



DRAFT FAIRVIEW PARK MASTER PLAN UPDATE: DISCUSSION AND APPROVAL OF RECOMMENDATIONS

October 30, 2025

**Parks and Community
Services Commission**

Presentation Outline

1. Project Background
2. Fairview Park Site Overview
3. Key Findings
4. Community Feedback
5. Recommendations
6. Questions



Project Background

- 1986 - City purchased Fairview Park site from County of Orange
- 1998 - City adopted the Fairview Park Master Plan
- 2008 - Master Plan last revised
- 2016 - Ballot Measure AA passed and codified
- 2019 - City Council allocated funding in CIP Budget for Master Plan Update
- 2023 - Consultant contract awarded to MIG for the Master Plan Update



Project Purpose and Objectives

- Restore and preserve the park as an environmental resource
- Manage the park as a passive recreational asset and educational resource
- Recognize completed improvements, identify ongoing needs
- Engage the local community in planning the park's future
- Update existing conditions reports, integrate regulatory updates, and prepare environmental documentation
- Utilize current technology and tools to support informed, sustainable park management

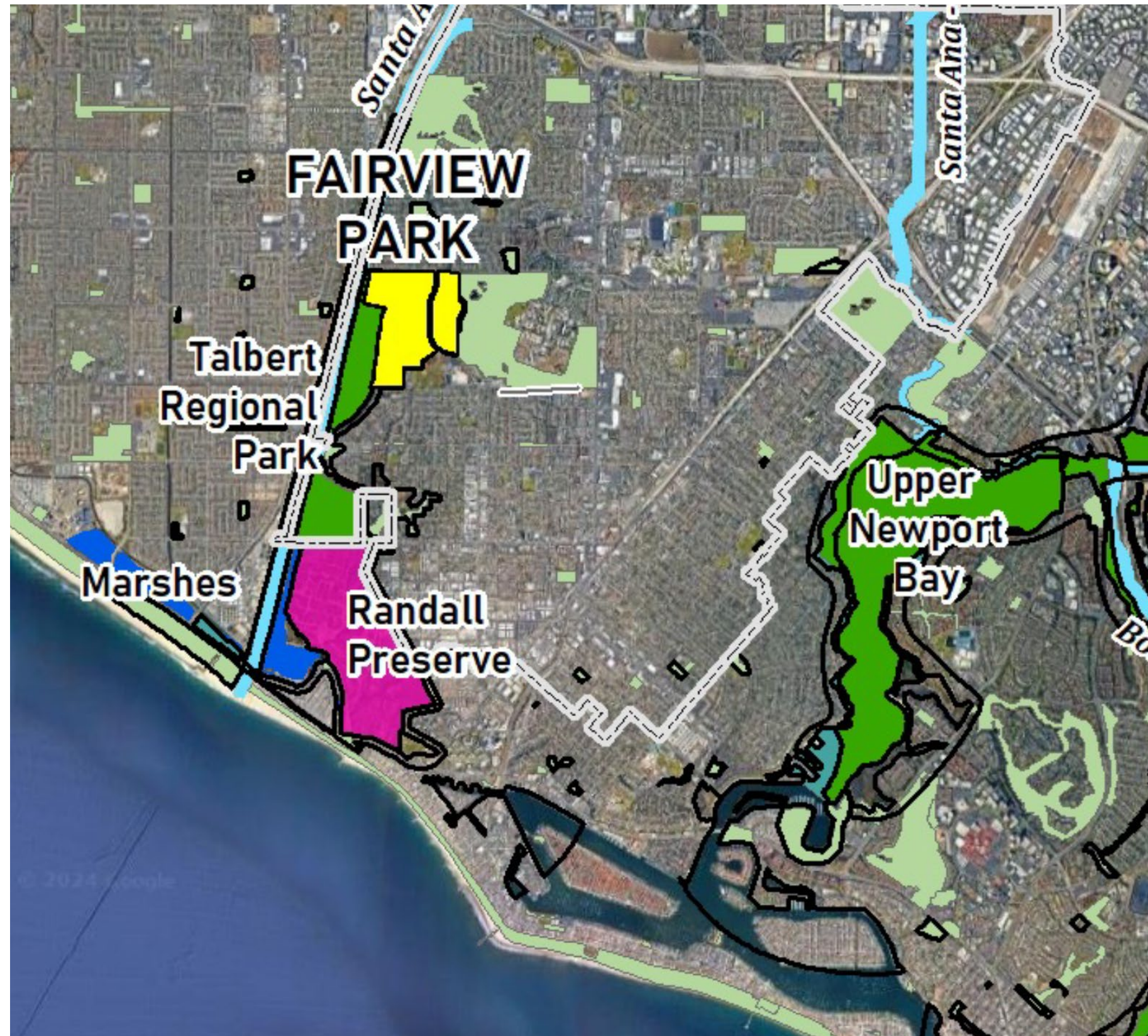


**FAIRVIEW PARK
CITY OF
COSTA MESA**

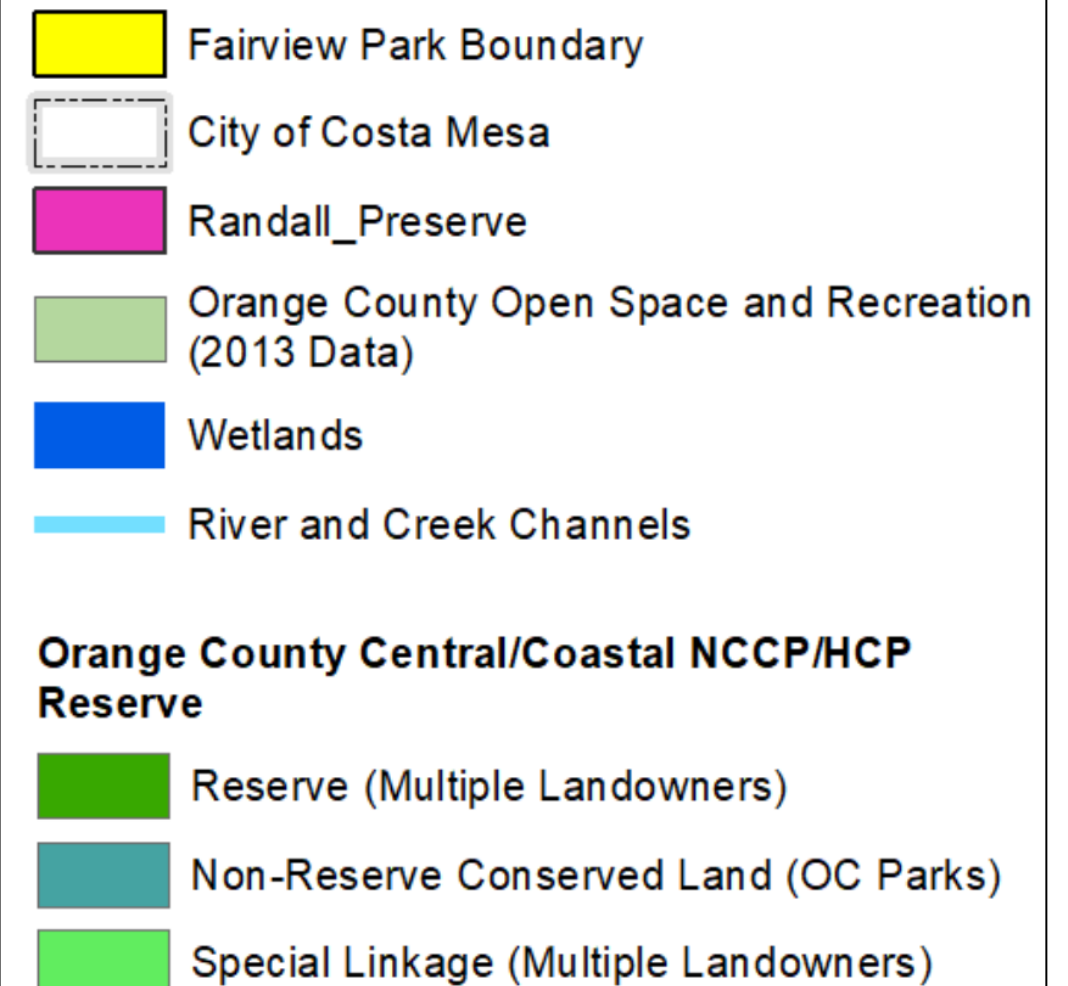
SITE MAP



Regional Context



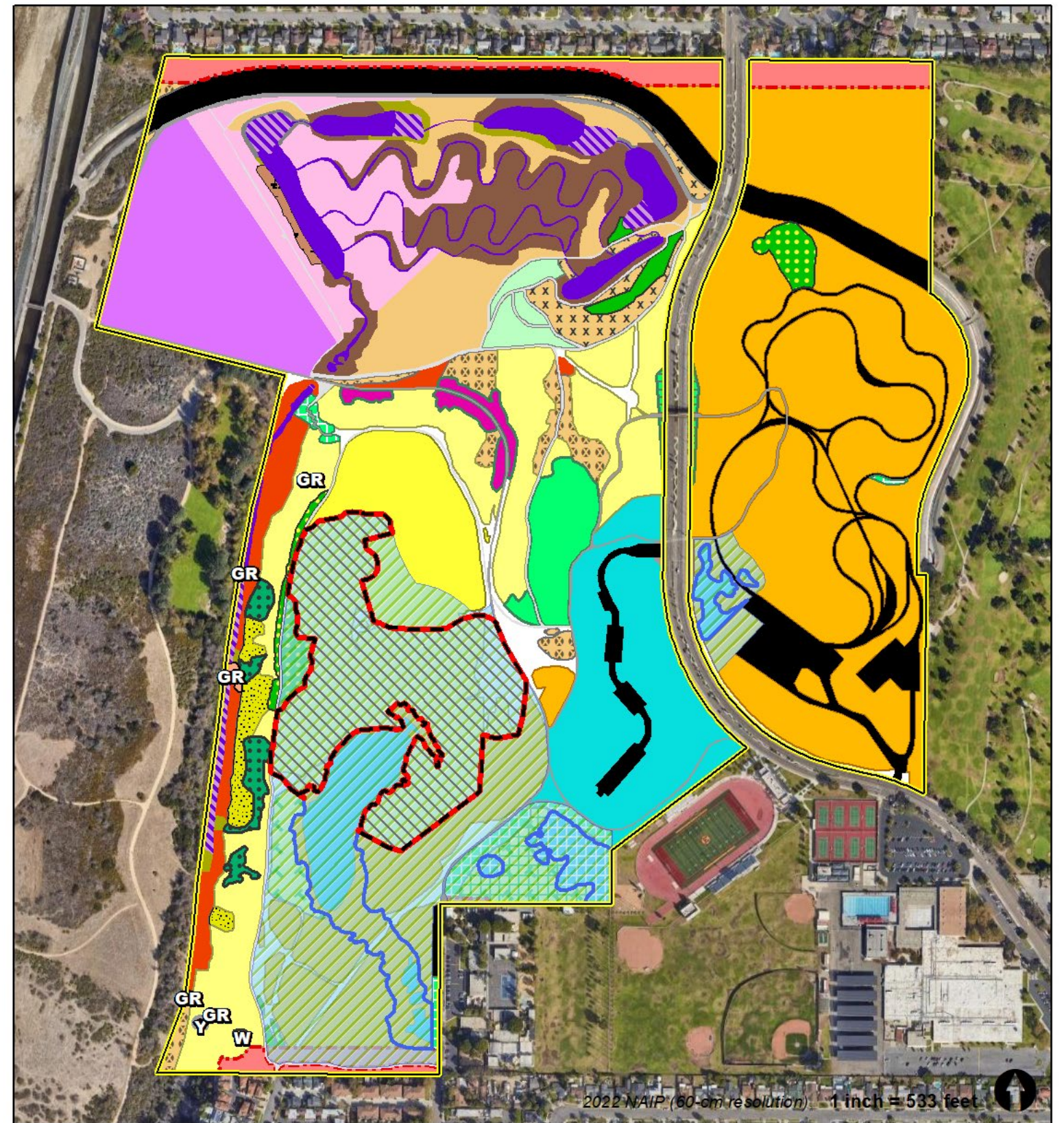
Open Space Near Fairview Park



Vegetation Map

Map Code | 2023 Vegetation Map Unit Common Name

	1720 Black Willow - Red Willow Riparian Woodland and Forest		4210 Wild Oats and Annual Brome Grasslands
	1740 Fremont Cottonwood – Red Willow		4250 Upland Black Mustard and Tocalote Fields
	1810 Mulefat Thickets		4255 Upland Shortpod Mustard and Tocalote Fields
	1820 Arroyo Willow Thickets		4270 Poison Hemlock or Fennel Patches
	1830 Southern California Walnut Groves (W)		4310 Fiddleneck – Phacelia Fields
	1840 Sandbar Willow Thickets		6135 California Bulrush – Cattail Marsh
	1845 Sandbar Willow – Blue Elderberry Thicket (Habitat Creation Project)		6500 Clustered Tarplant Fields
	1910 Giant Reed (GR)		6550 Clustered Tarplant Fields (Restoration)
