



# **DRAFT FAIRVIEW PARK MASTER PLAN UPDATE**

**November 18, 2025  
City Council Meeting**

# Presentation Outline

1. Project Background
2. Fairview Park Site Overview
3. Existing Conditions
4. Master Plan Update Process
5. Community Feedback
6. Key Findings
7. Recommendations
8. Committee/Commission/Council Input
9. Next Steps



# 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

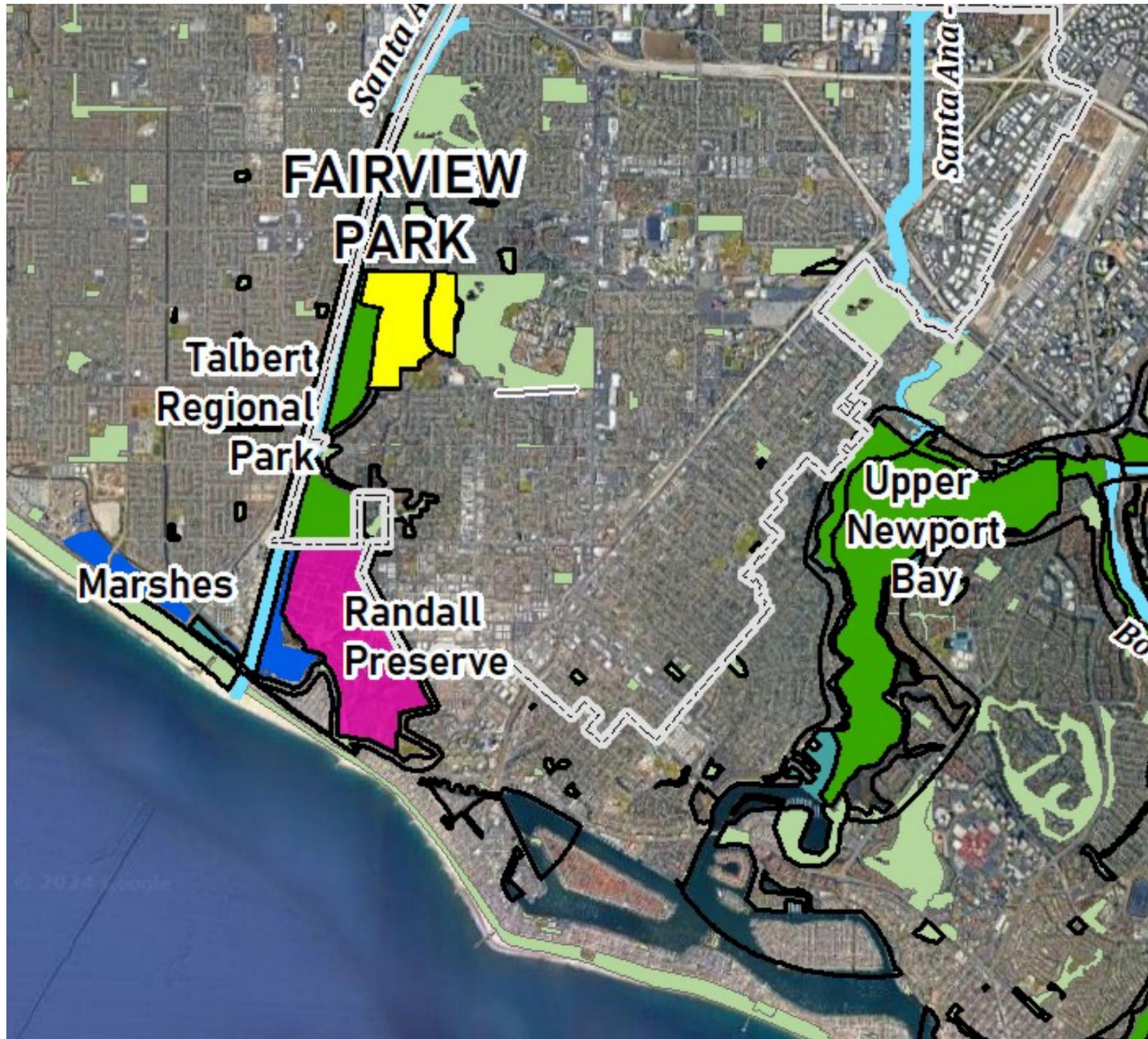


# Project Purpose and Objectives

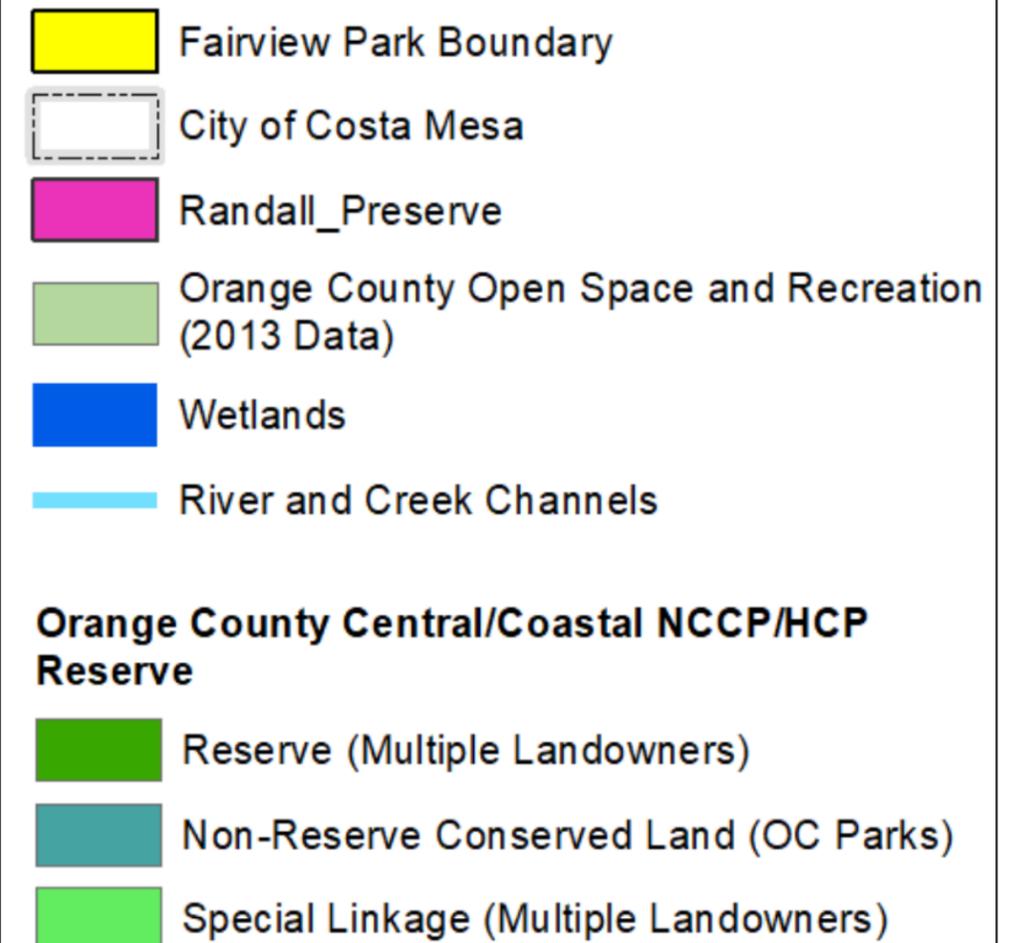
- Restore and preserve the park as an environmental resource
- Manage the park as a passive recreational asset and educational resource
- Recognize completed improvements, identify ongoing needs
- Engage the local community in planning the park's future
- Update existing conditions reports, integrate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



# Regional Context



## Open Space Near Fairview Park



# Site Overview

## Defining Features:

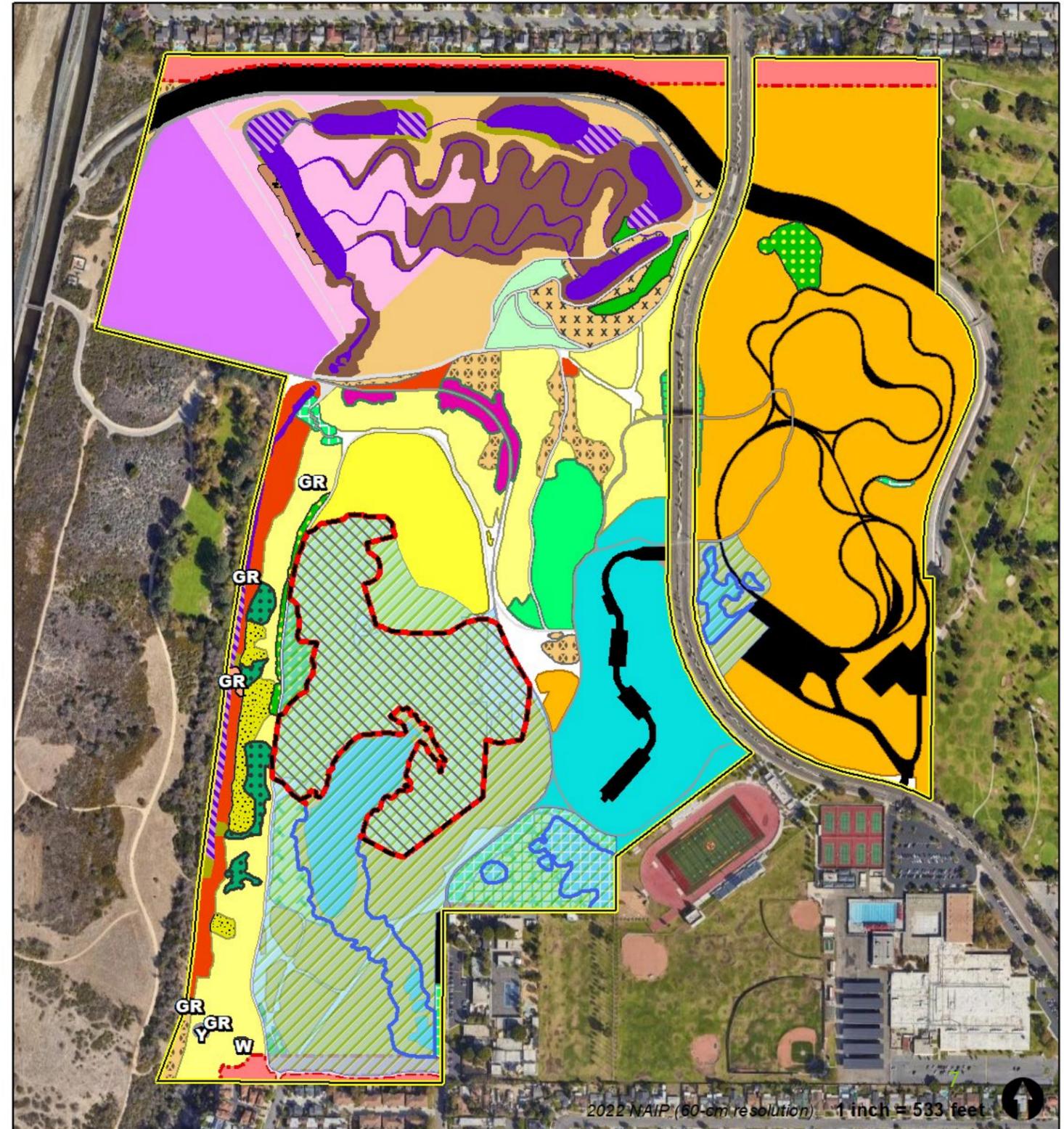
- Mesa
- Bluffs
- Wetlands
- Vernal Pools
- Lawn Area
- East Side



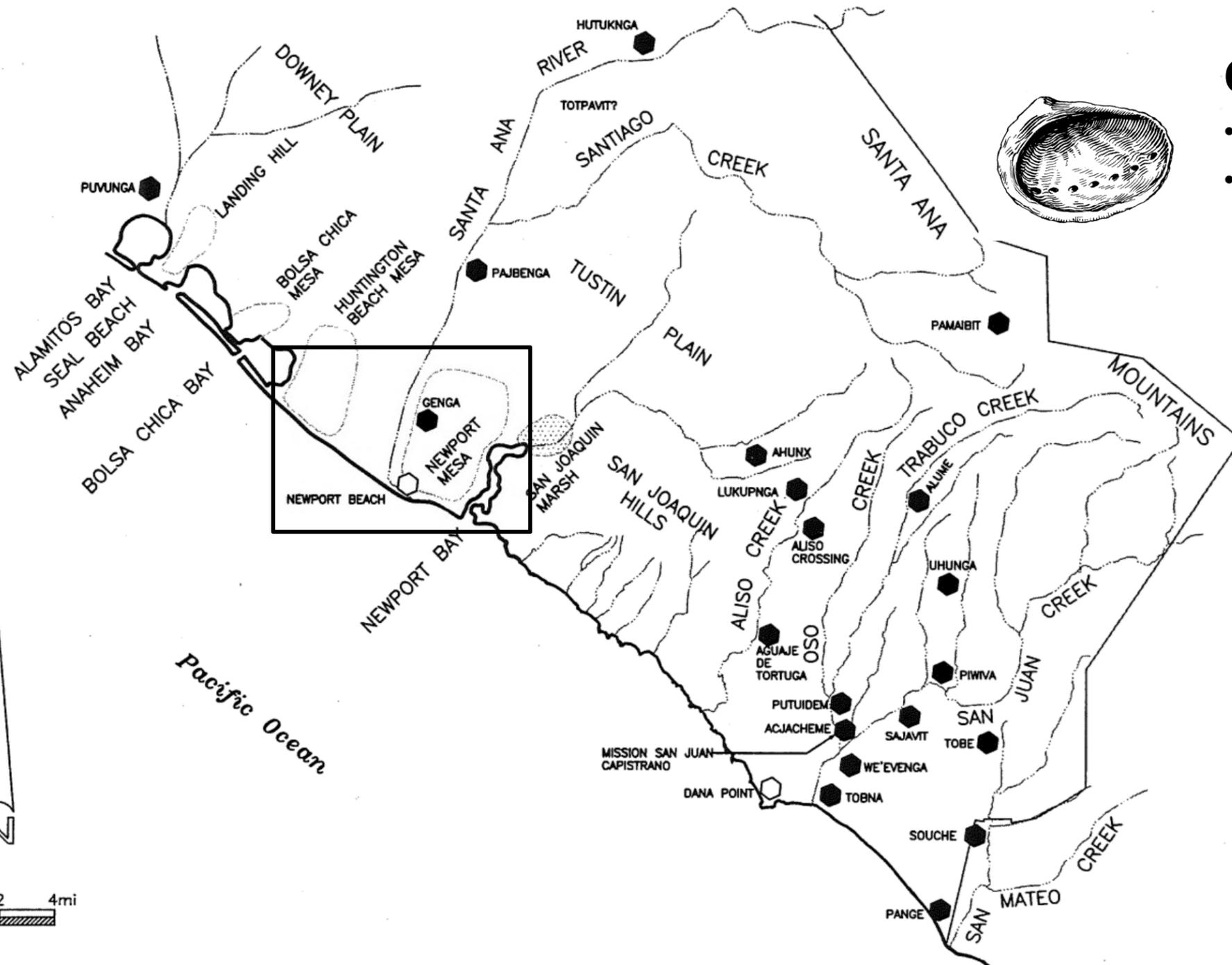
# Existing Conditions: Vegetation Map

## 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
 Fairview Park Boundary	 9800   Water Body
 Improper Fill Material (Extent in 2023)	 9810   Rip-rap/Concrete Pond Liner
 Vernal Pool High Estimated High Flood Mark	
 Vernal Pool Watershed (Remaining, Undeveloped Extent)	



# Regionally Significant Cultural Site



## Cultural & Historical Resources

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

Koerper, H. C., Mason, R. D., & Peterson, M. L. 1994. Complexity, demography, and change in Late Holocene orange county. *ENVIRONMENT*, 77.

# Regionally Significant Ecological Site



Coastal California Gnatcatcher

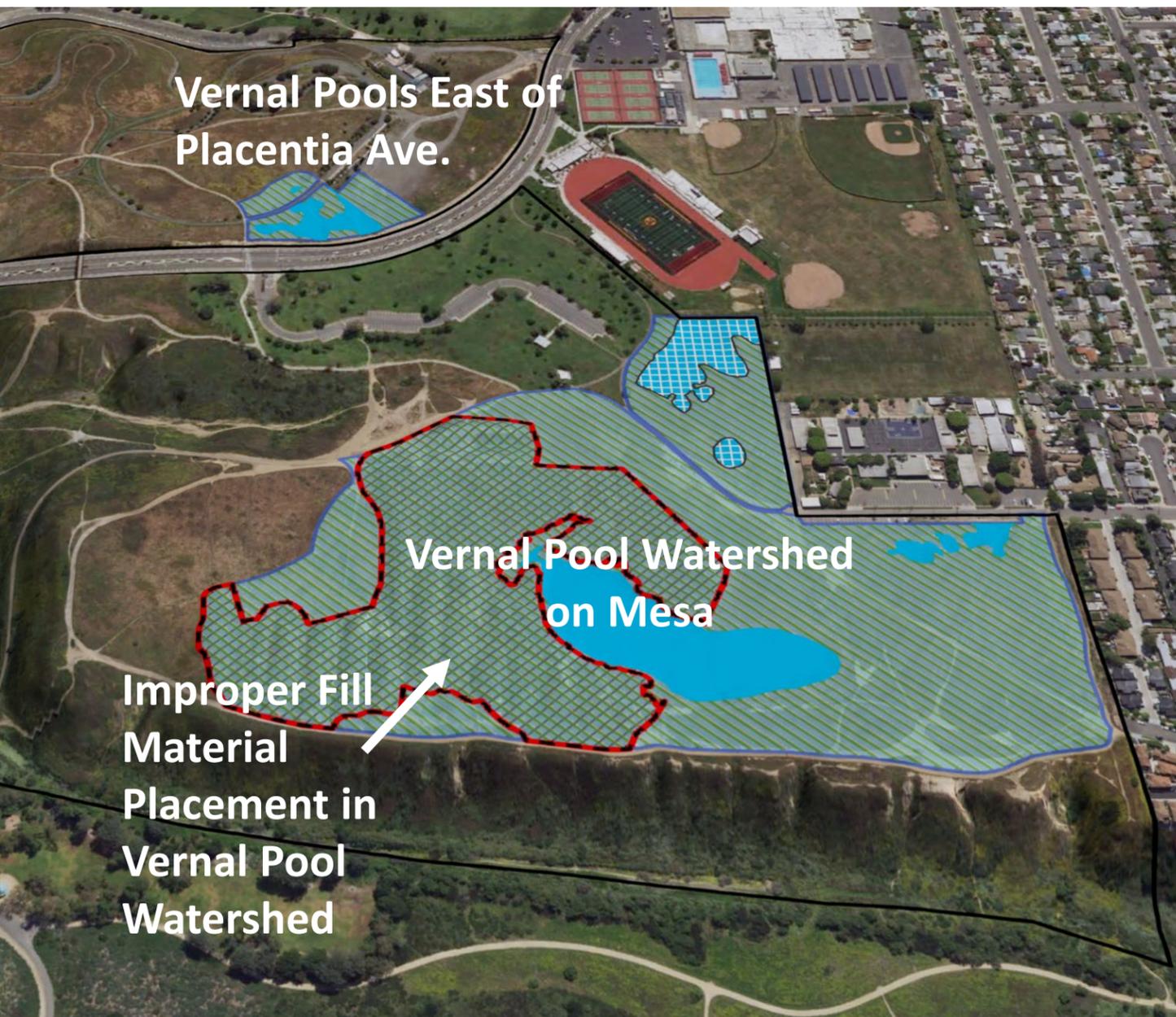
*Photo Credit: Robb Hamilton*



## **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

# Regionally Significant Ecological Site



## Vernal Pools

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

# Regulatory Framework: Local

- Ballot Measure AA Passed in 2016
- Codified into Costa Mesa Municipal Code
- Requires that significant changes and new constructed facilities in Fairview Park be subject to voter approval, with exceptions for:
  - Restoration purposes
  - Preservation purposes
  - Maintenance
  - Public Safety
- Defines what is a “Significant Change” including expansion and intensification of uses, and expansion or addition of amenities

# Regulatory Framework: State/Federal

- AB 52 - Tribal Cultural Resource consultation
- California Environmental Quality Act (CEQA)
- National Historic Preservation Act
- California Fish and Game Code
- State and Federal Endangered Species Act
  - CDFW/USFWS Correspondence Received
- State and Federal Clean Water Act provisions

# Recreational Elements: Existing Uses

- Walking, jogging, hiking
- Open play
- Biking, Santa Ana River Trail gateway
- Bird watching, nature exploration, educational hub
- Community based restoration, volunteering
- Unique hobbyist activities: Model train riding, model glider flying



# Master Plan Update Process

- Historical documentation review
- Field investigations and site assessment
- Legal and regulatory analysis
- Community outreach and tribal engagement
- Technical report preparation
- Development of findings and recommendations
- Draft Master Plan update preparation



# Community Engagement

- 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:** Variety of input on ongoing recreational uses and future recreational park opportunities.

# Draft Master Plan Update: 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 and documented protected species. Discovery of the vernal pool's expansive watershed area was unknown before.
- 3. Tribal Cultural Stewardship:** The entire park is an extremely sensitive Native American cultural area with two nationally registered historic sites requiring priority protection.



# Draft Master Plan Update: Key Findings

- 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.



# Draft Master Plan Update: Overview of 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.**

# Draft Master Plan Update: Overview of Recommendations

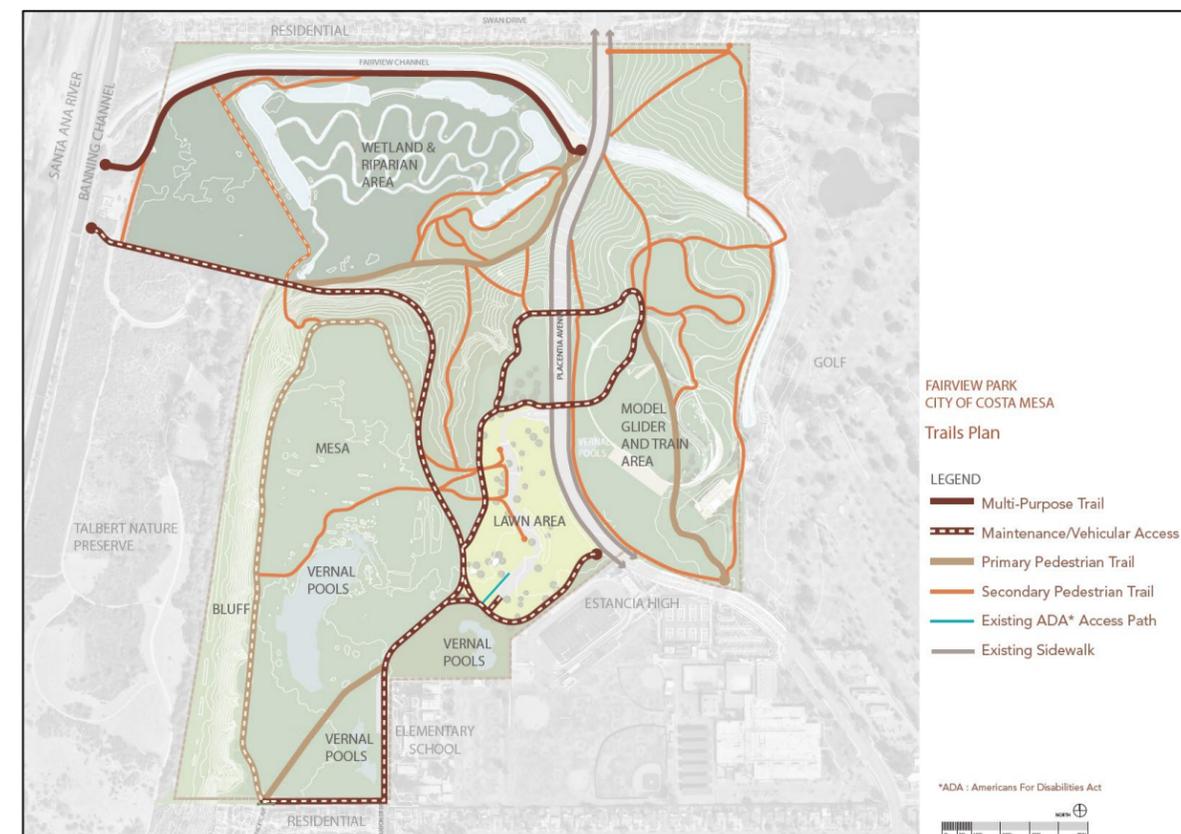
5. Restore and Enhance Habitat.

6. Define and Manage Trails.

7. Enhance Public Amenities and Accessibility.

8. Manage Recreational Activities to Reduce Impacts to Sensitive Resources

- Off-trail bikes/pedestrians
- Location of fly field
- Dogs on leash





# Draft Master Plan: Committee, Commission and Council Input

# Fairview Park Steering Committee

## Background

- Formed in 2017 after the passing of Measure AA
- City Council tasked the Committee with:
  - Provide advice to the City Council regarding the implementation of the Fairview Park Master Plan
  - Provide advice to the City Council regarding the impacts of Measure AA on Capital Improvement Program projects, maintenance and activities
  - Recommend approval of grant applications, partnerships, and volunteer activities for the implementation of the Fairview Park Master Plan
- In 2018-2019, the Committee worked with staff and the City Council to secure funding for the Master Plan Update

# Fairview Park Steering Committee

- Closely involved in the development of the Draft Master Plan
- Master Plan meeting in June 2023
- Discussed Recommendations in July and October 2024

## Recommendations

- 23 of the 25 recommendations are reflected in the Draft Master Plan Update
- Two recommendations not included in the Draft Master Plan:
  - Relocate the fly field outside Fairview Park.
  - Modify the park's name i.e. "Fairview Nature Park" or similar.

# Parks and Community Services Commission

## Recommendation

- June 2024 presentation
- Commission provided input and feedback
- October 2025 Recommendations on the Draft Master Plan Update
  - Include language to adhere to City's Active Transportation Plan, include south bluff stairs
  - Explore fly field options outside of Fairview Park
  - Add multi-language signage
  - Address public safety concerns
  - Continue further tribal coordination and public engagement

# City Council

## January 2025 Special Meeting

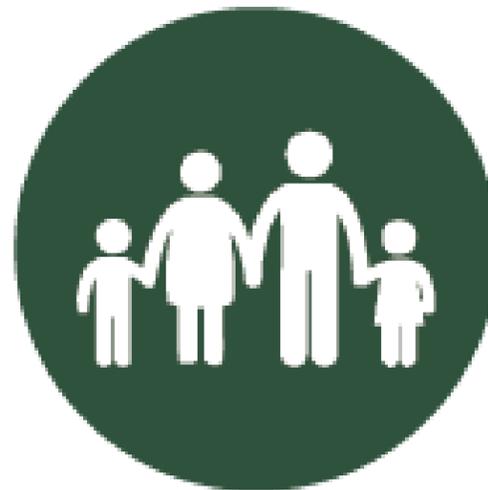
- Council discussed the Master Plan Update and provided feedback to staff:
  - Balance resource protection and public use.
  - Maintain access to the public while preserving sensitive resources.
  - Provide ample time for public review period on the Draft.
  - Ensure the website contains up to date information on the Draft.

# Draft Master Plan Update

The Draft Master Plan Update builds upon the original Master Plan, within the framework of Measure AA, and balances resource protection with public use while reflecting the interests of the community and the City.



RESTORATION



PUBLIC USE



BIOLOGICAL

# Next Steps

- Finalize Draft per City Council Direction
- CEQA Documentation - Programmatic Initial Study/Mitigated Negative Declaration (IS/MND)
- 30 Day CEQA Public Review Period
- City Council Master Plan adoption meeting in early 2026



# Staff Recommendation

1. Review and discuss *Draft Fairview Park Master Plan Update* (Attachment 1) prepared by consultant Moore, Iacofano, Goltsman, Inc. (MIG)
2. Provide direction on the Fairview Park Master Plan Update for inclusion in the final Fairview Park Master Plan Update for adoption.



Questions?



State of California – Natural Resources Agency  
DEPARTMENT OF FISH AND WILDLIFE  
South Coast Region  
3883 Ruffin Road  
San Diego, CA 92123  
[www.wildlife.ca.gov](http://www.wildlife.ca.gov)

**GAVIN NEWSOM, Governor**  
**CHARLTON H. BONHAM, Director**



November 13, 2025

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**Subject: DRAFT FAIRVIEW PARK MASTER PLAN UPDATE, COSTA MESA, CA**

Dear Brenda Green:

The California Department of Fish and Wildlife (CDFW) has reviewed the Draft Fairview Park Master Plan Update (Plan) and associated technical reports from the City of Costa Mesa (City). Thank you for the opportunity to provide comments and recommendations to the City Council regarding those activities that may affect California fish and wildlife. Likewise, CDFW appreciates the opportunity to provide comments regarding those aspects of the Plan that CDFW, by law, may be required to carry out or approve through the exercise of its own regulatory authority under the Fish and Game Code.

### **CDFW ROLE**

CDFW is California's Trustee Agency for fish and wildlife resources and holds those resources in trust by statute for all the people of the State, pursuant to the California Environmental Quality Act (CEQA) and CEQA Guidelines<sup>1</sup>(Fish & Game Code, §§ 711.7, subd. (a) & 1802; Pub. Resources Code, § 21070; CEQA Guidelines § 15386, subd. (a)). CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species (Fish & G. Code, § 1802). Similarly, for purposes of CEQA, CDFW is charged by law to provide, as available, biological expertise during public agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect fish and wildlife resources.

CDFW may also act as a Responsible Agency under CEQA. (Pub. Resources Code, § 21069; CEQA Guidelines, § 15381). CDFW expects that it may need to exercise regulatory authority as provided by the Fish and Game Code. As proposed, for example, the Project may be subject to CDFW's lake and streambed alteration regulatory authority (Fish & G. Code, § 1600 *et seq.*). Likewise, to the extent

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<sup>1</sup> CEQA is codified in the California Public Resources Code in section 21000 *et seq.* The "CEQA Guidelines" are found in Title 14 of the California Code of Regulations, commencing with section 15000.

Brenda Green  
City of Costa Mesa  
November 13, 2025  
Page 2 of 11

implementation of the Project as proposed may result in “take” as defined by State law<sup>2</sup> of any species protected under the California Endangered Species Act (CESA; Fish & G. Code, § 2050 et seq.) or the Native Plant Protection Act (NPPA; Fish & G. Code, §1900 et seq.), the City may seek related take authorization as provided by the Fish and Game Code.

CDFW also administers the Natural Community Conservation Planning (NCCP) program, a California regional habitat conservation planning program (Fish & G. Code, § 2800 et seq.). The City is a participating landowner under the Central/Coastal Orange County NCCP/Habitat Conservation Plan (HCP).

## PLAN DESCRIPTION SUMMARY

**Objective:** According to the Fairview Park Master Plan Update (Plan), the essential purpose of updating the Plan is to reflect the vested interests of the community and the City to balance resource protection and public use. The Plan update aims to address critical needs for a Long-term Management Plan that conserves cultural and biological resources, including rare vernal pool habitats. It outlines goals to protect, preserve, and enhance natural resources through community education, stewardship, and management of the park for passive recreational uses (i.e. walking, running, walking of leashed dogs, flying glider planes, model railroading, flying kites, picnics, and other small group functions). From a natural resources perspective, the Plan will incorporate updated biological assessments with an assessment of current land uses considering recent changes in state environmental regulations/policies. It will be a foundational document for planning, habitat restoration, wetland and riparian habitat remediation, and long-term habitat management. A Trails Plan will also be adopted in association with the Plan.

