



# **PARKS AND RECREATION COMMISSION AGENDA REPORT**

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MEETING DATE: AUGUST 27, 2015

ITEM NUMBER: 9f

**SUBJECT: FAIRVIEW PARK NORTH BLUFF TRAIL REALIGNMENT**

**DATE: AUGUST 17, 2015**

**FROM: PUBLIC SERVICES DEPARTMENT**

**PRESENTATION BY: BART MEJIA, PRINCIPAL ENGINEER**

**FOR FURTHER INFORMATION CONTACT: BART MEJIA, PRINCIPAL ENGINEER  
714.754.5291**

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## **RECOMMENDATION**

Review the proposed Fairview Park North Bluff Trail Realignment (Attachment 1) and provide comments.

## **BACKGROUND**

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. The Master Plan provides a framework for future park improvements which can be constructed in an orderly and consistent manner and provides written information and graphic presentations which document the materials gathered, and illustrates the policies to be implemented.

## **ANALYSIS**

The existing paved trail that connects the upper mesa of Fairview Park to Talbert Nature Preserve and the network of trails along the Santa Ana River and Greenville-Banning Channel was constructed in 1988. The downhill segment at the north bluff is experiencing significant soil settlement and is causing major cracks along its length. In addition, the vertical alignment along the same segment exceeds the maximum grade for multipurpose trails.

In order to properly re-engineer the slope and reconfigure the grade of the existing trail to be less than 5%, retaining walls need to be constructed which require extensive excavation. This excavation would encroach into a federally-listed archaeological site.

The proposed new alignment (Attachment 1) follows a path that requires minimal grading, does not disturb any restored areas; is located outside the core area of the archaeological site; and provides a better connection to Lower Fairview Park trails and amenities.

Per Council Policy 500-11 (Attachment 3), all requests to review projects associated with the Fairview Park Master Plan must be submitted to the Public Services Department. The Public Services Department has reviewed the request and finds that it is consistent with the Master Plan since it proposes to utilize a user-defined trail that was previously approved as a formal pedestrian trail. Your input is being requested as it relates to its consistency with the Fairview Park Master Plan and to recommend any refinements to the proposed work.

**ALTERNATIVES CONSIDERED:**

The Parks and Recreation Commission may recommend that the alignment of the existing trail be maintained. If this alternative is selected, the work required to stabilize the slope and reconstruct the trail to current standards will significantly increase the construction costs, have a significant effect on the archaeological site and extend the time required to meet all the regulatory agencies requirements.

**FISCAL REVIEW:**

Funding for this project has been budgeted in prior fiscal years from a combination of federal, State and City funds.

**LEGAL REVIEW:**

There is no legal review required for this item.

**CONCLUSION**

Staff requests your review and comments for the proposed trail realignment, including refinements to the proposed project.