	2310 Coyote Brush Scrub		6600 Pale Spike Rush Vernal Pool Bottoms
	2315 Coyote Brush Scrub (Disturbed)		6650 Pale Spike Rush Vernal Pool Bottoms (Restoration Area)
	3110 California Sagebrush Scrub		8120 Coast Prickly Pear Scrub
	3120 California Sagebrush – California Buckwheat Scrub		9100 Introduced Trees (Y)
	3125 California Sagebrush – California Buckwheat Scrub (Restoration Area)		9150 Irrigated Lawn and Ornamental Landscaping Trees
	3145 California Sunflower Bush – Ashy Buckwheat Scrub (Disturbed)		9300 Urban/Disturbed
	3150 California Buckwheat Scrub		9310 Urban-Sidewalk/Bridge/Trail
	3195 Purple Sage Scrub (Introduced Vegetation Community/Restoration Area)		9315 Natural Soil or Decomposed Granite (DG) Trail
	3330 Coast Goldenbush Scrub		9320 Fuel Modification Zone
	3335 Coast Goldenbush Scrub (Disturbed)		9330 Anthropogenic Areas of Little or No
			9800 Water Body
			9810 Rip-rap/Concrete Pond Liner
	Fairview Park Boundary		
	Improper Fill Material (Extent in 2023)		
	Vernal Pool High Estimated High Flood Mark		
	Vernal Pool Watershed (Remaining, Undeveloped Extent)		