**Location:** Fairview Park is in the City, and its address is 2525 Placentia Avenue. It is bordered by residential areas to the north and east, Talbert Regional Park to the south, and the Santa Ana River to the west. The park itself is bisected by Placentia Avenue, which runs north/south.

**Biological Setting:** The regional biological significance of Fairview Park cannot be overstated. The Park is the northernmost parcel of a rare, contiguous undeveloped natural open space, which stretches from Fairview Park southward through Talbert Regional Park and terminates at the Randall Preserve. The 208-acre, topographically diverse Park contains a multitude of habitat types and micro-habitats, including one of the last coastal terrace vernal pools complexes in Orange County (USFWS 2007) on its mesa. Vernal pools in Fairview Park also support several plant species that are locally rare (City 2008 and Chung 2010). The artificial ponds in the lowlands provide nesting and foraging habitat for riparian species. Other natural and sensitive habitats include

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<sup>2</sup> “Take” is defined in Section 86 of the Fish and Game Code as “hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill.”

Brenda Green  
City of Costa Mesa  
November 13, 2025  
Page 3 of 11

native grasslands, coastal bluff scrub, alluvial scrub, riparian woodlands, and coastal sage scrub. These habitats serve as foraging and reproductive habitat, providing refugia for many sensitive species in an otherwise developed watershed. Approximately 12-acres of the Park are landscaped.

According to the Biological Technical Report (BTR; Hamilton Biological 2025), 222 vascular plants and over 262 wildlife species have been documented in the Park, a remarkable number of flora and fauna for an area with just under 200 acres of habitat. Several listed species have been observed on site or have high or moderate potential to occur on site which include:

### **Invertebrates**

- San Diego fairy shrimp (*Branchinecta sandiegonensis*; Endangered Species Act (ESA)-listed endangered),
- Crotch's bumble bee (*Bombus crotchii*; CESA Candidate for Threatened or Endangered Listing; CBB),

### **Birds**

- Coastal California gnatcatcher [*Poliottila californica californica*; ESA- listed threatened; CDFW Species of Special Concern (SSC); gnatcatcher],
- Least Bell's vireo (*Vireo bellii pusillus*; ESA-listed endangered; CESA-listed endangered; vireo),
- White-tailed kite (*Elanus leucurus*; CDFW Fully Protected Species),
- Belding's Savannah sparrow (*Passerculus sandwichensis beldingi*; CESA-listed endangered),
- Western burrowing owl (*Athene cunicularia*; SSC; CESA Candidate for Threatened or Endangered Listing),
- Coastal cactus wren (*Campylorhynchus brunneicapillus sandiegensis*; SSC),
- Coopers hawk (*Astur cooperii*; SSC),

### **Plants**

- San Diego button celery (*Eryngium aristulatum var. parishii*; CESA-listed Endangered, California Native Plant Society Rare Plant Rank 1B.1), and,
- Southern tarplant (*Centromadia parryi ssp. australis*; California Native Plant Society Rare Plant Rank 1B.1).

**Prior CDFW Engagement:** CDFW has a long history of engaging with the City on natural resources matters at Fairview Park, most notably vernal pool complex management issues, historic violations, and ongoing impacts to areas subject to Fish and Game Code 1600 et seq. Additionally, fulfillment of outstanding mitigation obligations regarding compensatory mitigation obligations at Fairview Park for off-site projects with the Orange County Transportation Authority (OCTA), the U.S. Army Corps of Engineers (ACOE), and the Department of Toxic Substances Control continue to languish and remain incomplete (OCTA 2018 and CDFW 2019). While we appreciate that our working partnership appears to be gradually improving, our attempts to

Brenda Green  
City of Costa Mesa  
November 13, 2025  
Page 4 of 11

partner with the City on these outstanding issues have been largely ineffective. As outlined below, many of these obligations are incomplete or their status is unknown.

In 2014, CDFW partnered with the U.S. Fish and Wildlife Service (USFWS) to provide comments on vernal pool restoration after the installation of a path in the Park that was routed within and adjacent to vernal pools occupied by the federally endangered San Diego fairy shrimp (USFWS 2014). Impacts to these pools from the installation of paths and parking areas, improvements to Estancia High School stadium, and the operation of motorized vehicles during the wet season were mitigated through restoration efforts at pools 2, 5, 6, and 7 (Glen Lukos Associates 2015). It is unclear to CDFW and the USFWS (hereafter referred to as the Wildlife Agencies) as to whether the stated mitigation and restoration efforts were achieved in full.

In 2016, CDFW investigated the City's fill of Little Canyon as a possible violation of Fish and Game Code, section 1602, when soil stockpiles from the artificial pond creation were used to fill Little Canyon for purposes of trail creation and realignment. CDFW concluded the unauthorized activities were subject to Fish and Game Code; however, the statute of limitations to issue a Notice of Violation had passed and no action was taken (City 2015).

In 2018, the City contacted CDFW regarding clearing of vegetation in and around the artificial pond complex during the nesting season for coastal California gnatcatcher. At that time, CDFW communicated that a Routine Maintenance Lake and Streambed Alteration Agreement (LSAA) per our Lake and Streambed Alteration program was required to move forward with the clearing. To date the City does not have a Lake and Streambed Alteration Agreement to authorize the work in those areas (Comment 3). On October 8, 2025, after CDFW issued a comment letter on the Plan Update's technical documents (CDFW 2025), the City and CDFW met to discuss the City's progress regarding their Incomplete notification for a Routine Maintenance LSAA. In that meeting, the City reaffirmed their commitment to providing a complete notification for their LSAA in early 2026.

In 2019, the Wildlife Agencies and OCTA met with the City several times to discuss their outstanding mitigation obligations to OCTA and ACOE (OCTA 2018). Since our comment letter on the Plan Update's technical documents (CDFW 2025) was issued, the City has adopted the Flower Fields Restoration Project, which will restore habitat and satisfy outstanding mitigation obligations to OCTA (Comment 7).

## COMMENTS AND RECOMMENDATIONS

CDFW offers the comments and recommendations below to assist the City in finalizing the Plan and strengthening the stated goals; namely, aligning the existing Plan with current biological assessments, land uses, and environmental regulations and policies, while adequately identifying and/or mitigating the Plan's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources.

1. **Fly Field Relocation.** In alignment with the Wildlife Agencies' recommendation, and the recommendations of many other natural resources-focused entities, the fly field

Brenda Green  
City of Costa Mesa  
November 13, 2025  
Page 5 of 11

relocation represents a well-considered and balanced approach to habitat protection and recreation. CDFW strongly supports the relocation because it places fly field and glider operations within an already developed and actively used recreation area, well separated from the highly rare and sensitive vernal pool complex. This will substantially reduce the potential for unauthorized trail creation, fully avoid vernal pool habitat degradation, and minimize likelihood unauthorized take of state and/or federally listed species that reside on the Mesa.

The relocation and reduced maintenance activities within the vernal pool complex are a proactive step toward long-term species and habitat protection, regulatory compliance, and responsible recreation planning; this is in part because the Plan commits to restoring vernal pools and removing fill soils from the northern part of the Mesa. A portion of the Mesa restoration will include coastal sage scrub and flower fields to fulfill mitigation obligations, improve conditions for native wildlife, and reinforce the City's commitment to the Master Plan (at pp. 71, City of Costa Mesa, 2025). Importantly, the Plan's objectives for *Strategic Habitat Restoration Project 1. Mesa Habitat Restoration and Indigenous Village Site Protection* (pp. 82, City of Costa Mesa, 2025) specifically call for elimination of incompatible uses such as mowing within the vernal pool complex. Relocation of the fly field directly supports these objectives by removing maintenance activities that currently threaten and degrade sensitive vernal pool habitat.

2. **CESA Candidate Species.** CDFW emphasizes that the fly field relocation is the biologically superior option and represents a dramatically lower regulatory burden for the City, in that impacts to CESA-listed and CESA candidate species would be smaller, and mitigation requirements associated with authorized incidental take would be significantly lower. Additionally, relocation would avoid the necessity to notify CDFW under Fish and Game Code section 1600 *et seq.* and avoid the need for consultation with the USFWS for San Diego fairy shrimp. However, based on recent survey data brought to CDFW's attention, operation and maintenance of the fly field in its new location may still require take authorization under CESA.
  - a. Western burrowing owl. According to the California Natural Diversity Database (CNDDDB, Online Field Survey Form), there is a 2020 occurrence record of a western burrowing owl adjacent to the proposed fly field. Creation, use, and maintenance of the new fly field location may disturb, distress, or lead to take of individual western burrowing owls.

On October 15, 2024, the Fish and Game Commission published a Notice of Findings that designates western burrowing owl as a CESA candidate species. As a candidate species, western burrowing owls are granted full protection of a threatened or endangered species under CESA. If any activities could result in take, appropriate CESA authorization (i.e., Incidental Take Permit under Fish and Game Code section 2081 or Restoration Management Permit under Fish and Game Code section 1670 *et seq.*) should be obtained prior to commencement of Project activities. Take of any endangered, threatened, or candidate species that results from the Project is prohibited, except as authorized by State law (Fish &

Brenda Green  
City of Costa Mesa  
November 13, 2025  
Page 6 of 11

G. Code, §§ 86, 1670, 2062, 2067, 2068, 2080, 2085; Cal. Code Regs., tit. 14, § 786.9). Take of individual burrowing owls and their nests is defined by Fish and Game Code section 86, and prohibited by sections 3503, 3503.5 and 3513.

- b. Crotch's bumble bee. Creation, use, and maintenance of the fly field could also impact Crotch's bumble bee or floristic resources upon which the species relies. Crotch's bumble bee often nests underground, sometimes occupying abandoned rodent burrows along with many other microhabitats (Hatfield et al., 2015). If Crotch's bumble bee are using burrows on the relocation site for nesting, direct impacts could result from ground-disturbing activities, which could lead to death or injury of adults, eggs, and larva, burrow collapse, nest abandonment, and reduced nest success. Indirect impacts may occur from loss of foraging resources.

The California Fish and Game Commission accepted a petition to list the Crotch's bumble bee as threatened or endangered under CESA, determining the listing "may be warranted" and advancing the species to the candidacy stage of the CESA listing process. Crotch's bumble bee is granted full protection under CESA. Take of any endangered, threatened, candidate species that results from the Project is prohibited, except as authorized by State law (Fish & G. Code, §§ 86, 2062, 2067, 2068, 2080, 2085; Cal. Code Regs., tit. 14, § 786.9). In addition, Crotch's bumble bee has a State ranking of S1/S2. This means that Crotch's bumble bee is considered critically imperiled or imperiled and is extremely rare (often five or fewer populations). Crotch's bumble bee is also listed as an invertebrate of conservation priority under the California Terrestrial and Vernal Pool Invertebrates of Conservation Priority List (CDFW 2024).

CDFW welcomes coordination with the City to determine if take authorization can be circumvented at the relocation site through modifications in the proposed design, based upon avoidance of suitable habitat.

3. **CESA-Listed Species.** Fairview Park contains multiple records of CESA-listed species, including least Bell's vireo, Belding's savannah sparrow, and San Diego button celery. CDFW considers adverse impacts to a species protected by CESA to be significant. Take of any endangered, threatened, candidate species, or NPPA-listed plant species that results from the Project is prohibited, except as authorized by state law (Fish & G. Code §§ 1670, 2080, 2085; Cal. Code Regs., tit. 14, §786.9). Consequently, if the Project or any Project-related activity will result in take of a species designated as endangered or threatened, or a candidate for listing under CESA, CDFW recommends that the Project proponent seek appropriate take authorization under CESA prior to implementing the Project. Appropriate authorization from CDFW may include an Incidental Take Permit (ITP), Restoration Management Permit (RMP) or a consistency determination in certain circumstances, among other options (Fish & G. Code, §§ 1670, 2080.1, 2081, subds. (b) and (c)). Early consultation is encouraged, as significant modification to a future project and mitigation measures may be required to obtain a CESA Permit. To ensure CDFW will be able to use the Master Plan and associated CEQA document for the issuance

Brenda Green  
City of Costa Mesa  
November 13, 2025  
Page 7 of 11

of any CESA-issued permits, the Plan's CEQA document should address all future project impacts to CESA-listed species and specify a mitigation, monitoring, and reporting program that will meet the requirements of an ITP or RMP.

4. **Cutting the Green Tape Program.** CDFW acknowledges the City's continued work to restore and manage natural resources within Fairview Park and recognizes the City's efforts to advance several restoration initiatives under the draft Master Plan Update. As such, we encourage the City to leverage our Cutting the Green Tape Program where appropriate. A Restoration Management Permit (RMP) issued through the Cutting the Green Tape Program provides a unified, efficient CDFW permitting mechanism for restoration, enhancement, and species recovery projects that simplifies the permitting process while maintaining strong species and habitat protection measures. The RMP provides up to five separate CDFW authorizations in a single permit designed for beneficial management, recovery, and restoration activities: 1) take of CESA threatened, endangered, or candidate species; 2) take of Fully Protected Species; 3) take of plant species designated as "rare" under the NPPA; 4) take of other species including mammals, birds, fish, amphibians, or reptiles; and 5) authorization of impacts to rivers, streams, and lakes that would otherwise be subject to a Lake or Streambed Alteration Agreement. More information on this program can be found at [Cutting the Green Tape](#)<sup>3</sup>.
5. **Wetland Impacts.** CDFW appreciates the efforts to include the vernal pool complex as subject to Fish and Game Code section 1600 *et seq.* (pp. 27, City of Costa Mesa, 2025). For any such activities, the Project applicant (or "entity") must provide written notification to CDFW pursuant to section 1600 *et seq.* of the Fish and Game Code. Based on this notification and other information, CDFW determines whether a Lake and Streambed Alteration Agreement (LSAA) with the applicant is required prior to conducting the proposed activities. CDFW's issuance of an LSAA for a Project that is subject to CEQA will require CEQA compliance actions by CDFW as a Responsible Agency. To minimize additional requirements by CDFW pursuant to section 1600 *et seq.* and/or under CEQA, the Plan should fully identify the potential impacts to the stream or riparian resources and provide adequate avoidance, mitigation, monitoring, and reporting commitments for issuance of the LSAA. CDFW recommends the Applicant submit a Lake and Streambed Alteration Notification to CDFW. Notifications can be submitted through CDFW's [Environmental Permit Information Management System \(EPIMS\)](#)<sup>4</sup>.
6. **Trail Design.** The Trails Plan provided in the larger Plan Update appropriately emphasizes connected habitats, removing unauthorized trails, and reducing human intrusion within sensitive habitats. It also distinguishes between primary and secondary pedestrian trails. These secondary pedestrian trails are redundant recreation paths that further fragment the sensitive habitats throughout the park.

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<sup>3</sup> <https://wildlife.ca.gov/Conservation/Cutting-Green-Tape>

<sup>4</sup> <https://epims.wildlife.ca.gov/index.do>

Brenda Green  
City of Costa Mesa  
November 13, 2025  
Page 8 of 11

CDFW recommends the following items in the Trails Plan are resolved prior to adopting the Plan Update:

- a. The Trails Plan proposes constructing an elevated boardwalk along the existing trail that runs diagonally from the north terminus of Canyon Drive southwest to Pacific Avenue. While CDFW agrees that an elevated boardwalk could provide protection for the vernal pool complex, the Trails Plan figure does not delineate where the proposed boardwalk would be located, nor does it clearly correspond with the Trail Type/Mode of Travel table (pp. 97-98, City of Costa Mesa, 2025). Based on the text description, the boardwalk appears to have a “primary pedestrian trail” designation, but this is not clearly depicted in the figure. Per the Habitat Restoration Opportunities figure (pp. 60, City of Costa Mesa, 2025), the proposed boardwalk would overlap the Vernal Pool 4 Restoration (2002 to 2009).
- b. A secondary pedestrian trail is currently proposed to bisect the vernal pool complex immediately adjacent to Vernal Pool 1 Restoration, per the Habitat Restoration Opportunities figure (pp. 60, City of Costa Mesa, 2025). It can be assumed that this specific trail would be fenced using low-disturbance methods such as gabion baskets or stacked wood fencing to minimize ground disturbance and prevent soil penetration within the vernal pool watershed. However, these fencing methods provide less certainty in keeping trail users on designated paths and out of sensitive habitats. Additionally, the table does not specify the materials nor surface treatments for this specific trail. If the trail is not struck from the Trails Plan, these specifics should be added.
- c. Given the sensitivity of the vernal pool complex and the potential for off-trail intrusion, CDFW recommends that the secondary pedestrian trail bisecting the Mesa be eliminated from the Trail Plan and that other secondary trails be reduced to the greatest extent possible. Secondary pedestrian trails are also sited throughout the Wetlands and Riparian Phase 2 (OCTA) (2012 to Present) site and the Community-Led Coastal Sage Scrub (CSS) Restoration (On-going) site, per the Habitat Restoration Opportunities figure (pp. 60, City of Costa Mesa, 2025).
- d. Wildlife Agency approved Fairview Park CSS and Flower Fields Habitat Restoration and Monitoring Plan. The Trail Plan as currently designed may authorize trails that will significantly bisect and cause indirect effects to the future CSS and Flower Fields Restoration Project (Land IQ, 2024). In the absence of a clearly defined and enforceable public access management program, the potential for habitat disturbance remains high. The City should provide further discussion of the proposed means to enforce pedestrian access restrictions and ensure long-term protection of sensitive biological resources.
- e. The Trails Plan should include an inventory and mapping of all existing authorized and unauthorized trails, access points, and areas of sensitive biological resources.

Brenda Green  
City of Costa Mesa  
November 13, 2025  
Page 9 of 11

7. **Enforcement.** CDFW appreciates that the Plan discusses the need for increased park ranger presence and enforcement efforts; however, the Plan does not reference specific regulations, enforcement mechanisms, nor management actions that will achieve this objective. Without clearly defined operation protocols, staffing commitments, or regulatory measures (such as posted restrictions, penalties, or monitoring programs), it remains uncertain how the City intends to ensure compliance and effectively deter unauthorized trail creation and unauthorized vehicle access. The Plan should include a more detailed description of enforcement strategies and corresponding resources allocations to demonstrate the City's capacity to maintain long-term protection of sensitive habitats and recreational infrastructure.
8. **OCTA Mitigation Obligations.** The Fairview Park Mesa Restoration Project was nominated by the City in 2010 for funding consideration from the OCTA. Upon completion and Wildlife Agency approval, the restored habitat will be eligible for use by OCTA as mitigation credits under the OCTA Measure 2 NCCP/HCP, contingent upon establishment of a recorded conservation easement or other approved conservation mechanism to ensure the long-term protection of the site.

The Plan's current objectives for the *Strategic Habitat Restoration Projects* (pp. 84, City of Costa Mesa, 2025) directly advance fulfillment of the City's outstanding obligations to OCTA and demonstrate renewed commitment to successful restoration outcomes. Notably, the City's adoption of the CSS and Flower Fields Restoration Project represents meaningful progress in implementing the City's restoration vision. CDFW acknowledges the City's coordination with the Cutting the Green Tape initiative to streamline permitting and regulatory alignment for these efforts. We look forward to working with the City to complete a conservation easement to fulfill the City's obligations under the original Restoration Project. Establishing this instrument will ensure the perpetual protection and management of restored habitats and allow OCTA to apply the resulting credits toward their mitigation obligations.

CDFW remains committed to working collaboratively with the City and OCTA to authorize restoration projects that demonstrate sustained ecological uplift, consistent with state conservation priorities and the goals of the existing OCTA Measure 2 NCCP/HCP. We look forward to advancing a complete Restoration Management Permit application package to facilitate timely implementation of these future projects.

Brenda Green  
City of Costa Mesa  
November 13, 2025  
Page 10 of 11

## CONCLUSION

CDFW appreciates the opportunity to comment on the Draft Fairview Park Master Plan Update to advise the City of Costa Mesa in identifying and mitigating the Master Plan's impacts on biological resources. Questions regarding this letter or further coordination should be directed to [Paola Perez](#)<sup>5</sup>, Environmental Scientist.

Sincerely,

Signed by:



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Glen M. Lubcke  
Environmental Program Manager  
South Coast Region

ec: [California Department of Fish and Wildlife](#)  
Jennifer Turner, Senior Environmental Scientist (Supervisory)  
Cindy Hailey, Staff Services Analyst  
  
[U.S. Fish and Wildlife Service](#)  
Christine Medak  
  
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[State.Clearinghouse@opr.ca.gov](mailto:State.Clearinghouse@opr.ca.gov)  
  
[City of Costa Mesa Council Members](#)  
[fvmp@costamesaca.gov](mailto:fvmp@costamesaca.gov)

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<sup>5</sup> [Paola.Perez@wildlife.ca.gov](mailto:Paola.Perez@wildlife.ca.gov)

Brenda Green  
City of Costa Mesa  
November 13, 2025  
Page 11 of 11

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# United States Department of the Interior

## FISH AND WILDLIFE SERVICE

Ecological Services  
Carlsbad Fish and Wildlife Office  
2177 Salk Avenue, Suite 250  
Carlsbad, California 92008



In Reply Refer To:  
FWS-OR-13B0443-14TA0229

JUL 24 2014

Mr. Baltazar Mejia  
Senior Engineer, Public Services Department  
City of Costa Mesa  
77 Fair Drive  
Costa Mesa, California 92626

Subject: Restoration, Management, and Protection of Vernal Pools within Fairview Park, City of Costa Mesa, Orange County, California

Dear Mr. Mejia:

This letter has been prepared by the U.S. Fish and Wildlife Service (Service) to provide the City of Costa Mesa (City) with information on the actions needed to restore, protect, and manage vernal pool habitat and associated species within the City at Fairview Park, Orange County, California. This information is provided in response to: (1) the installation of a path in Fairview Park that was routed within and adjacent to vernal pools occupied by the federally endangered San Diego fairy shrimp (*Branchinecta sandiegonensis*), (2) your written request received September 4, 2013, for our review of restoration alternatives for vernal pools impacted by the installation of the path (LSA 2013), and (3) recommendations provided by Finium Environmental (2013) following removal of the path. Although the City's primary focus is on restoration of vernal pools impacted by the path, this letter includes actions the Service considers necessary to protect all vernal pool habitat and associated species within Fairview Park. This letter addresses future actions the City may take; it does not address or resolve issues relating to past actions, including the path construction, or the "take"<sup>1</sup> of listed species associated with those past actions. This letter does not constitute authorization for future "take" of listed species.

### Background

San Diego fairy shrimp were first identified in Fairview Park in 1994 (Michael Brandman Associates 1995), 3 years prior to the Federal listing of the species (62 FR 4933). Seven vernal pool basins (numbered 1 through 7) and a "vernal marsh" were delineated in 1995 (Michael Brandman and Associates 1995) (Figure 1). San Diego fairy shrimp have since been identified in all but Basin 7

<sup>1</sup> Section 9 of the Endangered Species Act and associated regulations prohibit the take of endangered and threatened species without special exemption. Take is defined as to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, collect, or to attempt to engage in any such conduct. Harm is further defined by the Fish and Wildlife Service to include significant habitat modification or degradation that results in death or injury to listed species by significantly impairing essential behavior patterns, including breeding, feeding, or sheltering.

(City 2008, Appendix C, Simovich 2005). Three additional vernal pools were observed in Fairview Park, east of Placentia Avenue in 2002 (Glenn Lukos 2002 in LSA 2007). To our knowledge, no surveys for fairy shrimp have been completed in these pools.

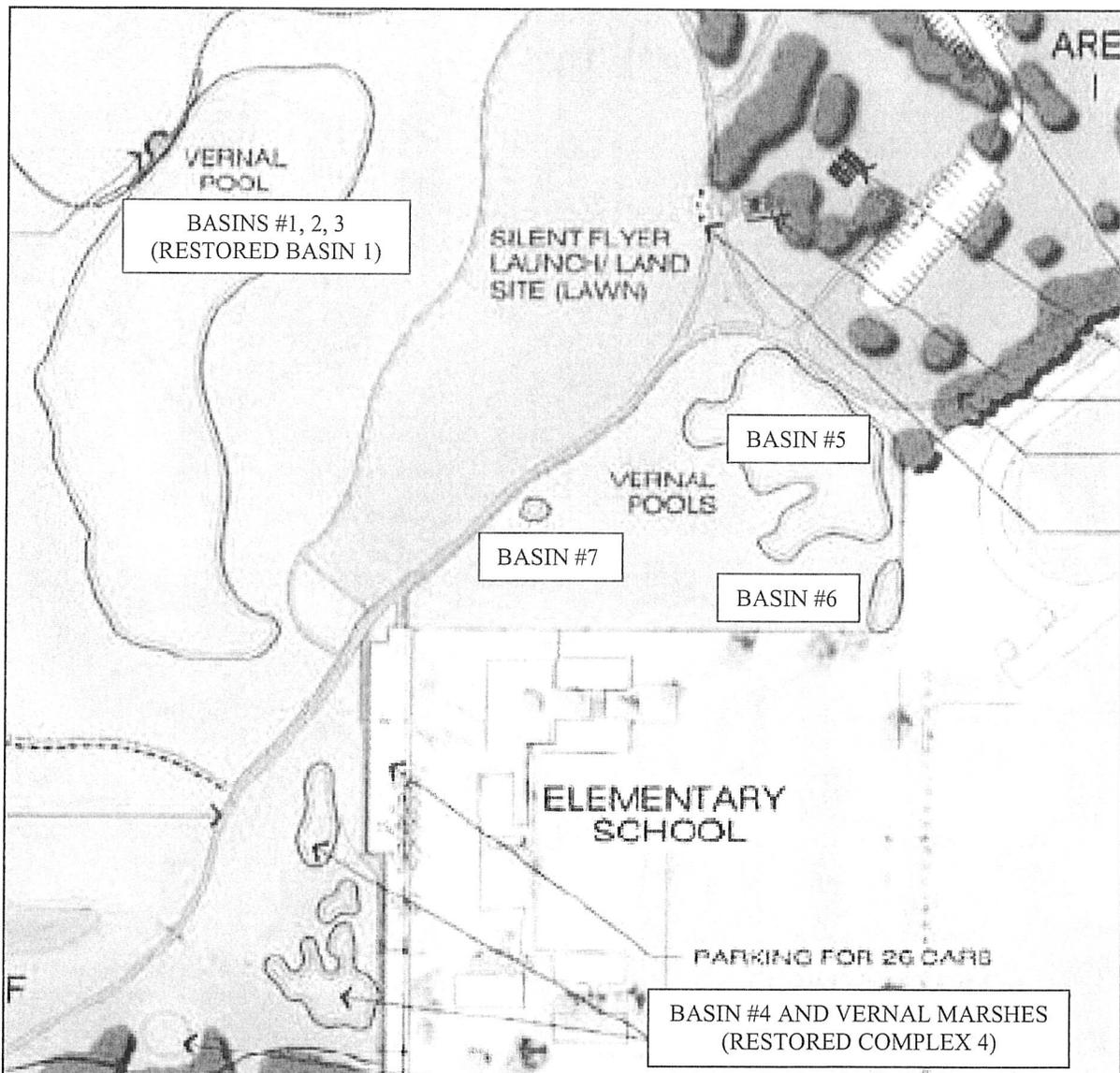


Figure 1. Location of vernal pool basins at Fairview Park.

Source: Michael Brandman Associated (1995) and Fairview Master Plan (November 2002 revision). Pool basins relabeled for clarity.

Restoration projects to improve the quality of habitat for San Diego fairy shrimp and sensitive plant species were completed in Fairview Park as mitigation for impacts to U.S. Army Corps of Engineers jurisdictional waters of the United States (Michael Brandman Associates 2002; Glenn Lukos Associates 2006). As a result of these projects, Basins 1, 2, and 3 were combined (Restored Basin 1), and Basin 4 and the “vernal marsh” were restored into a vernal pool complex (Restored Complex 4).

In above average rainfall years, it is likely that the watersheds of Restored Basin 1 and Restored Complex 4 are connected across the path that artificially separates the watersheds (Figure 2). It is also likely that Basins 5, 6, and 7 are part of a vernal pool complex with a shared hydrological connection during high rainfall years. Monitoring during previous restoration efforts identified the connection between Basins 5 and 6 (Michael Brandman Associates 2002), and the boundary between the watersheds of Basin 5 and 7 was coincident with a row of logs that have since been removed (Finium Environmental 2013).

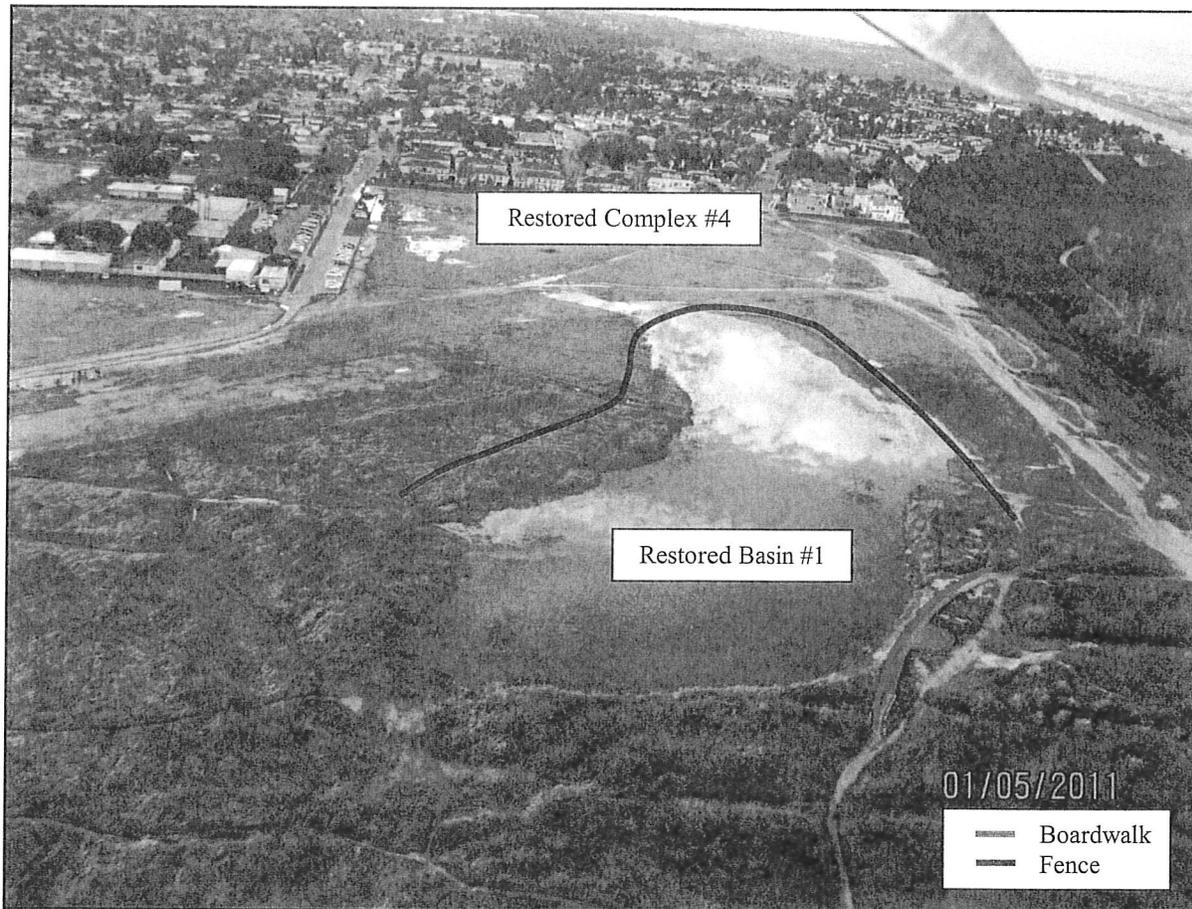


Figure 2. Vernal pools in Fairview Park during an above average rainfall year (facing south). Paths bisect the basins in several locations, and the fencing is in the water.

