



CITY COUNCIL AGENDA REPORT

MEETING DATE: NOVEMBER 6, 2007

ITEM NUMBER:

SUBJECT: PROPOSAL TO AMEND THE FAIRVIEW PARK MASTER PLAN FOR THE CONSIDERATION OF A SKATE PARK ON THE EAST AND WEST SIDE OF THE PARK, AND A DOG EXERCISE AREA ON THE EAST SIDE OF THE PARK

DATE: OCTOBER 25, 2007

FROM: PUBLIC SERVICES DEPARTMENT/ENGINEERING DIVISION

PRESENTATION BY: WILLIAM J. MORRIS, PUBLIC SERVICES DIRECTOR

FOR FURTHER INFORMATION CONTACT: ERNESTO MUNOZ, CITY ENGINEER, 714-754-5343

RECOMMENDATION

Provide staff direction as to an amendment to the Fairview Park Master Plan per Council Policy 500-11 (Attachment 1).

BACKGROUND

At the August 21, 2007, City Council meeting, staff was directed to prepare a proposal to amend the Fairview Park Master Plan for the consideration of a skate park on the east and west sides of the park, and a dog exercise area on the east side of the park.

The Fairview Park Master Plan (Attachment 2) was originally approved in March of 1998 and was revised in February 2001, and again in November 2002. Per Council Policy 500-11, all proposed projects at Fairview Park must be submitted to the Public Services Department. Upon receipt of the application, the Public Services Department prepares a report to the City Council. The Council will then decide to either forward the application to the Parks and Recreation Commission for their review or deny the request. After the Commission has provided comments, staff will then determine whether the request is consistent with the Master Plan, a minor amendment to the Master Plan, or inconsistent with the Master Plan and return to the Council for their final determination.

ANALYSIS

Fairview Park is 208 acres in size and consists mainly of several native habitat communities, trails, a restroom, a picnic shelter, and parking. The only active recreation occurring at Fairview Park is model airplane flying on the west side of the park and the operation of a model railroad on the east side.

The entire area of Fairview Park was reviewed for possible skate park locations, but due to existing topography, archeological and biologically sensitive areas, and projects currently under design, only the areas shown in Attachment 3 were considered viable at this time.

Attachment 4 shows two possible locations for a skate park on the west side of the park. The skatable area for Location #1 is 25,000 sq. ft. to 30,000 sq. ft. and for location #2 is 25,000 sq.

ft. to 30,000 sq. ft. Both locations are near the existing restrooms and adjacent to the main parking lot. Location #1 is currently an area that has become denuded of plant material over the years by bicyclists and BMX riders. On the Fairview Park Master Plan, the area is designated as ruderal and seasonal grasses. Location #2 is an ornamental landscaped area used by kite flyers and casual soccer playing.

Possible locations for a skate park on the east side of Fairview Park are noted on Attachment 5. The skatable area for Location #3 is 35,000 sq. ft. to 40,000 sq. ft. and is in the middle of the existing model railroad track. There is a small restroom at the train station and undeveloped parking to the west of location #3. This area is designated as ruderal on the Master Plan. A current biological study performed by the City's consultant, LSA, shows that this area is adjacent to an over-wintering burrowing owl site. The skatable area for Location #4 is 20,000 sq. ft. to 25,000 sq. ft. and is also close to the train station restroom and undeveloped parking lot. This area is designated as disturbed or barren and ruderal.

Staff has determined that there is one possible location on the east side of Fairview Park for a dog park/exercise area (Attachment 6). The site is approximately two acres in size. This area was designated for a dog park in the 2001 version of the Fairview Park Master Plan. The dog park and several other amenities were eliminated from the final approved Master Plan by the City Council in November 2002. At that time, the Department of Fish and Game reviewed the Mitigated Negative Declaration for the expansion of the model train railroad track. The Department of Fish and Game recommended the City reconsider the Fairview Park Master Plan uses for the east side of Fairview Park. They felt that the model engineers use of the site may be compatible with the burrowing owl, but the other proposed uses, including a pond, a dog park, and the botanical garden would not be compatible with the burrowing owl. A parking lot for 21 cars and a pathway would need to be developed for this site to be accessible from Placentia Avenue. The parking lot and user-defined trail are currently designated on the Fairview Park Master Plan.

Staff has reviewed the proposed projects and finds that the proposed improvements are inconsistent with the Fairview Park Master Plan. Consequently, the procedure to amend the Master Plan is specified in Council Policy 500-11, Section 4 - Projects Inconsistent with the Master Plan (Attachment 1), which requires that the request be presented to the Parks and Recreation Commission and Planning Commission for review and recommendation. If City Council recommends proceeding with an amendment to the Fairview Park Master Plan, in addition to public meetings, it will be required to conduct site specific archeological and biological studies and complete the procedure to process a Negative Declaration.

ALTERNATIVES CONSIDERED

The Council may choose to not make any amendment to the Fairview Park Master Plan.

FISCAL REVIEW

No fiscal review is required at this time.

LEGAL REVIEW

No legal review is required for this action. Council Policy 500-11 spells out the Fairview Park Master Plan Implementation Procedures, as well as how any proposed changes to the Master Plan are addressed.

CONCLUSION

If the Council decides on a location for a skate park and/or dog exercise area at Fairview Park, staff will move forward per Council Policy 500-11. Detailed information regarding the specific site will be researched and forwarded to the Parks and Recreation Commission and Planning Commission for their comment and recommendation.

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Director of Public Services

ERNESTO MUNOZ
City Engineer

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Parks Project Manager

Attachments: 1- [Council Policy 500-11](#)
2- [Fairview Park Master Plan](#)
3- [Fairview Park Master Plan with Proposed Locations](#)
4- [Map with Possible Skateboard Park Locations-West Side of Fairview Park](#)
5- [Map with Possible Skateboard Park Locations-East Side of Fairview Park](#)
6- [Map with Possible Dog Park Location](#)

c: City Manager
Assistant City Manager
Development Services Manager
Recreation Services Manager
Parks Maintenance Supervisor
Fairview Park Plan Administrator
Costa Mesa Bark Park Foundation
Orange County Model Engineers
Harbor Soaring Society
Goat Hill Gang Kite Flying Club