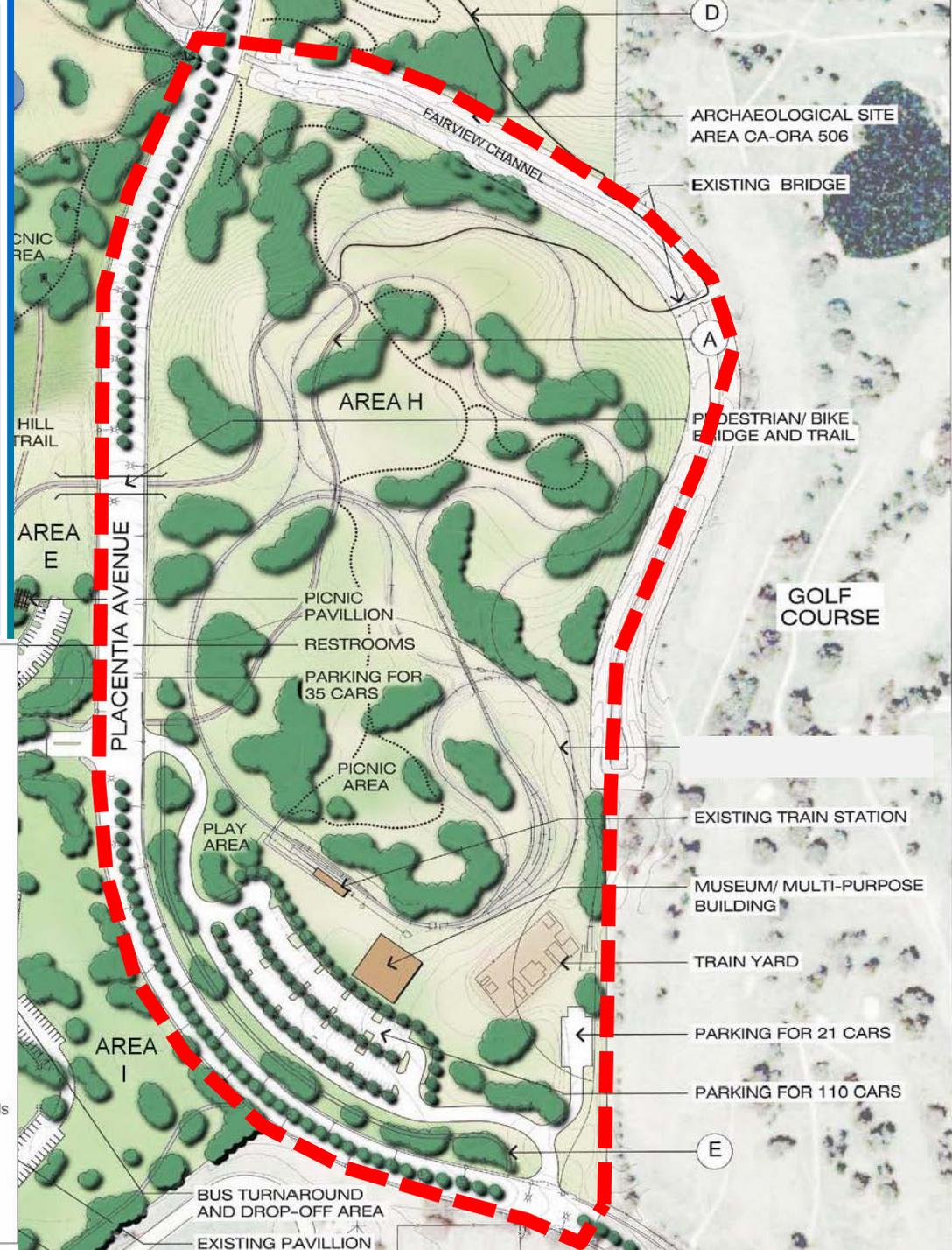


Fairview Park Citizens Advisory Committee

Evaluation of Proposed Changes - Southeast Quadrant

Fairview Park Master Plan

Southeast Quadrant



LEGEND

	Trail Delineation
	3' Wide Pedestrian Trail, Natural Materials
	4' Wide Pedestrian Trail, Natural Materials
	Multi-purpose Trail
	Bicycle and Pedestrian Trail
A	Multi-purpose Trail: 8' Wide Concrete + 4' Natural Materials
A*	Multi-purpose Trail: 8' Wide Asphalt
B	B type trail eliminated by City Council 8-21-00
C	Trail at Bluff Top: 4' Wide, Natural Materials
D	Multi-purpose Trail: 4' Wide, Asphalt or Natural Materials
E	8' Wide Bike Trail, separated from existing sidewalk
3' PED.	Pedestrian Trail: 3' Wide, Natural Materials

EVALUATION OF PROPOSED CHANGES TO THE MASTER PLAN

1. **Baseball/Softball Facilities**
2. **Soccer/Football Fields**
3. **Multi-use Athletic Fields**



DISTRICT'S OBLIGATION REPRESENTED BY DISTRICT'S NOTE AND DEED OF TRUST.