Photo source: <http://www.savefairviewpark.org/documents/fpcac-pack-5-29-13.zip>. Labels added.

Fairview Park supports one of the last coastal terrace vernal pools complexes in Orange County (Service 2007). Conservation and management of the San Diego fairy shrimp and its habitat in Fairview Park and other vernal pool complexes in the Los Angeles Basin-Orange Management Area is one of the criteria identified for recovery of the San Diego fairy shrimp in the Service's Recovery Plan for Vernal Pools of Southern California (Service 1998). Vernal pools in Fairview Park also support several plant species that are locally rare (City 2008; Chung 2010).

In the past, the City has supported restoration of the vernal pools and other sensitive habitat in Fairview Park, and the Fairview Park Master Plan (City 2008) includes a commitment that “the pools and basins [in Fairview Park] are to be retained, restored, and protected.” Specific actions in the plan anticipated to benefit the San Diego fairy shrimp include, but are not limited to: (1) restoration of vernal pool habitat; (2) development of a formalized path system to avoid sensitive areas to the extent feasible; (3) installation of educational signage and observation platforms in the vernal pool restoration area; (4) installation of fencing to protect the vernal pools; and (5) cessation of mowing within the vernal pools or, if necessary, mowing only late in the season after annual forbs and grasses have set seed.

We agree that the general measures identified in the Master Plan are appropriate to maintain the vernal pools. We are concerned, however, that some measures have not been implemented and others have been implemented in ways that may have impacted the San Diego fairy shrimp. More specific details are needed to ensure that the San Diego fairy shrimp and its habitat are protected. Activities that may have impacted or have the potential to impact the San Diego fairy shrimp and its habitat at Fairview Park include the following:

Installation of paths and parking areas: A path was installed in late 2013 that may have resulted in direct and indirect impacts to San Diego fairy shrimp, as described in our letter, dated November 14, 2013 (13B0443-14TA0039). While the path has been removed, grading associated with path installation altered the hydrology of the watershed supporting Basins 5 and 6 so that water may not pond to the extent it did historically (Finium Environmental 2013). As a result, fairy shrimp cysts may not hatch to their historical capacities until changes in topography are corrected (Finium Environmental 2013). The portion of the watershed supporting Basin 7 (including the basin area) has been used as a temporary parking area, and logs were placed in the watershed to delineate the parking boundary. A portion of the watershed of Restored Complex 4 was impacted by the installation of permanent parking along Canyon Drive. Grading for the parking area changed the topography so that water now ponds in the parking area (Figure 2).

Improvements to Estancia High School Stadium: The installation of fencing and a field events area impacted a significant portion of the watershed area supporting Basin 6 and altered the hydrology by re-grading the site. The changes in topography may limit the potential for the City to restore the basin within the boundaries of Fairview Park.

Pedestrians, dogs, and bicycles: While substantial resources have been focused on restoring and protecting Restored Basin 1, the unfenced northern end has informal paths leading directly into the basin and allowing bicycle access. Bicycle tracks and paths encroach within the northern end of the basin. Because the fencing was installed only around the restored basin area, the paths leading to the boardwalk are within the watershed of the basin. In January 2011 (an above average rainfall year), it was apparent that several paths and the fence are located in the basin (Figure 2). Restored Complex 4 has multiple paths running through it and shows signs of frequent use by dogs.

Operation of motorized vehicles during the wet season: In Restored Complex 4, deep tire tracks are evident due to motorized vehicle encroachment when the basins were inundated. The deep tracks may have altered the hydrology of the basins by causing water to pool first in the tracks, potentially concentrating fairy shrimp cysts within smaller portions of each basin.

Installation of landscaping and associated irrigation systems: Ornamental landscaping and turf areas border Basins 5 and 6 to the north, south, and east. Irrigation systems installed to support the landscaping are contributing to conversion of the vegetation communities within the watershed where water is now available throughout the year. The perennial water source is supporting wetland species such as mulefat (*Baccharis salicifolia*), curly dock (*Rumex crispus*), and sedges (*Cyperus* sp.) (Finium Environmental 2013). The conversion of the vernal pool habitat to wetland can result in the permanent loss of habitat for San Diego fairy shrimp.

Mowing and pesticide and herbicide application: We have little information regarding the current timing and location of mowing activities or the application of pesticides and herbicides, but these activities have the potential to impact San Diego fairy shrimp and their habitat. Mowing equipment can crush cysts, spread invasive plant species, and cause ruts if mowing is conducted when the ground is damp. Pesticides and herbicides could potentially harm San Diego fairy shrimp cysts and adults.

### **Restoration, protection, and management of vernal pools in Fairview Park**

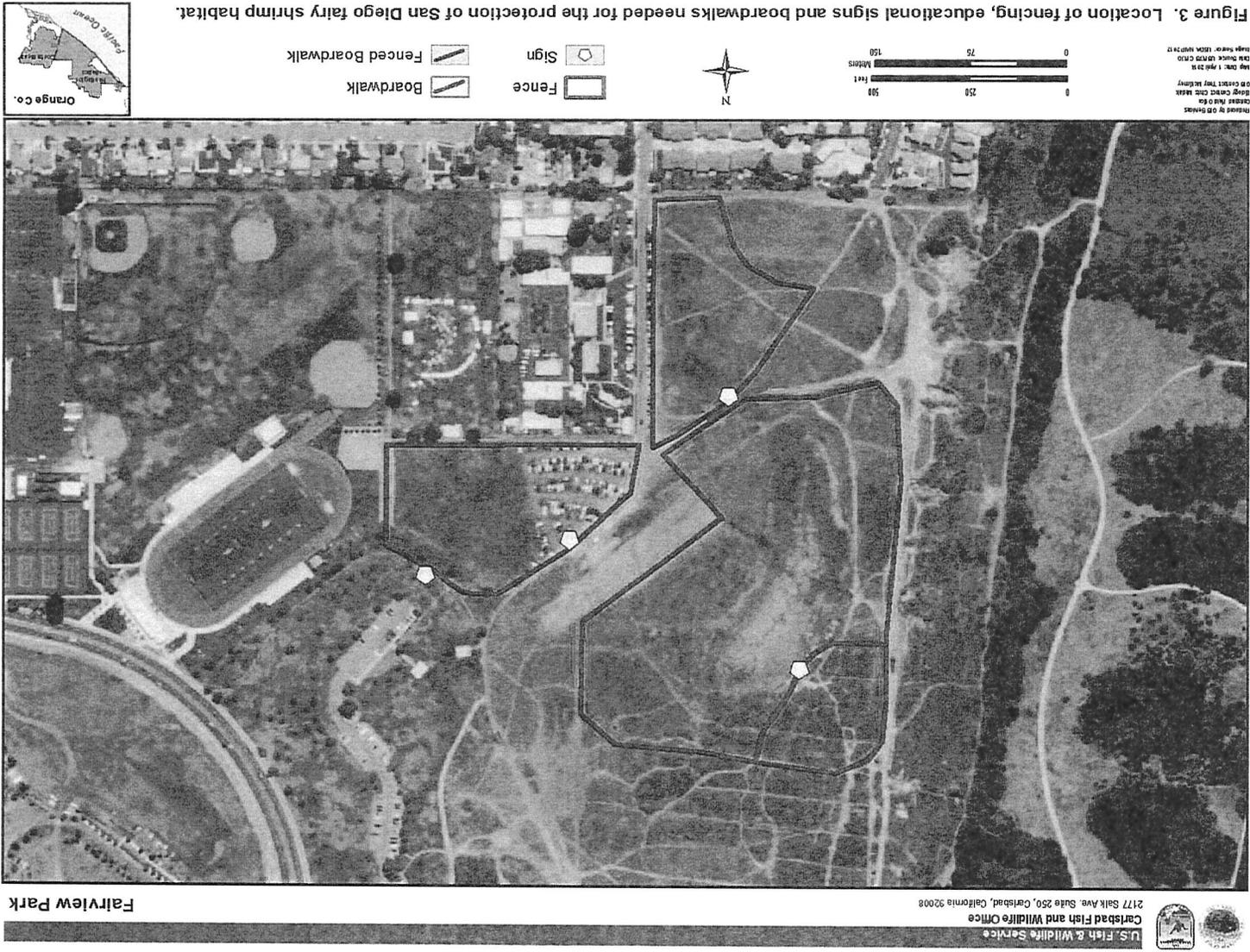
While accommodating public uses within Fairview Park, it is the City's responsibility to ensure that its actions comply with the Endangered Species Act of 1973 (Act), as amended (16 U.S.C. 1531 *et seq.*). In consideration of the degraded condition and management needs of the vernal pool habitat within Fairview Park, implementation by the City of the following measures would help ensure that the San Diego fairy shrimp population within the coastal terrace vernal pools at Fairview Park remains viable. Some of these restoration actions can be implemented immediately without further authorization under the Act, but others have the potential to result in take of listed species for which additional authorization under the Act would be required. To ensure that the City's future actions are appropriately authorized under the Act, we recommend that the City coordinate closely with our office to ensure that any incidental take associated with these actions is appropriately exempted under the Act. As indicated above, this letter does not exempt future take of listed species.

The following measures apply to Restored Basin 1, Restored Complex 4, and the vernal pool complex consisting of Basins 5, 6, and 7.

1. Watershed Restoration – Prepare and implement a restoration plan to address damages to the hydrological function of the vernal pool watersheds. The plan should be prepared by a biologist with a minimum of 5 years of experience restoring vernal pools in southern California and should identify actions that are necessary to restore hydrological function to the vernal pools. The plan should be reviewed and approved by the Service prior to implementation. Measures that should be included in the restoration plan include, but are not limited to:
  - a. Corrections to the watershed topography, as necessary, to ensure the basins will pond for a sufficient duration during an average rainfall year to support the life history of the San Diego fairy shrimp.
  - b. Management of the irrigation systems to prevent runoff from entering the watershed of Basins 5, 6, and 7. The City should coordinate with Newport-Mesa Unified School

District to ensure irrigation supporting landscaping at Estancia High School Stadium does not enter Fairview Park. We are available to assist the City with this coordination, as necessary.

- c. Removal of landscaping, turf, and non-vernal pool associated wetland plants (e.g., mulefat, curly dock) that were supported by irrigation systems in the watersheds and replacement with appropriate native vegetation.
  - d. Removal of non-native plant species (e.g., annual grasslands and mustards) if needed to re-establish hydrological function.
  - e. Restoration of native vegetation around the vernal pool basins and along informal and unauthorized paths, as appropriate (e.g., outside the basin area).
  - f. Removal of trash or other debris from the vernal pool watershed.
2. Permanent Protection – Record a conservation easement over the vernal pool basins and watersheds. Consistent with the Fairview Park Master Plan, the conservation easement should provide for the protection of the San Diego fairy shrimp and its habitat while allowing appropriate public access and enjoyment of the park.
  3. Fencing and Paths – The Service generally recommends fencing a sufficiently large habitat buffer (i.e., at least 100 feet from the outer edge of the watershed in most cases) to reduce encroachment by pedestrians and off-road vehicles, trash accumulation and dumping, and other indirect effects of development (Service 2008). A large buffer is necessary to account for natural changes in the basin dimensions over time in response to varying hydrological conditions and to prevent alterations to the watershed that could impact the duration and extent of ponding. To ensure the watersheds in Fairview Park are protected, the fencing should limit entry to the majority of the watershed area. Pets should be kept on leash in the park to prevent entry into fenced areas. Formal paths that will pass through the watershed of vernal pools should be placed on boardwalks, above the water surface elevation of the basins, to minimize changes in hydrology and the introduction of contaminants into the basins. Suggested locations for fencing are provided for discussion purposes (Figure 3).
  4. Public Education – The Service would like to partner with the City to develop educational materials and signs that can highlight the importance of biological resources in Fairview Park. The preservation of remaining coastal terrace pools in the City of Costa Mesa should be considered a source of pride for the City and its citizens. Educational signs, located along primary access routes (e.g., Figure 3), can help to enhance and contribute to the public’s use and enjoyment of the vernal pool area. A “nature path” with stopping points where users can learn more about vernal pools and the plants and animals they support can highlight species that are not readily seen and can maintain a public awareness of the rarity of these biological resources for generations to come.



5. Trash – Provide trash receptacles and pet waste stations in convenient locations to minimize the potential for trash to be discarded in the vernal pool watersheds.
6. Mowing, Weed Control, and Pesticide Use – Mowing should be conducted outside the limits of the vernal pool basins to avoid direct impacts to San Diego fairy shrimp. In addition, we recommend that mowing be restricted within approximately 50 feet of the basin area to avoid restored habitat and sensitive plant species surrounding the basin area. The mowing limits should be periodically reevaluated to compensate for changes in the size and location of the basin area and corresponding zone of sensitive plant species. Please coordinate with the Service regarding use of pesticides and herbicides within the vernal pool watersheds to ensure chemicals harmful to San Diego fairy shrimp are avoided.
7. Employee Education – Provide an on-site education program for current and new employees of the City that will have assigned duties in Fairview Park to review sensitive biological resource areas and the City’s responsibilities for management of these areas.
8. Patrol – Include as part of regular patrol duties, inspection of the fencing surrounding the watersheds and reporting of any damage to the fences or signs of encroachment within the fenced boundary.
9. Biological Monitoring – Regular biological monitoring is necessary to determine the efficacy of management measures to preserve and protect the San Diego fairy shrimp. Biological monitoring should include:
  - a. Annual watershed inspection – A biologist who has experience with San Diego fairy shrimp and its habitat should prepare a brief summary of the status of the habitat and a list of any additional management actions needed to protect and/or restore damages to the habitat.
  - b. Surveys for fairy shrimp – The City should conduct periodic surveys once every 5 years when there is sufficient rainfall to document the status of the San Diego fairy shrimp in each of the pools in Fairview Park.
10. Adaptive Management – Review the effectiveness of management actions annually to determine if additional measures are needed to protect San Diego fairy shrimp from harm. Cable wire fencing is proposed in the Fairview Park Master Plan to protect the pool basins. If this type of fencing is not adequate to prevent the public from regularly entering the basin areas, additional fencing or a different type of fencing may be required. If the degradation of the pools has already impacted the viability of the San Diego fairy shrimp, additional inoculation of the pools with cysts may be necessary.

Three additional vernal pool areas, located east of Placentia Avenue, require additional surveys to determine if San Diego fairy shrimp and/or sensitive vernal plant species are present. We recommend the City delineate the watershed of the three pools in the near future and avoid impacts to the watershed areas until protocol surveys (Service 1996) can be completed. Positive survey results may require changes in management actions to address

San Diego fairy shrimp. The City should coordinate adaptive management with the Service prior to implementation.

11. Fairview Park Master Plan Update – Include in an update to the Fairview Park Master Plan specific and ongoing management actions that will be implemented to ensure high quality habitat for San Diego fairy shrimp is maintained and that the species is protected.

These are the measures that are needed to protect San Diego fairy shrimp and their habitat in Fairview Park and are not intended to offset the damage caused by path construction. Issues relating to take that may have been caused by path construction remain under investigation by the Service at this time and will be addressed separately in the future.

We look forward to meeting with the City to further refine the details and timing of restoration, protection, and management actions. Should you have any questions regarding this letter, please contact Christine Medak of this office at 760-431-9440, extension 298.

Sincerely,



Karen A. Goebel  
Assistant Field Supervisor

cc:

Marilyn Fluharty, California Department of Fish and Wildlife

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Mr. Baltazar Mejia (FWS-OR-13B0443-14TA0229)

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Personal Communication

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**Fwd: Fairview Park birds**

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**From** Mike Costello <mikeftre@gmail.com>  
**Date** Tue 8/9/2022 6:41 PM  
**To** Mat Garcia <mat.garcia@live.com>

----- Forwarded message -----  
**From:** **Mike Costello** <[mikeftre@gmail.com](mailto:mikeftre@gmail.com)>  
**Date:** Fri, May 21, 2021, 3:40 PM  
**Subject:** Fwd: Fairview Park birds  
**To:** Henry Smith <[hsmith@ccsiglobal.com](mailto:hsmith@ccsiglobal.com)>

----- Forwarded message -----  
**From:** **Scott** <[redtail1@cox.net](mailto:redtail1@cox.net)>  
**Date:** Tue, Nov 17, 2020, 8:08 PM  
**Subject:** RE: Fairview Park birds  
**To:** mikeftre <[mikeftre@gmail.com](mailto:mikeftre@gmail.com)>  
**Cc:** Susan Sheakley <[susansheakley@cox.net](mailto:susansheakley@cox.net)>, Bettina Eastman <[bettinae24@gmail.com](mailto:bettinae24@gmail.com)>

Hi Mike,

I apologize for taking so long to respond.

In order to answer your question I need to set the stage a bit to put things in context. Fairview Park is designated as a nature park with an emphasis on passive recreation. The challenge for us is that model aircraft flying is neither a typical, nor a passive use for an urban park, so the interferences (disturbances) are difficult to access. What we do know is that some birds are definitely disturbed at some level by aircraft flying over or through their territories. **We would like to see the fly field continue at some level**, so with that I have to respond to your questions with this question in mind; are there measures that can be taken in regards to timing and seasons to reduce disturbances?

The breeding season is when most birds are the most vulnerable and the most important part of the year for most wildlife. That season is long for birds in southern California. Owls began nesting as early as February and many other species do not stop until mid-August. The brunt of breeding occurs from

about mid-March to mid-July. And, there are a few species that can breed almost year round. The White-tailed Kites using the park nested into late September in 2020

On a daily basis, many bird species are more active in the early mornings and late afternoon. This can change quite a bit during the breeding season when adults have to feed growing young almost all day long, and some birds feed all day no matter what time of year.

There are likely more than 100 species of birds that use Fairview Park, all with different needs and life histories, so I can only answer in generalities and there are a lots of variables. It's hard to say exactly which mitigation measure or any combination of mitigation measures would have the best effect, other than ceasing the activity all together, but I think there are some things that could be worth considering.

Unfortunately, if we mapped all the important times for all the birds and try to avoid them all, we might only have a few months when flying had only a small impact, so we suggested in our last correspondence to the steering committee some compromise measures to be considered. In addressing the same questions you raised, we proposed; limiting fly times from 2 hours after sunrise to 2 hours before sunset, giving the birds and habitats days off, such as limiting flying to 5 days a week. And, there would have to be provisions that if the park staff or their contracted biologist(s) determine that if unforeseen and significant disturbances occurred, all parties would work to find and implement new management solutions, including as a worst case, suspending fly operations if that was all that could be done.

I know that's a little more than you asked, but I didn't want to answer in a vacuum. Please let me know if we can be of further assistance.

Thanks for reaching out to us,

Scott

(949) 293-2915

(I copied a few others in our organization that have been engaged at the park)

**From:** mikeftre <[mikeftre@gmail.com](mailto:mikeftre@gmail.com)>  
**Sent:** Saturday, November 14, 2020 5:02 PM  
**To:** [Redtail1@cox.net](mailto:Redtail1@cox.net)  
**Subject:** Fairview Park birds

Scott,

I am the incoming president of Harbor Soaring Society, which flies model airplanes at Fairview Park in Costa Mesa. I am in the process of drafting a new use agreement with the city.

One of the city's concerns is the potential for interference between our model planes and the park's bird life. Are there seasons when the birds are more or less vulnerable? Are there times of day?

Thanks,

Mike

Mike Costello

714-875-7994

[mikeftre@gmail.com](mailto:mikeftre@gmail.com)

**CITY OF COSTA MESA**

**DEPARTMENT OF PARKS AND COMMUNITY SERVICES**

**SUPPLEMENTAL MEMORANDUM**

**TO: THE HONORABLE CITY COUNCIL**

**FROM: BRIAN GRUNER, PARKS AND COMMUNITY SERVICES DIRECTOR**

**DATE: NOVEMBER 17, 2025**

**SUBJECT: AGENDA ITEM NO. NB-1: DRAFT FAIRVIEW PARK MASTER PLAN  
UPDATE: DISCUSSION AND APPROVAL OF RECOMMENDATIONS**

---

For Agenda Item No. NB-1, attached is a supplemental recommendation matrix that outlines the recommendations from the Consultant (MIG), the Fairview Park Steering Committee and the Parks and Community Services Commission. The matrix provides clarity to the recommendations and how they were formulated during the development of the Fairview Park Master Plan Draft. The matrix will also be available to the public prior to tomorrow's Council meeting.

Please let me know if you have any questions.

C Cecilia Gallardo Dally, City Manager  
Brenda Green, City Clerk

Fairview Park Master Plan Update Recommendations					
Rec. #	Consultant Team Rec. (June 2024)	Fairview Park Steering Committee Rec. (Oct. 2024).	Parks and Community Services Commission Rec. (Oct. 2025)	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.	Include language to adhere trails plan to City's adopted Active Transportation Plan and south bluff stairs.	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.	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.	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.	As-is.	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.	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.	As is. Revise to explore outside of Fairview Park. (3-2)	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.	As-is.	Pages 50, 102	Yes. Fill removal and native plant revegetation are identified in 2008 Master Plan and are adopted as a mitigation measure 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.	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.	Add multi-language content, accessibility, all ages, and diversity of cultural perspectives.	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.	As is	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.	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.	As is	Pages 100, 102	Yes, partially. A museum/multi-purpose building is shown on the east side of Placentia Ave.
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.	As is	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.	As is	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.	As is	Pages 3, 57, 59, 67, 73	Yes.
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.	Broaden scope to address public safety, enforcement with adequate staffing resources and/or technology.	Pages 81-86, Appendix C	No. No O&M plan was prepared at the time of the 2008 Master Plan.

Rec. #	Consultant Team Rec.	Fairview Park Steering Committee Rec.	Parks and Community Services Commission Rec.	Location referenced in the Oct. 2025 Draft	Present in existing Master Plan (revised 2008)
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.	As is.	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.	Revise to include participation in public facing communications around historical storytelling.	Pages 10-11, 39-40, 82, Appendix D	No.
19	Provide an ADA-accessible pathway from the main parking lot to the existing paved multipurpose 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.	As is.	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.	As is.	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.	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.	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.	As is	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.	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.	As is	N/A	No.
26			Request City Council to consider the impact of Measure AA and the possibility that elements of the Master Plan Update may need a public vote.		

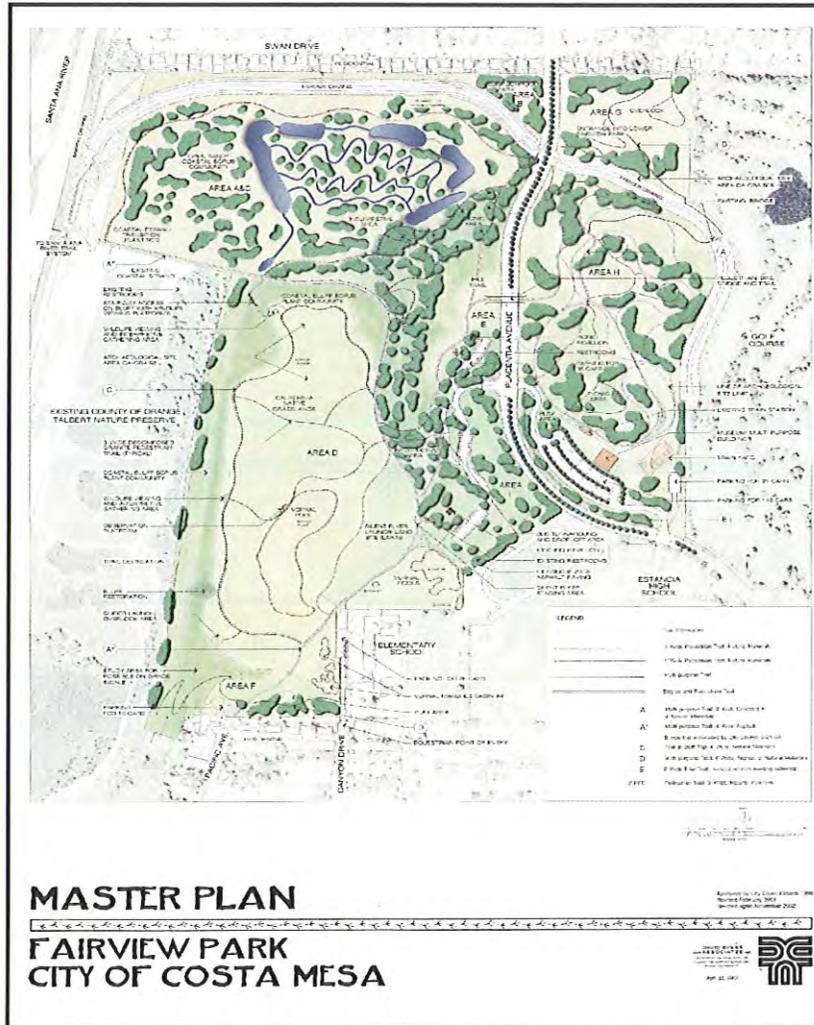
Note: On October 15, 2025 the Fairview Park Steering Committee reviewed the Fairview Park Master Plan Draft. Discussion ensued with no formal vote and/or recommendation changes. The Committee verbally re-emphasized their recommendation that Fairview Park should be renamed and that the fly field should be relocated out of Fairview Park.

# CITY OF COSTA MESA FAIRVIEW PARK MASTER PLAN

March 1998

Revised February 2001 and November 2002

Updated November 2008



Prepared for:  
**CITY OF COSTA MESA**

Prepared by:  
**Katzmaier Newell Kehr** Architecture, Landscape Architecture, Planning  
**Ann Christoph** Landscape Architect  
**Robert Bein, William Frost & Associates** Professional Engineers, Planners, Surveyors  
**Robert A. Hamilton** Biologist  
**Michael Brandman Associates** Biologists - Vernal Pools  
**Henry C. Koerper, Ph.D.** Archaeological Consultant

**Members of the Costa Mesa City Council**

Mayor Peter Buffa  
Mayor Pro Tem Gary Monahan  
Council Member Joseph Erickson  
Council Member Libby Cowan  
Council Member Heather Somers

**Fairview Park Citizens Advisory Committee Members**

Richard Mehren, Chairperson  
Gilbert Collins  
Linda Feffer  
Judith Geilow  
Jeff Martin  
Nancy Palmer  
Steven Velasco

**GENERAL GOALS STATEMENT FOR FAIRVIEW PARK**

*The following brief statement describes the Fairview Park Citizens Advisory Committee general plan for Fairview Park. It can and should be read by any individual or group prior to their presentation of any proposal for activities or facilities within Fairview Park.*

*The Master Plan for Fairview Park is the outcome of the Committee's conceptual theme best described with the general term "passive use". This will include trails for pedestrians, runners and bicyclists. Areas will be developed with appropriate vegetation and physical conditions to create and enhance varied native habitats such as grassland, woodlands, riparian, alluvial scrub, sand dunes, coastal sage and vernal pools. Preservation of the archaeological sites will also be a top priority. Included in this concept, in addition to trails and restoration of native habitats, will be some turfed areas for picnicking, resting, children's play, and individual and small group non-organized sports activities. Special activities and facilities with appropriate educational and recreational value, such as a small museum complex, will be considered as compatible with other uses and space allocations.*

*No commercial ventures are encouraged within the park, and any fund raising activities within the park by any organization should require approval by the City Council.*

*Group activities such as track meets, kite flying, model airplanes, team games, or educational programs are to be confined to the designated trails or turfed areas. This is in keeping with a major concern of the Committee which is the enhancement and protection of the native flora and fauna within the park. To this end, nonobtrusive signs and fencing will be used as well as the enforced leash laws.*

*The Fairview Park Citizens Advisory Committee  
August 20, 1997*

## TABLE OF CONTENTS

SECTION	PAGE NUMBER
<b>1. EXECUTIVE SUMMARY</b>	
1.1 Goals and Objectives	3
1.2 Master Planning Process	3
1.3 The Master Plan	4
<b>2. EXISTING PLANNING CONDITIONS</b>	
2.1 The Site And Adjacent Uses	6
2.2 Previous Plans	8
2.3 Parks, Recreation, and Open Space Master Plan	8
2.4 Local Coastal Program	9
2.5 Transportation Arterials	9
2.6 Utilities and Easements	9
<b>3. EXISTING SITE CONDITIONS</b>	
3.1 Site History	10
3.2 Geology and Soils	11
3.3 Hydrology and Drainage	11
3.4 Archaeological Resources	12
3.5 Biological Resources	12
<b>4. OPPORTUNITIES AND CONSTRAINTS ANALYSIS</b>	
4.1 Constraints	21
4.2 Opportunities	23
<b>5. DESIGN OBJECTIVES</b>	
5.1 Public Use Objectives	26
5.2 Restoration Objectives	27
<b>6. THE MASTER PLAN</b>	
6.1 Park Entrance and Parking	28
6.2 East of Placentia Avenue	29
6.3 West of Placentia Avenue	32
6.4 Passive Uses and Circulation Trails	37
6.5 Interpretive Program	38
6.6 Habitat Restoration - Plant Communities	38
6.7 Existing Fill Soil Removal	42
6.8 Drainage Issues	42
6.9 Security and Fire Prevention	46
<b>7. IMPLEMENTATION</b>	
7.1 Natural Community Conservation Plan &Habitat Conservation Plan (NCCP)	46

7.2 Design Guidelines	51
7.3 Phasing of Construction	57
7.4 Cost Summary	59
<b>8. ALTERNATIVE PLANS</b>	
8.1 Alternative I	60
8.2 Alternative II	61
8.3 Alternative III	62
8.4 Alternative Composite of I, II and III	62
<b>APPENDIX A</b>	64-68
Existing Site Drainage and Hydrology Prepared by: Robert Bein, William Frost & Associates	
<b>APPENDIX B</b>	69-75
Modifications to Recommendations Contained in the CA-ORA-58 Test Level Site Assessment Document (Koerper 1993) Prepared by: Henry C. Koerper, Ph.D.	
<b>APPENDIX C</b>	76-121
Biological Constraints and Opportunities Analysis Fairview Park, Costa Mesa October 9, 1995 Prepared by: Robert A. Hamilton, Consulting Biologist	
Environmental Sensitivity of and Description of Vernal Pools and Associated Resources September 1997 Prepared by: Tony Bomkamp, Biologist	
<b>APPENDIX D</b>	122
Consultant Team for this Master Plan	
<b>APPENDIX E</b>	123-172
Update to Biological Constraints and Opportunities, 2007	

## List of Figures and Maps

Title	Section	Page Number
The Master Plan	The Master Plan-Figure 1	4a
Aerial Photograph	Existing Planning Conditions-Figure 2	6a
Adjacent Uses	Existing Planning Conditions-Figure 3	7a
Santa Ana River Mouth Open Space Study Utility Location Map	Existing Planning Conditions Existing Planning Conditions-Figure 5	Figure 4 9a
Existing Site Conditions	Existing Site Conditions-Figure 6	11a
Park Development Constraints	Opportunities & Constraints Analysis-Figure 7	21a
Park Development Opportunities	Opportunities & Constraints Analysis-Figure 8	22a
Master Plan-Phasing Areas	Figure 9	57a
Master Plan Alternative I	Description of Alternatives-Figure 10	61a
Master Plan Alternative II	The Master Plan-Figure 11	61b
Master Plan Alternative III	The Master Plan-Figure 12	61c
Master Plan Composite of I, II, III	The Master Plan-Figure 13	61d
Soil Map	Appendix A-Figure 14	64a
Existing Condition Drainage Map	Appendix A-Figure 15	64b
Project Location Map	Figure 16	136a
Existing Vegetation Communities	Appendix E-Figure 17	136b
Vernal Pool Locations	Appendix E-Figure 18	136c
Southern Tarplant Locations	Appendix E-Figure 19	136d
Project Location Map	Figure 20	157a
2005 Burrowing Owl Wintering Area	Appendix E-Figure 21	157b
Project Location Map	Appendix E-Figure 22	161a
Site Photos	Appendix E-Figure 23	161b

# 1. EXECUTIVE SUMMARY

## INTRODUCTION

*"The site could be planned as the City's premier park, to include a wide diversity of recreational opportunities encompassing natural passive park land. The Master Plan for this site must address the distinctive character of the location and its adjacencies providing a park with unique citywide significance. The Santa Ana River, Talbert Nature Preserve, and the bordering school properties all should influence the park design and layout. In addition, the park contains important cultural and natural features which should be planned for future protection."*

*City of Costa Mesa Parks, Recreation, and Open Space Master Plan  
January 1996*

This statement from the recently completed planning document well states the challenge for Fairview Park. The consultant team has operated on the premise that the text should have the insertion of "shall" in place of "could" as the third word: for the community is aware of the high potential for this rare open space. Through this Master Plan the citizens of Costa Mesa and their elected officials determine the course of planning for this land, which will affect the lives of many generations of residents. The consultant team has endeavored to create a Master Plan, which insures that the needs of the community are met, and that the great potential for the site is realized.

