



# **PARKS AND RECREATION COMMISSION AGENDA REPORT**

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MEETING DATE: NOVEMBER 17, 2016

ITEM NUMBER: **9a**

SUBJECT: FAIRVIEW PARK ANNUAL REPORT

DATE: NOVEMBER 10, 2016

FROM: PUBLIC SERVICES DEPARTMENT

PRESENTATION BY: BALTAZAR MEJIA, CITY ENGINEER, 714.754.5291

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## **RECOMMENDATION**

Approve the Fairview Park Master Plan goals for 2017.

## **BACKGROUND**

At the October 19, 1998 meeting the City Council adopted Council Policy 500-11 (Attachment 1), which provides direction for the implementation of the Fairview Park Master Plan. The Fairview Park Master Plan was updated on July 17, 2000, revised on January 9, 2003 and updated in November 2008 (Attachment 2).

Item "D" of the policy requires the Department of Public Services to submit an annual report to the Parks and Recreation Commission in December of each year discussing any progress that has been made on the implementation of the Master Plan, and to describe the efforts and plans for the following year. Since the Parks and Recreation Commission does not meet in December (due to Council action), staff is bringing this item in November this year.

## **ANALYSIS & DISCUSSION**

The following is a brief discussion of the progress made this past year on the implementation of the Master Plan in 2016 and staff goals for 2017:

### **1. 2016 Accomplishments**

#### **A) Wetlands and Riparian Habitat Project**

The City Council, on September 6, 2005, awarded a contract to Moffat and Nichol Consultants for the design of a water delivery system to treat dry weather flows and for the creation of approximately 35 acres of wetlands and riparian habitat along the Placentia Drain connecting to the Fairview Channel.

The project has been designed in three phases and construction of Phase I was completed in 2009. After the contractor maintained and established the plantings for one year, the City took ownership of the site on September 2010. Phase I included the planting and establishment of 17 acres of riparian habitat, grading, and excavation. The project was funded with \$1,409,900 from the United States Army Corps of Engineers (USACE) and the City's Habitat Conservation Fund Grant and match of \$460,000.

Staff was successful in securing a \$2,000,000 grant from the OCTA M2 Freeway Mitigation Program, \$225,000 from the California Department of Parks and Recreation Habitat Conservation Fund (HCF), and \$350,000 from the Miocean Foundation for funding to complete Phase II of the project. Phase II construction was completed in December 2012. Improvements include the completion of the wetland ponds, the planting of 23 acres of native habitat, nature trails, and a 12 ft. wide multipurpose trail. City staff and a contracted biologist/habitat restoration firm successfully completed the fourth year of a five-year native habitat restoration plan.

#### B) Harbor Soaring Society (HSS)

For over thirty years, HSS has been using a portion of Fairview Park to fly radio-controlled aircrafts. In the mid 1980's, the southern portion of Fairview Park at the northern end of Canyon Drive was developed as a flying field. This area was designated as the launch/land site for silent flyers in the approved Fairview Park Master Plan

Staff and this Commission have completed a permit process for the flying of model aircrafts at Fairview Park. The permit process began in 2007 and has been very successful. In 2016, 326 permits were issued for the flying of model aircrafts at Fairview Park.

#### C) Orange County Model Engineers (OCME)/Fairview Park East

Staff has worked with the OCME in an effort to plan and implement a number of capital improvement projects within the train yard and surrounding train facilities. A Master Plan of the OCME facility was prepared and approved by this Commission on January 26, 2005. The OCME Master Plan included near-term (to be completed within two years) projects as well as long-range projects to be completed within ten years. OCME provided over 35,000 free train rides to the public over the past 12-month period.

#### D) Multi-Purpose Trail

Staff and Kabbara Engineering are in the design phase to replace the current asphalt trail with an eight ft. wide colored concrete trail. The trail runs from Canyon Drive to Talbert Nature Preserve and from Placentia Avenue to the existing restrooms. Project scope also includes the restoration of 2 acres of coastal sage scrub in the canyon leading from the parking lot to the wetlands. This project is funded by a Bicycle Improvement Program grant, a State of California Habitat Conservation Grant, and City Park Development Funds. Trail construction is scheduled to begin in early 2017.

#### E) Vernal Pools

Staff has hired a biological firm, Glenn Lukos and Associates, to evaluate the existing vernal pools and to develop a work plan for the restoration, protection, and maintenance of these pools. The report has been submitted to the United States Fish and Wildlife Service (USFWS) for approval and implementation.

#### F) Cattail Removal Project and Pond Maintenance

In February, a contractor removed non-restored vegetation and algae from the open water of the wetland ponds and clearing the maintenance paths around the ponds. The clearing of the ponds will improve the flow of the system and reduce the risk of mosquito breeding.

Staff and a contractor continue to provide plant establishment work, monitoring and reporting services, and pond maintenance for the newly constructed Wetlands and Riparian Habitat project in the lower Fairview Park area.

#### G) Delineation Fencing

Once staff receives the approval of the restoration plan from USFWS for the vernal pool protection, delineation fencing will be installed around the existing vernal pools and archeological site ORA-58.

