	Monitoring	allowance	10			4		
312	Added circulation allowance	inner circ	0.1					
313								
314	<u>Lieutenants' Offices</u>							
315	Lieutenant	PO-3	150			4	600	
316								
317	<u>Sergeants' Office</u>			191			720	
318	Sergeant	en-a	36			12		
319	Visitor seating	seat	5			12		
320	Files and equipment	allow	40			2		
321	Added circulation allowance	inner circ	0.3					
322								
323	<u>Report Writing</u>			372			480	

NEWPORT BEACH POLICE DEPARTMENT
FACILITIES NEEDS ASSESSMENT
JULY 2026

		Code	SF	Existing SF	Staff	Qty	SF	Notes
324	Report Writing station	sws	45			8		
325	Equipment (forms, supplies, etc.) / "Bag and tag" work area	allowance	80			1		
326	Circulation inside room	inner circ	0.1					
327								
328	<u>Briefing Room</u>			944			1,270	
329	Seating, at Briefing tables	per seat	25			32		
330	Seating, sides and back of room	chair-side	15			4		
331	Presentation / front area	allowance	200			1		
332	Monitors	allowance	5			2		
333	Side table	table	40			2		
334	Added circulation in room	inner circ	0.1					
335								
336	<u>Briefing Support Room (nearby)</u>							
337	Mail box area	allowance	160	60		1	160	
338	Charging / battery area or room	allowance	80	51		incl above		
339								
340	<u>SWAT</u>							
341	Equipment storage	allowance	180	175		1	180	
342								
343	<u>Special Enforcement Team</u>							
344	Sergeant	en-c	64			1	64	
345	Officer	en-c	64			4	256	
346	Police Bike Support Area	allow	300	258		1	300	
347								
348	Subtotal, Patrol & Traffic / Patrol Space Requirements							
349	Subtotal Net SF, Patrol & Traffic / Patrol Space Requirements			2,237	0		4,230	
350	Unit Circulation Allowance	unit circ-4	25%	559			1,058	
351	Total Net SF, Patrol & Traffic / Patrol Space Requirements			2,796	0		5,288	
352								
353	Training							
354	<u>Offices</u>							
355	Training Sergeant	PO-3	150	55	1	1	150	
356	Training Officer	PO-2	120	80	1	1	120	
357								
358	<u>Training Room</u>							
359	Open Area	allowance	1,000			1	1,000	
360	when configured as a seated classroom with tables, capacity is 30-35; when configured without tables, capacity is 50-60							

NEWPORT BEACH POLICE DEPARTMENT
FACILITIES NEEDS ASSESSMENT
JULY 2026

	Code	SF	Existing SF	Staff	Qty	SF	Notes
361							
362	<u>Support Areas</u>						
363	Coffee counter	cof-4	60		0	0	
364	Table and chair storage	Allow	200		1	200	
365	Training materials storage	allowance	80		1	80	
366	(mats, training equipment, misc. items)						
367							
368	Subtotal, Patrol & Traffic / Training						
369	Subtotal Net SF, Patrol & Traffic / Training		135	2		1,550	
370	Unit Circulation Allowance		unit circ-4	25%		34	388
371	Total Net SF, Patrol & Traffic / Training		169	2		1,938	
372							
373	Explorers						
374	<u>Explorer Office</u>						
375	Explorers (P/T)	PO-2	120	87	[15]	1	150
376							
377	Subtotal, Patrol & Traffic / Explorers						
378	Subtotal Net SF, Patrol & Traffic / Explorers		87	0		150	
379	Unit Circulation Allowance		unit circ-4	25%			38
380	Total Net SF, Patrol & Traffic / Explorers		87	0		188	
381							
382	Firearms Training: See separate structure						
383							
384	Traffic Administration						
385	<u>Offices</u>						
386	Lieutenant	PO-4	180	240	1	1	180
387							
388	<u>Other Rooms and Areas</u>						
389	Interview room	C-1	90	56	1	90	
390	Conference room	C-5	300	259	1	300	
391							
392	Subtotal, Patrol & Traffic / Traffic Administration						
393	Subtotal Net SF, Patrol & Traffic / Traffic Administration		555	1		570	
394	Unit Circulation Allowance		unit circ-4	25%			143
395	Total Net SF, Patrol & Traffic / Traffic Administration		555	1		713	
396							