The site is unusual not only for its impressive bluff top location and interesting rolling hills, but for the story that it can tell of: Native American civilizations, wildlife and its habitat, unusual and subtle natural features, and our aspirations as urban dwellers to provide spaces for previously dominant living systems to continue to function. The promise of restoration built upon the existing remnant wildlife habitat, opportunities for discovery, interpretation, recreation and enjoyment for people is a challenging and exciting prospect.

Fairview Park will be the link, which ties many existing and future resources of the City together. The Costa Mesa River - Bay Trail will connect through the park to the Talbert Nature Preserve immediately. When all portions of the Local Coastal Program are complete a continuous recreational trail will lead through parklands. Saltwater marshes at the mouth of the Santa Ana River, South Talbert Park with Victoria Pond, Talbert Nature Preserve, Costa Mesa Vista, and Canyon Parks will be linked at Fairview Park to the arteries of the Costa Mesa bikeway system.

The Park consists of 208 acres of open space currently used for walking, biking, jogging, flying model airplanes, model railroading, and picnicking. Approximately 13 acres of the site have been improved as passive park space with lawn, trees and parking. The remainder of the site is vacant. Work on this Master Plan was begun in July of 1996.

## **1.1 GOALS AND OBJECTIVES OF THE MASTER PLAN**

The goals and objectives for preparing the Master Plan of work have been:

1. To determine the proposed uses and program requirements for the park through meetings with the Fairview Park Citizens Advisory Committee, the general public and the City Council.
2. To provide a framework for future park improvements this can be constructed in an orderly and consistent manner.
3. To provide written information and graphic presentations which document the materials gathered, and to illustrate the policies to be implemented.

## **1.2 THE MASTER PLAN PROCESS**

The consultant team is made up of Katzmaier Newell Kehr, Architects, Landscape Architects and Planners as lead consultant; Ann Christoph, Landscape Architect; Robert Bein, William Frost & Associates, Professional Engineers, Planners, and Surveyors; Robert Hamilton, Biologist; Michael Brandman Associates, Biologists, Tony Bomkamp, Botanist, concerning the vernal pools; and Henry Koerper, Ph.D., Archaeological Consultant. Henry Koerper was the author of the previous archaeological report, and replaced the Keith Companies as archaeological consultant at the suggestion of the Keith Companies.

General direction to the consultant team has been given by the general public in open meetings, the City of Costa Mesa Community Services Department, the Fairview Park Citizens Advisory Committee, and the City Council.

A new topographic survey of the site was created with contour lines at two foot vertical grade intervals. This new survey has been used as the base map for the Master Plan. Previous studies of archaeological resources, biologic resources and existing elements such as streets and the small scale railroad were plotted on the base map.

An analysis of existing opportunities and constraints was made by the consultants, and the findings were presented to the Fairview Park Citizens Advisory Committee. The Committee expressed the requirements for the park to the consultants in a meeting on October 30, 1996. Very strong emphasis was placed on native plant community/habitat restoration without the inclusion of active sports field facilities. Field studies included observations of current conditions and use patterns, and interviews with Orange County Model Engineers, operators of the narrow gauge railroad at the park; and the Harbor Soaring Society, whose members operate model gliders on the site.

Three alternate schemes were developed by the consultants and presented to the Committee at a public meeting on November 13, 1996. Based upon the comments

of the Committee and the public, changes were made and the revised composite scheme was presented at a working session of the City Council on December 9, 1996.

The three alternative schemes and the composite scheme were presented in a public workshop at the Council Chamber on Saturday June 28, 1997. Comments on the proposed land uses and the details of the physical scheme were accepted.

A progress report was made at a meeting of the City Council on August 4, 1997. Following this report the preparation of environmental documentation for the plan was initiated concurrent with the preparation of the draft of the Master Plan.

On December 15, 1997 the City Council adopted Mitigated Negative Declaration with revisions, and adopted Resolution 97-102 approving PA-97-43, the Fairview Park Master Plan. At the same meeting the Council adopted Resolution 97-103, approving GP-97- 03A, amending the General Plan of the City of Costa Mesa incorporating the Master Plan references into the Parks, Recreation and Open Space Master Plan element.

**In August and September of 2000 the City Council adopted revisions to this plan. The revisions include the elimination of some trails, the reduction in width of certain trails and the reduction of paved surfaces. All revisions are reflected on the revised Master Plan drawing and are indicated with a strikethrough.**

**In November 2002 the City Council adopted revisions to this plan. The revisions include the deletion of the Huscroft House relocation, deletion of the dog park on the east side, deletion of the lower parking lot in planning area C, deletion of the botanic gardens, deletion of the pond on the east side, deletion of the model railroad on the west side of the park, and the deletion of the bicycle motocross.**

**In June 2007 the City's consultant LSA Associates performed a complete biological survey of Fairview Park and updated the biological constraints and opportunities section of the Master Plan.**

**All revisions are reflected throughout this document and are indicated with a strikethrough. Figure 1 has been updated to reflect these changes.**

### **1.3 THE MASTER PLAN**

The master plan presents a park for passive uses. Facilities are provided for individual and small group activities focused upon walking, biking, picnicking, quiet contemplation, interpretation of the archaeological and biological resources, and the hobbies of kite flying, model glider airplane flying and riding the model railroad.

The passive uses included in the plan were driven by the need to protect the unique archaeological and biological resources, the City's new focus of attention on other



# MASTER PLAN

## FAIRVIEW PARK CITY OF COSTA MESA

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

DAVID EVANS  
 ASSOCIATES INC.  
 228 N. 2nd Street, Suite 101  
 Costa Mesa, California 92626  
 Phone: 949.441.1400



April 22, 2003

park lands for use in active team sports, and the community's expressed desire for a passive park. The concept of a park with a natural setting and a very low level of "improvements" in terms of buildings or other construction appears to have widespread community support.

The portion of the site west of Placentia Avenue will include expanded lawn and tree areas to provide a group picnic area north of the existing park entrance. Much of the remaining area is planned to be restored native habitat including grassland, coastal bluff scrub, coastal strand, vernal pools, alluvial scrub, and a riparian zone along the existing Placentia Drain. The restoration of habitat will not only improve conditions for the birds and small mammals, which have occupied the site in the past, but will provide rich opportunities for passive human use. These natural areas are to be reached by defined pedestrian and bike trails which will provide recreation, interpretive opportunities and rest areas for enjoyment of the setting and the expansive views. The existing trail connection to Talbert Nature Preserve is retained and enhanced. ~~New parking is to be provided in the northwest lowland area which will serve both Talbert and Fairview Park.~~ The natural areas of Fairview Park are planned to join those of Talbert in order to eliminate a visible property line.

Habitat restoration areas are recommended to be incorporated into the Natural Communities Conservation Plan and Habitat Conservation Plan (NCCP/HCP), which may be advantageous to the City in the implementation of this plan.

~~Park land east of Placentia Avenue is planned to receive more trails and natural areas as a botanic garden with a plant palette expanded to present plant communities from other parts of California in addition to the local natives featured on the west side of the park.~~

The model train is retained with the potential to bridge Placentia Avenue and extend as far as the interpretive area and group picnic areas. ~~A small pond and picnic area are planned for the central portion of this planning unit, within the train rail area. A lawn and tree area in the vicinity of the pond, picnic area and train station may be used to accommodate small non-amplified musical presentations. A site area of approximately 3/4 acre is available for potential historical or natural history museum/interpretive center buildings.~~

~~3 3/4 acres in the central train area bordered by the train tracks, trestle, and the Fairview Channel is to be used as a dog park. Enclosed by a 6 foot chain link fence, this area provides an area where dogs may be run off-leash. The area is reached by a narrow path at the eastern boundary of the park. Parking for 20 cars is provided just south of the train yard. Planting in this area is primarily lawn with trees and shrubs near the fence line. A double gate is to be provided for mowing equipment.~~

With construction costs estimated to be approximately nine million dollars, the need for a long-term construction effort is anticipated, and a plan for phasing construction is provided. The natural restoration areas are seen as excellent candidates for grant funds, which may assist in the construction. As sections of the master plan are being

completed, future phased areas of the park may be utilized as they are today for many passive uses.

The resulting 208-acre Fairview Park will represent a unique facility rich in recreational and interpretive opportunity. The urban setting places these assets close at hand for the use of the Costa Mesa community. The linkage to the 90 acre Talbert Nature Preserve and the Santa Ana River system of trails and parks leverages the beneficial effects to the community and the natural environment by expanding the limits of the park property. The long term possibility is for Fairview Park to be the gem of the many fine parks developed by the City for the benefit of its citizens.

See Section 6 for a detailed description of the elements of the Master Plan.

## **2. EXISTING PLANNING CONDITIONS**

### **2.1 THE SITE AND ADJACENT USES**

The Fairview Park site is split into two distinct sections by Placentia Avenue. 155 acres lie to the west of Placentia, and 53 acres to the east.

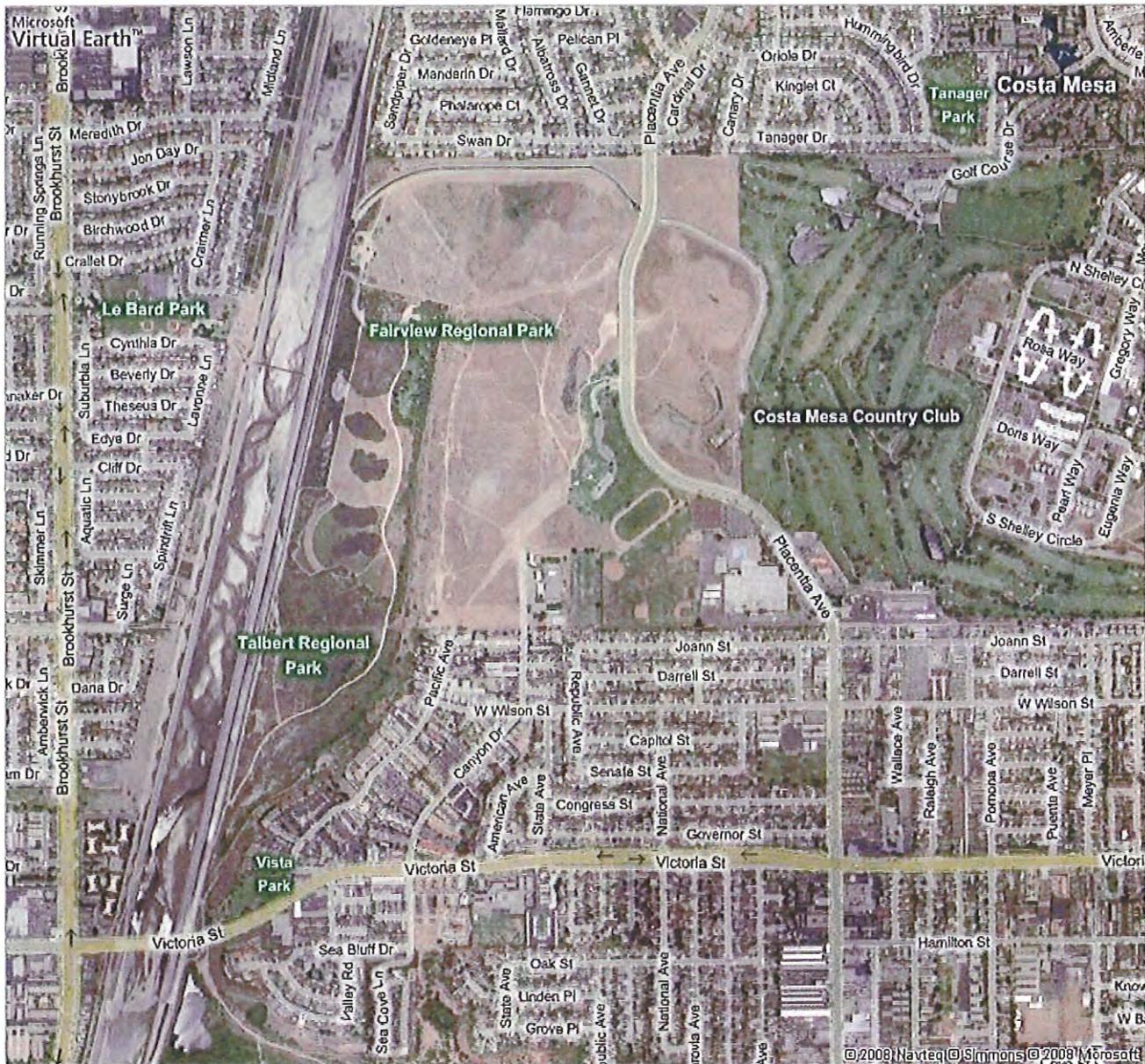
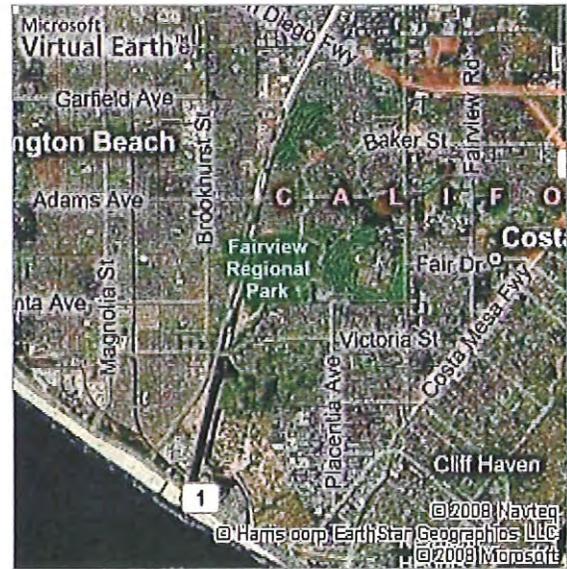
#### **WEST OF PLACENTIA**

The entire western border of the western section is joined by the ninety-acre County of Orange Talbert Nature Preserve, which is restored natural habitat with public access trails. The presence of Talbert is a strong influence upon the planning of Fairview Park. An opportunity exists to build upon the existing natural habitat at Talbert Nature Preserve. Talbert Nature Preserve has no parking facilities and is currently entered by trails only. A major access trail to Talbert exists through Fairview Park along the northwestern bluffs. The County of Orange has expressed interest in a joint parking facility located off of Placentia Avenue in the lowlands area with a new trail into Talbert.

#### **The bluffs to Swan Drive**

The northwest portion of the site, 45 acres, joins Talbert Nature Preserve to the west, private residences of Swan Drive to the north, Placentia Avenue to the east, and the park bluff to the south. This section of the site contains important plant species and soil conditions comprising alluvial scrub habitat. The northern boundary area contains the Fairview Channel which is a major storm drain structure which serves a broad area outside of the park boundary and connects to the Greenville-Banning Channel to the west of Talbert Nature Preserve. The Fairview Channel lies approximately fifty feet from the rear yards of adjoining residential properties on Swan Drive. The Swan Drive residents strongly oppose the introduction of active public use in close proximity to their rear yards. The Placentia Drain, an earthen drainage channel created during agricultural use of the site, cuts diagonally through this area from northeast to southwest. Flows from this portion of the drain generally flow south along the border with Talbert Nature Preserve.

Fairview Park  
City of Costa Mesa



### **The bluffs area, south to Pacific Avenue**

Approximately 110 acres lie west of Placentia and are defined by bluffs dropping down into Talbert Nature Preserve to the west, into the Fairview Park lowlands to the north, and to the south the residential community of Pacific Avenue and Canyon Drive. A parking area for 26 cars exists for park use at the north end of Canyon Drive. Marion Parsons Elementary School and Estancia High School form the remainder of the south border of the western area. Marion Parsons School is scheduled to again become active as an elementary school after some recent years of alternative uses.

The undeveloped portions of the site are currently covered in non-native grasses with some scattered remnants of native plant communities, crossed by freely roaming trails. The northwest bluff region contains the registered archaeological site CA-ORA-58, which is a well-documented and defined area to be protected and preserved. Fill soils containing construction and paving debris were placed over portions of the ORA-58 site as a protection measure. The fill was moved for study of the archaeological site limits in east to west strips in the 1993 investigation, resulting in uneven and unnatural topography. Portions of another archaeological site, CA-ORA-506, lie beneath the existing developed park and the area east of Placentia Avenue. This site has been the subject of far less research than ORA-58. Studies conducted in 1994 identified certain seasonally wet areas of the western area of the park as vernal pools. This identification was an important ecological discovery. Vernal pools were once widespread, but many have given way to development before their importance was fully understood; and very few remain in Orange County. The pools are a protected ecosystem and closely regulated. These resources will be restored and protected as described in Section 3 of this document.

### **Existing Developed Fairview Park**

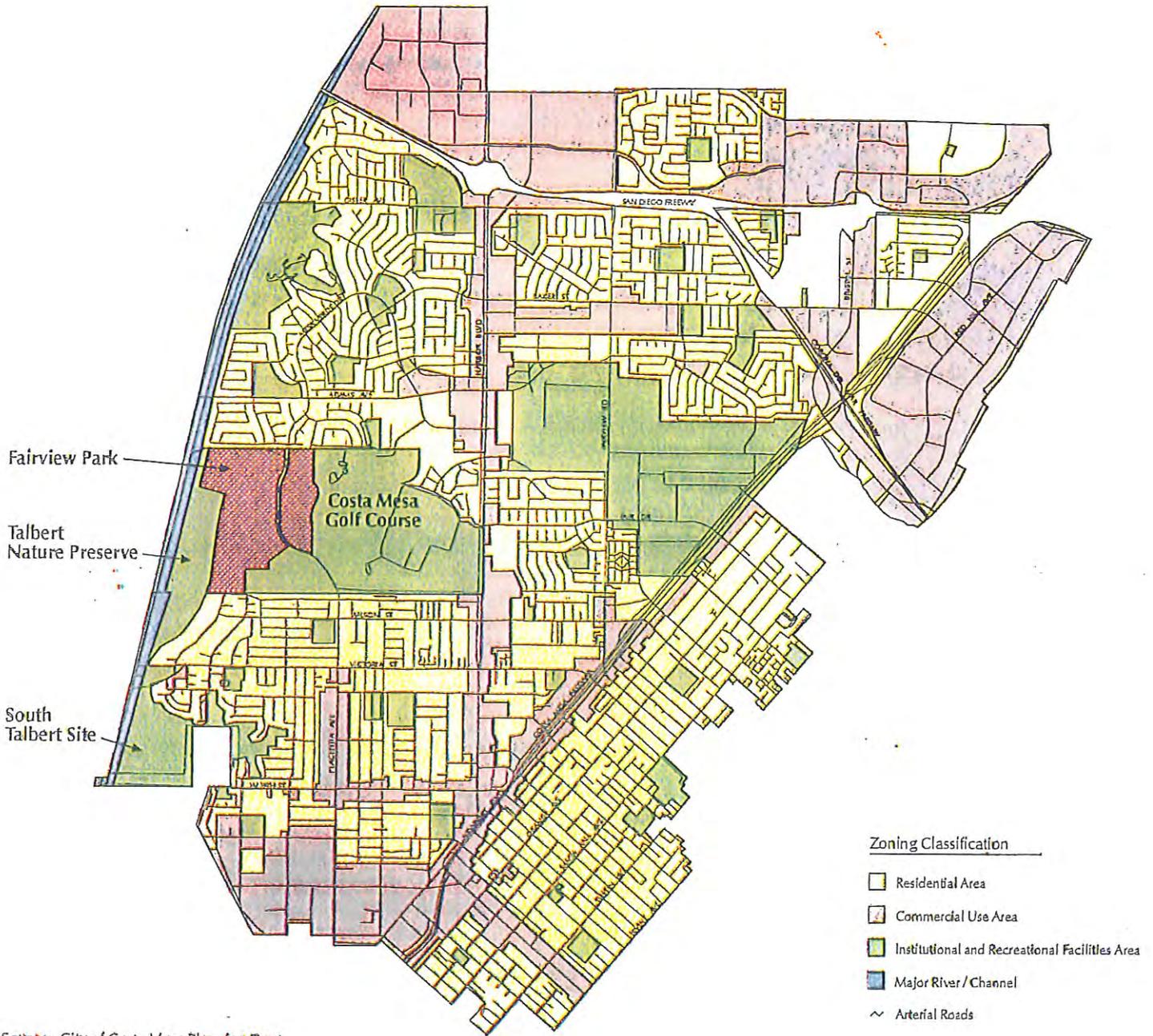
This section of the site contains the developed Fairview Park which consists of approximately 13 acres of lawn and trees with trails, portable restroom facilities and parking for 106 cars. These existing facilities are to be retained and expanded upon.

## **EAST OF PLACENTIA**

The entire eastern border of the park is bounded by Costa Mesa Golf Course, which is separated from the park by a fence. The eastern part of the park is cut into two sections by the Fairview Channel. The north and south sections created by the channel are joined by a foot bridge which is not presently connected to any trail system in the park.

### **North of the Fairview Channel**

The site slopes steeply up from Placentia Avenue and the Fairview Channel to join single family residential areas at Canary Drive. At the Canary Drive termination at the park boundary there is a grade separation of approximately 15 feet; the park being higher. The slope varies along its face, but averages approximately 1:1, or a 45 degree slope. This slope is currently used for park entry under hazardous conditions. Additional studies are required to find an entry solution acceptable to the



Source: City of Costa Mesa Planning Dept.



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CITY OF COSTA MESA  
**FAIRVIEW PARK** MASTER PLAN

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# SANTA ANA RIVER MOUTH OPEN SPACE STUDY

## ILLUSTRATIVE PLAN

County of Orange EMA  
Harbors, Beaches & Parks Division  
July 23, 1990



City and the neighborhood. No parking facilities for park use exist in this area and the community opposes the creation of functions, which may attract vehicles or excessive traffic in the local streets.

### **South of the Fairview Channel - The railroad area**

The southern portion of the east side of the park site contains approximately 45 acres and is currently utilized by the Costa Mesa Model Engineers railroad. Installed as a volunteer project over a ten year period, this extensive narrow gauge rail system is open to the general public at no charge one weekend each month. Other weekends are used for system maintenance and entertainment of private parties on a reservation basis. The railroad has become a popular feature, often attracting over 5,000 visitors on a weekend. Current parking is on unimproved soil and gravel.

## **2.2 PREVIOUS PLANS**

The open space of Fairview Park has been the subject of several previous planning efforts, none of which have been formally adopted by the sponsoring agencies.

1977 General Development Plan - County of Orange

1984 General Development Plan - County of Orange and City of Costa Mesa

1988 Master Plan - City of Costa Mesa

1995 Fairview Park Development Plan - Johnson Turner Associates - California Coastal Conservancy

The plans involved a range of activities gradually moving to more passive uses in each successive plan. The studied uses have included golf, baseball fields, extensive interpretive center buildings, and habitat restoration. The plans calling for more active uses and development met with strong citizen opposition. A plan for potential development of the sports fields of Estancia High School by Andrew Goetz & Associates, undated, was researched and determined to have no significant impact upon the Master Plan for Fairview Park.

## **2.3 PARKS, RECREATION, AND OPEN SPACE MASTER PLAN**

The Parks, Recreation, and Open Space Master Plan was adopted by the City Council in 1994 and 2002. The Plan established long-term goals for the City's open space and recreation needs and established priorities and implementation measures. The goals of this plan have been included as a part of the Fairview Park Master Plan.

The Parks, Recreation and Open Space Master Plan calls for the Fairview Park plan to recognize the important adjoining uses, links to existing bike and walking trails, and stresses the need to preserve the important natural and cultural features.

Also proposed by the Open Space Master Plan was the potential for additional active ball fields in the area of Estancia High School. Alternative design schemes have considered this option. Ball fields have not been included in the Fairview Park

Master Plan due to recent acquisition of land for this purpose, and citizen requests for a passive park at Fairview.

## **2.4 LOCAL COASTAL PROGRAM**

The Coastal Zone and Commissions were created in 1972 in order to protect the State's coastal resources. The Zone extends 1,000 yards inland from the mean high tide line. The California Coastal Act of 1976 modified the boundary eliminating the 1,000 yard boundary, but retaining portions of the Santa Ana River lowlands and most of Canyon Park. Fairview Park is not included in the Coastal Zone.

The 1976 Act mandated the preparation and adoption of a Local Coastal Program (LCP) by local governments for their areas of jurisdiction within the Coastal Zone. The City of Costa Mesa has coordinated its efforts with the County of Orange.

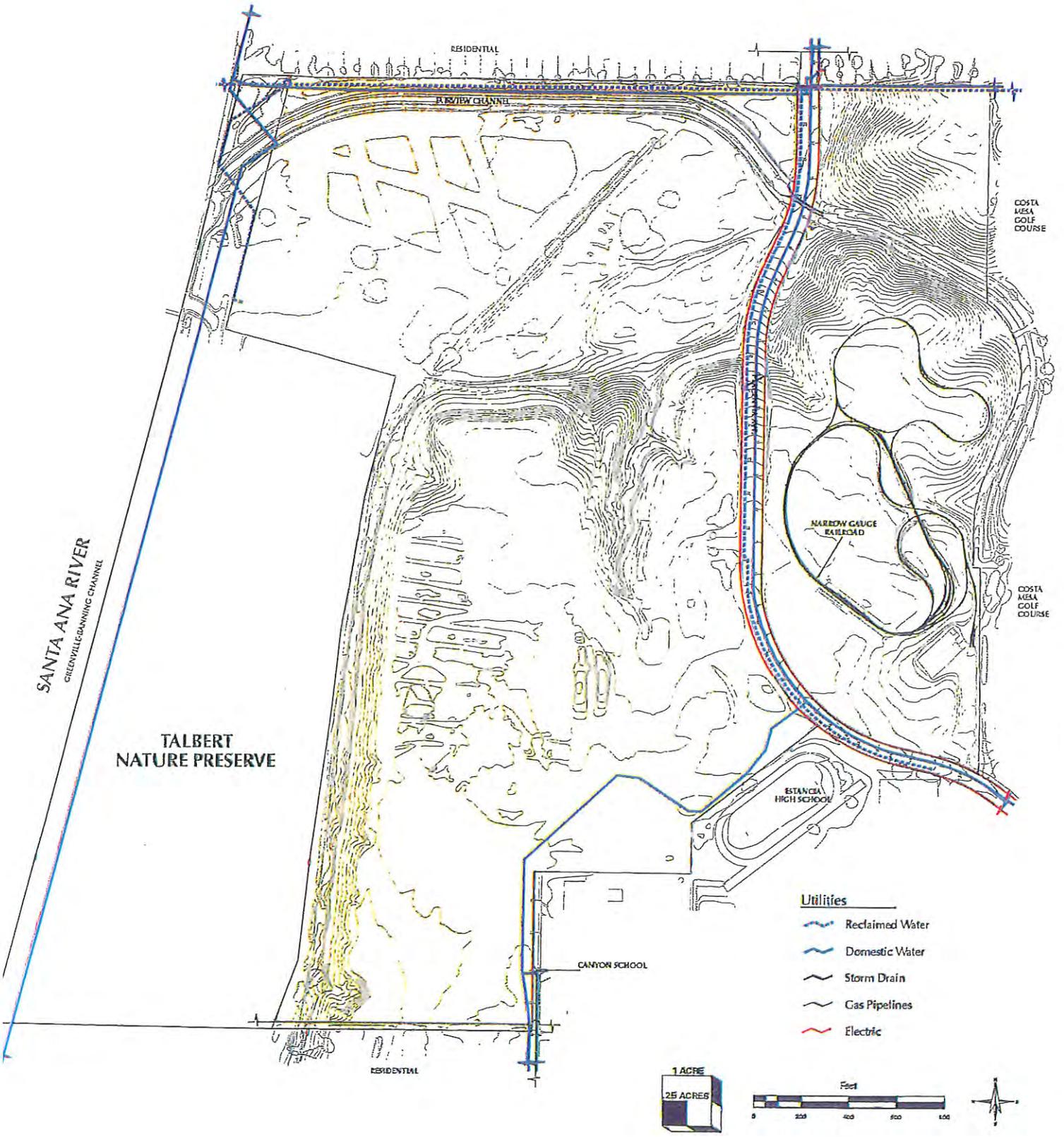
The County of Orange produced a coordinated plan in 1990 for a linked "stair step of parks" progressing from the coast up the Santa Ana River to Fairview Park. This Santa Ana River Mouth Open Space Study encompasses salt marsh restoration, wetlands, woodlands, and grassland for the open space along the southern side of the river. The elements of this plan involve the City of Newport Beach, the City of Costa Mesa (at Canyon Park and Fairview Park), the County of Orange and the Corps of Engineers. Restoration of the County's Talbert Nature preserve was an important link in this park system. Fairview Park is a significant piece of the plan due to unique ecological resources, its size and adjacency to Talbert Nature Preserve and the Santa Ana River. The completion of Fairview Park as anticipated by this master plan is consistent with the intent of the Santa Ana River Mouth Open Space Study.

## **2.5 TRANSPORTATION ARTERIALS**

Fairview Park is served by only one arterial street, Placentia Avenue, which bisects the park. A park entrance from Placentia Avenue exists to the western section of the park. This intersection serving the western park entry is currently controlled by a traffic signal. The eastern section of the park (the train parking area) is entered by a signal-controlled intersection at the southern tip of the site at the entrance to Estancia High School. Both signal-controlled intersections are to be retained and developed for access to Fairview Park.

## **2.6 UTILITIES AND EASEMENTS**

Public utility easements are limited to the north and south boundaries of the park. Domestic and reclaimed water lines lie along the extreme north property line. These lines are a barrier to creating a simple ramped connection from the park to Canary Drive. A regional gas main crosses in the east-west direction at the southern property line in the area of Parsons School. The gas main continues down the bluff into Talbert Nature Preserve and constitutes no obstruction to park planning.



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**FAIRVIEW PARK** MASTER PLAN

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A potable water line is in place for service to the park extending from Canyon Drive to Placentia Avenue. New potable water services are possible from mains located in Placentia Avenue.

Sewer mains exist off the site in Pacific Avenue and Canyon Drive. A study by the City Engineer determined that these lines are the only potential gravity flow source of sewer service to the park site. A preliminary plan indicates the potential to extend a gravity flow main from Pacific, across the western site, extending across Placentia to serve the train station site. This long gravity sewer appears to be more cost effective than a forced sewer main to the Estancia High School area. Electrical service is available in Placentia Avenue.

### **3. EXISTING SITE CONDITIONS**

#### **3.1 SITE HISTORY**

Human occupation and use of the Fairview Park site is known to have begun by 1500 B.C. The site is unique in the richness of its cultural deposits and the documented record of this use. The prehistoric period and the preservation of the two archaeological sites are addressed in the section entitled Archaeology in this document.

