



# *CITY COUNCIL AGENDA REPORT*

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MEETING DATE: SEPTEMBER 2, 2008

ITEM NUMBER:

**SUBJECT: REVISION TO PLANS FOR COSTA MESA GOLF COURSE NETTING ADJACENT TO FAIRVIEW DEVELOPMENTAL CENTER FIELDS**

**DATE: AUGUST 21, 2008**

**FROM: PUBLIC SERVICES DEPARTMENT/ENGINEERING DIVISION**

**PRESENTATION BY: PETER NAGHAVI, DIRECTOR OF PUBLIC SERVICES**

**FOR FURTHER INFORMATION CONTACT: ERNESTO MUÑOZ, CITY ENGINEER, (714) 754-5335**

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## **RECOMMENDED ACTION:**

1. Adopt revised plans, specifications, and working details for the installation of netting along the sides of the Costa Mesa Golf Course adjacent to the Fairview Developmental Center Fields.

## **BACKGROUND:**

Fairview Developmental Center (FDC) and the City of Costa Mesa entered into a Lease Agreement and Memorandum Of Understanding (MOU) on March 29, 2007 and April 4, 2007 respectively. With the execution of these documents, the City was allowed to repair the fields and bring them to playable standards. The fields are located on the west end of FDC's property (Attachment 1) and cover an area of approximately five acres. As per the terms of the agreement, the City may program two fields for youth sports practices only, and the current layout is shown in Attachment 2.

The City's Risk Management team, golf course operator, and City Attorney's office reviewed the recently completed improvements, field layout, and observed that the existing chain link fence (Attachment 3) was not adequate to protect users from errant golf balls from the adjacent golf course, and recommended that a golf ball trajectory study be conducted to assess the need for the installation of protective netting.

The City's consultant, Tanner Consulting Group, completed a conceptual study and plans that recommended the installation of continuous netting of varying heights along the entire length of the north, west, and south sides of the soccer fields. After completion of this study, Mesa Verde Partners (MVP), the golf course operator, expressed concerns with the continuous netting and the affected golf course holes and requested that the consultant develop alternate plans.

At the June 3, 2008 City Council meeting, staff presented an alternate netting plan (Attachment 4) based on the installation of "baffles", a concept that was suggested by MVP. The plans, specifications and working details for the proposed "baffles" were adopted by City Council at this meeting (Attachment 5).

## **ANALYSIS:**

Although MVP had reviewed the approved plans and believed that the “baffles” were a better alternative to the continuous netting layout previously proposed, upon reviewing the alignment of the proposed “baffles” at the designated locations, MVP noted that this concept was very intrusive as well, and negatively impacted the quality of play at the affected golf course holes. Consequently, MVP has requested that the approved plan be replaced with a new concept that takes elements from the previously evaluated concepts and combines them to create what is believed by MVP to be a less intrusive netting plan.

Tanner Consulting Group has evaluated the concerns brought forth by the golf course operator, surveyed the site with MVP’s staff, and has completed new studies and a new set of netting plans (Attachment 6). The new plans are based on a concept that proposes the construction of netting segments (Attachment 7) to be located adjacent to tees and other points along the fairway where additional hits are taken. The proposed netting is designed to intercept errant golf balls before they reach FDC’s property. MVP states that the revised layout results in an improved visual appearance and quality of play, and Tanner Consulting Group indicates that the proposed layout still provides an equivalent level of protection (Attachment 8) to the FDC users. It should be noted that the new concept requires the reconstruction and realignment of the tee for hole #12, including a new five-foot high berm directly south of the tee where the proposed netting is to be constructed.

For this concept, as with the previous concepts, the height of the netting is directly proportional to the distance from the tee and the anticipated golf ball trajectory. The consultant recommends net heights based on golf ball trajectories from average golfers which vary from 30-feet to 120-feet. Sheet N-3 from Attachment 5 shows all the recommended net heights, and Sheets N-4 and N-5 provide a 3-dimensional rendering of the proposed netting segments from two different points of view.

Once the plans are approved by the City Council, the golf course operator will obtain the necessary engineering services for the design of foundations and poles, and will award a construction contract to a licensed contractor. MVP estimates that if this concept and its related plans and specifications are approved by City Council, the installation will be completed by the end of the calendar year.

## **ALTERNATIVES CONSIDERED:**

City Council may direct MVP to implement the netting plans based on the concept of “baffles” previously approved by City Council in June, and to complete the improvements by the end of the year.

The Council could also select to not approve any plans for netting. However, this alternative may not provide for optimum safety of the FDC field users.

## **FISCAL REVIEW:**

The structural design and construction costs are being proposed from the Golf Course CIP budget and are estimated to cost approximately \$350,000.

## **LEGAL REVIEW:**

The City Attorney’s office has reviewed the ball trajectory study, netting plan, specifications, and details and recommends adopting them; and recommends that the fields be open for use by youth sports organizations after the netting is installed.

**CONCLUSION:**

Staff recommends that, prior to allowing sports organizations to utilize the newly renovated FDC fields, the revised netting plans submitted by Tanner Consulting Group (Attachment 7) be adopted by City Council and that the golf course operator proceed with the installation of the recommended netting without any further delays.

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**ERNESTO MUÑOZ**  
City Engineer

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**PETER NAGHAVI**  
Director of Public Services

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**MARC R. PUCKETT**  
Director of Finance

- Attachments:
1. [Location map](#)
  2. [Field layout](#)
  3. [Pictures of existing chain link fence](#)
  4. [3-D rendering of "baffle" netting concept plan prepared by Tanner Consulting Group](#)
  5. [Excerpt of minutes from the City Council meeting of June 3, 2008](#)
  6. [Letter from Tanner Consulting Group dated August 19, 2008, with new netting plan layout](#)
  7. [Complete set of plans with 3-Dimensional views of netting segments](#)
  8. [MVP letter](#)

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