NEWPORT BEACH POLICE DEPARTMENT
FACILITIES NEEDS ASSESSMENT
JULY 2026

	Code	SF	Existing SF	Staff	Qty	SF	Notes
397	Motors & Traffic Investigation						
398	<u>Workspace</u>						
399	Sergeant	en-c	64	166	2	2	128
400	Traffic Investigator	en-c	64	400	2	2	128
401	Motor Officer	en-c	64	incl	8	3	192
402	DUI Officer	en-c	64	incl	1	1	64
403							
404	Subtotal, Motors & Traffic Investigation						
405	Subtotal Net SF, Motors & Traffic Investigation			566	13		512
406	Unit Circulation Allowance		unit circ-4	25%			142
407	Total Net SF, Motors & Traffic Investigation			708	13		640
408							
409	Civilian Field Services						
410	<u>Animal Control Officer (ACO) Office</u>	SPO-6	240			1	240
411	Sr. ACO	en-b	48		1		
412	ACO	en-b	48		3		
413							
414	<u>Parking Control Officer (PCO) Office</u>	SPO-6	240			1	240
415	Sr. CSO - Parking	en-b	48		1		
416	CSO - Parking	en-b	48		3		
417	CSO - Parking (P/T)	en-b	48		[4]		
418							
419	<u>Park Patrol Office</u>	SPO-6	240	188		1	240
420	Job Title TBD: Park Patrol Supervisor	en-b	48		1		
421	Job Title TBD: Park Patrol Officer	en-b	48		1		
422	Job Title TBD: Park Patrol Officer (P/T)	en-b	48		[8]		
423							
424	Subtotal, Patrol & Traffic / Civilian Field Services						
425	Subtotal Net SF, Patrol & Traffic / Civilian Field Services			188	10		720
426	Unit Circulation Allowance		unit circ-4	25%			47
427	Total Net SF, Patrol & Traffic / Civilian Field Services			235	10		900
428							
429	Jail						
430	<u>Staff Count</u>						
431	Civilian Custody Supervisor				1		
432	Custody Officer				8		

NEWPORT BEACH POLICE DEPARTMENT
FACILITIES NEEDS ASSESSMENT
JULY 2026

	Code	SF	Existing SF	Staff	Qty	SF	Notes
433							
434							
435	<u>Space Allowances</u>						
436	Existing Space		5,673	1		6,000	Space includes staff lockers
437	Sally Port	allowance 1,000	972	1		1,000	
438							
439	Subtotal, Patrol & Traffic / Jail						
440	Subtotal Net SF, Patrol & Traffic / Jail		6,645	9		7,000	
441	Unit Circulation Allowance		Circ Incl				
442	Total Net SF, Patrol & Traffic / Jail		6,645	9		7,000	
443							
444	Total, Patrol and Traffic Divisions	Total Net SF, Patrol and Traffic Divisions	11,672	135		17,115	
445							
446	Detective Division						
447	Administration						
448	<u>Offices</u>						
449	Division Deputy Chief	PO-6 240	294	1	1	240	
450	Division Lieutenant	PO-4 180	156	1	1	180	
451							
452	<u>Reception Area</u>						
453	Reception / waiting area	allow 180			1	180	
454	CSO - Administrative Technician	en-c 64	120	1	1	64	Counter must be secure
455							
456	Subtotal, Detective Division / Administration						
457	Subtotal Net SF, Detective Division / Administration		570	3		664	
458	Unit Circulation Allowance		unit circ-4 25%			166	
459	Total Net SF, Detective Division / Administration		570	3		830	
460							
461	Investigations						
462	<u>Property Crimes Units Workspace</u>		300				
463	Sergeant	en-c 64		2	2	128	
464	Detective	en-c 64		6	8	512	One extra workstation per team (East / West)
465	Civilian Investigator	en-c 64		1	1	64	
466							
467	<u>Special Victims Unit Workspace</u>		420				
468	Sergeant	en-c 64		1	1	64	