The site of the native Rancheria of Genga (Gena in Gabrielino) gave way to Spanish occupation. By 1780, records of Mission San Juan Capistrano indicate use of the site area by Mission cattle herds. The Yorba family re-established their own herds on the site by 1835.

The Eduardo Polloreño adobe was situated on the northeast corner of the park in the area of Canary Drive. Only the foundations remain of this, the youngest of three adobe buildings in the immediate area, the others being the Estancia, or Gabe Allen Adobe, and the Rice Adobe. The Estancia remains today near the corner of Adams and Placentia, restored by the City of Costa Mesa.

The land changed hands several times and was used for agricultural purposes, escaping development perhaps due to the topography of the eastern portions and the wet conditions of the western area. In 1926 the first documented archaeological remains were discovered during plowing operations. Important discoveries continued to be found and studied, and by 1935 State Emergency Relief crews began formal archaeological excavations. Federal Works Progress Administration crews were active in 1936 and 1937.<sup>1</sup> In the 1970's the County of Orange and the City of Costa Mesa purchased the land for park and recreation purposes.

A joint use plan was studied in the 1980's, which planned several active uses, which were met with strong objections by the residents of Costa Mesa. The City purchased 210 acres of the 300-acre site in 1985 in order to insure a lower level of development. The land purchased by the City site is now the subject of this Master Plan. The remaining 90 acre County of Orange site has been restored as the Talbert Nature Preserve.

## 3.2 GEOLOGY AND SOILS<sup>2</sup>

Topographically, the site is differentiated by a bluff 60 to 70 feet high creating an upper mesa and a lower flood plain. The Newport Mesa is comprised of deposits of clays, silty clays, silts, sands, and fine to coarse gravels of the Upper Pleistocene Lakewood formation. These deposits are of continental to very shallow marine origin. The Lakewood formation is underlain by the slightly upturned and truncated Lower Pleistocene San Pedro formation. The Lakewood formation is approximately 70 to 100 feet thick in the area of Fairview Park.

The mesa portion of the park site is underlain by a layer of heavy clay, which provides the hardpan responsible for the creation of the vernal pools on the southern third of the mesa.

The lower portions of the site generally consist of 8 feet of sand and silty sand fill. Care must be taken in the design of structures or bridges due to the potential for overlaying alternating beds of soft to medium-stiff silt/clay and loose to dense sand and silty sand. Ground water has been found at depths of 10 and 11 feet liquefaction during a strong earthquake. New soils testing must precede any structural work.

## 3.3 EXISTING SITE DRAINAGE AND HYDROLOGY

A study of the site hydrology and drainage patterns was conducted and is presented in Appendix A. No significant contributory drainage flows onto Fairview Park from outside its boundaries. The major portion of rainfall runoff from the site is collected in the Placentia Drain, a ditch created during past agricultural uses of the site. This drain cuts diagonally across the sandy soils of the northwest lowlands and runs south along the lower face of the bluffs to enter Talbert Nature Preserve. The drain is filled in places and currently has no clear flow line through its full length.

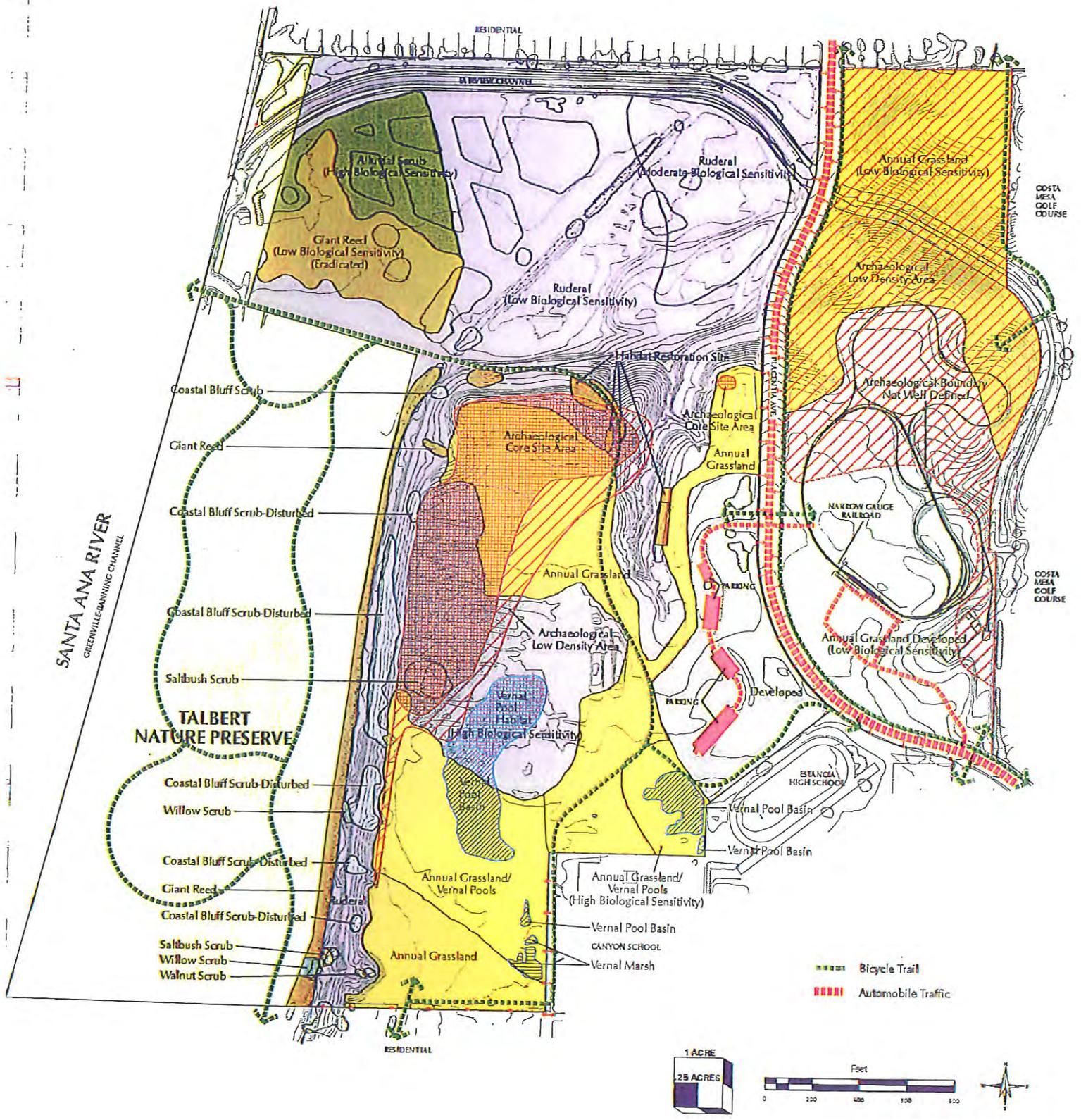
The southern half of the mesa contains vernal pools, which collect rainfall and runoff from 29 acres of contained drainage area. These important resources are described in detail in Appendix C.

Erosion of the bluffs is attributed to the poor condition of the vegetation and random pedestrian and skate board traffic. Two areas, one at the north and at the south end of the bluffs, are generating small canyons as erosion removes the bluff soil.

At the southern site border near Canyon Drive, rainwater collects on park property and extends into the adjoining residential property at times of heavy rain. This border flooding condition is south of the sensitive vernal marsh area.

<sup>1</sup> Koerper, Henry C.; Earle, David E. and Apadaca, Paul Winter 1996 Archaeological, Ethnohistoric, and Historic Notes Regarding ORA-58 and Other Sites Along The Lower Santa Ana River Drainage, Costa Mesa. *Pacific Coast Archaeological Society Quarterly*, Vol. 32, No1.

<sup>2</sup> Van Dell and Associates, Inc. Geotechnical Investigation, Costa Mesa Park, Costa Mesa California, September 3, 1987.



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CITY OF COSTA MESA  
**FAIRVIEW PARK** MASTER PLAN

**EXISTING SITE CONDITIONS**

## **3.4 ARCHAEOLOGICAL RESOURCES**

### **3.4.1 BACKGROUND**

The bluffs of Fairview Park in the prehistoric setting looked out over river bottomlands cut by meandering streams of salt water at high tide and fresh water when the tide was low. The environment supported thousands of birds and an abundance of shellfish; and supported a village settlement whose remains indicate a very high level of social complexity. There were two periods of site occupancy by different cultural groups: at least 1500 BC, - AD 500 and AD 500 - the late 19th century.

The Fairview Park site contains two listed archaeological sites, arguably portions of the same general site, which have been investigated and documented. CA-ORA-58 occupies the northwestern bluff top of the site to the west of Placentia Avenue. CA-ORA-506 lies to the east of ORA-58 and is east of Placentia Avenue in the general area of the model railroad extending north to the Canary Drive area. Of the two sites CA-ORA-58, the bluff-top site, has been the subject of greater attention through archaeological study and preservation methods.

The City of Costa Mesa engaged The Keith Companies in 1993 to investigate the park site and to recommend protection and preservation methods. Their Report on Investigations to Delineate Site Boundaries and Further Characterize Cultural Remains at CA-ORA-58, Costa Mesa, California is a very comprehensive document which relates the history of archaeological study in the site, the significant artifacts which have been recovered and the boundaries of the site. The report recommended capping the CA-ORA 58 site with a layer of fill soil prior to the development of an active use park.

This Master Plan calls for the CA-ORA 58 site to be restored to its original natural plant communities and to be preserved as high quality habitat in a combination of native grasslands and coastal sage scrub. The site would be accessible by trails, but general access to the archaeological deposit and the potential for artifact hunting is to be discouraged. The change of planned use of the site from possible active park to passive activities led the Consultants back to the author of the Keith Companies report, Dr. Henry C. Koerper, Ph.D., to update the protection / preservation recommendations. His report is presented in Appendix B.

## **3.5 EXISTING BIOLOGICAL RESOURCES**

In October of 1995 the City of Costa Mesa engaged Robert A. Hamilton, Consulting Biologist to survey the existing biological conditions and to make recommendations regarding the planning of the park. This document has been utilized in the planning process. The entire document is included as a reference source and detailed account of the existing biological conditions on the site.

In June of 2007 LSA Associates performed an update to the 1995 survey of existing biological conditions. This document is included as a reference source and detailed account of the existing biological conditions on the site.

This section summarizes information contained in the Setting section of biologist Robert A. Hamilton's 9 October 1995 Biological Constraints and Opportunities report, Fairview Park, Costa Mesa, and biologist Tony Bomkamp's Vernal Pools section. The Hamilton and Bomkamp reports are included as Appendix C to the Master Plan. Please refer to these for information on sensitive species that occur, or potentially occur, within Fairview Park, and for more thorough treatment of topics covered in this section.

The undeveloped portion of Fairview Park west of Placentia Avenue is an integral part of the lower Santa Ana River ecosystem. Although greatly reduced and fragmented over the past century, this ecosystem continues to provide habitat for a wide variety of native plants and animals, including many threatened, endangered, or otherwise sensitive species. The Master Plan calls for the restoration and protection of the sensitive areas west of Placentia Avenue and for the placement of most active use facilities in the portion of Fairview Park east of Placentia Avenue. This approach is consistent with preservation and enhancement of the park's most valuable biological resources.

### **3.5.1 EXISTING BIOLOGICAL CONDITIONS**

#### **Existing Vegetation**

The Master Plan Drawing, Figure 1, shows the park's plant communities. The following discussions describe each community and note the key importance of each in alphabetical order.

#### **Alluvial Scrub**

Sandy soils in the low-lying northwest corner of Fairview Park support a natural alluvial scrub community that is a remnant of the historic Santa Ana River flood plain; this community may be unique in Orange County. This area supports Orange County's only known population of California Evening-Primrose; in addition, several sensitive plant and wildlife species potentially occur there. Locally dominant native species in this community include Sandbar Willow (*Salix hindsiana*), California Croton (*Croton californica*), Salt Heliotrope (*Heliotropium curassavicum* ssp. *oculatum*), Western Ragweed (*Ambrosia psilostachya*), and Telegraph Weed (*Heterotheca grandiflora*). California Evening-Primrose (*Oenothera californica*) and Chaparral Sand-Verbena (*Abronia villosa*) occur locally. Non-native dominants include Common Poison-Hemlock (*Conium maculatum*), Shortpod Mustard (*Hirschfeldia incana*), and Tree Tobacco (*Nicotiana glauca*). Approximately nine acres of the non-native, invasive Giant Reed (*Arundo donax*) is in the process of being eradicated from this area.

Prime habitat for the endangered Pacific Pocket Mouse (*Perognathus longimembris pacificus*) consists of alluvial scrub growing on sandy soils near the coast between Los Angeles and the Mexican border. It is likely that this mouse occurred in Fairview

Park's native alluvial scrub community historically, but chronic disturbance and dense growth of weeds in this area have probably extirpated the species from the park. However, during a site meeting with project biologist Robert Hamilton on 1 October 1997, biologists from the U.S. Fish and Wildlife Service expressed a high degree of interest in restoring approximately 41 acres of alluvial scrub in the northern portion of Fairview Park in order to relocate this mouse to the park.

### **Annual Grassland, Annual Grassland/Developed**

Fairview Park's grasslands are dominated by primarily non-native annual grasses, with native annual species interspersed in some areas. Locally dominant non-native species include Slender Wild Oat (*Avena barbata*), Common Wild Oat (*A. fatua*), Foxtail Chess (*Bromus madritensis* ssp. *rubens*), Soft Chess (*B. mollis*), Common Ripgut Grass (*B. diandrus*), Nit Grass (*Gastridium ventricosum*), Crab Grass (*Digitaria sanguinalis*), Hare Barley (*Hordeum murinum* ssp. *leporinum*), Foxtail Fescue (*Vulpia myuros*) and Rabbitfoot Grass (*Polypogon monspeliensis*). Locally dominant native species include Meadow Barley (*Hordeum brachyantherum*) and Vernal Barley (*Hordeum intercedens*). A wide variety of ruderal forbs occur within the park's grasslands, including Sweet Fennel (*Foeniculum vulgare*), Grass Poly (*Lythrum hyssopifolium*), filarees (*Erodium* spp.) and Shortpod Mustard. Native forbs include Small-flowered Microseris (*Microseris douglasii* ssp. *platycarpa*), Big Gumplant (*Grindelia camporum*), Alkali Weed (*Cressa truxilensis* var. *vallicola*), Dove Weed (*Eremocarpus setigerus*), and Shining Peppergrass (*Lepidium nitidum*). West of Placentia Avenue, annual grasslands occupy the mesa exclusive of vernal pools and an area where fill piles were placed in the 1980s.

Most of Fairview Park east of Placentia Avenue is classified as "annual grassland/disturbed" due to the following minor developments interspersed within the grasslands: 1) a train track and small station, 2) a parking lot, 3) a maintenance yard, and 4) minimal landscaping.

In many areas, the difference between annual grasslands and ruderal areas (discussed subsequently) is somewhat subjective, and depends on the length of time since a given area was mowed. Together, annual grasslands and ruderal areas cover approximately 173.5 acres in Fairview Park.

### **Coastal Bluff Scrub - Disturbed**

Coastal bluff scrub is a native upland plant community that occupies portions of the westfacing bluff above Talbert Regional Park. In Fairview Park, this community has been disturbed and fragmented by past human actions, permitting invasion by a variety of nonnative, ruderal (weedy) species. The dominant native plants are Bladderpod (*Isomeris arborea*), Coastal Prickly-pear (*Opuntia littoralis* var. *littoralis*), and California Encelia (*Encelia californica*). A few specimens of California Box Thorn (*Lycium californicum*) and California Wishbone Bush (*Mirabilis californica*) are present, and localized pockets of alkaline soils support Alkali Heath (*Frankenia salina*) and Woolly Sea-Blight (*Suaeda taxifolia*). Common ruderal components of this association include Tree Tobacco, Shortpod Mustard, Russian-Thistle (*Salsola tragus*) and, in moister areas near the base of the bluff, Common Poison-Hemlock. Non-native, annual grasses in this community include wild oats (*Avena* spp.) and

brome grasses (*Bromus* spp.). This association covers approximately 2.4 acres in Fairview Park.

### **Developed Areas**

Developed areas (e.g., planters, turf, parking lots) cover approximately 11.7 acres in the park.

### **Fairview Channel**

“Fairview Channel” is a concrete-lined flood control channel that passes through the park near its northern and eastern boundaries. This channel possesses a concrete bottom upstream (east) of Placentia Avenue and a soft bottom downstream (west) of this road. Water is present year-round. The channel supports non-native plants such as Washington Fan Palm (*Washingtonia filifera*), Johnson Grass (*Sorghum halepense*) and Water Hyacinth (*Eichhornia crassipes*). Fairview Channel covers approximately 2.6 acres in the park.

### **Giant Reed**

In 1995, essentially pure stands of Giant Reed, a non-native, invasive species, were established in three locations within Fairview Park: 1) sandy soils in the park’s northwest corner, 2) the lower portion of the Placentia, and 3) the upper part of the Placentia Drain. These areas covered approximately 9.4 acres. Subsequently, the City of Costa Mesa has removed the stands of Giant Reed from the first two sites listed above, and has followed up initial removal with supplemental control efforts, as is needed to eradicate this tenacious species.

### **Habitat Restoration Sites**

In recent years, small-scale habitat restoration has been attempted in two portions of Fairview Park. Several patches of hydroseed, covering a total of approximately 0.7 acre, are evident on a north-facing slope along the margins of a paved path leading from the mesa to the floodplain below. This seed mix included a variety of plant species native to Orange County, including California Buckwheat (*Eriogonum fasciculatum*) and Purple Sage (*Salvia leucophylla*). These seeded areas, some of which recently burned, are not presently maintained, and are overgrown with non-native forbs such as Sweet Fennel and Shortpod Mustard. Another site, covering approximately 0.25 acre, is located a short distance west of the park’s main entrance. In winter 1994, this area was planted with several species native to Orange County, including Coastal Prickly-Pear, Coast Cholla (*Opuntia prolifera*), Bladderpod, California Sagebrush (*Artemisia californica*), Buff Monkeyflower (*Mimulus aurantiacus*) and Lemonade Berry (*Rhus integrifolia*). This area has been maintained periodically, and supplemental plantings have taken place each fall/winter.

### **Ruderal**

Ruderal forbs are scattered throughout much of Fairview Park, occurring wherever past/ongoing disturbances (e.g., discing, placement of fill, farming) have allowed nonnative species to become established. Stands of forbs that do not include any native species as dominants are classified as “ruderal.”

The federally threatened Coastal California Gnatcatcher has been observed foraging in ruderal vegetation on the mesa, adjacent to saltbush scrub habitat that is apparently used for nesting. Southern Spikeweed, considered highly sensitive by the California Native Plant Society, is a common element within otherwise ruderal vegetation located near the park's northern boundary, just west of Placentia Avenue.

In the park, widespread ruderal species include Shortpod Mustard, Common Poison-Hemlock, Russian-Thistle, Common Horseweed (*Conyza canadensis*), Bristly Ox-Tongue (*Picris echioides*), Castor Bean (*Ricinus communis*), Crystal Ice Plant (*Mesembryanthemum crystallinum*) and Cheeseweed (*Malva parviflora*). Southern Spikeweed (*Hemizonia parryi* ssp. *australis*), a sensitive native plant, grows in a disturbed area classified as "ruderal" just west of Placentia Avenue, near the park's northern boundary. In Fairview Park, the difference between ruderal areas and annual grasslands (discussed previously) is somewhat subjective in many areas, and depends on the length of time since a given area was mowed. Together, annual grasslands and ruderal areas cover approximately 173.5 acres in Fairview Park.

### **Saltbush Scrub**

Two limited patches of the native Brewer's Saltbush (*Atriplex lentiformis* ssp. *breweri*) occur in Fairview Park. One, covering less than 0.1 acre, exists on the west-facing bluff. The other, covering approximately 0.6 acre, has developed within piles of artificial fill placed on the park's mesa in recent years.

In recent decades, urban and agricultural development have fragmented and greatly reduced the extent of native upland scrub communities in southern California, with concomitant reductions in the populations of numerous plant and animal species associated with these communities. One such species, the Coastal California Gnatcatcher, has been federally listed as threatened, and is protected from unauthorized "take" pursuant to Section 9 of the Endangered Species Act (ESA). One pair of California Gnatcatchers currently resides at Fairview Park, apparently nesting in a patch of saltbush scrub that covers approximately 0.6 acre on the mesa; these birds also forage in adjacent ruderal vegetation and may also use coastal bluff scrub growing on the park's west-facing bluff.

### **Vernal Pools**

Vernal pools are quite rare in southern California due to 1) the unique geologic conditions that must be present to form them, and 2) intensive human development of coastal areas. In Orange County, Fairview Park's vernal pools represent one of few known extant examples of this ecosystem. Due to these factors, many plants and animals that occur exclusively or largely in vernal pools are considered biologically "sensitive" by state and federal resource agencies.

The park's seven vernal pool basins and one vernal marsh basin meet federal wetlands criteria, and numerous wetland-dependent migratory birds use these areas for resting and foraging from fall through spring. The park's vernal pools, and patches of annual grassland between and around the pools, support several sensitive plants and the federally endangered San Diego Fairy Shrimp (*Branchinecta*

*sandiegoensis*) . Restoration of the largest pool which covers 2.07 acres is ongoing. Two phases have been completed, leaving a small portion of the historic basin below the debris piles. The remaining basins range in size from .9 acre to .01 acre and are in good condition. See Appendix C for more detail regarding the vernal basins.

### **Walnut Scrub**

A small stand of Southern California Black Walnuts (*Juglans californica* var. *californica*) approximately 10-15 feet tall, grows in the upper part of a gully cut into the western bluff, near the park's southwestern corner. These trees cover approximately 0.05 acre.

### **Willow Scrub**

Two small willow stands, including several Black Willows (*Salix gooddingii*) approximately 20 feet tall, exist in and near a seasonal drainage that runs along the base of the park's western bluff, adjacent to Talbert Regional Park. Understory dominants include Mugwort (*Artemisia douglasiana*), Castor Bean and Common Poison-Hemlock. These areas cover approximately 0.1 acre.

## **EXISTING WILDLIFE**

This section discusses vertebrate wildlife species that have been encountered in Fairview Park, as well as species that have not been observed but that may occur in the park. Since common names of wildlife species are essentially standardized, scientific names are provided only for expected animal species; the wildlife species list at the end of Appendix C to the Master Plan includes scientific names for all animal species that have been observed on the site.

### **Butterflies**

Ten common, widespread species of butterfly have been observed in Fairview Park, including Anise Swallowtail, Cabbage Butterfly, Monarch, West Coast Lady and Pygmy Blue. Many more species are expected to occur there, none of which are considered to be biologically sensitive.

### **Amphibians**

Three widespread species of amphibian, Black-bellied Slender Salamander, Western Toad and Pacific Treefrog, have been observed in Fairview Park. Other species that may occur there include Pacific Slender Salamander (*Batrachoseps pacificus*) and Western Spadefoot (*Scaphiopus hammondi*), a sensitive species.

### **Reptiles**

Three widespread species of reptile, Western Fence Lizard, Side-blotched Lizard and Western Skink, have been observed in the park. Other widespread species that may occur there include Southern Alligator Lizard (*Gerrhonotus multicarinatus*), Common Kingsnake (*Lampropeltis getulus*) and Gopher Snake (*Pituophis melanoleucus*). Sensitive species that may occur in the park include San Bernardino Ringneck Snake (*Diadophis punctatus modestus*) and Silvery Legless Lizard (*Anniella pulchra pulchra*).

## **Birds**

Birds are the most conspicuous vertebrates on the project site. A variety of raptors forage in the park, including White-tailed Kite, Northern Harrier, Red-tailed Hawk and American Kestrel. Among the passerines, summer and year-round residents include Mourning Dove, Anna's Hummingbird, Black Phoebe, Cassin's Kingbird, House Wren, Northern Mockingbird, European Starling, Blue Grosbeak and American Goldfinch. When water is present in the park's vernal pools, a variety of wetland-dependent species forage in these pools. Such species include Snowy Egret, Mallard, American Wigeon, Greater Yellowlegs, Least Sandpiper, Common Snipe and Ring-billed Gull. In fall and winter, Long-billed Curlews and Marbled Godwits forage in turfed areas and ponded areas. One pair of California Gnatcatchers is resident in the park, and is believed to nest in a patch of saltbush scrub located on the mesa near the park's west-facing bluff. Winter visitors observed in the park include Say's Phoebe, Blue-gray Gnatcatcher, American Pipit, Savannah Sparrow, Lincoln's Sparrow and White-crowned Sparrow.

## **Mammals**

The following native mammal species have been observed in Fairview Park: Audubon Cottontail, San Diego Black-tailed Jackrabbit, Beechey Ground Squirrel and Coyote. Other mammals expected to be present include Virginia Opossum (*Didelphis virginiana*), Striped Skunk (*Mephitis mephitis*), Western Harvest Mouse (*Reithrodontomys megalotis*), Deer Mouse (*Peromyscus maniculatus*), and the introduced House Mouse (*Mus musculus*).

### **3.5.2 BIOLOGICAL CONSTRAINTS AND OPPORTUNITIES SUMMARY**

This section, summarized from Robert A. Hamilton's 9 October 1995 biological report (Appendix C to the Master Plan) discusses planning constraints posed by sensitive biological resources, and opportunities to restore strategic habitat areas that are presently degraded. The Biosensitivity Map shows 1) areas of high, moderate and low biological sensitivity, and 2) areas of low biological sensitivity with good restoration potential.

#### **Biological Constraints**

A biological constraint is defined as an existing condition which may limit the options for park planning due to the desire or requirement for preservation of all or portions of the existing biological setting.

#### **Areas of High Biological Sensitivity**

Some portions of the park are considered to be highly sensitive based on:

- 1) federal, state or local laws regulating their development,
- 2) plant communities with limited global distributions,
- 3) and/or: the habitat requirements of sensitive plants or animals known or expected to occur there.

The following communities are considered to be of high biological sensitivity:

**Alluvial Scrub** (Pacific Pocket Mouse Habitat)  
**Saltbush Scrub** (Occupied by Nesting California Gnatcatchers)  
**Vernal Pools and Associated Grasslands** (Restoration is in progress)

### **Areas of Moderate Biological Sensitivity**

Generally, plant communities in the park are considered to be moderately sensitive if they

- 1) are subject to federal, state or local laws regulating their development,
- 2) and/or have not been disturbed to the point where only ruderal species predominate.

In Fairview Park, virtually all areas designated as being of moderate sensitivity have good potential for habitat restoration/expansion.

The following communities are considered to be of moderate biological sensitivity:

**Annual Grassland (West of Placentia Avenue)**  
**Coastal Bluff Scrub - Disturbed**  
**Habitat Restoration Sites**  
**Ruderal** (Some Areas)( Due to the presence of sensitive species)  
**Saltbush Scrub** (Unoccupied by Nesting California Gnatcatchers)  
**Walnut Scrub**  
**Willow Scrub** (Due to their very small area)

### **Areas of Low Biological Sensitivity**

Portions of the park are considered to be of low biological sensitivity if they meet one or more of the following criteria:

- 1) Areas that have been subjected to extensive past/ongoing disturbances (e.g., placement of artificial fill, discing for weed control).
- 2) Areas that are isolated from the lower Santa Ana River ecosystem.
- 3) Areas that are not known or expected to support sensitive plant or animal species.
- 4) Areas that are not subject to laws specifically regulating their development.

The following communities are considered to be of low biological sensitivity:

**Annual Grassland** (East of Placentia Avenue), **Annual Grassland/Developed**  
**Giant Reed**  
**Ruderal** (Most Areas)

### **Biological Opportunities**

This section briefly discusses the restoration opportunities in portions of Fairview Park, including areas presently considered to be of high, moderate and low biological sensitivity. The Biosensitivity Map indicates areas of low biological sensitivity where habitat restoration may be most appropriate. Any restoration activities should be carefully planned and implemented with assistance of a biologist familiar with the park's native plant and animal communities.

A biological opportunity is defined as an existing condition which offers the opportunity to protect and restore a unique and valuable natural resource.

### **Alluvial Scrub/Giant Reed**

Alluvial scrub in the northwestern part of Fairview Park has undergone extensive disturbance due to periodic disking for weed control; this has kept the native plants low and facilitated invasion by the non-native Giant Reed. In the short-term, cessation of disking in non-ruderal areas is recommended to permit the native alluvial scrub community to develop and to avoid impacts to sensitive species potentially present in this community, especially the federally listed Pacific Pocket Mouse. As noted previously, the U.S. Fish and Wildlife Service recently expressed a high degree of interest in restoring approximately 41 acres of alluvial scrub in the northern portion of Fairview Park in order to relocate this species to the park. In the future, a program of periodic, controlled disturbance may be desirable to mimic the natural flood cycle that would permit regeneration of this community in a natural setting.

Eradication of Giant Reed stands, a measure recommended in Mr. Hamilton's 1995 biological report, has been undertaken, and follow-up treatments for up to several years after initial removal may be required for complete eradication of this species.

### **Coastal Bluff Scrub - Disturbed**

Two degraded areas within the park have good potential for restoration to coastal bluff scrub habitat. One is the park's western bluff, where the original coastal bluff scrub community has been invaded by ruderal forbs and grasses. The other area is a northtrending canyon near the park entrance, which is heavily disturbed and supports almost no native vegetation. Due to the topography of these areas and the general difficulty of establishing coastal bluff scrub vegetation, successful restoration of these areas would be difficult and fairly costly, requiring 1) eradication of the existing ruderal vegetation; 2) planting and seeding of appropriate native species; 3) provision of irrigation during establishment of plantings; and 4) follow-up weeding for at least two or three years. The potential may exist for coastal bluff scrub restoration to be funded by outside sources, such as the NCCP program.

### **Vernal Pools and Associated Grasslands**

Biologist Tony Bomkamp is directing removal of artificial fill from within approximately two acres of the park's largest vernal pool. The Master Plan contains provisions to limit human disturbance of the park's vernal pools in the future. Considering the presence of the federally endangered San Diego Fairy Shrimp within some of the pools, it is recommended that any required vector control activities within vernal pools be accomplished through introduction of chemicals that specifically inhibit development of mosquito larvae while permitting development of the innocuous invertebrate fauna that are natural components of the park's vernal pool ecosystem. A Memorandum of Understanding with the U.S. Fish and Wildlife Service may be required in order for vector control personnel to engage in activities that may affect fairy shrimp.

## **3.5.3 BIOLOGICAL RECOMMENDATIONS**

### **Additional Studies**

Three additional studies are recommended to help determine the full range of sensitive species present in Fairview Park:

- ~ Focused surveys for sensitive plants from April through June. These surveys should cover the entire park west of Placentia Avenue, focusing on alluvial scrub, coastal bluff scrub, vernal pools and grasslands.
- ~ Trapping studies for the federally endangered Pacific Pocket Mouse in the park's alluvial scrub community. While this mouse is unlikely to be present due to habitat fragmentation and disturbance, this area's sandy soils, plant species composition, and proximity to the ocean are consistent with this species' very specialized habitat requirements. To avoid potential impacts to Pacific Pocket Mouse, it is recommended that weed control activities be terminated in the park's alluvial scrub community until this species' status in the park is determined. Trapping should be conducted during the summer months by a biologist possessing a permit from the U.S. Fish and Wildlife Service to survey for this species; if the City of Costa Mesa agrees to plans to relocate Pacific Pocket Mice to the area, it may be possible that the U.S. Fish and Wildlife Service would conduct these preliminary trapping surveys at no cost to the City of Costa Mesa.
- ~ A one day study for the Western Burrowing Owl and letter report has been requested by California Fish and Game. This study should be conducted in April.