BIODIVERSITY HOTSPOT

197 
Plant Species

10 
Rare
Plant Species

20 
Butterfly Species

220 
Species of Birds

18 
Vegetation Community Alliances

Wildlife Corridor

Habitat for Protected Species, including
**Least Bell's Vireo, Coastal California
Gnatcatcher, & Crotch's Bumblebee**



Least Bell's Vireo



Coastal California
Gnatcatcher



Crotch's Bumblebee

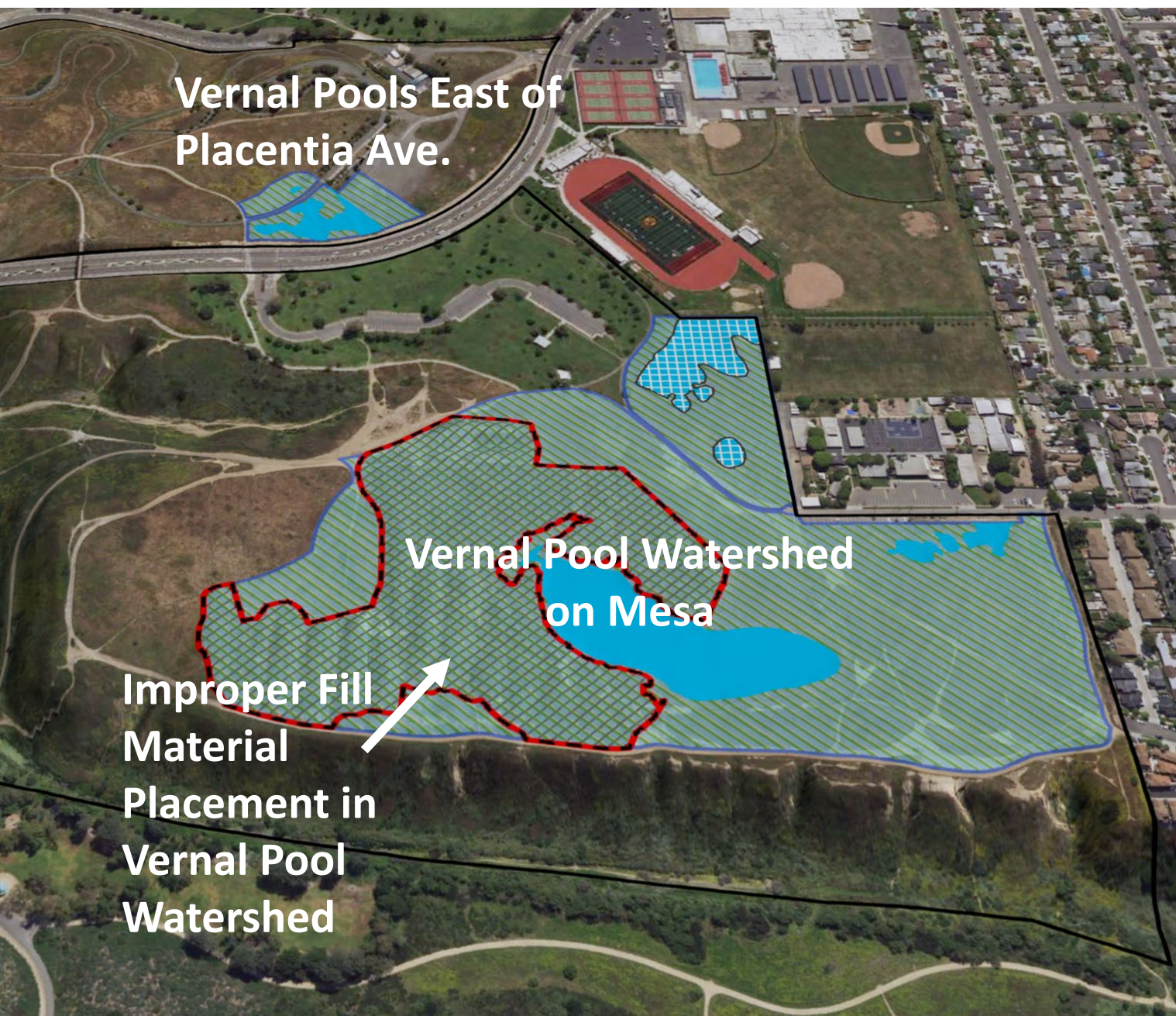
VERNAL POOL

8 Special Status
Vernal Pool Plants 

 Federally Protected Vernal
Pool Habitat for **San Diego
and Riverside Fairy Shrimp**