NEWPORT BEACH POLICE DEPARTMENT
FACILITIES NEEDS ASSESSMENT
JULY 2026

		Code	SF	Existing SF	Staff	Qty	SF	Notes
469	Detective	en-c	64		3	4	256	One extra workstation
470	School Resource Officer	en-c	64		3	3	192	
471	Crime Prevention Specialist	en-c	64		1	1	64	
472	Civilian Investigator - Court Liaison Officer	en-c	64		1	1	64	
473								
474	<u>Crimes Against Persons Unit Workspace</u>			420				
475	Sergeant	en-c	64		1	1	64	
476	Detective	en-c	64		3	3	192	
477								
478	<u>Special Investigations Unit Workspace</u>			297				
479	Sergeant	en-c	64		1	1	64	
480	Detective	en-c	64		3	3	192	
481	Civilian Investigator	en-c	64		1	1	64	
482								
483	Case Storage	allow	150	140		1	150	
484	Conference / Interview Room	C-2	120	87		1	120	
485								
486	<u>Shared Resources and Crime Information Center (CIC)</u>							
487	Sr. Crime Analyst	en-c	64	60	1	1	64	
488	Civilian Investigator - CIC	en-c	64		3	1	64	
489	Drone Officer	en-c	64		1	1	64	
490								
491	Forensic Electronics Lab	allow	150	147		1	200	
492								
493	<u>Other Rooms and Areas</u>							
494	Conference Room	C-6	360	0		1	360	
495	Ad-hoc meeting space	C-3	180			1	180	
496	Interview Room - large	C-3	180	92		1	180	
497	Interview Room - "soft" room	C-2	120			1	120	
498	Interview Room - small	C-1	90	49		1	90	
499								
500	Existing Vacant Space			346				
501								
502	Subtotal, Detective Division / Investigations							
503	Subtotal Net SF, Detective Division / Investigations			2,358	32		3,512	
504	Unit Circulation Allowance	unit circ-4	25%	590			878	
505	Total Net SF, Detective Division / Investigations			2,948	32		4,390	

NEWPORT BEACH POLICE DEPARTMENT
FACILITIES NEEDS ASSESSMENT
JULY 2026

	Code	SF	Existing SF	Staff	Qty	SF	Notes
506							
507	Crime Scene Investigation						
508	<u>Workroom</u>						
509	Sr. Crime Scene Investigator	en-c	64	60	1	1	64
510	Crime Scene Investigator	en-c	64	217	3	3	192
511							
512	Counter and laydown area	allow	80	77	1	80	Special ventilation required (force air, non-recirculating)
513							
514	<u>Other Rooms and Areas</u>						
515	CSI Lab	C-5	300	280	1	300	
516							
517	Subtotal, Detective Division / Crime Scene Investigation						
518	Subtotal Net SF, Detective Division / Crime Scene Investigation			634	4	636	
519	Unit Circulation Allowance		unit circ-4	25%		159	159
520	Total Net SF, Detective Division / Crime Scene Investigation			793	4	795	
521							
522	Other-Agency Space and Off-Site Operations						
523	<u>Off-Site Personnel (no work space required)</u>						
524	Detective - ATF			1			
525	Detective - RNSP			1			
526	CSO - OCR CFL (underfill)			1			
527							
528	<u>County Agency Space</u>						
529	Parole / Probation / Social Services	SPO-3	150		1	150	
530							
531	Subtotal, Detective Division / Other-Agency Space and Off-Site Operations						
532	Subtotal Net SF, Detective Division / Other-Agency Space and Off-Site Operations			0	3	150	
533	Unit Circulation Allowance		unit circ-4	25%		0	38
534	Total Net SF, Detective Division / Other-Agency Space and Off-Site Operations			0	3	188	
535							
536	Total, Detective Division	Total Net SF, Detective Division		4,310	42	6,203	
537							
538	Shared Department Areas						
539	Locker Rooms - Assignment Assumptions						
540	<u>Large Locker Assignments</u>						
541	Deputy Chief / Deputy Director				3		

NEWPORT BEACH POLICE DEPARTMENT
FACILITIES NEEDS ASSESSMENT
JULY 2026

		Code	SF	Existing SF	Staff	Qty	SF	Notes
542	Lieutenant					8		
543	Sergeant					25		
544	Officer (incl. Detective, Motor, and other specialty assignments)					114		
545	Reserve Officer (P/T)					5		
546	Sr. CSI					1		
547	CSI					3		
548	Sr. ACO					1		
549	ACO					3		
550	Sr. CSO - Parking					1		
551	CSO - Parking					3		
552	CSO - Parking (P/T)					4		
553	Job Title TBD: Park Patrol Supervisor					1		
554	Job Title TBD: Park Patrol Officer					1		
555	Job Title TBD: Park Patrol Officer (P/T)					8		
556	<u>Future Expansion Allowance</u>					<u>25</u>		
557	Total					206		
558								
559	<u>Standard Locker Assignments</u>							
560	Records Manager					1		
561	Sr. CSO - Records					2		
562	CSO - Alarms (P/T)					1		
563	Civilian Investigator					6		
564	CSO - Administrative Technician					3		
565	CSO - Front Desk					4		
566	CSO - Front Desk (P/T)					2		
567	CSO - Video Technician					2		
568	CSO - Payroll					1		
569	CSO - Planning and Research					1		
570	CSO - Records					12		
571	CSO - Records (P/T)					3		
572	Station Officer					1		
573	Dispatch Manager					1		
574	Sr. Dispatcher					3		
575	Dispatcher					11		
576	Dispatcher (P/T)					4		
577	Rangemaster					1		
578	Sr. Mechanic					1		