### **Interim Park Management**

Until a new Fairview Park Master Plan is completed, it is recommended that the City review current management practices (e.g., weed control, vector control, mowing within pools) to avoid potential impacts to biological resources identified in the Master Plan as being highly or moderately sensitive. Beyond avoiding impacts, the City may consider implementing some of the restoration/ management recommendations discussed herein, as they have done by starting to eradicate Giant Reed from the park. As noted previously, any restoration activities should be carefully planned and implemented in consultation with a biologist familiar with the park's native plant and animal communities.

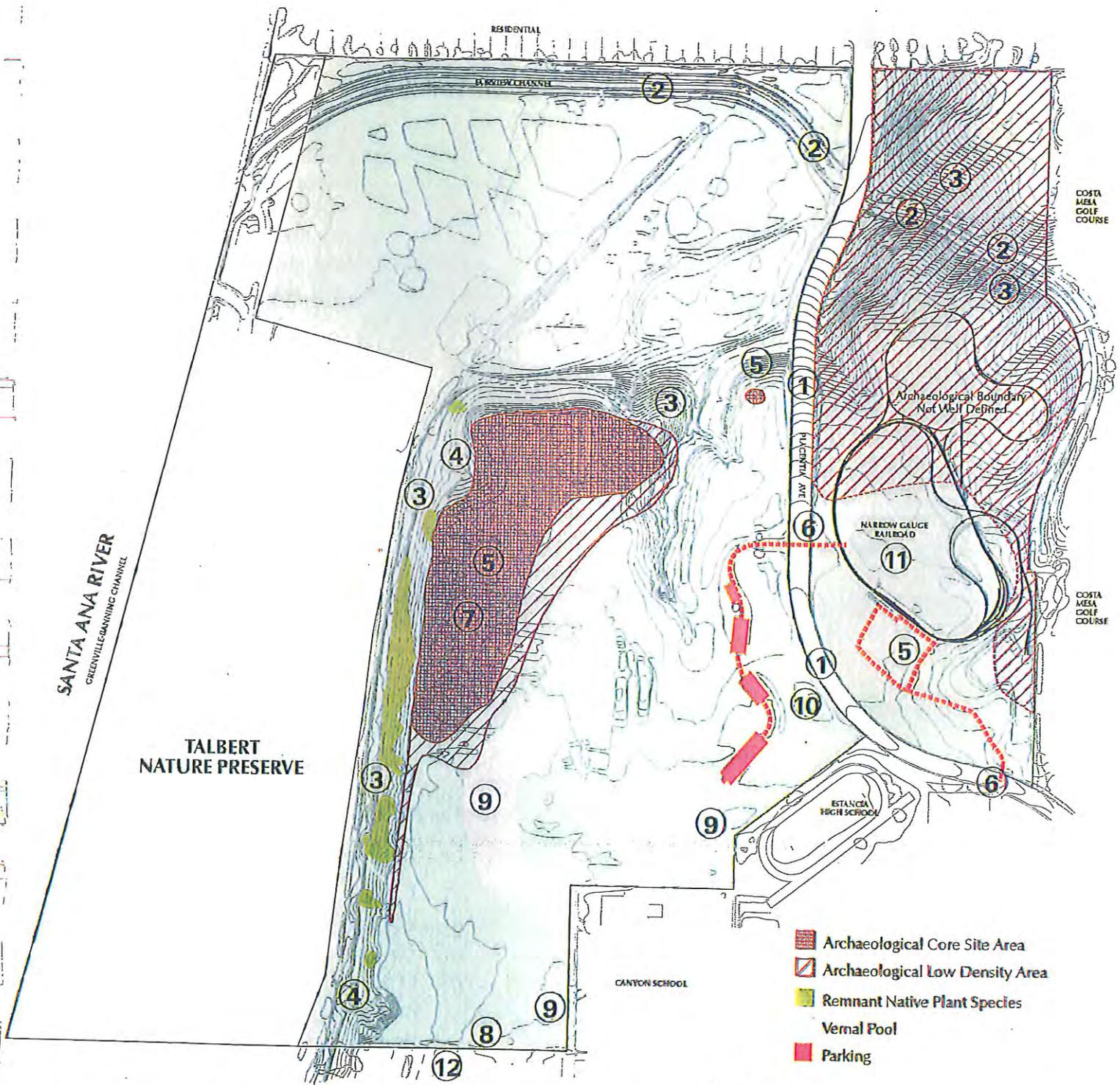
## **4. OPPORTUNITIES AND CONSTRAINTS ANALYSIS**

Analysis of the overall natural setting and planning/jurisdictional context reveals many opportunities and constraints upon the planning of the park and the proposed uses. Many features considered are constraints to one form of development and opportunities for another and therefore are listed as both opportunities and constraints.

### **4.1 CONSTRAINTS**

#### **1. Placentia Avenue**

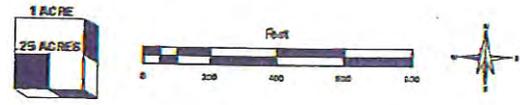
The major vehicular arterial of Placentia Avenue divides the site into two distinct sections. This division will be somewhat relieved by the signalization of the existing park entrance intersection.



- ① Placentia Avenue Separation of Areas
- ② Fairview Channel, Visual & Physical Barrier
- ③ Steep Slopes
- ④ Erosion
- ⑤ Archaeological Resources
- ⑥ Existing Entry & Signal Location

- ⑦ Existing Fill Dirt and Rubble
- ⑧ Drainage Deficiency/Flooding
- ⑨ Vernal Pools
- ⑩ Existing Park Facilities Location
- ⑪ Existing Narrow Gauge Railroad
- ⑫ Nearest Sewer Connection

- Archaeological Core Site Area
- Archaeological Low Density Area
- Remnant Native Plant Species
- Vernal Pool
- Parking



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**PARK DEVELOPMENT CONSTRAINTS**

## **2. The Fairview Channel**

The drainage structure and fences of the Fairview Channel divide the eastern portion of the site into north and south sections. The opening of a service bridge to pedestrian and bike traffic creates a link between these two sections of the park. On the western side of Placentia the Channel imposes less of a divisive element, but does create a 50 foot wide strip of land along the rear of homes facing Swan Drive which is unsuited to public uses due to the proximity to those homes.

## **3. Steep Slopes**

The topography of the western bluffs constrain development of activities other than habitat restoration and enjoyment of the views afforded by their height. These bluffs must be protected from further free traffic by pedestrians, skateboarders, and bikers if erosion is to be arrested. The northeastern park area also contains steep slopes in the vicinity of the Fairview Channel.

## **4. Bluffs and Erosion**

The bluffs contain several sites where erosion will require treatment in order to preserve the bluff and trails. With the absence of any restraint to traffic, vegetation has become compromised and erosion is developing deep canyons, which threaten to continue to carve into the mesa.

## **5. Archaeological Resources**

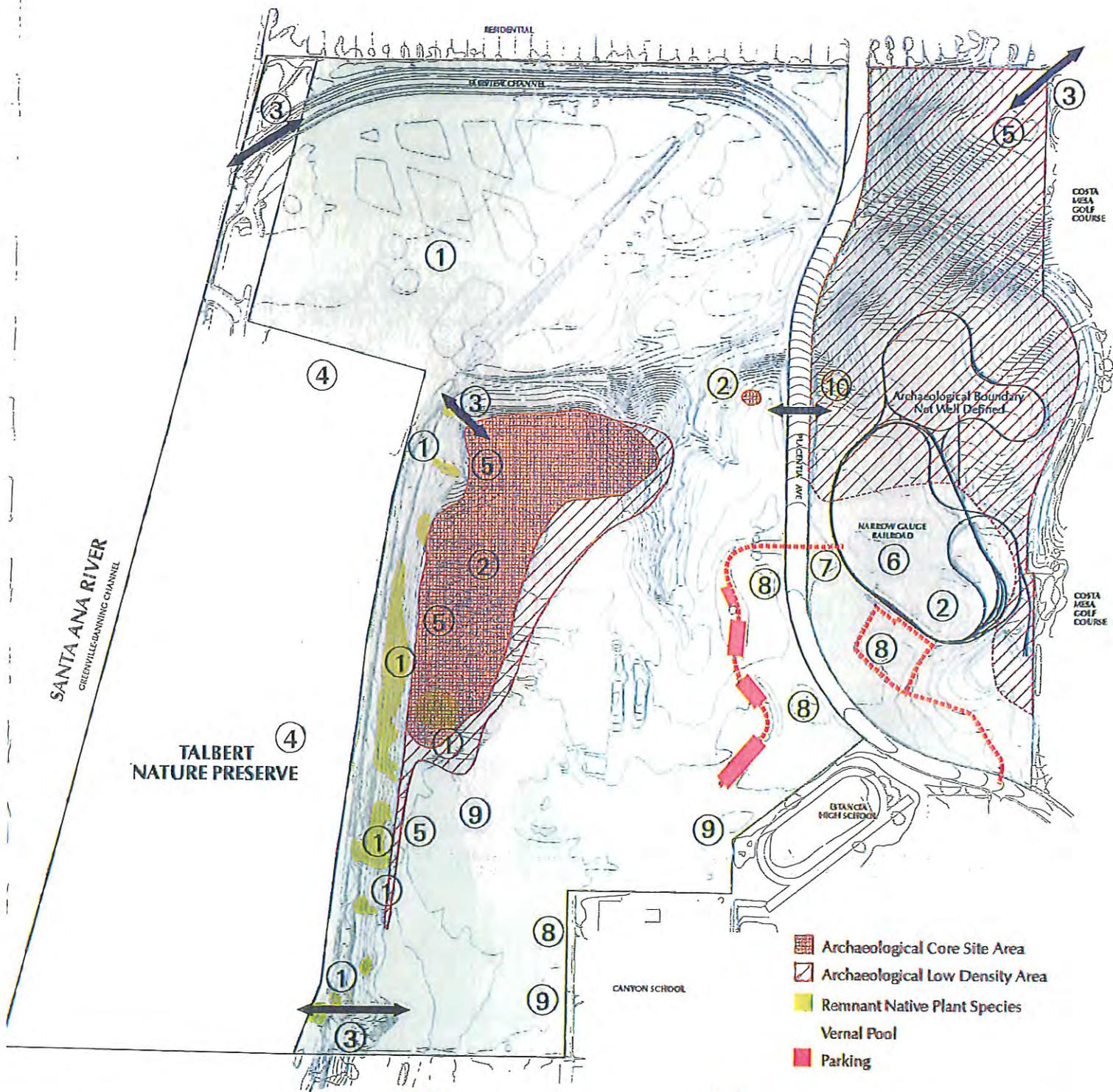
The important resources of the archaeological sites require protection and preservation. Development of active uses or buildings in the area of these deposits will require mitigation measures including extensive research and/or capping. The fill soils found on the CA-ORA 58 site were placed in response to active uses or ball fields once planned for this area. The CA-506 site exists in the northern vicinity of the train operation. Any new heavy construction in this area will require monitoring and study by a certified archaeologist.

## **6. Existing Park Entrance**

The existing entrance represents significant prior investment, and is located in a suitable location for safety on Placentia Boulevard.

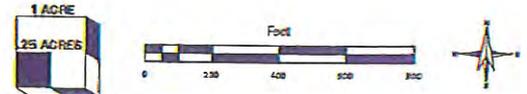
## **7. Existing Fill Soils**

The western portion of the site contains fill soils placed as a cap for the archaeological site CA-ORA 58. These soils were not graded smoothly when placed, and were further disturbed in the investigations to determine the boundaries of the site. The soils are known to contain asphalt, concrete, mortar and other construction debris in significant amounts. The existing condition is uneven fills, and piles of soil, which prohibit any, use other than the current open space. Prior to the discovery of the vernal pools as a sensitive natural resource fill soils were placed in portions of the largest pool. Portions of this pool have been restored by removing the fill soil, and as funds are available, this restoration of natural grade at the pools is to be continued. Due to the fill soils being contaminated and improperly placed an acceptable protective cap for the archaeological site has not been achieved.



- ① Remnant Native Plant Species
- ② Archaeological Resources
- ③ Trail Linkage
- ④ Link with Adjoining Landscape Restoration
- ⑤ View Opportunity
- ⑥ Existing Narrow Gauge Railroad
- ⑦ New Traffic Signal Entry Opportunity
- ⑧ Existing Park Facilities & Parking
- ⑨ Vernal Pools
- ⑩ Grades Allow Bridge Connection

- Archaeological Core Site Area
- Archaeological Low Density Area
- Remnant Native Plant Species
- Vernal Pool
- Parking



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**PARK DEVELOPMENT OPPORTUNITIES**

## **8. Drainage and Flooding**

The southern border of the site at Canyon Drive to Pacific Avenue experiences seasonal flooding, which extends into the rear yards of adjoining residential properties. Care must be taken in correcting this problem not to disturb the vernal pools or to create bluff erosion.

## **9. Vernal Pools**

The discovery of the vernal pools is significant to planning in the park. These resources fall under the protection and control of the Corps of Engineers and the US Fish and Wildlife Service. Not only are these important biological resources, which should be preserved and restored, but the governmental restrictions on developing them for other uses are formidable and expensive to pursue. The pools are a good example of a design constraint, which has been adopted as a design opportunity.

## **10. Existing Park Facilities**

The park contains an existing thirteen-acre area of lawn and trees with parking. The parking is well sited in the park; allowing access to all areas, and the area forms a buffer from Placentia Avenue for the natural areas of the park.

## **11. Existing Narrow Gauge Railroad**

Beginning in 1988 the Orange County Model Railroad Engineers, Inc. were granted permission to construct a rail system in Fairview Park on the east side of Placentia. The Railroad Engineers is a club, which is open to any member of the public. Over three miles of track have been constructed by the club. Free train rides are offered to the public on the third weekend of each month. The annual attendance at these weekends exceeds 50,000 persons per year. The presence of the tracks and the intermittent train traffic is consistent with the passive use goals of the park and is compatible with other uses such as walking, picnicking, and additional landscaping.

## **12. Sewer Connection**

The Costa Mesa Sanitary District installed sewer lines in Fairview Park on the east and west sides of Placentia Avenue in 2000.

## **4.2 OPPORTUNITIES**

### **1. Remnant Native Plant Species**

All areas of the site have been changed from their natural conditions by the human activity. Pockets of remnant native plant communities exist on the site and the opportunity exists to preserve and restore these plant communities. Three plant communities are identified on the site west of Placentia Avenue: alluvial scrub, annual grassland, and coastal bluff scrub. Though all are disturbed and contain many non-native species, they indicate the potential for restoration of healthy plant communities and wildlife habitat.

### **2. Archaeological Resources**

The existence of documented archaeological sites within the park presents strong opportunities for education and interpretation. The fact that CA-ORA 58, the bluff-

top site has been well researched and documented will allow a rich story to be told concerning the people who occupied this site three thousand years ago. The preservation and protection of the archaeological sites is compatible with the passive uses proposed by the plan.

### **3. Trail Linkage**

The Costa Mesa General Plan includes a Master Plan of Bikeways (MPB) that calls for connections to the Santa Ana River Trail system through Fairview Park. The Bikeway Plan also calls for a Class 3 bikeway connection in the vicinity of Canary Drive. The MPB will be reviewed by the City Council to reflect the changes made to the Fairview Park trail system.

In the north-south direction the park trail system can offer trails allowing pedestrian and bike traffic to avoid the heavily traveled Placentia Avenue. In the east west direction the park can provide access to the extensive pedestrian and bike trails along the Santa Ana River. These trails are reached through Talbert Nature Preserve trails which connect to bridges over the Greenville-Banning Channel and the Santa Ana River. By connecting to the Talbert trails system access is also provided to the extensive hiking and interpretive opportunities within the Nature Preserve.

The Canary Drive pedestrian and bike trail connection is separated by a twelve to fifteen foot grade change at the park boundary. The opportunity exists for trail connection here if the obstacles of grade and water mains can be overcome. Recently the bridge over the Fairview Channel, which exists at the eastern tip of the site, has been opened to pedestrian and bike traffic. The connection of trails to this bridge can provide an important link to the isolated northeast corner of the site from the railroad area.

### **4. Link With Adjoining Habitat Restoration**

Talbert Nature Preserve is a 90 acre restoration of native habitat completed by the County of Orange. The opportunity exists to soften the hard edge boundary between these two parks and to expand upon the work which has been established in Talbert.

### **5. View Opportunities**

The bluffs offer extensive views to the north and west over the Santa Ana River. These views can be enjoyed from trails along the bluff. The northeast corner of the park contains a high plateau, which can be reached by new trails from Placentia Avenue or from the train area via the bridge over Fairview Channel.

### **6. Existing Narrow Gauge Railroad**

The existing railroad operation has become a popular feature of the park by providing free train rides to the general public one weekend a month and entertaining private gatherings at other times. The low traffic on the rails and minimal impact upon the landscape allow for the introduction of other low impact activities such as walking, a boat pond, a small picnic area, or a children's play area. These added activities can share parking facilities with the train area and enhance the train experience as well as function alone in this area.

## **7. Traffic Signal at Main Entry**

The existing park entrance to the central area of the western portion of the park from Placentia Avenue received a traffic signal system in 1999. This signal will provide the opportunity to expand the intersection to allow safe access to the eastern portion of the park site. The resulting east and west access point will make a clear and safe method of park entry.

## **8. Existing Park Facilities and Parking**

The existing 13 acres of lawn and trees with parking for 106 cars represents a sizable investment by the City. These facilities are able to be retained and planned as the core for future park development. Portions of the major north-south trail are in place and can be linked to new trails. An interpretive area for the total park can be located just outside of the existing park area, but within reasonable distance to existing parking.

## **9. Vernal Pools**

The vernal pools have been listed as a constraint to some forms of active park development. When viewed in the context of a passive park development they can become an opportunity in that their restoration and protection as rare natural features offer unusual possibilities for observation and interpretation by the public. While the pools require protection from traffic, trails can be extended to their border areas allowing enjoyment of these interesting ecosystems.

## **10. Grades allow Placentia Avenue Crossing**

North of the existing western entrance Placentia Avenue begins to descend in elevation. Approximately 300 feet north of the intersection adjoining grades in the park are 16 feet higher than the roadway. A bridge at this location would require minimal grading changes to provide adequate clearance above Placentia Avenue. A bridge over Placentia for pedestrian and bike traffic would be a very valuable asset in overcoming the barrier of this major arterial. This bridge was constructed in 2006.

## **5. DESIGN OBJECTIVES**

The overall master planning goals and objectives are drawn from the writings, minutes and statements of the Fairview Park Citizens Advisory Committee, the physical analysis of the site and current planning conditions, and from citizen comment during the Master Planning process. The overwhelming consensus is to continue a park for passive use by individuals and small groups and to enhance the natural environment of the park for those uses and as a habitat preserve.

Fairview Park is unusual in that even though the major portion of the site is "undeveloped," it has been open to the public for many years. Thus, the public image of the park as being expansive, open, and natural is well defined. The work of the Fairview Park Citizens Advisory Committee, biological and archaeological consultants and the master planning consulting team has developed scientific information about the site, documenting its valuable resources and its potential for habitat restoration. The conclusions of the research are in accord with the desires of

the public for an open, natural site. The Master Plan chronicles the scientific basis for a naturally restored park, but in addition, a critical function of the Master Plan is to define ways of providing for public uses that are compatible with and complement the restored park concept. The following summarizes goals and objectives developed during the Master Plan process:

## **5.1 PUBLIC USE OBJECTIVES**

**Allow the park visitor to interact with a natural landscape and to experience a level of solitude, which is rare in the urban environment.**

- Provide opportunities for walking or bicycling throughout the site to experience a variety of landscapes and habitat areas.
- Provide for visual continuity and continued openness so that the totality of the park site can be readily experienced.
- Design park features to be subtle and low key, so as not to distract from the natural setting.

**Inspire and educate the public regarding the historical, archaeological, and biological significance of the site.**

- Develop an interpretive program including signing, docents, programs for schools, and the public.
- Encourage the development of a continuing non-profit support group.
- Provide interpretive signing in key areas of the park.
- Provide a central interpretive area as an introduction to major park features.
- Provide a museum site for local historical and/or natural history information and artifacts.
- ~~Provide a California Botanic Garden to provide the opportunity to experience the wide variety of native plant communities.~~

**Provide for access, public facilities, and developed park areas in a manner, which is compatible with the natural habitat restoration and archaeological preservation to occur in the major portion of the site.**

- Utilize the size and configuration of the site to separate more urban related uses from the more natural portion of the site.  
For example: Parking lots are to be sited adjacent to existing streets and access points and should not intrude into the more remote portions of site.
- Provide features for more intensive public use (such as lawn, picnic, and play areas) adjacent to the existing developed park site or existing more developed uses (such as the model railroad site, the school, and residential neighborhoods.)
- Provide park entrances and small developed park areas for adjacent neighborhoods to provide recreational opportunities and to create transitions from the urban area to the more natural areas in the rest of the park.

- Provide for the continuation of the organized uses that have historically occurred on the site, including model railroading, model airplane, and model glider flying.
- Minimize addition of other similar organized uses that would require special park facilities or permanent allocation of park space.
- Provide for walking, running, and bicycling along defined trails.
- Utilize and improve existing trails as much as possible.
- Minimize creation of new trails.

**Provide additional opportunities and services for low-key park use:**

- Provide an enhanced setting for the model railroad area.
- Provide a landscaped setting on the eastern area of the park that will provide continuity with the adjacent residential and golf course areas and tie to the natural habitat restoration on the western side.
- Enhance existing picnic areas and provide additional picnic facilities for small groups and on the eastern portion of the site.
- Provide additional children's play areas.
- Provide restrooms.

**Provide for public safety**

- Provide trail access for public safety and emergency vehicles.
- Stabilize the bluffs and provide safer access across them.
- Provide buffer areas for fire-wise planting adjacent to residential areas.
- Provide improved vehicular access from Placentia Avenue.
- Provide increased opportunities for walking and bicycling away from vehicular roadways.
- Maintain the open quality of the park that allows for visibility over the park area for observation of any public safety problems.
- Design park improvements in conformance with public safety codes and Americans with Disabilities Act requirements.

**5.2 RESTORATION OBJECTIVES**

**Preserve the archaeological resources**

- Remove existing artificial fill with minimal damage to the resources underneath.
- Protect archaeological sites from unauthorized collecting and damage.

**Enhance and re-establish habitat for native plants and wildlife.**

- Base restoration plans on scientific recommendations related to the existing site characteristics and the best available information on pre-existing natural habitat areas.
- Conform to the federal and state restrictions concerning existing ecological resources.

- Coordinate restoration plans with regional and adjacent restoration and preservation efforts, in order to provide continuity of habitat and address endangered habitat concerns.
- Protect restoration areas from damage and intrusion.
- ~~Incorporate habitat restoration areas into the NCCP/HCP.~~

## **6. THE MASTER PLAN**

The Master Plan presents a park for passive uses. The natural setting will dominate and provide the opportunity for walking, jogging, biking, and quiet contemplation. The large size of the park allows for the inclusion of a model railroad, glider and kite flying, and a group picnic area without compromising the overall passive nature of the plan. The landscape includes play areas for children, lawn areas for play and picnicking, and large areas of restored native plant communities. A trail system will provide access by foot, bicycle, wheelchair, park maintenance, and emergency and security vehicles. Interpretive opportunities are to be subtly provided as part of the trail system. Defined trails offer the possibility for a roaming walk among undeveloped nature for those seeking solitude or to explore the varied terrain of the mesa, bluffs, and low alluvial plain. Natural areas will contain extensive areas of local native plant communities, and a botanic garden will display a collection of California plants from many regions.

The plan is intended to provide a detailed framework for the restoration and construction work. Completion of the work will undoubtedly be by phases. Some change in anticipated uses may be expected, as in the case of the museum site. However, the overall policy direction for passive, natural preservation and restoration is to guide all detail development decisions. The Master Plan will guide the creation of a rich and varied park which will serve the residents of Costa Mesa for generations to come.

The following provides detail to the master plan by geographic section of the park.

### **6.1 PARK ENTRANCES AND PARKING**

The major entrance to Fairview Park is planned to be at the location of the existing entrance to the western portion of the park from north or southbound Placentia Avenue. The existing entrance to Fairview Park is currently controlled by a traffic signal. This intersection is to be expanded to provide entrances to the eastern train area as well as the current western access.

Parking for 106 cars is currently provided in the existing 13-acre park area west of Placentia Avenue. These spaces are to be retained. Existing parking for 26 cars opposite Marion Parsons School is to be retained. An additional new parking area for approximately 35 cars is to be provided in the new group picnic area north of the existing entry and parking.

The new eastern entrance is to connect to parking for approximately 110 cars. This parking area will serve the train area, picnic areas and trail system in the eastern park. This parking area is to be connected to the current eastern signal controlled entrance in the southeastern corner of the park at the Estancia High School intersection. ~~Parking for 20 cars is to be provided south of the existing train yard for the dog park.~~

Buses are to be unloaded in the paved parking areas near the interpretive area or near the train station. Buses are to be parked in car spaces or staged in nearby circulation areas. In order to make efficient use of parking and paving areas, no bus only parking is provided.

~~A new entrance is planned for the northwest lowlands from Placentia Avenue. This entry will be accessed by a right turn only function from south bound Placentia Avenue and egress will be by right turn only into south bound Placentia Avenue. Deceleration and acceleration lanes will be required in Placentia Avenue. Parking for approximately 60 cars is to be provided near this entrance. This entry and parking is intended to give greater accessibility to the northwest low lying portion of the park, and to allow improved accessibility to Talbert Nature Preserve. The County of Orange has indicated a willingness to participate in the construction of this entry and parking due to the potential for shared use with Talbert Nature Preserve.~~

A cul-de-sac drop off entrance is to be created at the dead end of Pacific Avenue with parking for 10 cars including 4 handicap spaces. This entry is intended to allow handicapped access to the bluff trail and the local park improvements at the south boundary of the park.

The Master Plan calls for parking space for a total of 287 cars.

## **6.2 EAST OF PLACENTIA AVENUE**

### **Canary Drive Access and Facilities**

The area of the park, which lies east of Placentia Avenue, is further divided by the Fairview Channel, a concrete-lined storm drain, which isolates the northern area of 9.8 acres. A trail connection to the end of Canary Drive is to be provided for local community access to Fairview Park. This access is to be accessible to the handicapped, if conflict with the grades and existing water mains can be resolved in an economically feasible manner. Facilities in this area must be kept very limited in scope in order not to attract vehicular traffic for which there will be no suitable parking. Benches are to be provided which allow for enjoyment of the expansive views available from this site. No play equipment, restrooms or group picnic facilities are planned for this area. The trail system will connect three points: the point where Placentia Avenue crosses the Fairview Channel, the end of Canary Drive, and the bridge over the Fairview Channel. Planting is to be an oak woodland as a portion of the California botanic garden which extends over the eastern portion of the site. The northern boundary is to be permanently irrigated 100 feet into the park in order to provide a fire barrier for the residential area.

## **Model Railroad Operations**

South of the Fairview Channel and east of Placentia is the site of the existing model railroad operations. Over three miles of narrow gauge track, bridges, station paving and a work area (steaming bay) are in place. The railroad is operated by the Orange County Model Engineers, Inc., a club made up of enthusiasts who own the trains and have constructed all of the facilities at no cost to the City of Costa Mesa. The railroad is to be retained with its track system in its current location. The station area of the model railroad is expanded to include permanent toilet facilities and a children's play area. Space is available for minimal expansion of the station, which provides shade for waiting passengers. An additional rail line planned to be north of the existing northern extension of the railroad will complete the track layout on the east side of Placentia Avenue. ~~A bridge over Placentia Avenue will allow the train operation to reach the vicinity of the proposed interpretive center in the west portion of the park. At that point the track is to make a loop and return to the east side via the bridge.~~ The train is not to extend into the western habitat restoration areas. An interpretive program should be encouraged for the train operations offering passengers the opportunity to learn about the early human occupation of the site and the plant communities of the California botanic garden through which the tracks will pass.

## **Bridge over Placentia Avenue-Constructed in 2006**

The grade separation north of the existing park entry will allow the connection of the east and west portions of the site by a bridge passing above Placentia Avenue. By connecting the two site areas in this manner a safe passage is created; overcoming some of the division created by Placentia Avenue. The bridge is to be designed to carry rail traffic as well as pedestrian and bicycle traffic. Protective fencing will be required to guard the sides and to define the rail segment of the bridge. As the largest structure and most visible construction, the final design for the bridge will be an important element not only for establishing the image of Fairview Park but also for the City. Careful attention will be required to provide safety, pleasure in its use, and an attractive image.

## **Food Kiosk**

The plan provides for a small food kiosk, which would sell sandwiches, soft drinks, and snacks. This facility should not be larger than approximately 400 square feet and could be designed as a freestanding element or combined with the station or restroom building.

## **Restrooms**

Restrooms are to be provided in the vicinity of the train station and children's play area. The building should be planned with a relationship to the train station and food kiosk. Utilities serving this facility should include sewer, water, and electricity.

## **Children's play area**

A new play area with equipment for young children is planned for the area north of the train station, near restroom facilities. This area will serve children waiting for a ride on the railroad as well as those who utilize the other parking and facilities. A wrought iron fence is to enclose the play area due to the proximity of the train tracks and the entry road system.

## **Trails for cyclists and pedestrians**

Trails east of Placentia and south of the Fairview Channel link five points: Placentia Avenue at the point of crossing the Channel, the bridge over the Fairview Channel, the main entrance and street level crossing to the western area of the park, the pedestrian bridge, and the Placentia Avenue Estancia High School entrance at the southern tip of the site. Bicycle and pedestrian trails are indicated on the plan.

## **Pond**

~~A pond is planned which will be suitable for model boat hobbyists. The pond, approximately 18" in depth will require a membrane, edge protection from erosion and a circulation/aeration system. Minimal paving will provide a safe access to the water edge for model boat launching. Picnic facilities in scattered sites adjoin the sides of the pond site. Lawn and trees in the picnic area may be used as an area for the presentation of nonamplified music.~~

## **Potential Museum Site**

A site south of the rail station is retained for a museum function. This site could house the Costa Mesa Historical Society and a portion of this site area may be made available to house an operation such as the Orange County Natural History Museum. Such facilities would provide more active recreation, education and interpretation opportunities directly linked to the history and archaeology of the Fairview Park site. A site area approximately 100 feet square is indicated for the natural history function. An area is shown on the plan near the train station to relocate the former home of the Costa Mesa train stationmaster. The house is currently located on Newport Boulevard in Costa Mesa and is privately owned. Detail planning will be required to site this facility if it were to become available for use.

## **Botanic Garden**

~~Planting in the entire eastern park area is planned as botanical garden representing the plant communities found in all areas of California. Plant communities would present plants from the California coast, deserts, interior valleys, and foothills, and mountains would be planted in distinct groups as they are found naturally. Access is by the pedestrian and bike trail system, and the railroad. Interpretive and identification signage are to be provided. The botanic garden element is to be an important aspect of the total park plan, tying together the varied uses of the eastern~~

~~site area. The many plant communities provide variety, rich visual experiences, and interpretive opportunities.~~

### **Dog Park**

~~3 ¾ acres in the central area of the train tracks, bounded by the Fairview Channel to the east is designated for use as an area for the running of dogs off-leash. Coordination will be required in the future for possible growth of the train rail system. A proposed trestle structure in this area is to be designed to accommodate pedestrian use of the dog park area.~~

### **Archaeological Site CA-ORA 506**

Approximately the northern 5/8 of the eastern site is identified as a registered archaeological site. This site has been the subject of less detailed study than CA-ORA 58, which lies west of Placentia Avenue. Any active development of the site would require environmental work in conformance with the City of Costa Mesa, County of Orange Public Facilities and Resources, Historical Programs, and CEQA. This plan calls for no active development in this site. Trenching for irrigation may require archaeological monitoring.