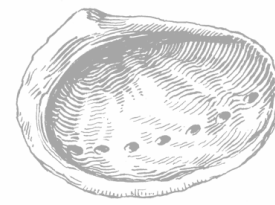
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Regionally Significant Ecological & Cultural Site



Cultural & Historical Resources

- Indigenous Village Site, Genga
- Nationally Registered Cultural Resource Historic Sites



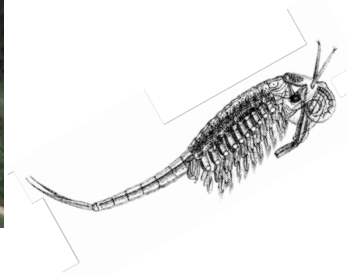
Biodiversity Hotspot

- 197 Plant Species
- 10 Rare Plant Species
- 18 Vegetation Community Alliances
- Habitat for Protected Species, including Least Bell's Vireo, Coastal California Gnatcatcher, & Crotch's Bumblebee
- 20 Butterfly Species
- 220 Species of Birds
- Wildlife Corridor



Vernal Pools

- Federally Protected Vernal Pool Habitat for San Diego and Riverside Fairy Shrimp
- 8 Special Status Vernal Pool Plants



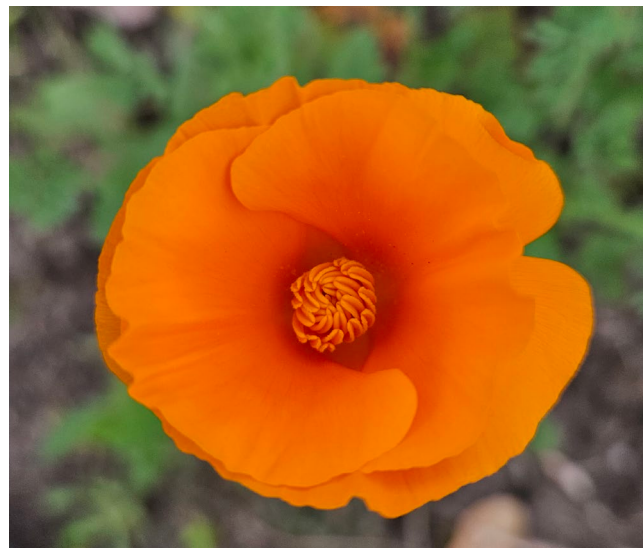
Key Findings

- 1. Informed Planning:** Findings from the technical investigations serve as a valuable tool for informed decision-making.
- 2. Regional Biodiversity Hotspot:** The park includes critical habitat for protected wildlife.
- 3. Tribal Cultural Stewardship:** The entire park is an extremely sensitive Native American cultural area with two nationally registered historic sites requiring priority protection.



Key Findings, cont.

- 4. Exceptional Public Access:** Fairview Park offers seven miles of passive recreational trails around unique ecological and cultural areas, a level of access rarely provided at comparable sites.
- 5. Threat Mitigation:** Human activities threaten sensitive biological and cultural resources.
- 6. Regulatory Protections:** Fairview Park's biological, cultural, and paleontological resources are protected under a comprehensive regulatory framework at federal, state, and local levels.



Recreational elements

- Walking, jogging, hiking
- Open play
- Biking, Santa Ana River Trail gateway
- Bird watching, nature exploration
- Educational tours, open research lab
- Unique hobbyist activities: Model train riding, model glider flying



Community Engagement Effort

- Community workshops and informational meetings
- Fairview Park Steering Committee meetings
- Parks and Community Services Commission meetings
- Tribal Advisory Group meetings
- City Council meetings
- Informal outreach, website, pop ups, special event booths, etc.



Community Feedback Themes

- 1. Conservation and Education:** Emphasize educating the public to protect sensitive biological and cultural resources.
- 2. Trail Management and Public Access:** Participants supported consolidating and maintaining well-defined trails while limiting off-trail use using fencing, natural barriers, and clear signage.
- 3. Resource Protection Measures:** Strong support expressed for protecting vernal pools, sensitive flora and fauna, and cultural sites.
- 4. Enhanced Park Operations and Amenities:** Feedback highlighted the need for increased ranger/staff presence, ADA-accessible furnishings, additional dog waste receptacles, and improved trails.
- 5. Opinions of Recreational Activities**

MPU Recommendations

- 1. Recognize and protect Fairview Park as a unified Tribal cultural landscape.**
- 2. Prevent further damage to cultural resources through site management.**
- 3. Honor Tribal stewardship and ensure respectful handling of cultural materials.**
- 4. Prevent Resource Degradation.** Reduce erosion, unauthorized trails, and impacts from pedestrian, bicycle, and off-trail activity and protect archaeological sites from unauthorized collection or disturbance.