10 NOW, THEREFORE, in consideration of which and other considerations herein set forth, it
11 is mutually agreed as follows:

12 A. CITY shall:

- 13 1. Pay to DISTRICT within 45 days after DISTRICT approval of this Agreement One
Million Eight Hundred Ninety Six Thousand Six Hundred Dollars (\$1,896,600).
- 14 2. Assume all responsibilities and liabilities contained in the note and Deed of
15 Trust which documents are attached in Exhibit "F," Assumption and Release
Agreement.
- 16 3. Pay all the following items: recording fees, escrow fees, premiums charged for
17 title insurance, and all fees associated with the transfer of title to CITY.
- 18 4. Execute the appropriate acceptance of the signed grant deed, which deed will be
in the form of the attached Exhibit "G," and deliver to DISTRICT concurrent with
19 delivery of the payment mentioned above.
- 20 5. Execute any and all documents which may be required for transfer of title to
SITE and for assumption of DISTRICT's Note and Deed of Trust including but not
21 limited to the Assumption Agreement attached hereto as Exhibit "F," and deliver
to DISTRICT concurrent with the above referenced payment.
- 22 6. Within 36 months after title transfers to CITY construct on SITE public
recreational facilities as approved by the State of California.

23 7. Develop, maintain, and use SITE in perpetuity for public park, recreation and
24 open space purposes. For purposes of this Agreement, public park, recreation
25 and open space is defined as those uses consistent with applicable provisions
of Section 11011.1 of Government Code of California and State-approved General
26 Development Plan (GDP).

27
28 DG:alj:pc
25A-10-3(9)
1-9-86

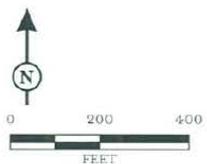
Constraints

- Placentia Avenue
- Fairview Channel
- Topography
- Model train operation
- Biological resources
- CA-ORA-506





LSA



LEGEND

- | | | | |
|------------------------------|-----------------------|-----------------------|------------------------------------|
| Project Boundary | Coyote Brush Scrub | Ruderal | Developed |
| Vegetation | Mixed Scrub | Vernal Pool (ID #) | Ornamental Landscaping |
| Southern Coastal Bluff Scrub | Floodplain Sage Scrub | Willow Riparian Scrub | Disturbed or Barren |
| Purple Sage Scrub | Chenopod Scrub | Mulefat Scrub | Vernal Marsh |
| Buckwheat Scrub | Annual Grassland | Walnut Scrub | Giant Reed (<i>Arundo donax</i>) |

FIGURE 2

Fairview Park
Vegetation Communities

SOURCE: LSA, 2006.

I:\MAN530\GIS\veg.mxd (11/14/2006)



LSA

LEGEND

 Approximate Project Boundary

 Burrowing Owl Area



0 250 500 Feet

SOURCE: EagleAerial (4/06); LSA (5/06)

F:\MAN530\GIS\burrowing_owl_2005.mxd (11/17/2006)

burrowing owls were observed on December 21 and 22, 2005, in the flat, ruderal habitat associated with the model railroad and station. There were also several areas with potentially useable burrows. Most of these burrows were observed along the east side of Placentia Avenue in the area north of Fairview Channel and in the flat, ruderal habitat associated with the model railroad. With the exception of the burrows being actively used by the two burrowing owls, the potential burrows did not have sign of owl use or occupation but could be modified by an owl for future use. Many of the potential burrowing owl burrows were being used by California ground squirrels (*Spermophilus beecheyi*). The burrows being used by the owls in 2005 appeared to have been former ground squirrel burrows.

One reason burrowing owls may not have been detected within Fairview Park during the 2006 breeding season was the change in the seasonal vegetation conditions. In the spring of 2006, much of the area was heavily overgrown with tall, nonnative vegetation, including black mustard and sweet fennel. In the spring of 2006, the area that formerly had the two burrowing owls at burrows in December 2005 was densely vegetated with black mustard and sweet fennel (approximately 4–6 feet tall). Other areas within the study area were also heavily vegetated with similar ruderal vegetation including the lower sandy area just south of the Fairview Channel and west of Placentia Avenue and the west mesa. Burrowing owls generally are associated with open fields where visibility is unobscured. Winter conditions had low-growing vegetation, which allowed for suitable visibility for ground dwelling (i.e., fossorial) owls. It should be noted that the ruderal vegetation within Fairview Park is occasionally cut and/or disked as part of maintenance.