## **6.3 WEST OF PLACENTIA AVENUE**

### **Existing Park Improvements**

The thirteen acres of existing lawn, trees, and parking are to remain. As finances or volunteers are available, additional trees should be planned and planted in order to expand the single trees into groves. The western edge of the existing lawn is to be extended to join the trail system and include the glider launch and landing sites as shown on the master plan drawing.

### **Group Picnic Site**

A new group picnic site is planned for the land north of the existing entrance adjoining the existing lawn areas. This area is to have parking for approximately 35 cars, shelter, grilles and tables to seat approximately 75 persons for picnics. A structure to provide shade and rain protection may be provided. The design of this structure should be simple, without walls, maintaining as low a profile as possible. New lawn and tree areas will surround the group facilities. Restroom facilities are also provided.

### **Interpretive Area**

The central interpretive area is located west of the existing park lawn, near the existing parking. This area is to serve as a starting point for learning of the archaeology of the site, as well as the plant and animal communities. The center is not to contain buildings or other structures. The story of the site can be told through low level signage, footprints, castings of artifacts at ground level and limited

modeling. The area should allow non-guided discovery suitable to children and adults. Sufficient paving can be provided to assemble a small group for a guided tour. Additional signage should be located at key locations around the site to explain the life of the vernal pools, the various plant communities and habitats, the shell midden, the prehistoric river setting, and the Spanish / Mission use of the site.

### **Restroom Facilities**

Restroom facilities are near the interpretive area on the route to and from parking. This location will serve the existing developed park area, the trail system and the visitors to the interpretive area. This building should include a small storage area of approximately 125 square feet, which could be used to store glider launch equipment. The restroom building is located within the lawn and tree active park area and should be a low profile building, perhaps partially enclosed by earth mounds.

### **Glider Launching Sites**

There are two types of model glider airplane launch sites in use at Fairview Park: electric motor launch operations which take place in the morning when winds tend to be calm, and bluff top launches which take place in the afternoon when the prevailing wind creates a strong updraft at the bluff. Both operations are planned to be retained and provided for in the park.

The launch system of the larger planes which rise to ride the thermal columns of the early morning calm are driven by a small battery powered electric motor which reels in a string attached to the glider. While the launch string extends out 600 feet, the aircraft rises from the launch site at a steep angle requiring a small take-off area. The landing requires a separate small area, which must be clear of pedestrian traffic. The laying out of the launch string can be accomplished in grassland without damage to either habitat or aircraft. Any clearing required for the launch string is not to exceed one foot in width. The plan calls for moving the current site to the east in order to remove the launch string systems from the vernal pools. A storage area for launch gear can be provided near the launch site south of the interpretive center, associated with the restroom building. This facility should not exceed approximately 125 square feet and is to be of a very low profile, as discussed under restroom facilities.

Bluff top afternoon launches are focused at the bluff near the southern boundary of the site. Due to extensive use of the area, a stabilized decomposed granite paving area should be provided in order to protect the site and the bluff edge. Signage or other vertical projections exceeding approximately 3 feet above grade should not be placed along any of the bluff edges.

### **Vernal Pools**

The vernal pools are discussed in depth in Section 3.5.1 and Appendix C. The pools and basins are to be retained, restored, and protected. Protection involves

discouraging pedestrian bicycle and pedestrian traffic from entering the seasonal boundary of the pool or basin. A single or double strand of ¼" aircraft cable supported by 1 5/8" diameter steel posts at 16 feet on center will deter all but the most determined while making only a limited visual intrusion. The plan calls for the fence to be located either at the trail edge, or in the vicinity of the basin.

### **Archaeological Site CA-ORA 58**

The very rich deposit of evidence of early human use of the site adds an exciting and interesting element to the Fairview Park story. The core area covers 14 acres of the northwestern bluff edge and yet many pass by without any knowledge of culture which once flourished here. A program of signage and display at the interpretive center is to make this story part of the Fairview Park experience.

Appendix B discusses the treatment of this important site in detail. Due to the mixing of construction debris and other contaminants in the fill cap, the existing fill deposits are to be removed. Restoration of the native vegetation to the site will not require the replacement of the protective cap fill soils. The archaeologist requires that without the protective cap, access to the general area of the site is to be discouraged in order to restrain unauthorized gathering of artifacts. Trails are planned to cross through the core area. These trails are to be constructed by placing a protective cap of natural material three inches deep over native soil that bears archaeological artifacts. Delineation of the trails by double strands of aircraft cable as noted above to protect the vernal pools will be suitable for protection of the archaeological site. The bluff trail may remain on the midden layer composed of shells as a means of allowing a form of contact with this clear evidence of early human occupation of the site. If these trails begin to show signs of deterioration due to heavy traffic, the trail may require protection by means of a boardwalk.

### **Trail Delineation**

During the planning process, the subject of defined trails has been questioned by individuals who seek a very free and random access to all areas of the park. While this desire for freedom is understood, parts of the landscape in addition to the archaeological site and vernal pools require some form of protection from bike and pedestrian traffic. Where trails pass through habitat restoration areas the route is to be defined by ¼" aircraft cable 36 inches and 18 inches above grade supported on steel posts. This delineation system should be held back from the trail edge approximately 4 feet in order to recede into the planting as much as possible. This delineation system is not required in the existing lawn and tree park or east of Placentia Avenue. All pet animals brought to the park are to remain on leashes at all times.

### **Access to Talbert Nature Preserve**

Trail access is provided to Talbert Nature Preserve at four points along the western boundary of the site. At the north a pedestrian trail passes through the alluvial scrub and coastal strand habitats to join the Talbert trail near the Greenville-Banning

Channel. Two bluff routes are created on wooden stair structures to be constructed at the points of current heavy foot traffic and erosion: the north and south ends of the western bluff. The southern bluff stair system will require a small bridge over the Placentia Drain and coordination with the County of Orange for connection to the existing Talbert trail. Equestrian access may be made at the Canyon Drive entry. Equestrians may use the park trail system subject to review by the Division of Public Services.

### **Bluff Erosion and Access**

Current use of the bluff face for recreational riding of bicycles, skateboards and climbing has created numerous areas of erosion and defoliation. The short-term enjoyment which some derive from this destructive activity does not outweigh the need to restore and protect the remnants of sensitive coastal bluff scrub and the landform itself. By defining the trail at the bluff with a delineation system described above, providing educational signage and stair access at two locations, this random access is to be discouraged.

Section 3.3 and Appendix A discuss structural management measures, which may be employed to control bluff erosion. The use of a "geoweb" or small check structure system will provide a measure of control without visual intrusion or heavy grading. The goal is to stabilize the bluffs at the current condition and allow for a vegetation cover and root systems to return.

### **Coastal Bluff Scrub Restoration on the Bluffs and Central Canyon**

The slopes of the west and north facing bluffs are to be restored as coastal bluff scrub. This plant community is the natural vegetation for this soil, topography and exposure and is valuable as habitat for the endangered California gnatcatcher. As a sensitive habitat area, and with respect to the erosion conditions on the bluffs, this is a sensitive area and is to be protected from random traffic.

### **California Native Grassland Restoration on the Mesa**

The southern portion of the mesa from the bluffs to the existing developed park retains many species of the native grassland. This area is to be restored, as is the northern part of the mesa after the fill soil removal. The overall appearance of the restored area will retain the open heath like feel of a broad open wild area.

### **Children's Play Area at Pacific Avenue / Canyon Drive**

The southern park boundary joins the residential community of Pacific Avenue and Canyon Drive. An irrigated border is planned to provide a small lawn and tree community park with a children's play area. A cul-de-sac at the end of Pacific Drive with parking for approximately 10 cars is to relieve the turn around in the dead end, which currently exists.

Canyon Drive serves an existing Fairview Park parking facility for 26 cars west of Marion Parsons School. The trail connects to this parking area and returns to the bluff avoiding the vernal marsh located in the south east corner at Canyon Drive. Grade for the children's play area should be established high enough to remain dry in the winter season and to assist in the diversion of runoff from the housing area at the southern boundary, which currently experiences flooding.

## **The Northwestern Lowlands**

### **Northwest Park Entrance and Picnic Area**

~~As discussed in Section 6.1, a vehicular entrance is planned from Placentia Avenue to the low land area in the northwest area of the park. A small area of lawn and trees is planned to surround the parking area to accommodate heavy pedestrian traffic in the vicinity. Picnic tables and trash bins are to be placed on the edges of the small plateau formed by existing fill on this site. Restrooms are not indicated on the plan due to the other restroom facilities in the area and the absence of sewer service to this site. The major destination for persons using this parking is the trail system through the alluvial scrub restoration area and Talbert Nature Preserve. Restrooms are provided at the northern entrance to Talbert, which is one quarter of a mile from the parking area. If, in the future, the use of this area indicates the need for restrooms, facilities may be provided which do not require sewer service.~~

### **The Fairview Channel and Park Land to the North**

The Fairview Channel has been the subject of studies to remove the existing concrete lining and create a more natural drainage (Project Report Fairview Channel Facility No. D04 from Greenville Banning Channel to Upstream Terminus, County of Orange EMA, August 1991) This project was not carried out after the raising of the bank of the channel eliminated the threat of flooding to the north. The removal of the channel would be an expense, which is not necessary for the success of Fairview Park.

The northern park boundary lies approximately 50 feet from the protective fence of the Fairview Channel. This strip of land 50 feet by 1600 feet has no appropriate public use other than as a visual barrier for the residences. An existing heavily used dirt path on the south side of the channel is included in the plan as a 3 feet wide pedestrian trail.

### **Neighborhood Park At Placentia Avenue near Swan Drive**

The 1/3 of an acre triangle south of Swan Drive at Placentia Avenue is to be developed as a tree-planted barrier between the residences with a small lawn area and benches and one or two picnic tables. This area is accessible only from the sidewalk system of Placentia Avenue and is intended to serve the local neighborhood.

## **Riparian Zone Along the Placentia Drain**

The Placentia Drain exists in the northwest lowlands and extends along the base of the western bluffs to the southern tip of the park where it continues into Talbert Nature Preserve. The presence of seasonal water flow and, to a lesser extent, year-round flows in the Fairview Channel indicates the potential for the introduction of a riparian area along the Placentia Drain. Connection of the drain to the Fairview Channel can provide year round water flow while limiting the volume of flow into this feature. The drain presents an additional habitat and plant community for exploration via the trail system. No membrane or artificial water holding basin is planned in order to avoid attracting non-native frogs which could be harmful to other native species present in the area. Preliminary engineering study indicates that the riparian zone could be feasible and act as an asset to the wetlands in lower Talbert Nature Preserve by increasing the flow in the Placentia Drain.

## **Coastal Strand adjoining Talbert Nature Preserve**

The northern boundary of the Talbert Nature Preserve contains the coastal strand, or dune, plant community. A small zone of this community is planned at this borderline in order to make the property line less visible between the two parks.

## **Alluvial Scrub / Pacific Pocket Mouse Habitat**

The biological study of the site has identified a remnant of alluvial scrub at the northwest lowlands. Plant materials and soil conditions define this 41 acre area. This habitat is significant due to the favorable conditions present for occupation by the Pacific Pocket Mouse, which is listed as endangered by the USFWS. This habitat is becoming extremely rare in coastal Southern California and is considered to be of great value.

## **6.4 PASSIVE USES AND CIRCULATION TRAILS**

Passive uses for the park include walking, running, walking of leashed dogs, flying glider planes, flying kites, picnics, and other small group functions. Organized team sports requiring formal facilities or sports operated as a concession are not included. The natural areas of the park are reserved for running, walking, limited bicycle trails, and interpretive uses. Trails in the natural areas are planned to offer access to each habitat type, and in a quantity to allow variety to the frequent park visitor, but limited in order to provide large blocks of habitat undivided by trails or the interruption of human use.

A system of trails is planned to provide access to all areas of the park by pedestrian traffic. Trails at the edge of the bluffs, and the trail to the south of the Fairview Channel are recommended to be a minimum of three feet wide. Other trails are a minimum of four feet wide. Walking trails are surfaced with soil, decomposed granite or shell midden. The bluff trail in the archaeological site area is over shell midden and is to remain on this surface in order to allow the park user to experience this contact with evidence of much earlier human use. The midden trail and trails

crossing the archaeological site will require monitoring for erosion or damage due to use. A board walk may eventually be required if the site is in danger of degradation. The bluff top trail is not included as a bicycle trail in order to avoid paving over this material and mechanical damage to the shell midden. Overlooks with benches are to be provided at intervals along the bluff and at the northwest area of the site. Bicycle trails are to be asphalt or concrete surfaced. See also the Design Guidelines in Section 7.

The hours of operation of the park are to be from dawn to dusk. No artificial lighting is to be provided in the restoration areas.

## **6.5 INTERPRETIVE PROGRAM**

The prehistoric and historic activity on this site combined with the restored habitat offer ample opportunity to relate a great deal of interesting information to park users. Section 6.3 describes a design direction for the interpretive center. As a subtle site feature rich in information and discovery opportunities, the facility will not attract needless attention to the itself. The signage elements of the interpretive program should follow this design direction: simple, low to the ground, clear and informative. The interpretive center should offer the broad picture and suggest information to be found on the trails; thus encouraging the seeking and discovering of knowledge from many locations on the site.

The interpretive program should be designed to allow for group tours to be conducted, but should be primarily aimed at self directed discovery. Due to the size of the site and the number of potential subjects to be addressed, it should be quite normal for the park visitor to require many visits before all of the elements are visited.

Subjects for the interpretive program should include:

- The natural river setting before the flood control projects - the setting for prehistoric and historic uses of the site.
- The periods of prehistoric use of the site - the village site and note of the National Register of Historic Places listing.
- The history of Spanish discovery and site use during the Mission and Rancho periods.
- The site of the Polloreno Adobe.
- The various native plant communities and resident animal and bird species.
- The history of archaeology on the site.

## **6.6 HABITAT RESTORATION - PLANT COMMUNITIES**

### **West of Placentia - Habitat Restoration**

The area of the park west of Placentia Avenue is dedicated to uses requiring few constructed facilities and is to be restored to its natural conditions. This area contains the vernal pools, fragments of other native plant communities and the CA-

ORA 58 archaeological site, each of which require careful protection. The vernal pools are recognized as a significant and rare resource to be restored. General park use traffic is to be limited to the trails in the archaeological area and in the natural restoration.

Extensive trails allow access by foot, wheelchair or bicycle, but that access is to be limited to the trail systems, allowing vegetation to be restored while creating high quality habitat for birds and small animals.

The intent is to make a smooth transition to the ninety acre Talbert Nature Preserve, which adjoins Fairview Park to the west at the base of the bluff.

An interpretive area is designated in the western section to illuminate the rich resources of natural history. The only building construction provided for in the western section of the park by the plan will be restrooms, a small glider storage facility, and a shade structure for the group picnic area. These facilities are to be designed to have low visibility, be low key and have minimal impact on the visual image of the park.

A detailed Resource Management Plan is to be developed at the time of preparation of restoration documents and drawings. This plan is to specify methods for weed control, vector control, irrigation and monitoring of plants and wildlife.

### **Conceptual Restoration Plan Plant Palettes -- Fairview Park, Costa Mesa**

The following provides conceptual native plant palettes for four new plant communities currently planned for restoration/establishment within Fairview Park in the City of Costa Mesa. The specified plants are found within the park and general vicinity (i.e., the lower Santa Ana River ecosystem). Final plant palettes, quantities, planting techniques, and other relevant information will be prepared as part of final restoration plans to be completed in the future. The Coastal Strand area adjacent to Talbert Nature Preserve is to repeat the plant species found to have been successful in this existing planting. Plant communities in the vernal pools are presently established by the current restoration biologist.

#### ***California Native Grassland***

This plant palette is planned for the mesa, primarily in the area presently covered with fill. The existing fill should be removed from the site in order to return the mesa to its original, flat topography and to remove the extensive weed seed bed within the fill. Efforts to reestablish the mosaic of vernal pools on the southern third of the mesa have been started and are to continue until the natural grade and condition of the pools for the area is reached.

#### **Common Name**

#### **Scientific Name**

#### ***Containers***

Purple Needlegrass

*Nassella pulchra*

**Seeds**

Meadow Barley  
 Vernal Barley  
 Coastal Goldfields  
 Common Tidy Tips  
 Bicolored Lupine  
 Blue-eyed Grass

*Hordeum brachyantherum*  
*Hordeum intercedens*  
*Lasthenia californica*  
*Layia platyglossa*  
*Lupinus bicolor*  
*Sisyrinchium bellum*

**Coastal Bluff Scrub**

This plant palette is planned for hillsides and canyons, where patches of coastal bluff scrub vegetation presently exist, although in generally disturbed/degraded condition.

**Common Name****Scientific Name****Containers**

Brewer's Saltbush  
 Coyote Brush  
 Lance-leaved Dudleya  
 California Fuchsia  
 Bladderpod  
 Giant Wild-Rye  
 California Boxthorn  
 Laurel Sumac  
 Purple Needlegrass  
 Coastal Prickly-Pear  
 Coastal Cholla  
 Lemonade Berry  
 Mexican Elderberry

*Atriplex lentiformis* ssp. *Breweri*  
*Baccharis p. Consanguinea*  
*Dudleya lanceolata*  
*Epilobium canum* ssp. *canum*  
*Isomeris arborea*  
*Leymus condensatus*  
*Lycium californicum*  
*Malosma laurina*  
*Nassella pulchra*  
*Opuntia littoralis*  
*Opuntia prolifera*  
*Rhus integrifolia*  
*Sambucus mexicana*

**Seeds**

California Sagebrush  
 California Sunflower  
 California Buckwheat  
 California Poppy  
 California Everlasting  
 Coastal Goldenbush  
 Coastal Goldfields  
 Common Tidy Tips  
 Deer Weed *Lotus*  
 Bicolored Lupine  
 Small-flowered Melic Grass  
 California Wishbone Bush  
 Blue-eyed Grass

*Artemisia californica*  
*Encelia californica*  
*Eriogonum fasciculatum*  
*Eschscholzia californica*  
*Gnaphalium californicum*  
*Isocoma menziesii* var. *venetus*  
*Lasthenia californica*  
*Layia platyglossa*  
*scoparius*  
*Lupinus bicolor*  
*Melica imperfecta*  
*Mirabilis californica*  
*Sisyrinchium bellum*

**Alluvial Scrub**

This plant palette is planned for the alluvial plain in the northern portion of the park. Plans for this portion of the park (up to approximately 50 acres) will depend on

whether the U.S. Fish & Wildlife Service (USFWS) determines that this site should be used as a Pacific Pocket Mouse relocation site. If so, treatments within this portion of the park would be carefully planned with USFWS biologists to help ensure the site's suitability to support this endangered species. In any case, it will be important to completely eradicate approximately nine acres of Giant Reed (*Arundo donax*) in this area that were knocked down in the past year.

**Common Name**

**Scientific Name**

***Containers/Cuttings***

Emory Baccharis  
Mulefat  
Alkali Heath  
Bladderpod  
California Boxthorn  
Coastal Prickly-Pear  
Coastal Cholla  
Sandbar Willow

*Baccharis emoryi*  
*Baccharis salicifolia*  
*Frankenia grandiflora*  
*Isomeris arborea*  
*Lycium californicum*  
*Opuntia littoralis*  
*Opuntia prolifera*  
*Salix exigua*

***Seeds***

Chaparral Sand-Verbena  
California Sagebrush  
California Croton  
California Sunflower  
California Buckwheat  
Coastal Goldenbush  
Bicolored Lupine  
California Evening-Primrose

*Abronia villosa*  
*Artemisia californica*  
*Croton californica*  
*Encelia californica*  
*Eriogonum fasciculatum*  
*Isocoma menziesii* var. *venetus*  
*Lupinus bicolor*  
*Oenothera californica*

***Riparian Scrub***

This palette is for the Placentia Drain, a gully located along the western project boundary (adjacent to Talbert Regional Park), and potentially in a riparian area that may be created using water from Fairview Channel. Ideally, the new drainage course would emerge from Fairview Channel near Placentia Avenue, travel across the alluvial scrub restoration area, and enter the western gully, ultimately draining into the southern end of Talbert Regional Park.

**Common Name**

**Scientific Name**

***Containers/Cuttings***

Emory Baccharis  
Mulefat  
Bladderpod  
Giant Wild Rye  
California Rose  
California Blackberry  
Sandbar Willow  
Arroyo Willow

*Baccharis emoryi*  
*Baccharis salicifolia*  
*Isomeris arborea*  
*Leymus condensatus*  
*Rosa californica*  
*Rubus ursinus*  
*Salix exigua*  
*Salix lasiolepis*

Mexican Elderberry

*Sambucus mexicana*

**Seeds**

Meadow Barley

*Hordeum brachyantherum*

Coastal Goldenbush

*Isocoma menziesii* var. *venetus*

Bicolored Lupine

*Lupinus bicolor*

**6.7 EXISTING FILL SOIL REMOVAL**

The western portion of the site contains fill soils placed as a cap for the archaeological site CA-ORA 58. These soils were not graded smoothly when placed, and were further disturbed in the investigations to determine the boundaries of the site. The soils are known to contain asphalt, concrete, mortar, and other construction debris in significant amounts. The existing condition is uneven fills, and piles of soil, which prohibit any use other than the current open space. Prior to the discovery of the vernal pools as a sensitive natural resource fill soils were placed in portions of the largest pool. Portions of this pool have been restored by removing the fill soil, and as funds are available, this restoration of natural grade at the pools is to be continued. Due to the fill soils being contaminated and improperly placed an acceptable protective cap for the archaeological site has not been achieved. Due to the proposed passive use of the site, a new cap is not required if the conditions outlined in Section 3.4 are met. The master plan calls for the removal of the fill soils after the development of a phasing plan aimed at protecting the existing wildlife in this area.

**6.8 DRAINAGE ISSUES**

**6.8.1 GENERAL**

The site contains two areas where erosion is a concern. Both areas are discussed in Section 3.2. The bluff erosion is addressed by discouraging park users from walking on the bluff faces at points other than stairs or trails, and by providing erosion control devices in the areas of current severe erosion. The flooding of the southern boundary of the west side is addressed by installing a drain to base of the bluff or to Canyon Drive where it may be drained off of the site. Care must be taken in any drainage measure to study possible effects upon the vernal pools and their drainage and watershed.

**6.8.2 EROSION CONTROL MEASURES**

**Bluff Erosion**

The erosion of the bluff face is a natural process, which has been accelerated through public use and activities within the park. The characteristics of the bluff affecting erosion include the soil type and topography. Additional runoff tributary to the bluff face will also accelerate the development of erosion features. The exposed face of the bluff area is naturally susceptible to (1) sheet erosion, (2) rill erosion, and (3) gully erosion. Pedestrian traffic along the bluff face and mountain bikes have

caused additional aggravation of the erosion process, mechanically dislodging the material of the bluff face.

### **Erosion Control Measures and Suggested Recommendations**

Erosion control features can be installed as part of the park master plan implementation, which will assist in minimizing the amount of erosion of the bluff, bluff canyons or arroyos, and the natural canyon areas. The bluffs are important natural features to be preserved. The amount of erosion, which occurs to the bluffs, is partially dependent upon the amount of runoff which discharges over the bluff face or tributary to the bluff erosion features. Runoff over the bluffs is partially a natural feature of the site and is unavoidable. Restoration of the site to its historical grade elevations will relieve existing drainage patterns caused by the placement of fill soils. A management measure is to minimize public access to the bluff face and direct foot traffic to specific access point down the face of the bluffs. This is accomplished through defining the trail along the top of the bluff and by the addition of wooden stairway systems. Vegetation of exposed earthen areas and slopes will greatly assist in maintaining the natural areas, which are experiencing, surface erosion. In addition, the vegetation can also be reestablished within the arroyos or bluff erosion features to provide ground cover and reduce the velocity. A summary of the management principles associated with erosion control for the site include:

1. Retain the natural vegetation
2. Minimize grading
3. Vegetate denuded areas
4. Divert runoff away from exposed slopes where consistent with natural grade
5. Keep runoff velocities low
6. Prepare drainage systems to handle the concentrated flow

The existing natural arroyos, which have eroded within the bluff areas, can be protected through structural management measures in order to prevent continued erosion. Two different treatments are recommended which will have a low visual impact upon the site. These control measures include:

*Geoweb:* This is a material which can be utilized to stabilize the bluff face and the bluff erosion features. The material is a plastic interlocking web consisting of diamond shapes, which are about 8 inches square, creating large connected cells. The material is placed on the slope or drainage courses to provide a flexible revetment. The cells are then filled with soil or gravel and then vegetation is established in the cells. This material has recently been applied on a large slope failure in the Newport Beach back bay area adjacent to the bike trail. After completion, it is not possible to see the material, however, it provides an excellent stabilization system, which would also integrate well with the natural park setting.

*Check Structures:* A “check” is a small grade control structure placed across the stream, which slows the water velocity and creates a permanent stream elevation at that location which cannot be eroded. A series of checks can be constructed along

these drainage features to maintain a low velocity. A new material, which has been implemented to construct the checks, is a vinyl sheet interlocking sheet pile. The vinyl material is lightweight, which allows the material to be installed by hand, and is inert so that it has a high longevity. The checks can also be constructed of rock, timbers, or other material.

### **6.8.3 DEVELOPED PARK DRAINAGE AND HYDROLOGY**

#### **Proposed or Modified Drainage Patterns**

The park master plan proposes to perform minimal grading to implement the proposed facilities and maintain the existing topographic/drainage patterns as much as possible. One of the primary considerations for maintaining the natural drainage patterns is associated with the bluff top area and the existing vernal pools. The vernal pool habitat is extremely sensitive to surface drainage and is dependent upon this runoff to sustain itself. It is critical within this area that the natural drainage boundaries, which have been identified, be maintained to the maximum amount possible. There are some disturbed areas of deposited fill soils within these areas. It is proposed as part of the grading for the park that these areas would be returned to the original historic condition with the natural drainage patterns.

The only significant change through the grading involves the establishment of the riparian area in the location of the existing Placentia Drain. This earthen ditch drain was created during agricultural uses of the site collecting water from the northern low areas and draining south along the bluff face to what is now the south end of Talbert Nature Preserve. The drain has not been maintained and is filled at several trail crossings. A riparian area in the drain is to be enhanced in the south and created in the north by connecting the drain to a constant water source in the Fairview Channel, and restoring the flow line of the Placentia Drain.

#### **Existing Identified Drainage Deficiencies**

The primary drainage deficiency, which has been identified through this qualitative evaluation, is an area located in the southern portion of the site, near the existing residential area at Pacific Avenue. The runoff generated from a 16-acre portion of the bluff top area drains toward the residential area at Pacific Avenue. The natural topography within this area causes the runoff to be directed towards a low point near Canyon Drive and Pacific Avenue. This area does not have any direct outlet and has caused flooding problems for the adjacent buildings, which appear to have been constructed below the grade of the park.

The remainder of the park site appears to be adequately drained through the natural topography. The vernal pools are self-contained drainage catchments and do not have outlets, but this is an integral part of this natural feature. Regional flood protection for the area is provided through the Fairview Channel and the County of Orange has prepared a preliminary design study, dated August 1991, which has evaluated the flood protection levels provided by the channel. The projects contemplated in this report have been permanently shelved due to the fact that

flooding in the area of the Channel is not a high risk and not related to channel capacity, but to backing up in the Greenville Banning at times of maximum flow.

### **Recommended Drainage Features**

Proposed permanent public facilities constructed as part of implementing the park master plan should investigate the local drainage requirements and ensure that the proposed grading provides positive drainage. The fill removal activities should maintain the natural drainage patterns and reduce the potential for erosion. Any large proposed impervious areas, such as parking lots, should include appropriate surface drainage collection facilities which may only require curb and gutters. New active park areas, which are grassed for public use, such as picnic areas, should be graded to ensure positive drainage and should have a slope greater than 2%. Erosion control features and best management practices should be applied during the construction period in order to minimize the sedimentation impacts.

It is recommended that the existing surface drainage deficiency be corrected that has been identified as part of this evaluation. Construction of an underground storm drain is feasible to achieve the desired level of flood protection, and should prove to be desirable in consideration of the vernal pools.

### **Development of Riparian Scrub in the Existing Placentia Drain**

Fairview Park has the required elements to allow the opportunity for the development of a limited riparian zone as part of the park master plan. An existing drainage ditch, the Placentia Drain, cuts diagonally to the southwest through the northwest lowlands and runs along the base of the western bluffs to Talbert Nature Preserve. The drain has been partially filled in numerous locations. With cleaning and restoration of the flow line this drain would deliver rainfall runoff from the park site to Talbert and its planned wetlands. Due to the sandy soils in this drain area, low flow volumes of water are not anticipated to reach Talbert in the dry season.

The adjacent Fairview Channel could provide a sufficient year-round water supply by intercepting the nuisance water or "low-flows" conveyed by the channel and diverting this runoff to the northern end of the Placentia Drain at an elevation below the invert of the Fairview Channel. Runoff may be allowed to drain to the southern part of the Placentia Drain and to Talbert Nature Preserve wetlands.

### **Fairview Channel Diversion System**

The ability to construct the diversion system in the existing flood control facility must be approved by the County of Orange and initial discussions should be conducted as early as possible during the planning process to ensure that all design requirements are incorporated. Different configurations for a diversion system are possible but one of the primary design considerations is that it cannot interfere with the level of flood protection or reduce the hydraulic conveyance capacity of the Fairview Channel.

A potential recommended configuration of a diversion system, which has been utilized for diverting low-flows on another flood control channel in Orange County, involves the construction of an intercepting “trough” within the bottom of the Fairview Channel, which is below the channel invert. The “trough” would be located perpendicular to the direction of flow and extend across the entire channel bottom in order to intercept the maximum amount of nuisance flows. The trough would be of sufficient width to intercept shallow depths in the channel and have a slight slope to one side of the channel where it would be connected to an underground storm drain. A manual slide gate would be provided near the connection point for maintenance and to regulate the flow entering the drain if required.

## **6.9 SECURITY AND FIRE PREVENTION**

### **Security**

Designated trails are wide enough to allow for patrol vehicles to reach most areas of the park. All trails are accessible by foot and bicycle patrol. The hours of the park are to be from dawn to dusk, and security lighting is not to be provided with the exception of the train station and maintenance yard, and museum facilities.

### **Fire Prevention**

Fire vehicles will be able to utilize the designated wide trails in the event of medical aid or fire emergencies. Gates are to be placed at intervals in the trails delineation system for emergency fire access to restoration areas. At the time of detail design of the infrastructure water system, hydrants are to be provided over mains.

The plan calls for irrigated zones to join the residential interface at Canary Drive, Swan Circle and at Pacific Avenue and Canyon Drive. The strip of land between the Fairview Channel and Swan Drive is to be disked periodically to prevent the growth of seasonally dry vegetation in the vicinity of the residential community on Swan Drive. The trail system breaks the restoration areas into segments that will replace the current practice of disking bands of vegetation

## **7. IMPLEMENTATION**

### **7.1 NATURAL COMMUNITY CONSERVATION PLAN & HABITAT CONSERVATION PLAN (NCCP/HCP)**

The California Legislature enacted the NCCP Act in 1991 declaring that that “there is a need for broad-based planning to provide for effective protection and conservation of the state’s wildlife heritage while continuing to allow appropriate development and growth.” The NCCP provides a means of setting aside specific areas of habitat while permitting the “taking” of other areas of habitat. By taking a long-term regional view, rather than a project by project approach to this preservation and taking, there is improved opportunity for success in the preservation of species, endangered and otherwise.