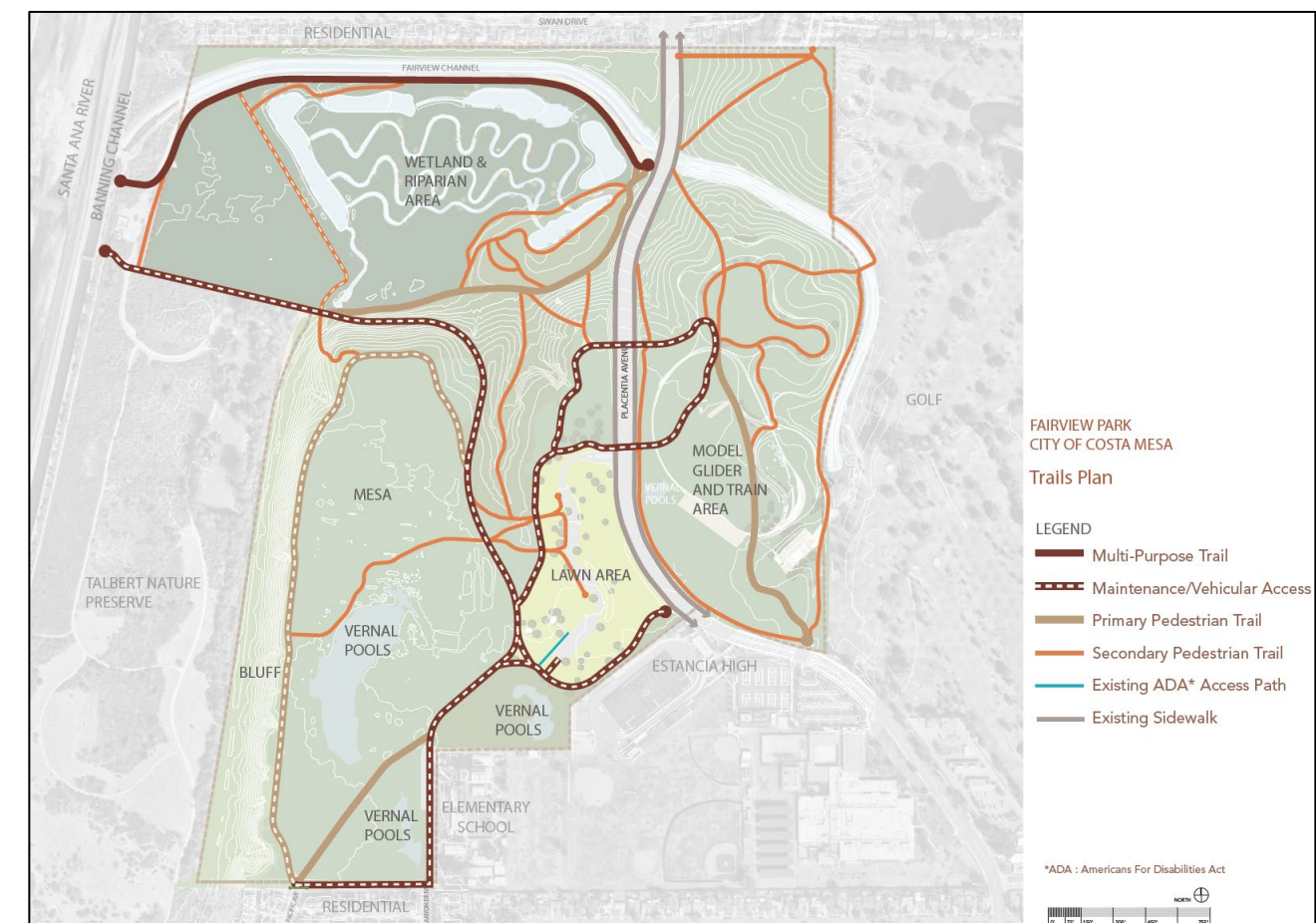
MPU Recommendations, cont.