NEWPORT BEACH POLICE DEPARTMENT
FACILITIES NEEDS ASSESSMENT
JULY 2026

		Code	SF	Existing SF	Staff	Qty	SF	Notes
579	Mechanic					1		
580	Sr. Crime Analyst					1		
581	Crime Prevention Specialist					3		
582	Administrative Assistant					1		
583	Fiscal Services / Facility Manager					1		
584	CSO - Facilities					1		
585	Cadet (P/T)					2		
586	IT Manager					1		
587	IT Coordinator					3		
588	IT Analyst					1		
589	Electronics Specialist					1		
590	Future: 1 additional IT Staff Member					1		
591	Emergency Services Coordinator					1		
592	Future Expansion Allowance					20		
593	Total					98		
594								
595	<u>Not Assigned Lockers in Locker Room</u>							
596	Chief					1		
597	Civilian Custody Supervisor					1		
598	Custody Officer					8		
599	Explorer (P/T)					15		
600	Volunteer (P/T)					25		
601	Total					50		
602								
603	<u>Male/Female Distribution</u>	% Female	% Male					
604	Large Lockers	12%	88%					
605	Standard Lockers	70%	30%					
606	Overlap / double-count allowance	factor	5%					
607								
608	Men's Locker Room							
609	<u>Men's Lockers</u>			2,131				
610	Large, full-height lockers (up to 26" wide)	locker est	13			191	2,483	
611	Regular full-height lockers (up to 20" wide)	locker est	8			31	248	
612	Gun unloading	allow	10			1	10	
613	Boot cleaning	allow	10			1	10	
614	Laundry rack / pick-up	allow	20			1	20	
615	Added circulation inside room	inner circ	0.10				207	

NEWPORT BEACH POLICE DEPARTMENT
FACILITIES NEEDS ASSESSMENT
JULY 2026

	Code	SF	Existing SF	Staff	Qty	SF	Notes
616							
617	<u>Men's Lavatories</u>						
618	Toilet area (based on ration of locker count)	ratio	0.33				
619	WC	staff-wc	30		4	120	
620	Urinal	staff-ur	30		4	120	
621	Sink (provide adequate power)	staff-lav	15		4	60	
622	Showers and drying area	staff-shw	40		5	200	
623	Circulation inside Lavatory	circulation	0.25			125	
624							
625	Women's Locker Room						
626	<u>Women's Lockers</u>		972				
627	Large, full-height lockers (up to 26" wide)	locker est	13		26	338	
628	Regular full-height lockers (up to 20" wide)	locker est	8		73	584	
629	Gun unloading	allow	10		1	20	
630	Boot cleaning	allow	10		1	20	
631	Laundry rack / pick-up	allow	20		1	20	
632	Added circulation inside room	inner circ	0.10			121	
633							
634	<u>Lactation Room</u>						
635	Lactation Room					64	
636							
637	<u>Women's Lavatories</u>						
638	Toilet area (based on ration of locker count)	ratio	0.33				
639	WC	staff-wc	30		4	120	
640	Sink (provide adequate power)	staff-lav	15		4	60	
641	Showers and drying area	staff-shw	40		3	120	
642	Circulation inside Lavatory	circulation	0.25			75	
643							
644	Subtotal, Shared Department Areas / Locker Rooms						
645	Subtotal Net SF, Shared Department Areas / Locker Rooms		3,103	0		5,145	
646	Unit Circulation Allowance	unit circ-1	10%			515	
647	Total Net SF, Shared Department Areas / Locker Rooms		3,103	0		5,660	
648							
649	Fitness Training Room						
650	<u>Training Area</u>		689			1,210	
651	Exercise station (large)	allowance	90		4		
652	Exercise station (small)	allowance	40		7		