Based on surveys in 2005 and 2006, and prior observations in 2002 and 2003, burrowing owls appear to be using Fairview Park for over-wintering during migration. There is also potential for year-round (i.e., breeding) use based on the presence of suitable open flat or gently rolling-hill topography. The



Project: Burrowing Owl Survey

Date: December 18, 2013

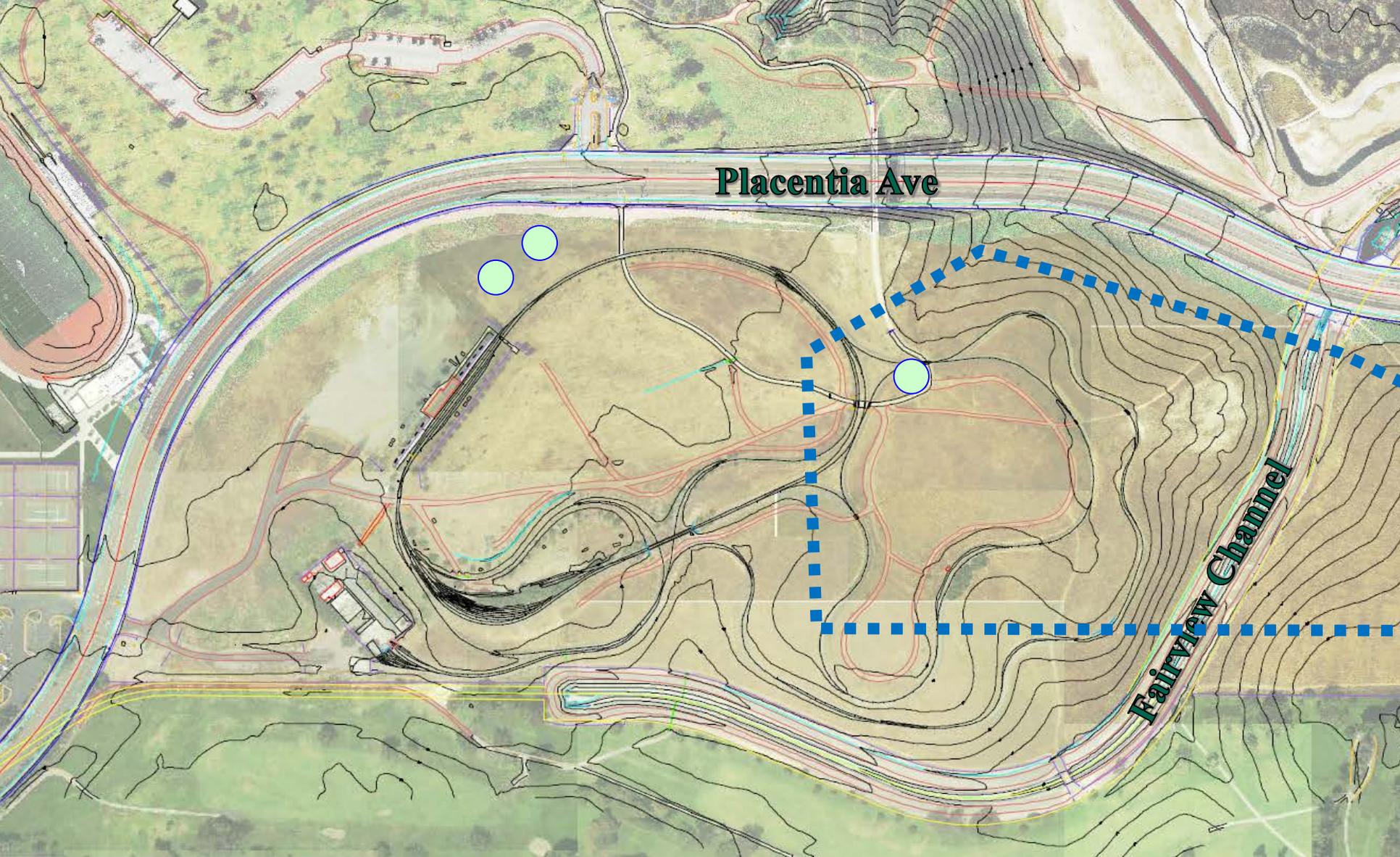
Source: ESRI, Endemic, DigitalGlobe

Projection: Mercator Auxiliary Sphere

Created by: EndemicEMS



Area Surveyed



Cultural Resources

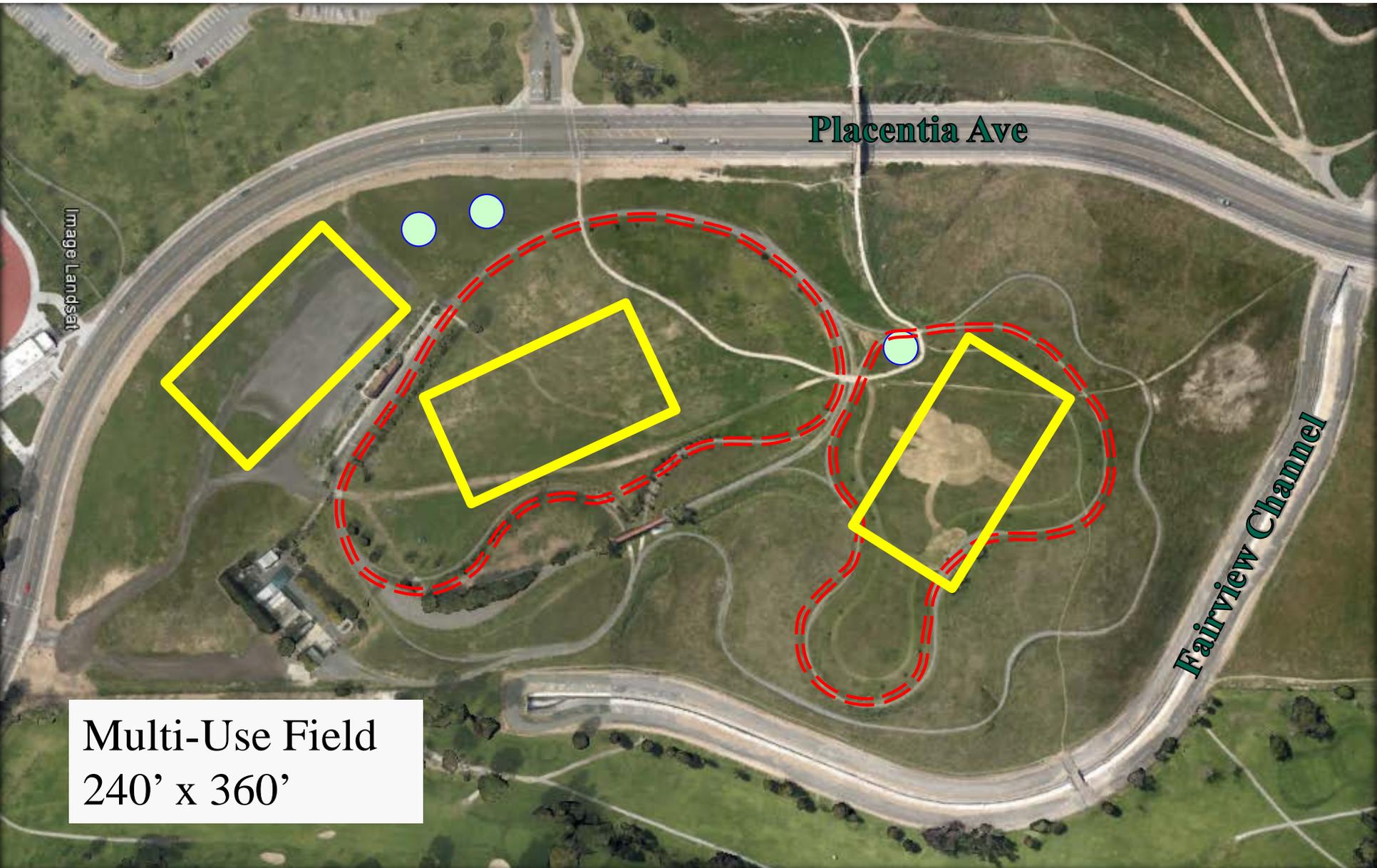
Extended Phase I Report

SWCA's study, a DPR 523 Supplemental Site Record for CA-ORA-58 has been filed with the SCCIC to record the site boundaries based on the information from Koerper's study.

- A separate DPR 523 Site Record has been filed with the SCCIC to record the area containing the re-deposited material because its affinity with either CA-ORA-58 or CA-ORA-506 is uncertain.

There are no known intact cultural deposits within the APE of the current proposed trail: Therefore, there should be no impact to archaeological deposits by construction of the trail. If human remains were present within the APE of the trail, those remains would likely have been exposed during the many episodes of plowing and disking that have taken place in the past and/or by the excavation for the current study. The excavations required for the trail will be shallower than those previous disturbances and, because no human remains were observed within the APE, none are expected to be found during construction of the trail.

The results of this current study indicate that the proposed trail project will not cause any adverse changes or impacts to a known cultural deposit pursuant to *California Environmental Quality Act (CEQA)* Guidelines, Section 15064.5 or under the provisions of Section 106 of the *National Historic Preservation Act (NRHP)* as established by the Secretary of the Interior and promulgated at 36 CFR 800.