5. Restore and Enhance Habitat.

6. Define and Manage Trails. Establish a clearly defined trail system that restores eroded or user-created paths.

7. Enhance Public Amenities and Accessibility.

8. Manage Recreational Impacts.



Other Considerations

- Regulatory Agency Recommendations:
 - Fly field Relocation
 - Park Regulations Enforcement
- Steering Committee Recommendations (Attachment 2)

Recommendation Matrix

Fairview Park Master Plan Update Recommendations				
Rec. Number	Consultant Team Recommendation	Fairview Park Steering Committee Recommendation	Location referenced in the Oct. 2025 Draft	Present in existing Master Plan (revised 2008)
1	Provide clearly defined trails and establish a designated trail system for the park.	As-is.	Pages 11, 64, 75-76	Yes, described in graphic master plan and environmental documentation.
2	Adopt design standards for the designated trail system, including widths, materials, and designated modes of travel by trail type.	As-is.	Pages 75-76, 96-99	Yes.
3	Finalize and adopt the habitat restoration and enhancement opportunities technical report for Fairview Park.	As-is.	Appendix C, Pages 78-85	Partially. Habitat restoration opportunities are described generally in the high value conservation areas including the vernal pools and associated grasslands.
4	Establish a boardwalk or similar pedestrian pathway allowing for pedestrian access in both wet and dry seasons from the north end of Pacific Avenue to the north end of Canyon Drive. The pathway shall be planned and designed in a manner that protects the integrity of the vernal pools and the vernal pool watersheds.	Establish functional and pedestrian pathways allowing for pedestrian access in both wet and dry seasons for approved trails (see Rec 1), including from the north end of Pacific Avenue to the north end of Canyon Drive. The pathway shall be planned and designed in a manner that protects the integrity of the vernal pools and the vernal pool watersheds.	Pages 76, 82, 98	Yes, partially. Seasonal ponding and drainage issues are described generally in the area, and potential improvements are discussed to maintain use/access.
5	Provide for long-term preservation of the vernal pools and their associated watersheds using suitable fencing, interpretive displays, and the removal of unauthorized user-defined trails that have formed through the vernal pool watersheds.	As-is.	Page 69, 75,81-82, 85, 96, Appendix B	Yes, partially. Fencing and other physical protective barriers are described in the 2008 master plan and adopted as mitigation measures in CEQA environmental documentation.
6	Relocate the fly field activity currently located within the vernal pool watershed, due to detrimental impacts to sensitive biological resources associated with the activity and required maintenance of the fly field. Staff is working with the model flying club to identify potential alternative flying sites for the activity.	Relocate the fly field activity currently located within the vernal pool watershed to outside Fairview Park, due to detrimental impacts to sensitive biological resources associated with the activity and required maintenance of the fly field.	Page 69, Appendix B	The 2008 Master Plan does not use the term "fly field", but refers to the "silent flyer launch/land site", which is to be adjacent to the restroom facility in the lawn area.
7	Revegetate and restore excessive areas of barren ground and exposed soil using ecologically appropriate native vegetation.	As-is.	Pages 50, 102	Yes. Fill removal is identified in 2008 Master Plan and is adopted as a mitigation measure of the project in the CEQA documentation.
8	Provide for a potential native plant growing space on the east side of Fairview Park in a location that avoids impacts to native habitat. The growing space shall be planned and designed in consultation with a qualified restoration ecologist.	As-is.	Pages 11, 100, 102	No.
9	Provide for improved and updated signage and interpretive materials to highlight the exceptional conservation value of the site, and the importance of local and global biodiversity preservation.	As-is.	Pages 12, 18, 55, 64, 67, 69, 73, 77, 100	Yes, partially. Interpretive opportunities are described in the 2008 Master Plan.
10	Utilize the site to enhance community education about the nexus between human mental and physical health, and ecological health and conservation of natural open spaces.	Utilize the site to enhance community education about the nexus between (1) human health and (2) ecological health and conservation of natural open spaces.	Pages 77, 99	Yes, this theme is discussed partially in the 2008 plan.
11	Provide for improved and updated signage and interpretive materials to highlight the cultural history of the site, indigenous ecology, and to recognize the site's significance to tribal communities.	As-is.	Pages 12, 55, 58, 64, 69, 73, 77, 100	Yes, partially. Interpretive opportunities are described in the 2008 Master Plan.
12	Provide for an on-site maintenance and storage facility, or designated area on the east side for efficient storage and use of Fairview Park restoration tools and equipment, and to support the operations of the native plant growing space.	As-is.	Pages 100, 102	Yes, partially. A museum/multi-purpose building is shown on the east side of Placentia Ave.



Next Steps

- 30-day Public Review of Draft Master Plan Update (Ongoing)
- Presentation to City Council - November 18, 2025
- CEQA Documentation (Draft Initial Study/Negative Declaration)
- 30 Day CEQA Public Review Period
- Master Plan adoption meeting in early 2026



Staff Recommendation

- 1. Review and discuss Attachment 1 - Draft Fairview Park Master Plan Update prepared by consultant Moore, Iacofano, Goltsman, Inc. (MIG)
- 2. Develop and adopt Parks and Community Services Commission recommendations, based on the Fairview Park Steering Committee's recommendations (Attachment 2).