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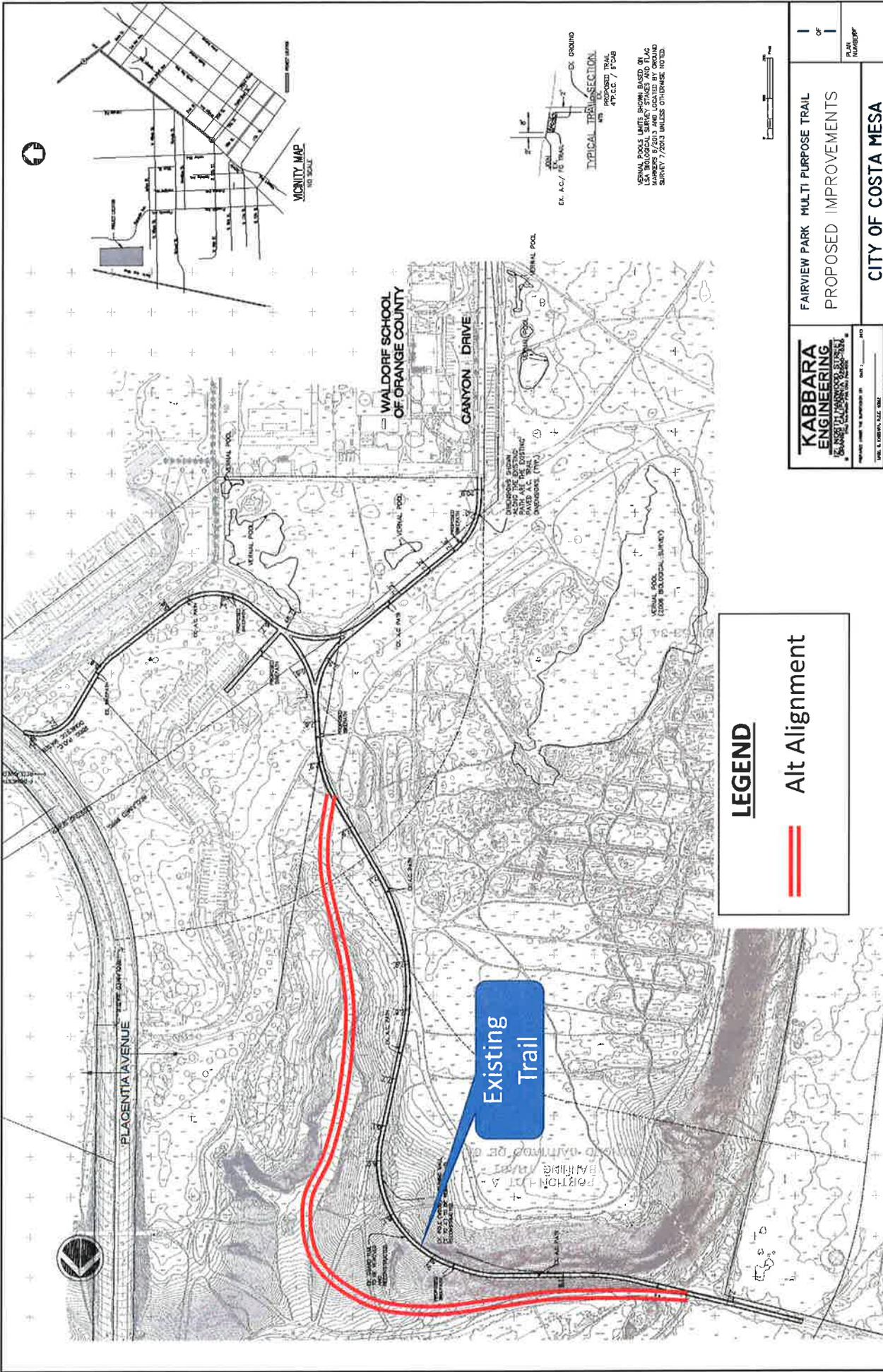
**ERNESTO MUÑOZ**  
Public Services Director



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**FARIBA FAZELI**  
City Engineer

- Attachments: 1. Location Plan  
2. Fairview Park Master Plan  
3. Council Policy 500-11



Existing Trail

**LEGEND**

 Alt Alignment



VERNAL POOLS UNITS SHOWN BASED ON US BIOLOGICAL SURVEY STAKES AND FLAG SURVEY 7/2013 UNLESS OTHERWISE NOTED.

 <p>KABBARA ENGINEERING                  1000 N. GARDEN AVENUE, SUITE 100                  COSTA MESA, CA 92626                  TEL: 714.440.1111</p>	FAIRVIEW PARK MULTI PURPOSE TRAIL PROPOSED IMPROVEMENTS	
	SHEET NO. _____ OF _____	DATE: _____
CITY OF COSTA MESA		



# MASTER PLAN

## FAIRVIEW PARK CITY OF COSTA MESA

Approved by City Council March 1998  
Revised February 2001  
Revised again November 2002



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April 22, 2003

CITY OF COSTA MESA, CALIFORNIA  
COUNCIL POLICY

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**BACKGROUND**

The City Council approved the Fairview Park Master Plan in December 1997. In February 1998, City Council, recognizing the unique qualities of the park, directed staff to prepare a policy for implementing the Master Plan.

**PURPOSE**

The purpose of this policy is to establish a process for review and approval of the elements of the Fairview Park Master Plan, as well as any amendments to the Plan that may be proposed. It is the intent of this Policy to ensure both thorough and expeditious review of Fairview Park projects. For this reason, time limits have been included for staff and committee review.

**PROCEDURE**

The intent of the following procedure is to build upon the existing Municipal Code Sections which relate to processing for master plans but which are silent on how to implement a complicated and phased project such as Fairview Park. Costa Mesa Municipal Code (CMMC) Sections 13-28(f) and 13-29(f) describe the process for new master plans, minor amendments to master plans, and substantial amendments to master plans. In addition to these requirements, the following procedure shall be followed for implementation of and amendment to the Fairview Park Master Plan.

**A. City Council Review**

Due to the increased workload on staff, the Parks and Recreation Commission, the Planning Commission, and the City Council associated with the processing of Fairview Park Master Plan amendments, the City Council shall review all applications prior to staff initiating the review process.