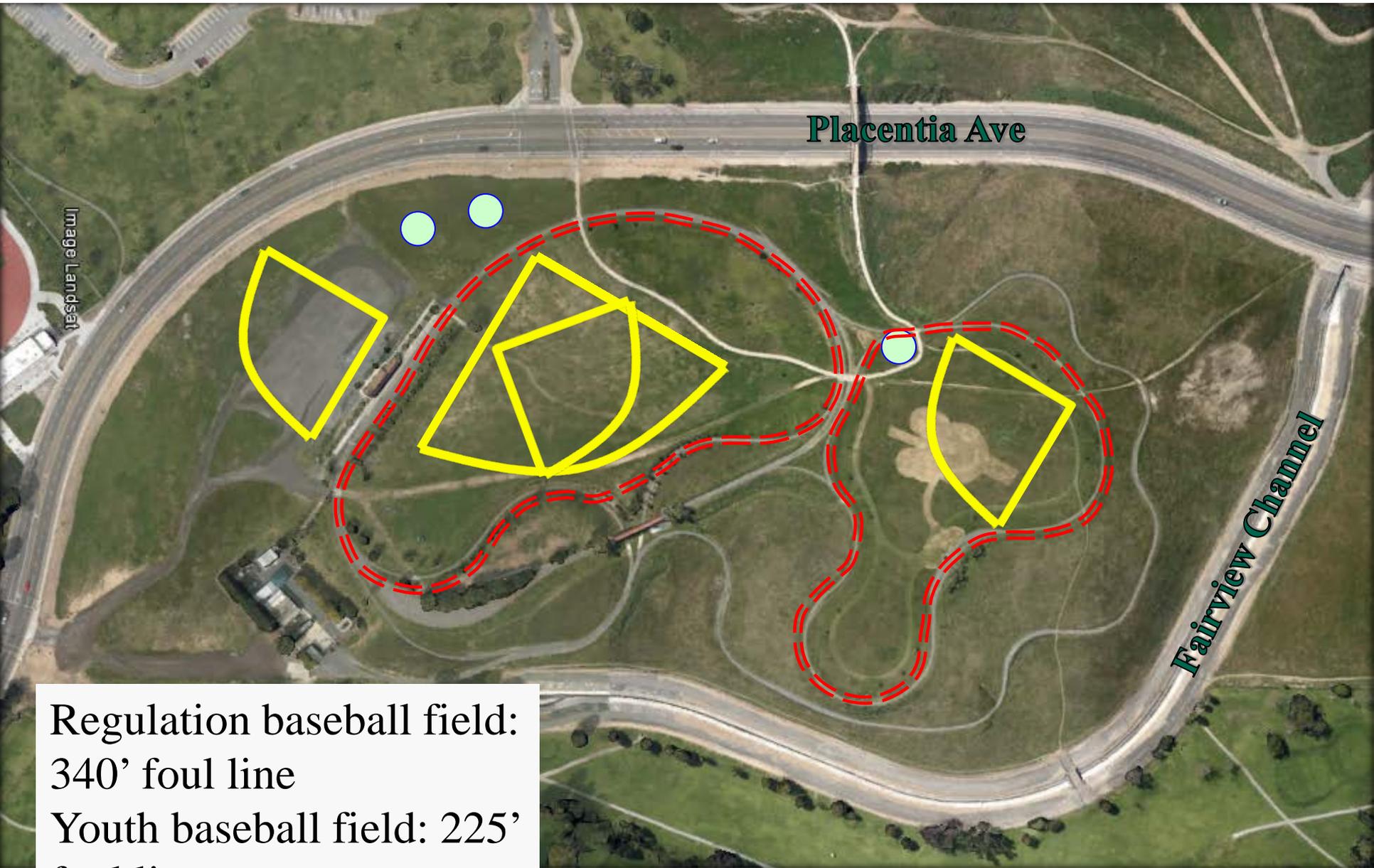


Placentia Ave

Fairview Channel

Image Landsat

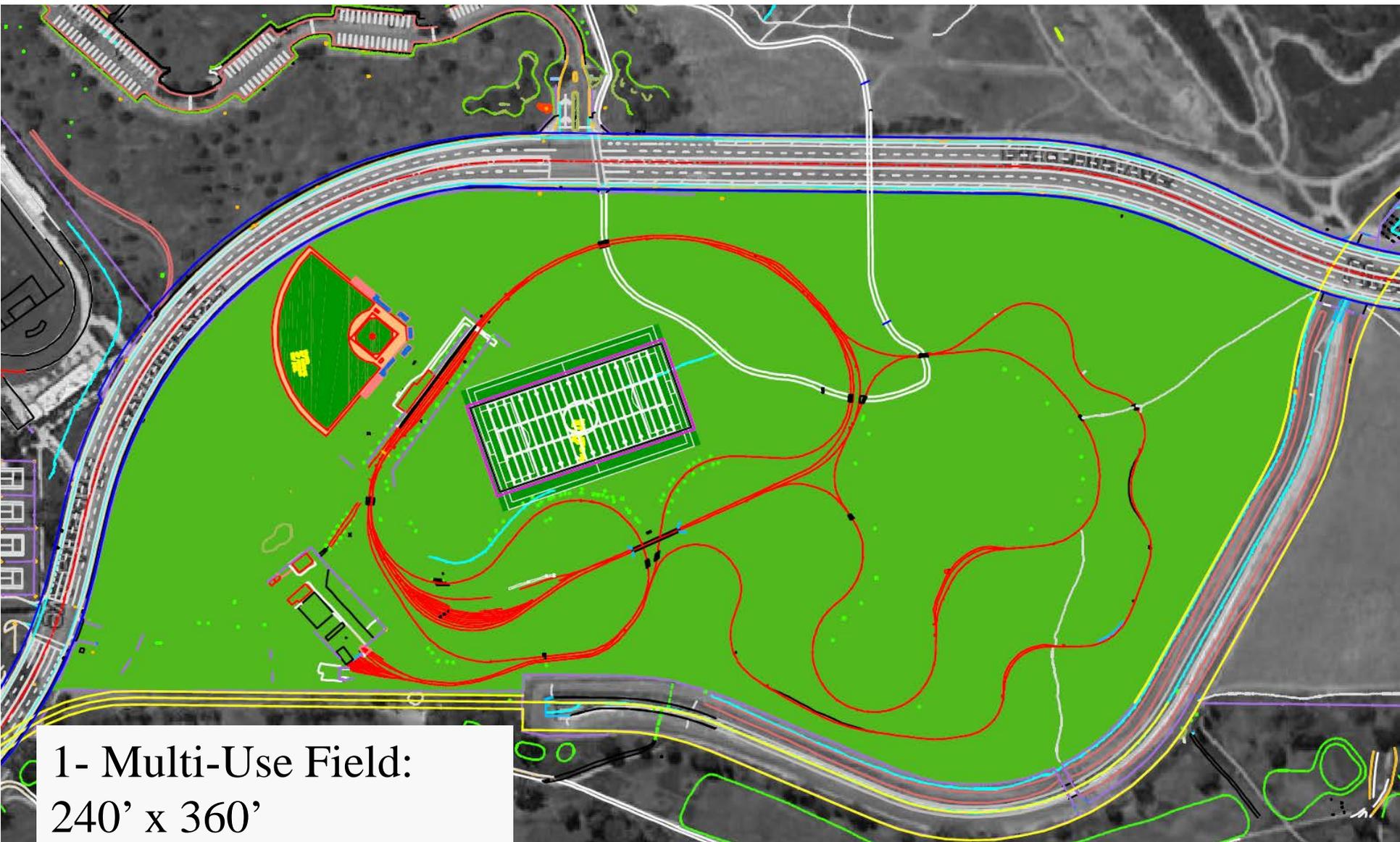
Multi-Use Field
240' x 360'



Regulation baseball field:
340' foul line
Youth baseball field: 225'
foul line

EVALUATION OF PROPOSED CHANGES TO THE MASTER PLAN