NEWPORT BEACH POLICE DEPARTMENT
FACILITIES NEEDS ASSESSMENT
JULY 2026

		Code	SF	Existing SF	Staff	Qty	SF	Notes
653	Multi-purpose open floor area / free wights	allowance	100			4		
654	Services (water, towels, trash, etc.)	allowance	60			1		
655	Note that power is required for some workout equipment, and that commercial grade is assumed. Commercial treadmills, for example, require 220v power.							
656	Added circulation allowance	inner circ	0.1					
657								
658	Subtotal, Shared Department Areas / Fitness Training Room							
659	Subtotal Net SF, Shared Department Areas / Fitness Training Room			689	0		1,210	
660	Unit Circulation Allowance	unit circ-2	15%				182	
661	Total Net SF, Shared Department Areas / Fitness Training Room			689	0		1,392	
662								
663	Break Rooms							
664	<u>Central Lunch Room</u>			857			980	
665	Coffee counter	cof-5	120			1		
666	Table and seating (per seat)	chair-dine	25			20		
667	Lounge seating	seat-1	60			2		
668	TV cabinet	allow	15			1		
669	Vending machine area	allow	140			1		
670	Added circulation allowance	inner circ	0.1					
671								
672	<u>Subtotal, Shared Dept Areas / Break Rooms / Central Lunch Room</u>							
673	Subtotal Net SF, Shared Dept Areas / Break Rooms / Central Lunch Room			857	0		980	
674	Unit Circulation Allowance	unit circ-2	15%				147	
675	Total Net SF, Shared Dept Areas / Break Rooms / Central Lunch Room			857	0		1,127	
676								
677	<u>Distributed Break Rooms</u>							
678	Break Room #1	allow	180			1	180	
679	Break Room #2	allow	180			1	180	
680								
681	Existing Areas							
682	Existing West Lounge			178				
683	Existing East Lounge			290				
684								
685	<u>Subtotal, Shared Dept Areas / Break Rooms / Distributed Break Rooms</u>							
686	Subtotal Net SF, Shared Dept Areas / Break Rooms / Distributed Break Rooms			468	0		360	
687	Unit Circulation Allowance	unit circ-4	25%				90	
688	Total Net SF, Shared Dept Areas / Break Rooms / Distributed Break Rooms			468	0		450	
689								

NEWPORT BEACH POLICE DEPARTMENT
FACILITIES NEEDS ASSESSMENT
JULY 2026

	Code	SF	Existing SF	Staff	Qty	SF	Notes
690	Subtotal, Shared Department Areas / Breakrooms						
691	Subtotal Net SF, Shared Department Areas / Breakrooms		1,325	0		1,577	
692							
693	In-Building Storage						
694	<u>Duty Bag Storage</u>						
695	Room (accessible to Patrol parking)					285	
696	Bin (20" x 20" x 24" deep), stacked 4 high	per bin	3		95		
697	Count based on total Patrol staff (see tabulation above) - provide lockable doors on each bin						
698							
699	<u>General Storage Areas</u>						
700	Requirement allowance	allow	180		1	180	
701	Existing areas		182				
702							
703	Subtotal, Shared Department Areas / In-Building Storage						
704	Subtotal Net SF, Shared Department Areas / In-Building Storage		182	0		465	
705	Unit Circulation Allowance	unit circ-4	25%			116	
706	Total Net SF, Shared Department Areas / In-Building Storage		182	0		581	
707							
708	Lobby and Lavatories						
709	<u>Building Lobby and Display Areas</u>						
710	Lobby and Display space	allowance	800		1	800	
711	Copy / mail room	allowance	120		1	120	
712							
713	<u>Public Lavatories</u>						
714	Men	allowance	200		1	200	
715	Women	allowance	200		1	200	
716	Janitor space	allowance	20		1	20	
717							
718	<u>Staff Lavatories 1</u>						
719	Men	allowance	200		1	200	
720	Women	allowance	200		1	200	
721	Janitor space	allowance	60		1	60	
722							
723	<u>Staff Lavatories 2</u>						
724	Men	allowance	200		1	200	
725	Women	allowance	200		1	200	