#### H) "Vandersloot" Garden restoration and maintenance

In the spring of 2014, a local Eagle Scout worked with staff, volunteers, and the non-profit Institute of Conservation, Research and Education (ICRE) to restore a one-acre portion of the Vandersloot coastal bluff scrub Garden in Fairview Park. The native habitat site is located south of the bridge between the sidewalk and the canyon. The native habitat was originally restored in the late 1990's by Dr. Vandersloot, staff, and volunteers. A portion of the site has become degraded because of pedestrian traffic and drought conditions.

Staff repaired the irrigation system and volunteers planted 1,000 coastal sage scrub plants and casted native seeds. The site has been maintained by the Eagle Scout and volunteers throughout the year. The plants have established and the irrigation was shut down this summer.

#### I) Environmental Workshop

Staff has partnered with a local non-profit, the Institute of Conservation, Research and Education (ICRE) to offer an educational and nature based program at Fairview Park. The workshop focuses on plant and wildlife identification and native plant restoration. The workshop was conducted every Saturday in June and October of this year.

#### J) Fairview Park Storm Drain Project

The following excerpt from the Fairview Park Master Plan describes the condition at the south end of the park, "At the southern site border near Canyon Drive, rainwater collects on park property and extends into adjoining residential property at times of heavy rain. This border flooding condition is south of the sensitive vernal marsh area."

This area has been further evaluated in the Master Plan of Drainage and due to its projected flows and the current capacity, the site is considered a hot spot that puts it at the top of the priority list. The design of these improvements has been completed and taken into account biological and archeological resources that exist in the vicinity of the project site.

#### K) Fairview Park- West Bluff Repair

The westerly slopes of Fairview Park have been evaluated to address erosion and stability concerns. Studies were prepared by LOR Geotechnical in 2002 and Dudek and Associates in 2003 and concluded that the slope is stable, but the surface of the slope which erodes easily needs attention. Recommendations to stabilize and repair the slope range from minor repairs to re-engineering the slope per current grading standards. A RFP's will be submitted in January 2017 for the design of the bluff repairs.

#### L) Fairview Park Parking Lot Rehabilitation

Preliminary design has been completed for the rehabilitation of the Placentia Avenue parking lot at Fairview Park. The work consists of localized repair and overlay with fresh asphalt over the existing surface.

## M) Placentia Avenue Bicycle Signal Installation

Construction began on a bicycle signal on Placentia Avenue near the flood control channel at the park. The signal will provide bicycle/pedestrian access from the west side of Fairview Park to the east side. Construction to be completed in 2017.

## 2. 2017 Goals

Staff proposes the following goals for the coming year:

1. Mitigation Credits – Staff will continue to pursue restoration and development through negotiating mitigation opportunities with private/public partnerships.
2. Grants – Staff will continue to research and apply for grant opportunities, which support funding elements of the Fairview Park Master Plan.
3. Work with the City's contracted biologist and the USFWS to delineate and protect the existing vernal pools
4. Continue to work with ICRE offering native habitat workshops to the public.
5. Complete construction of the multi-purpose trail project.
6. Complete the construction documents for the lighting of parking lots.
7. Complete fifth year of the Fairview Park Wetlands native habitat restoration plan.
8. Complete the Fairview Park storm drain project.
9. Complete the maintenance and monitoring of the wetland ponds.
10. Complete the design of the West Bluff Repair project.
11. Complete the rehabilitation of the Fairview Park parking lot.
12. Complete the construction of the Placentia Avenue Bicycle Signal project.

## FISCAL REVIEW

As of November 1, 2016, the remaining unencumbered appropriations in the Fairview Park project accounts is \$4,041,000. For the upcoming year, staff proposes funding distributions be allocated as follows:

Project No.	Description	Amount
1	Multi-purpose Trail	\$1,088,000
2	Parking Lot Lighting	\$600,000
3	Delineation Fencing	\$170,000
4	Consultant On-Call Services	\$63,000
5	Canary Drive Entryway Improvements	\$22,000
6	Storm Drain	\$1,596,000
7	West Bluff Repair	\$200,000
8	Plant Establishment and Pond Maintenance	\$46,000
9	Parking Lot Rehabilitation	\$202,000
10	Placentia Avenue Bicycle Signal	\$54,000
<b>Total</b>		<b>\$4,041,000</b>

## LEGAL REVIEW

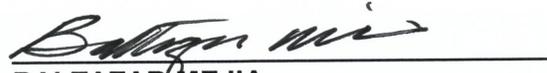
There is no legal review required for this item.

## CONCLUSION

The implementation of the Fairview Park Master Plan continues as funding and/or resources become available. As required by City Council Policy 500-11, this report provides an update on the progress that has been made on the implementation of the Fairview Park Master Plan as well as sets goals for the year 2017.



**RAJA SETHURAMAN**  
Interim Public Services Director



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City Engineer

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

Distribution:   City Council  
                    Chief Executive Officer  
                    Assistant Chief Executive Officer

CITY OF COSTA MESA, CALIFORNIA  
COUNCIL POLICY

SUBJECT	POLICY NUMBER	EFFECTIVE DATE	PAGE
IMPLEMENTATION PROCEDURES FOR THE FAIRVIEW PARK MASTER PLAN	500-11	7-17-2000 REV. 1/21/03	1 OF 4

**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:

CITY OF COSTA MESA, CALIFORNIA  
COUNCIL POLICY

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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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COUNCIL POLICY**

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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.



# 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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