Questions?



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13	Continue the current Master Plan recommendation that calls for unsuitable fill removal and restoration of the Fairview Park mesa.	Continue the current Master Plan recommendation that calls for the removal of unsuitable fill material (imported fill material placed on the Mesa in the late 1980s), protection of culturally sensitive resources, and habitat restoration of the Fairview Park mesa.	Pages 11, 56, 65, 69, 71-72, 82, 87, 100, 102, Appendix C	Yes, fill removal is recognized in the 2008 Master Plan, which calls for the City to prepare a phasing plan to remove the unsuitable fill in a manner that protects the vernal pools, sensitive biological resources, and prevents damage to the cultural resources site.
14	Continue the current Master Plan recommendation that calls for stabilization and restoration of the Fairview Park west bluffs.	Continue the current Master Plan recommendation that calls for stabilization and habitat restoration of the Fairview Park west bluffs to protect natural resources and public safety.	Pages 64, 71, 83, 88-89, Appendix C	Yes.
15	Continue the operation of the model train railroad facilities, and integrate environmental interpretive content and ecological enhancements along the model train network to provide educational opportunities to the youth while onboard the model train circuit.	Continue the operation of the model train railroad facilities, and integrate environmental interpretive content and ecological enhancements along the model train network to provide educational opportunities to all ages while onboard the model train circuit.	Pages 3, 57, 59, 67, 73	Yes.

Rec. #	Consultant Team Rec.	Fairview Park Steering Committee Rec.	Location referenced in the Oct. 2025 Draft	Present in existing Master Plan (revised 2008)
16	Adopt the Maintenance, Operations, and Management Plan for Fairview Park, including the Invasive Species Management Plan for Fairview Park.	Develop and adopt the Maintenance, Operations, and Management Plan for Fairview Park, including the Invasive Plant Species Management Plan for Fairview Park.	Pages 81-86, Appendix C	No. No O&M plan was prepared at the time of the 2008 Master Plan.
17	Continue to build community partnerships with local organizations invested in environmental conservation, and expand opportunities to participate in community-based restoration, stewardship, and nature-based educational activities.	Continue to build partnerships with organizations invested in environmental conservation, and expand opportunities to participate in community-based restoration, stewardship, and nature-based educational activities.	Page 64, 77	Yes, partially.
18	Provide continuing opportunities for tribal coordination and participation in the implementation of the Updated Fairview Park Master Plan.	As-is.	Pages 10-11, 39-40, 82, Appendix D	No.
19	Provide an ADA-accessible pathway from the main parking lot to the existing paved multi-purpose path west of the main parking lot.	Provide ADA-accessible pathway(s) from the main parking lot to the existing paved multipurpose path west of the main parking lot.	Pages 96, 98	No.
20	Provide a service and emergency vehicular access point into the park from Pacific Avenue, to be accessible only by authorized public safety vehicles and maintenance vehicles.	Provide an emergency and service vehicular access point into the park from Pacific Avenue. Develop protocol guidelines for vehicular use of this access point.	Page 75, 96	Partially. 2008 Master Plan calls for a small parking lot at the northern terminus of Pacific Ave.
21	Provide for the incorporation of a central interpretive area.	As-is.	Page 99-102	Partially. The 2008 Master Plan reflects multiple small interpretive areas in the park.
22	Incorporate viewing platforms and scenic viewpoint features to enhance environmental interpretive opportunities while preserving sensitive features.	As is.	Page 82	Yes.
23	Incorporate a nature play area near the central interpretive area.	Incorporate nature play elements throughout the park and a nature play area within the existing lawn area.	Page 11, 64, 81, 99, 102	Partially. The 2008 Master Plan shows a small play area on the south end of the park near Canyon Drive, but not in the lawn area.
24	Incorporate a native pollinator area to attract butterflies and other pollinators. The native pollinator area would replace the ornamental vegetation including invasive species currently located in the planter area.	As is	Pages 68, 100	No. The 2008 Master Plan shows a small play area on the south end of the park.
25	Based on community input - consider renaming the site to reflect the site's natural and cultural resources.	Modify and refine the name of the Fairview Park site to a more nature-oriented name, such as “Fairview Nature Park” to reflect the site’s exceptional natural resources, significant conservation value, and lasting legacy as Costa Mesa’s premier natural open space asset.	N/A	No.

Primary Recommendations presented to FVPS Committee in July 2024.

Secondary Recommendations presented to FVPS Committtee in October 2024, based on consultant evaluation and community feedback review.