NEWPORT BEACH POLICE DEPARTMENT
FACILITIES NEEDS ASSESSMENT
JULY 2026

	Code	SF	Existing SF	Staff	Qty	SF	Notes
726	Janitor space	allowance	20		1	20	
727							
728	<u>Other Rooms</u>						
729	Existing Janitor space		76				
730							
731	Subtotal, Shared Department Areas / Lobby and Lavatories						
732	Subtotal Net SF, Shared Department Areas / Lobby and Lavatories		1,745	0		2,220	
733	Unit Circulation Allowance	unit circ-4	25%			555	
734	Total Net SF, Shared Department Areas / Lobby and Lavatories		1,745	0		2,775	
735							
736	Total, Shared Department Areas	Total Net SF, Shared Department Areas	7,044	0		11,984	
737							
738	Building Subtotal, Police HQ Building (Net)		37,374	236		54,399	
739							
740	Building Net-to-Gross Calculations						
741							
742	Net SF from above		37,374	236		54,399	
743							
744	Net-to-Gross elements						
745	<u>Existing Building</u>						
746	General circulation, second floor		3,322				
747	General circulation, first floor		3,063				
748	Mechanical, electrical, and equipment		531				
749	Wall thickness allowances		665				
750							
751	<u>New Building</u>						
752	Required Net-to-Gross	efficiency	0.85			9,600	
753							
754	BUILDING TOTAL, Police HQ Building (Gross)		44,955	236		63,999	
755							
756	Separate Support Structure						
757							
758	Org: Patrol and Traffic Divisions						
759	Firearms Training						
760	<u>Offices</u>						
761	Rangemaster	PO-3	120	92	1	1	120

NEWPORT BEACH POLICE DEPARTMENT
FACILITIES NEEDS ASSESSMENT
JULY 2026

	Code	SF	Existing SF	Staff	Qty	SF	Notes
762							
763	<u>Support Areas</u>						
764	Preparation / cleaning work room	allow 90	incl.	1	90		
765	Armory / weapons repair and support	allow 180	175	1	180		
766							
767	<u>Range</u>						
768	Access control / acoustic vestibule	allowance 90	146	1	90		
769							
770	Range Calculation: 6 lanes at 50 yards	lanewa 5					
771	Width assumption (feet)	lanela 50					
772	Length assumption (yards)						
773			1,481				
774	Total Area Allowance	4' x 4.5' 18					
775	Firing Line (per lane)	10' x 4.5' 45					
776	Circulation Zone/Rangemaster control	150' x 4.5' 675					
777	Firing Lane @ 50 yd	8' x 4.5' 36					
778	Bullet Trap and Stop	allowance 200					
779	Mechanical Air Handler Allowance						
780							
781	Range Support Areas	allowance 200		1	200		
782	Storage Room (targets, etc.)						
783							
784	4+1 Lane Range (flexible lane layout for scenario building, with vehicle access) at 25 yards. Each lane nominally 4' wide (4'-6" on center)						
785	Width assumption (feet)	lanewb 5					
786	Length assumption (yards)	lanelb 25					
787							
788	Total Area Allowance					3,692	Minimum size; included in totals
789	Firing Line (per lane)	4' x 4.5' 18		8			
790	Circulation Zone/Rangemaster control	10' x 4.5' 45		8			
791	Firing Lane @ 25 yd	75' x 4.5' 338		8			
792	Bullet Trap and Stop	8' x 4.5' 36		8			
793	Mechanical Air Handler Allowance	allowance 200		1			
794							
795	8-Lane Range (flexible lane layout for scenario building) at 100 yards. Each lane nominally 4' wide (4'-6" on center)						
796	Width assumption (feet)	lanew 5					
797	Length assumption (yards)	lenel 100					
798							

NEWPORT BEACH POLICE DEPARTMENT
FACILITIES NEEDS ASSESSMENT
JULY 2026

		Code	SF	Existing SF	Staff	Qty	SF	Notes
799	Total Area Allowance						[11992]	Ideal size, but not feasible; not included in totals
800	Firing Line (per lane)	4' x 4.5'	18			8		
801	Circulation Zone	10' x 4.5'	45			8		
802	Firing Lane @ 100 yd	300' x 4.5'	1,350			8		
803	Bullet Trap and Stop	8' x 4.5'	36			8		
804	Mechanical Air Handler Allowance	allowance	400			1		
805								
806	Subtotal Net SF, Patrol & Traffic / Firearms Training			1,894	1		4,372	
807	Unit Circulation Allowance	unit circ-1	10%				437	
808	Total Net SF, Patrol & Traffic / Firearms Training			1,894	1		4,809	
809								
810	Total, Patrol & Traffic / Firearms Training	Total Net SF, Patrol & Traffic / Firearms Training		1,894	1		4,809	
811								
812	ORG: Support Services							
813	Fleet Services							
814	Offices							
815	Sr. Mechanic	en-D	80	329	1	1	80	
816	Mechanic	en-D	80	incl above	1	1	80	
817	Files, materials, work area	allow	250	incl above		1	250	
818								
819	Garage							
820	Garage with 3 service bays	svc bay-M	600	1,207		3	1,800	Includes equipment and tire rotation area
821	Tires and parts storage	allow	150			1	150	
822								
823	Subtotal Net SF, Support Services / Fleet Services			1,536	2		2,360	
824	Unit Circulation Allowance	unit circ-4	25%				590	
825	Total Net SF, Support Services / Fleet Services			1,536	2		2,950	
826								
827	Total, Support Services / Fleet Services	Total Net SF, Support Services / Fleet Services		1,536	2		2,950	
828								
829	Department Shared Areas, General Storage							
830	Property and Evidence							
831	Bike Storage	Allowance	400	400		1	1,400	
832								
833	Animal Control Storage							
834	Storage Room	Allowance	200	200		1	200	