- Baseball/Softball Facilities – feasible only for one youth baseball/softball field
- Soccer/Football Fields – feasible for either one
- Multi-use Athletic Fields – feasible for one football/soccer field and one youth baseball/softball field



1- Multi-Use Field:

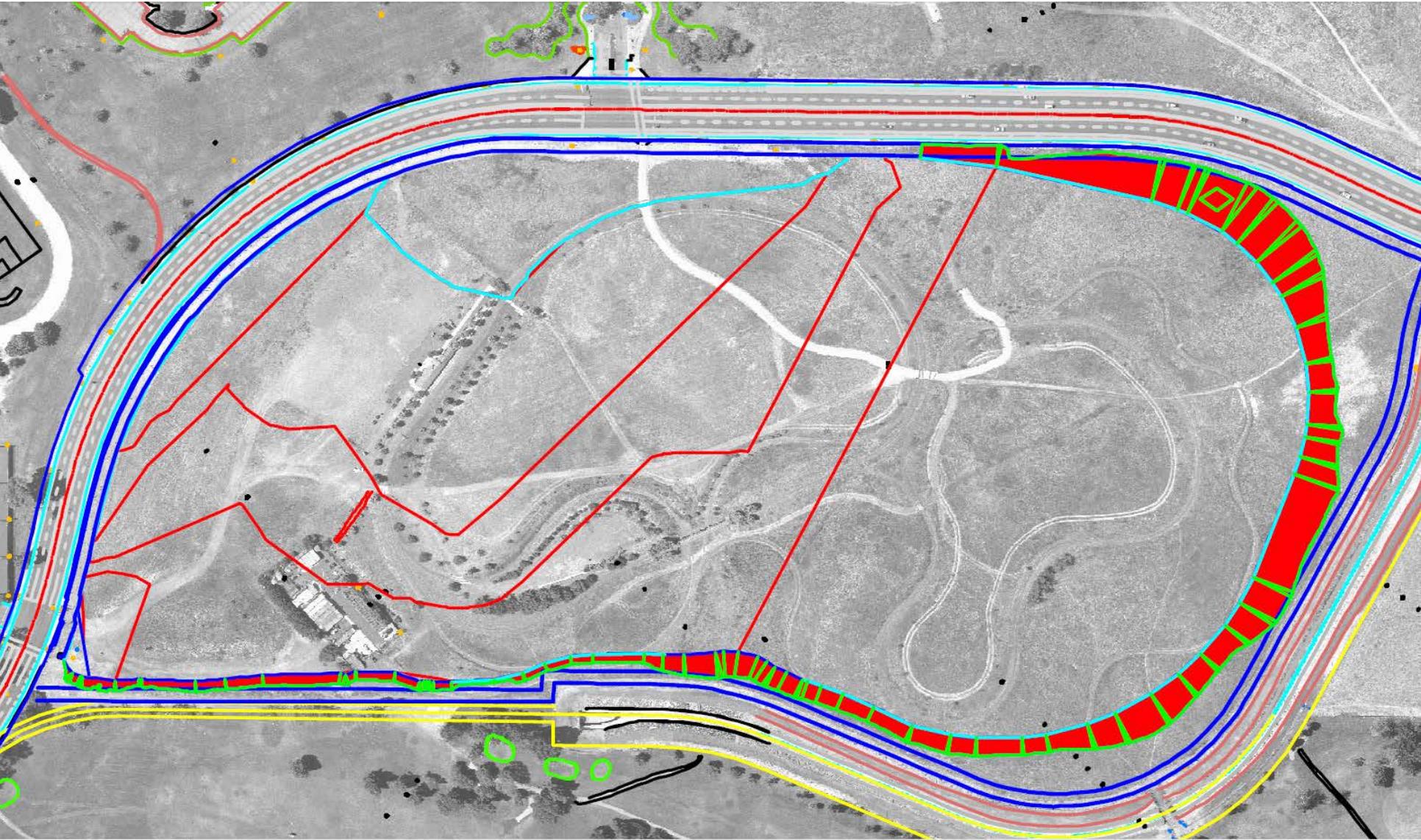
240' x 360'