All proposals shall initially be submitted to the Public Services Department. The Public Services Department shall submit the proposals to the City Council which shall review the applications for amendment of the Fairview Park Master Plan and direct staff to either proceed with processing the application or to return all materials to the applicant.

**B. Lead Department**

The Public Services Department is the lead department for processing phases, projects or plans. The Parks Project Manager and the Fairview Park Plan Administrator shall oversee and coordinate all activities related to implementation of the Fairview Park Master Plan and upon direction from the City Council shall process proposals as per the following procedure:

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**C. Processing**

**1. All Projects**

All proposals shall be submitted to or originate from the Public Services Department. Upon direction from the City Council to proceed with processing a proposal, the Public Services Department shall present the proposal in writing to the Development Services Department, Engineering and Transportation Services Divisions, Police Department and Fire Prevention Division who shall determine whether the proposal is:

- a. consistent with the Master Plan;
- b. generally consistent but has minor amendments; or
- c. inconsistent with the Master Plan.

These Departments shall recommend refinements to the project, if necessary, to meet code requirements, mitigation measures or other requirements. All recommendations shall be returned to Public Services within 7 days.

**2. Projects Consistent with the Master Plan**

Projects consistent with the Master Plan might include but not be limited to: restoration plans for the habitat areas, construction of trails, installation of utilities, construction of the bridge over Placentia Avenue, installation of the botanical garden, construction of picnic and restroom facilities, etc.

- a. Projects shall be submitted to various City departments as described in Section 13.11.
- b. All projects shall be forwarded to the Parks and Recreation Commission for comments regarding consistency with the Master Plan and refining the scope of work. Review of each project shall be limited to one Commission meeting. The Public Services Department shall consider the Commission's comments and make refinements to the project, if deemed necessary.

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- c. The Fairview Park Citizens' Advisory Committee shall be restructured as an ad hoc committee. The City Council may call upon the committee's expertise when reviewing plans, specifications, ideas, and changes to Fairview Park, on an as needed basis.
- d. Consultant contracts and budget requests shall be approved in accordance with purchasing policy. Project plans do not require Council approval.
- e. The Public Services Department is responsible for monitoring compliance with all mitigation measures approved as part of the Master Plan. The mitigation monitoring reports shall be kept up to date at least annually and made available for public review.
- f. If conflicts arise between staff and the Parks and Recreation Commission, the issue shall be clarified by City Council.

**3. Projects with Minor Amendments to the Master Plan**

- a. Projects shall be submitted to various City departments as described in section C.1.
- b. Minor changes in a master plan are defined in CMMC section 13-28(f). Projects which may involve minor amendments shall be forwarded to the Planning Division for initial review for compliance with provisions of section 13-28(f). Plans and the findings of the various City departments shall be forwarded to the Parks and Recreation Commission for comments regarding whether the changes requested are actually minor as defined by Code and for refining the scope of work, if necessary. Review of each project shall be limited to one Commission meeting. The Public Services Department shall consider the Commission's comments and make refinements to the project, if necessary.
- c. Requirements described in sections 2(c), (d), and (e) above also apply.

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**4. Projects Inconsistent with the Master Plan**

- a. Projects shall be submitted to various City departments as described in Section 13.1.
- b. Substantial amendments to a master plan are described in CMMC Section 13-28(f) and normally require only Planning Commission review and approval. However, amendments to the Fairview Park Master Plan shall first be forwarded to the Parks and Recreation Commission (one meeting) for review and recommendation. The Planning Commission shall consider these recommendations and forward its recommendations to City Council for final action.
- c. Requirements described in sections 2(c), (d), and (e) above also apply.

**5. Request for Changes to the Fairview Park Master Plan**

Staff and members of the public may, from time to time, request changes, additions, or deletions to the Fairview Park Master Plan. These requests must be submitted to the City's Parks Project Manager or Fairview Park Plan Administrator in writing, along with supporting evidence to substantiate the request(s). A map showing the proposed change should accompany the request(s). The item shall then be agendaized for the next available Parks and Recreation Commission meeting for review prior to staff initiating the formal review process. The Parks and Recreation Commission shall review the request for amendment to the Fairview Park Master Plan, along with staff's recommendation, and direct staff to either proceed with processing the request in accordance with section 4 (above) or to deny the request(s) and return all material to the applicant.

Requests for a particular change, addition, or deletion will be addressed no more than once in a twelve (12) month period.

**D. Annual Report**

In December of each year, the Public Services Department shall send an annual report to the Parks and Recreation Commission describing the progress that has been made on implementation of the Fairview Park Master Plan. The report shall also describe efforts to be undertaken for the next year.