NEWPORT BEACH POLICE DEPARTMENT
FACILITIES NEEDS ASSESSMENT
JULY 2026

	Code	SF	Existing SF	Staff	Qty	SF	Notes
835							
836	Community Relations Storage						
837	<u>Storage Room</u>	Allowance	300		1	300	
838							
839	Facilities Management Storage						
840	<u>Storage Room</u>	Allowance	200		1	200	
841							
842	Subtotal Net SF, Dept Shared Areas, General Storage		900	0		2,100	
843	Unit Circulation Allowance		unit circ-2	15%		315	
844	Total Net SF, Dept Shared Areas, General Storage		900	0		2,415	
845							
846	Total, Dept Shared Areas, General Storage	Total Net SF, General Storage	900	0		2,415	
847							
848	Building Subtotal, Separate Support Structure (Net)		4,330	3		10,174	
849							
850	Building Net-to-Gross Calculations						
851							
852	Net SF from above		4,330	3		10,174	
853							
854	Net-to-Gross elements		efficiency	0.90		1,130	
855							
856	BUILDING TOTAL, Police HQ Building (Gross)		4,330	3		11,305	
857							
858	Project Total, All Building Space (Gross)		49,285	239		75,303	
859							
860	Other Site Requirements						
861							
862	Open Area Requirements						
863	These areas are listed for site area planning, and are not included in any building component. Requirements are estimated.						
864							
865	<u>Site Service Area</u>						
866	Trash	allow	200		1	200	
867	Loading Dock	stall	400		1	400	
868							
869	<u>Vehicle Service Areas</u>						
870	Carwash (parking bay - manual wash)	std	360		1	360	

NEWPORT BEACH POLICE DEPARTMENT
FACILITIES NEEDS ASSESSMENT
JULY 2026

		Code	SF	Existing SF	Staff	Qty	SF	Notes
871	Fueling islands and tanks	allowance	1,200			2	2,400	
872								
873	<u>Building Service Area</u>							
874	Pad for Emergency Generator	allow	200			1	200	
875	Generator Fuel Tank	allow	100			1	100	
876								
877	Total, Open Area Requirements	Total Net SF, General Storage					3,660	
878								
879	Parking Requirements							
880								
881	<u>Parking Structure</u>							
882	Parking spaces			[current: 206 spaces]			275 spaces	
883	Specialty Parking: Armored vehicle, Mobile Command Post, SWAT van							
884								
885								
886								
887	Air Support and Technology Requirements							
888								
889	<u>Drone</u>							
890	Drone station							
891								
892	<u>Helicopter</u>							
893	Helipad							
894								
895	<u>Other</u>							
896	Rooftop electronics / antennae							
897								
898								
899								
900								

Attachment C

Excerpts of the March 10, 2026,
City Council Study Session Presentation

Potential New Police Facility at Current Site

Three Potential Construction Approaches

Important Note: *Before any police rebuild could begin, Fire Station #3 must first be relocated to a new off-site location, which would take approximately 3+ years once a site is secured*

Option One - Renovate Existing Building + Expansion

- Full seismic retrofit of existing structure
- Add ~25,000 sq ft expansion
- Build 2-story parking structure (250 stalls)

Option Two - New 2-Story Police Facility

- Demolish existing station
- Construct new 75,000 sq ft building
- Build 2-story parking structure (250 stalls)

Option Three - New 3-Story Police Facility

- Construct new 75,000 sq ft building
- Build 2-story parking structure (160 stalls)
- Add 125 surface parking spaces