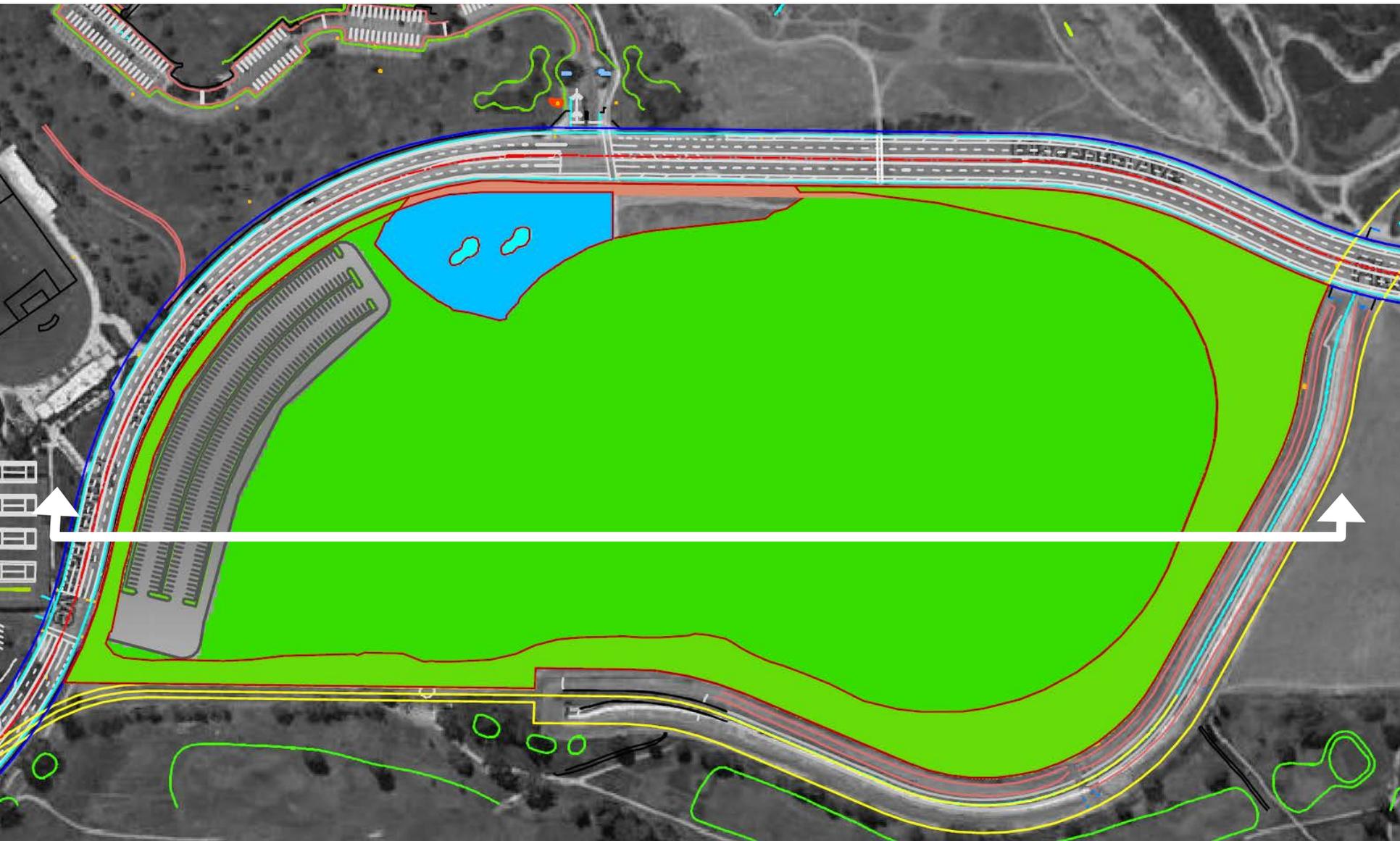
1- Youth baseball field:

225' foul line

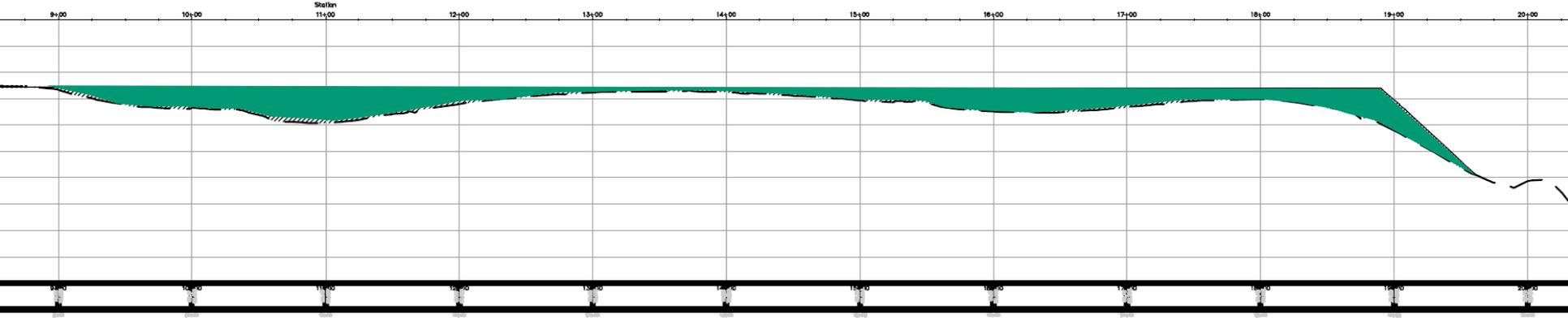
EVALUATION OF PROPOSED CHANGES TO THE MASTER PLAN

- Potential impacts include aesthetics, air quality, biological resources, cultural resources, geology/soils, hydrology/water quality, noise, recreation, transportation/traffic and mandatory findings of significance. An EIR would be required
- The most feasible athletic facility for this scenario is a multi-use (football/soccer/lacrosse/ field hockey, etc.)synthetic turf lighted field
- Preliminary estimates for this concept range from \$1.5 million to \$2 million

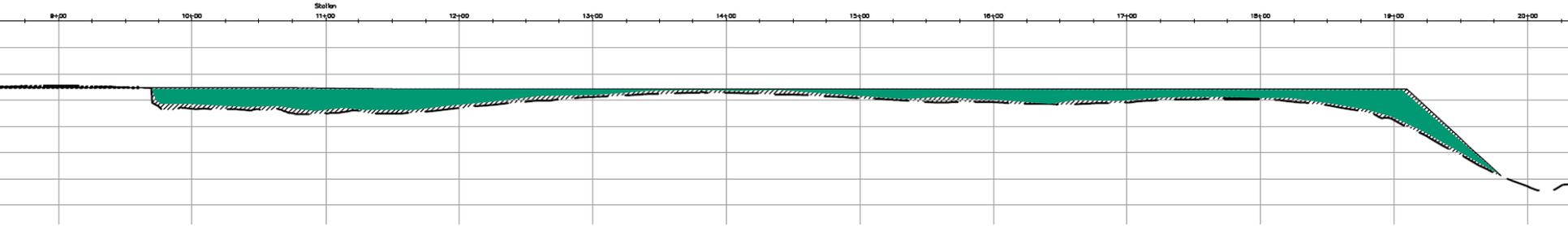




Vertical Alignment Surface at Vertical Alignment - (5)-Right-50.00 PROFILE



Vertical Alignment Surface at Vertical Alignment - (5) PROFILE



EVALUATION OF PROPOSED CHANGES TO THE MASTER PLAN

1. **Baseball/Softball Facilities**
2. **Soccer/Football Fields**
3. **Multi-use Athletic Fields**

EVALUATION OF PROPOSED CHANGES TO THE MASTER PLAN

- Potential impacts include aesthetics, air quality, biological resources, cultural resources, geology/soils, hydrology/water quality, noise, recreation, transportation/traffic and mandatory findings of significance. An EIR would be required.
- One of the possible concepts include lighted ball fields with a multi-use field overlay, a premier multi-use (football/soccer/lacrosse/ field hockey, etc.) synthetic turf lighted field, model train facility, native habitat zone, play areas, restrooms, and parking.
- Preliminary estimates for this concept (approximately 30-acre site) range from \$12 million to \$15 million.