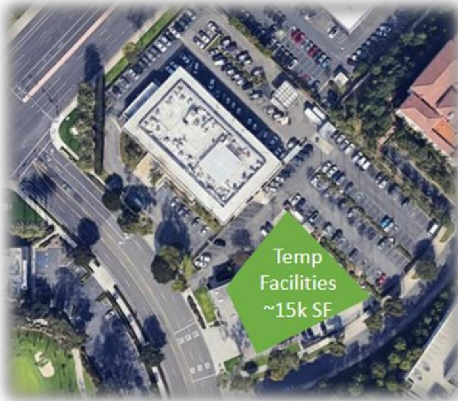
*All options require multi-year construction and significant operational disruption*⁷⁷

Potential New Police Facility at Current Site

Option One

- 1) Construct temporary limited Police Trailer Complex on former FS#3 area
- 2) Complete rehabilitation of existing Police Structure and add 25,000sf to existing structure
- 3) Construct 250 Stall Parking Structure on former FS#3 and Parking Lot area

Phase 1



Phase 2



Phase 3



- Major Disruption to the Police Operations during construction. Temporary Trailer Facilities will not accommodate all functions
- Requires Secure Off-Site Parking Facility w/employee shuttle
- **Estimated Timeline: ~ 3 years (Fire Station relocation) + ~ 3–4 years (Police facility construction) = ~ 6–7 years total**

Potential New Police Facility at Current Site

Option Two

- 1) Build a new 2-Story 75,000sf PD Building on former Fire Station & Parking Lot area while maintaining current PD Building in operation
- 2) Build a new 250 Stall Parking Structure on former Police Building area.

Phase 1



Phase 2



- Highly Disruptive of Police Operations during construction
- Requires Secure Off-Site Parking Facility w/employee shuttle
- **Estimated Timeline: ~ 3 years (Fire Station relocation)
+ ~ 3 years (Police facility construction) = ~6 years total**

Potential New Police Facility at Current Site

Option Three

- 1) Build temporary Parking Lot on former FS#3 site
- 2) Construct a new 160 Stall Parking Structure on former Parking Lot
- 3) Construct a new 3-Story 75,000sf PD Building on former FS#3 area
- 4) Construct new 125 Stall Parking Lot & Supplemental Building on former Police Building area

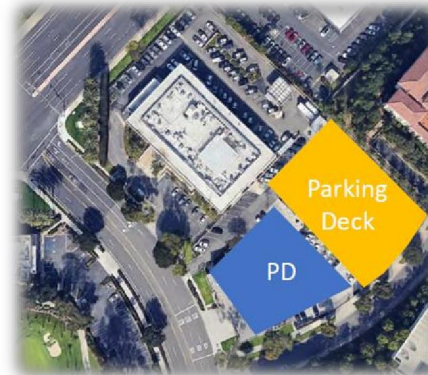
Phase 1



Phase 2



Phase 3



Phase 4



- High/Moderate Disruption to the Police Operations during construction
- Some Secure Off-Site Parking needed w/employee shuttle
- **Estimated Timeline: ~ 3 years (Fire Station relocation)
+ ~ 3–4 years (Police facility construction) = ~ 6–7 years total**

Potential New Police Facility at Current Site



Evaluation Factor	Option 1 — Renovation / Expansion	Option 2 — 2-Story Facility	Option 3 — 3-Story Facility
Project Approach	Full building gut and seismic upgrade	Ground up new facility	Ground up new facility with lower cost support building
Operational Disruption	Extremely disruptive to ongoing operations	Highly disruptive during construction	Highly disruptive during construction
Temporary Facilities	Temporary facilities required	N/A	N/A
Parking During Construction	Offsite parking required w/ shuttle	Offsite parking required w/ shuttle	Small amount of offsite parking required
Potential Service Impacts	Need to temporarily outsource dispatch, jailing, firing range, fleet maintenance and fueling, evidence functions, other	No major outsourcing anticipated	No major outsourcing anticipated
Building Presence	Existing building retained	Building set back from primary frontage	Building set back from primary frontage
Site Constraints	Existing footprint limits flexibility	Tight site constraints limit flexibility	Tight site constraints limit flexibility
Construction Staging/Equipment & Worker Parking	Highly limited	Highly limited	Highly limited
Schedule / Phasing	~3-4+ years; once fire is moved off-site	~3+ years; once fire is moved off-site	~3-4+ years; once fire is moved off-site
Estimated Project Cost (Design and Construction)	\$152M	\$161M	\$168M
Cost Exclusions	<i>The costs above exclude applicable outsourced services, off-site parking expenses, shuttle operations, and other related ancillary costs. Preliminary estimates are within \$5M-20M. In addition, these figures reflect capital expenditures only and do not account for intangible impacts such as operational disruption.</i>		