In 1996, the County of Orange NCCP/HCP Central & Coastal Sub-region was established encompassing 208,000 acres (about 325 square miles), which includes the central portion of Orange County from the coastline to Riverside County. The City of Costa Mesa lies within the boundaries of this sub-region.

Within this sub-region, a habitat reserve system has been created, which identified 38,738 acres, which would remain as more or less undisturbed or re-established habitat. The reserve is in two separate areas: the Central sub-area in the vicinity of Irvine Lake running along Lomas Ridge, and the Coastal sub-area near Laguna Beach extending from Laguna Canyon Road to the coast. The County of Orange parklands along the Santa Ana River including Talbert Nature Preserve are included in this somewhat isolated part of the reserve. Fairview Park has 4,500 feet of boundary in common with Talbert Nature Preserve.

### **State and Federal Regulatory Framework**

The regulatory framework within which the NCCP/HCP and the Joint EIR/EIS were prepared includes:

- the NCCP Act of 1991, which facilitates long-term regional protection of natural vegetation and wildlife diversity while allowing compatible land uses and appropriate development and growth.
- the March 30, 1993 listing of the coastal California gnatcatcher as a "threatened" species; the September 29, 1994 listing of the Pacific pocket mouse and the December 16, 1994 listing of the southwestern arroyo toad as "endangered" species under provisions of the Federal Endangered Species Act (FESA).
- the Special 4(d) Rule enacted by the Department of the Interior to encourage preparation of NCCPs by establishing the NCCP Act as a primary program for addressing the federal listing of the gnatcatcher.

The two agencies responsible for implementing the Endangered Species Acts are California Fish and Game(CDFG) and the U. S. Fish and Wildlife Service (USFWS). The County of Orange has been the lead agency in preparing the EIR. The USFWS has been the lead agency responsible for managing the preparation of the EIS.

When the NCCP/HCP Implementation Agreement was approved by the participating agencies and landowners on July 17, 1996, CDFG issued permits required by the California Endangered Species Act to allow the taking of specified areas of habitat.

### **Current Participants in the NCCP**

The Central and Coastal Sub-region of the NCCP contains all or portions of 16 cities and unincorporated Orange County. The habitat reserve system is located in eight of these cities. The City of Costa Mesa is one of these cities due to the incorporation of Talbert Nature Preserve and the area around Talbert Pond.

The NCCP is directed by a non-profit corporation governed by a Board of Directors composed of representatives of major public and private landowners of Reserve

lands, the USFWS, CDFG, local jurisdictions that are signatory to the Implementation Agreement and own lands within the Reserve System. The City of Costa Mesa would fall within the last category if they choose to sign the Implementation Agreement.

The current Board of Directors of the NCCP are representatives of the following entities:

U. S. Fish and Wildlife Service	Transportation Corridor Agency
California Department of Fish and Game	City of Irvine
California Department of Parks and Recreation	University of California, Irvine
County of Orange	Chandis-Sherman
Irvine Ranch Water District	3 At-Large Directors
Metropolitan Water District	Ex-Officio Directors:
Southern California Edison	Coastal Greenbelt Authority
Santiago County Water District	California Department of Forestry
The Irvine Company	Orange County Fire Authority

### **The Process for Incorporating parts of Fairview Park into the NCCP**

The City of Costa Mesa may incorporate appropriate habitat restoration areas into the NCCP by signing the Implementation Agreement. Upon signing as a Local Government owning land within the Reserve System, the City of Costa Mesa will be entitled to a seat on the Board of Directors under section 5.1.2 of the agreement. The terms of the agreement call for the lands to remain in the Reserve System for a term of 75 years starting from July 1996.

### **City of Costa Mesa Responsibilities if becoming Signatory to the NCCP**

Each city which signs the Implementation Agreement has the responsibility for conducting some or all of the following actions, depending on whether portions of their jurisdictions are included within the Reserve System or when “take” of Identified Species will occur within their jurisdiction per section 4.4.2 of the Implementation Agreement:

1. Consideration of amendments to the general plan, zoning, or other implementing ordinances to comply with state planning and zoning requirements, to officially designate the Reserve System.
2. Adopt fuel modification ordinances/standards consistent with the NCCP/HCP fuel modification policies (to be developed by CDF and OCFA) that will be applicable to areas bordering the Reserve System, and within Special Linkage Areas and Existing Use Areas.
3. Make best efforts to obtain conservation easements over privately owned lands within the Existing Use Areas owned by non-participating landowners. Should a change be proposed in the future within the Existing Use Areas, local governments are to use their best efforts to exercise local land use authority consistent with the policies of the NCCP/HCP.

4. In cooperation with the appropriate reserve owner/manager, review project proposals within the Reserve System on lands, managed by the particular local government to assure consistency with the NCCP/HCP
5. Assure that the non-participating landowners provide evidence of payment of the Mitigation Fee to the NCCP Non-Profit Corporation where the landowner elects to use the mitigation fee option for Take of listed Coastal Sage Scrub species.
6. Record / Compile Identified Species, Coastal Sage Scrub species and Covered Habitats impacts within its jurisdiction annually reporting losses/mitigation to the County to enable the County, as lead agency to compile subregional data for transmittal to CDFG and the Service.
7. Ensure that NCCP construction related minimization measures (set forth in Chapter 7 of the NCCP/HCP EIR/EIS) are included as conditions of approval in Local Government actions approving development, which may result in Take of Coastal Sage Scrub species and ensure that such measures are enforced.
8. For those Local Governments owning land within the Reserve System, formally commit such lands to the Reserve System, and manage such lands in accordance with the NCCP/HCP
9. For those Local Governments owning lands within the Reserve System, serve as a member of the Board of Directors of the NCCP Non-Profit Corporation.
10. Accept and use the NCCP/HCP EIR/EIS as the CEQA program EIR, and commit to the coastal sage scrub and Identified Species and Covered Habitat mitigation requirements, while also recognizing the mitigation values of preservation of non-coastal sage scrub resources.

### **Permitted Uses within the NCCP Reserve**

Per Section 5.3.3 of the agreement:

The following is a summary of the permitted uses in the Reserve System that shall constitute Planned Activities on the part of Participating Landowners and permitted uses on the part of the NCCP Non-Profit Corporation as more fully described and provided for in the NCCP/HCP:

- Adaptive Management Activities
  - monitoring target species and related habitat conditions
  - monitoring non-CSS and non-targeted species conditions
  - habitat enhancement, restoration and re-creation
  - other management activities designed to implement NCCP policies, objectives (e.g. cowbird trapping, Pacific pocket mouse propagation and weed abatement)
  - inventorying for non-target species.
- Habitat Mitigation Related to Take of Listed CSS Species outside of the Reserve System, consistent with the provisions of the NCCP/HCP
- Habitat mitigation for Take of non-CSS Species outside of the reserve system consistent with the NCCP/HCP and state and federal mitigation policies (e.g. wetlands, least Bell's vireo)

- Field research and field studies designed to further long-term protection of habitats and species included within the Reserve System owned by the participants.
- Fire management Activities Consistent with the NCCP/HCP and fire management plan
- Ongoing grazing activities consistent with the NCCP/HCP Grazing Plan
- Public access and recreation consistent with the provisions of the NCCP/HCP -recreation Management Program
  - passive recreation, including hiking, nature interpretation, picnicking
  - equestrian activities on designated trails, and designated new staging areas and facilities
  - mountain biking on designated trails
  - camping in designated locations
  - construction, operation, maintenance and concession activities associated with recreation facilities designated as permitted uses within the NCCP/HCP
  - pre-existing park facilities and uses within disturbed areas, provided that existing active facility expansions, or conversions of passive use facilities to active use must be consistent with the NCCP/HCP
  - within the Coal Canyon Ecological Reserve, public access and hunting as determined appropriate by CDFG
  - park and reserve administration and interpretive facilities
- Activities related to provision of those necessary infrastructure facilities identified in chapter 5 of the NCCP/HCP
  - consistent with the provisions of the NCCP/HCP, operation, maintenance, repair and reconstruction of existing infrastructure as depicted on figure 27 (of NCCP documents) or if not addressed by the NCCP/HCP otherwise a matter of public record
  - construction of those new infrastructure facilities identified in figure 28 (of NCCP documents) consistent with adopted County and city general plans and the provisions of the NCCP/HCP
  - ongoing operations and maintenance , repair and reconstruction activities related to the new infrastructure facilities, consistent with the provisions of the NCCP/HCP
  - emergency activities related to existing or new infrastructure facilities
- Existing uses consistent with Chapter 5.11 (Existing Use Policies) of the NCCP/HCP

### **Potential Advantages of Inclusion in the NCCP**

1. There is the potential for obtaining funding through the NCCP Non-Profit Corporation for assistance in restoring habitat, which is a significant part of the park construction cost.
2. Being a part of the well-recognized NCCP program may be of assistance in attracting funding, grants or mitigation funds from other agencies or corporations for restoration of habitat/construction.
3. The master plan for the restoration areas would become protected from active development by the Reserve System commitments.

4. A possible smoothing or clarifying of the permitting process for park restoration and trail construction in the area of sensitive habitat.

**Potential Disadvantages of Inclusion in the NCCP**

1. Some restrictions on land use for included areas.  
The uses for the restored areas would be all passive uses and would be in compliance with the previously stated approved land uses. None of the stated goals for the use of these lands would be in any way restricted.
2. Obligations for maintaining and caring for the restored habitat areas.  
The City of Costa Mesa would make a commitment do this work in any case. There would be no obligations, which would be new due to inclusion in the NCCP.
3. The master plan for the included areas is committed for the duration of the NCCP agreement of 75 years. This item is also listed as a benefit of inclusion. There could be point of view that some flexibility for changing the habitat restoration areas to more active developed uses would be positive. The habitat areas of Coastal Bluff Scrub, Alluvial Scrub, and Vernal Pools with their surrounding Grassland are considered to be very sensitive. In the event an effort were to be made to convert these areas to more active park uses, it is likely that current federal and state regulations would prohibit this action. Mitigation funds have been used to restore portions of the vernal pools in 1996-97. These areas were committed to permanent restoration prior to consideration of the NCCP inclusion.

**Recommendation for Inclusion of a Portion of Fairview Park in the NCCP**

It is recommended that the areas of Fairview Park which this plan designates as passive use habitat restoration areas be included in the NCCP Reserve System.

These areas are:

Northwest lowland alluvial scrub, dunes, riparian scrub	41 acres
Western grasslands, vernal pools and bluffs	70 acres
Total area	111 acres

These area have been selected because they will contain habitat which is addressed by the NCCP and planned public use which is compatible with the guidelines of the NCCP.

**7.2 DESIGN GUIDELINES**

The detailed design decisions are critical to implementing the Master Plan Objectives and assuring that the vision of Fairview Park is fully realized. The following guidelines are intended to serve as parameters for future designers and City decision makers during implementing phases of the park plan. They are both reminders of the types of features discussed to be included in the park during the Master Plan process, and further elaboration from a design standpoint on methods

for achieving the intent of the Master Plan. The overriding factor to be considered in the design is the desired natural, low-key character of the park. The man-made features and improvements should, as much as possible, allow nature to speak for herself. The recommended materials and design suggestions are intended to allow the designed features to blend with the natural areas, to be substantial and functional while providing a consistent, quality appearance. In laying out trail routes, the existing pathways are to be utilized wherever possible.

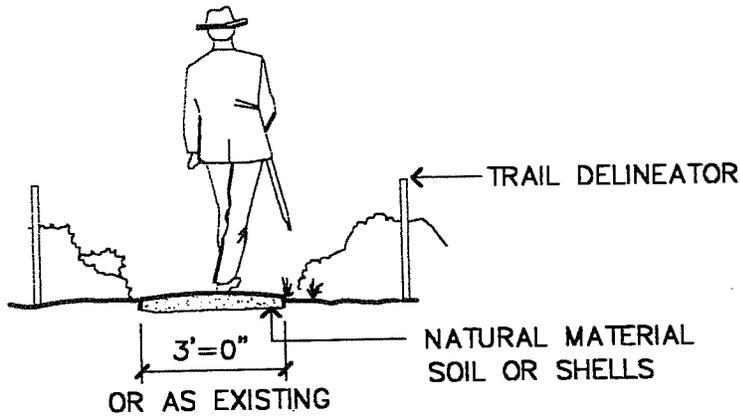
**Trails**

Trail design varies depending on type and intensity of use and location:

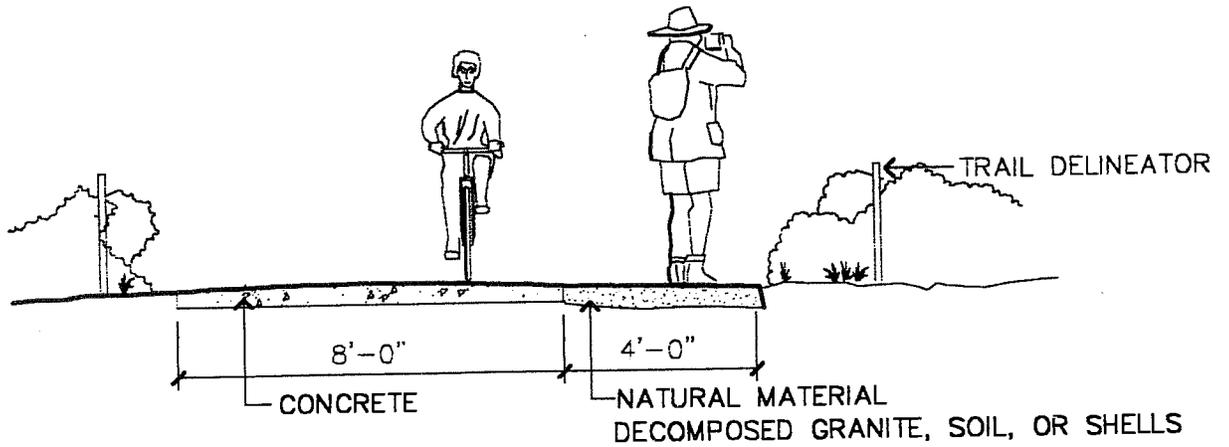
<b>Trail Type</b>	<b>Width</b>	<b>Surfacing material</b>
Pedestrian Trail	3' or as existing	Soil, decomposed granite or shells
Multi-purpose Trail	8' +4'	Concrete Decomposed granite, soil or shells
A* Multi-purpose Trail	8'	Asphalt paving
B Multi-purpose Trail deleted by City Council 8-21-00		
C Multi-purpose Trail at Bluff Top	4'	Decomposed granite, soil or shell midden where these materials are exposed. Boardwalk may be installed as a mitigation if midden area becomes degraded from public use
D Multi-purpose Trail with Topo Constraints	4'	Asphalt paving or natural material
E Multi-purpose Trail Separated bike And pedestrian	5' 8'	Existing concrete sidewalk Asphalt bikeway

**Trail Delineation**

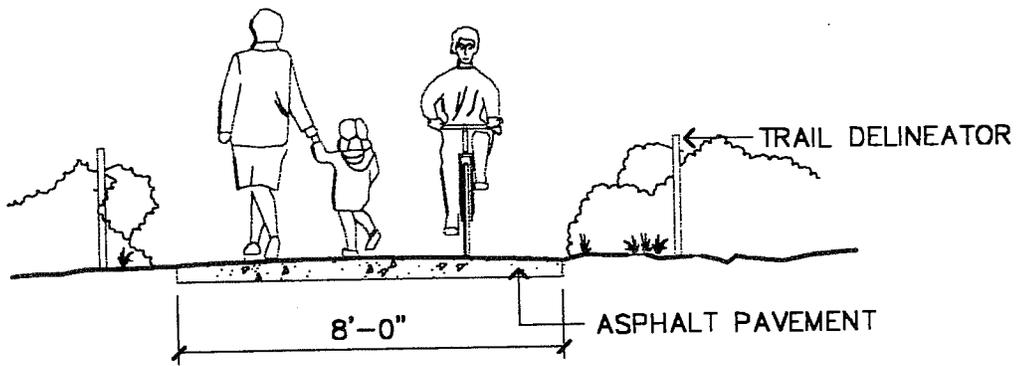
Where trails pass through habitat restoration areas and sensitive portions of the botanic garden the route is to be defined by double strands of 1/4" aircraft cable 36" and 18" above grade supported on 1-5/8" diameter steel posts 16 feet apart. Posts in the archaeological area are to be driven, not excavated and placed in concrete. In other areas, concrete may be used as a post footing. Trail delineators are to be placed five feet off the edge of trails, with planting between delineator and trail. In planting areas where the plants are too low to obscure the cable system, such as the grassland, portions of the delineator may be removed after the establishment of the



**3' WIDE PEDESTRIAN TRAIL**

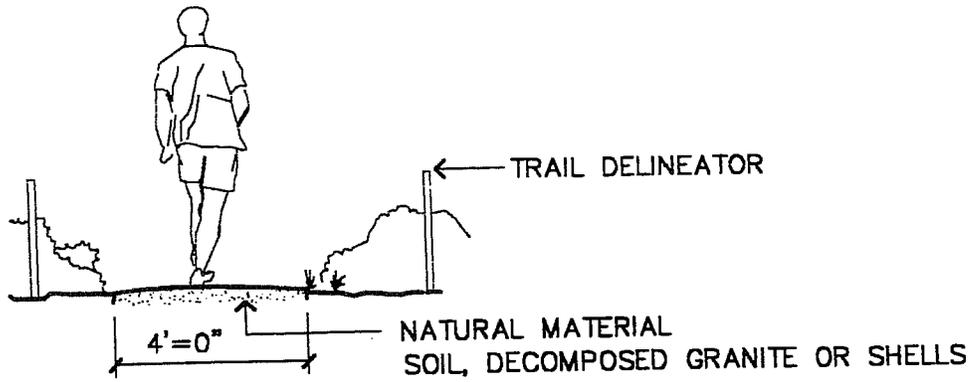


**TYPE "A" MULT-PURPOSE TRAIL**

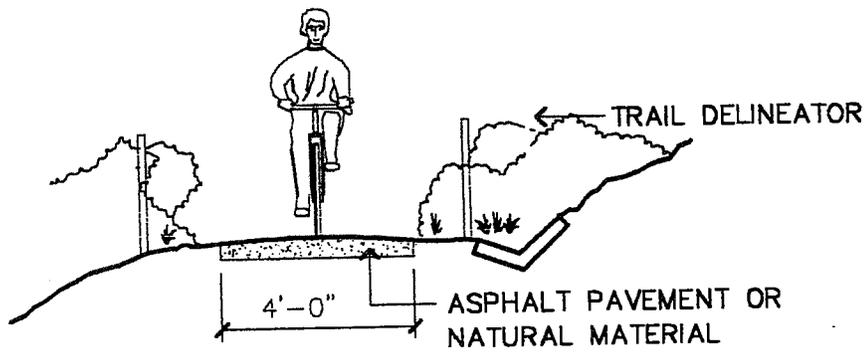


**TYPE "A\*" MULT-PURPOSE TRAIL**

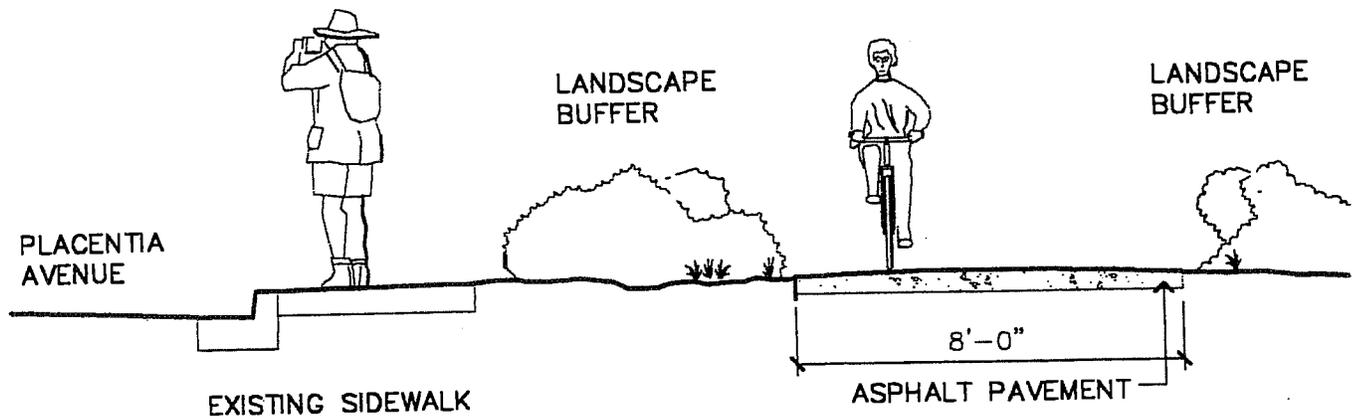
(TYPE "B" TRAIL WAS DELETED BY CITY COUNCIL ACTION ON 8-21-00)



**TYPE "C" 4' WIDE TRAIL AT BLUFF TOP**



**TYPE "D" MULT-PURPOSE TRAIL WITH TOPOGRAPHY CONSTRAINTS**



**TYPE "E" BICYCLE TRAIL SPARATED FROM WALKWAY**

vegetation. If no significant intrusion is apparent into the restoration areas by bicycles or pedestrians into the archaeological areas, vernal basins, or sensitive restoration areas, the delineators may be removed. Annual monitoring of intrusion into restoration areas should be implemented by the City of Costa Mesa with a biologist in order to evaluate the need for trail delineation. Each year sections of the delineator may be removed on a trial basis. The goal for this program is to maintain vigorous vegetation, stop erosion, and protect the vernal basins and archaeological sites with as little physical intrusion on the natural environment by way of delineators as is possible.

### **Park Furniture**

Benches and picnic tables should be rustic in character and should be able to be installed without concrete footings, in order to avoid excavation into the archaeological remains. Wood and concrete should be the predominant materials. Wood should have a stained rather than painted surface. The same furniture should be used throughout the park. Trash receptacles should be simple metal trash can with restraints. Drinking fountains should be sandblasted exposed aggregate concrete.

### **Lighting**

Pedestrian scale security lighting should occur only in the developed parts of the park site (the neighborhood parks on the north and south, the entrance and picnic areas on the west side, and the parking lot and train station area on the east side). The parking area north of the bluff on the west side, the restored areas and botanic garden should not be lighted and should be closed to the public after dark. Light fixtures should be chosen which repeat the sandblasted exposed aggregate concrete and wood materials of the other park furniture.

### **Stairways**

Stairways down the bluff should be wood, elevated above the ground surface and supported by concrete footings. Variety should be designed into the stair climbing and descending experience by incorporation of directional changes, landings, and look out points. The stairway should follow the existing grade as closely as possible. The approach to the stair and the adjacent trails should be designed to discourage use of informal trails on the bluff surface. Wood should be stained to match tables and benches.

### **Play Areas**

Play areas should be designed with recognition of the overall park theme. Children's activities could be planned to stimulate questions and exposure to ideas that are part of the park's interpretive story. Corresponding equipment could be reminiscent of some of the park history, the archaeological artifacts or the plants and wildlife of the site. The furniture of the play areas should be the same as the rest of the park furniture.

## **Interpretive Area and Signing**

The central interpretive area is intended to serve as a starting point for learning about the archaeological and natural features of the site. This area is not to contain buildings or tall structures. It is intended that the interpretive information be conveyed through low-level signage, castings at ground level and limited modeling. These components should be integrated into a flowing sculptural design that will draw visitors easily through the space. It should provide seating and provide space sufficient for small classes to gather and listen to a docent or experience the features being displayed. Signing throughout the site should be low level, visible, but inconspicuous. Low tilted bases of sandblasted concrete with brass or porcelain enamel signing should be considered.

## **Park Structures**

On the west side of the park only three structures are planned in recognition of the goal to keep the park open and natural. There is a restroom planned in the southwestern portion of the existing developed park and another smaller one as part of the group picnic area to the north of the present park entrance. These structures should be the minimum size needed to perform their function. They should be visible for access and surveillance purposes, but they should not be prominent visual features. Curving sculptural shapes of sand finished natural concrete color stucco for walls, with wood roof/trellis detailing to match other site wood features should be considered.

A picnic shelter is suggested for the group picnic area. This is primarily a roof cover with a provision for a large barbeque and countertop area. The design should use the same considerations and vocabulary as the restrooms. On the east side of the park structures should reflect the model railroad and historical theme. Particularly if the Stationmaster's house is relocated to the site, the other buildings should be designed to be compatible with this structure and reminiscent of the early depots of southern California.

## **Entrance**

As the site architecture and interpretive theme presentation is developed, the design vocabulary will be further refined. The entrances, both to east and west should be designed to echo the other designed elements. They should also introduce plantings that will occur in the naturally restored areas of the rest of the site.

## **Pedestrian Bridge-Constructed in 2006**

The pedestrian bridge is an opportunity not only to physically join the two sides of the park site now separated by Placentia Avenue, but to present a unifying and image making statement about the park to travelers below. The arches and rough concrete texture of the Arroyo Parkway bridge in Pasadena and the Bayside Drive

bridge in Newport Beach, with its climbing and cascading vines, are suggested as prototypes.

### **Parking Lots**

Parking lots should be as rustic in character as their function will allow. For example, they could be built with an asphalt driveway and center aisle, gravel or decomposed granite parking areas and railroad tie boundaries. The additional parking to be added for the group picnic area and the east side model railroad area should be similar to the existing adjacent parking lot, but with additional planting areas included. In all cases an abundance of trees should be incorporated within the parking lots to relieve the urban appearance.

### **Plant Palette**

~~Much of the plant palette is determined by the criteria for restoration, and the concept of the California botanic garden. Plantings within the developed park areas should relate to these themes, but the variety of plants can be increased in order to provide for functions such as shade, color, screening, and definition of space.~~

### **Plant Palette for Botanic Garden**

#### **~~Coastal Sage Scrub:~~**

~~Artemisia californica  
Salvia apiana  
Salvia mellifera  
Salvia leucophylla  
Eriogonum fasciculatum  
Rhus integrifolia  
Encelia californica  
arra~~

#### **~~Southern Oak Woodland:~~**

~~Quercus engelmannii  
Quercus agrifolia  
Juglans californica  
Ceanothus spp.  
Rhus spp.  
Ribes spp.  
Heteromeles arbutifolia~~

#### **~~Riparian Woodland:~~**

~~Acer macrophyllum  
Acer negundo spp. californicum  
Fraxinus velutina  
Platanus racemosa  
Populus fremontii  
Quercus agrifolia~~

Baccharis spp.  
Salix spp.  
Vitis girdiana

**Island Chaparral:**

(Perhaps have areas specific to each off shore island)

Cercocarpus traskiae  
Crossosoma californicum  
Eriodictyon traskiae  
Prunus lyonii  
Rhamnus pirifolia  
Adenostoma fasciculatum  
Quercus dumosa  
Heteromeles arbutifolia  
Malosma laurina  
Rhus integrifolia  
Rhus ovata

**Desert Related Plants**

Cercidium floridum  
Chilopsis linearis  
Agave deserti  
Cleome isomeris  
Dalea spinosa  
Encelia farinosa  
Yucca spp.  
Larrea tridentata  
Opuntia spp.

**Additional Plants to include:**

Pinus torreyana  
Sequoia sempervirens  
Cercidium floridum  
Lyonothamnus floribundus asplenifolius  
Cercis occidentalis  
Romneya coulteri

**Irrigation**

Temporary irrigation systems will be needed to establish the native habitat areas. These systems should be installed with pipe on grade so that excavation in the archaeological area will not be needed, and so that the piping can be removed without damaging the plants when the growth is established. Where permanent irrigation system is to be installed, monitoring of the trenching should occur per the recommendations of the archaeological report. The City standards for irrigation equipment and installation will be applied.

## **7.3 PHASING OF CONSTRUCTION**

The plan has been divided into areas for phased construction based upon type of use or type of habitat restoration. The order of construction is suggested with priority given to areas, which establish the theme or concept of the total project. A site plan with the area designations accompanies this section. The following is a suggested order of construction.

The sequence recommended here attempts to tie habitat restoration areas together in order to create ever larger blocks of unbroken restored land. If the order of construction is to vary due to funding, every effort must be made to expand upon initial steps to create meaningful and viable blocks of habitat and not to leapfrog over the site.

It will be advantageous and necessary for the City to pursue outside funding through grants, other public agencies, and private corporations for all portions of the park. Funding may become available for any segment of the plan due to a special interest on the part of an agency or corporation. The suggested order of phasing given here should not restrain any interest in contribution. With the exception of the infrastructure phase, each area could be implemented independent of the other and should proceed when funds are available.

### **1. Infrastructure**

#### **Utilities and restrooms**

This phase would include construction of the underground electrical service, sewer lines, potable water and reclaimed water lines which will serve the eastern and western sectors of the park; restrooms in the train area, the central area near the glider operations, and the proposed group picnic area; fire hydrants; and electrical service to the restroom areas.

#### **Erosion and drainage control**

Construct erosion control measures along the western bluff. This measure will arrest the deteriorating land area and protect the CAL ORA-58 archaeological site. Stairs that are planned for these areas may be added at a later date.

Construct the proposed drain in the area of Pacific Avenue. This improvement will relieve the flooding which occurs in the southern portion of the site which is periodically affecting adjoining property.

#### **Removal of fill soils**

Remove the fill material that was deposited as a cap for the CAL ORA-58 archaeological site. This material contains asphalt, concrete, and other foreign material, which may further degrade the site. The removal of this material will be necessary before any restoration may begin in this area. Prior to the removal of the



# MASTER PLAN

PHASING AREAS

Approved by City Council March 1999  
 Revised February 2001  
 Revised again November 2002

## FAIRVIEW PARK CITY OF COSTA MESA

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 APR 22, 2003

debris, a phasing plan is to be developed, which is to develop methods for preserving species of wildlife currently occupying the uneven terrain. Once the fill soils are removed, restoration of vegetation and protective trail delineation must be immediately commenced in order to protect the archaeological site.

## **2. Area D Western Grassland And Bluffs**

This area includes the vernal pools, coastal bluff scrub, and large areas of native grassland restoration. These are among the most sensitive areas in terms of important and unique habitat. This area would establish a firm direction for the total project, create interpretive opportunities, and offer important bluff top trails for public use. At the time of the fill soil removal from the area of the archaeological site, restoration of the native grasslands must be started.

Due to the presence of vernal pools, this area may also offer the greatest opportunity for attracting outside financial participation.

## **3. Area F Pacific Avenue / Canyon Drive Active Park**

This relatively small area will establish a strong link to the community to the south and offer active uses for children. Parking for the handicapped at the end of Pacific Avenue will provide important access to the bluff trail.

## **4. Area A and C Northwest Lowlands**

This area also offers large areas of sensitive habitat restoration, as it will contain alluvial scrub, and coastal strand. The area also will serve as the link to Talbert Nature Preserve to the west and south. With the completion of this segment, the major portion of the western park area will be completed as a contiguous habitat. ~~The completion of the link to Talbert will provide needed parking for that facility, and again expand upon the block of habitat restoration.~~

## **5. Area E Group Picnic Area**

This area will add parking, an area for group picnics. Trail connections can be completed and overlooks will allow views of the restored northwestern lowlands. With the completion of this area, the total western park south of the Fairview channel will be complete.

## **6. Area B Neighborhood Park At Swan Drive**

As a small phase, this area may be completed at nearly any stage. The area will establish a link to the residential communities to the north in the area of Swan Drive with the neighborhood park.

## **7. Area H The California Botanic Garden / Train And Pond**

As the first area of construction on the eastern side of Placentia, this area would provide active recreation uses of the large pond, picnicking, extensive trail systems for hiking and biking, and enhancement of the environment of the train rail system. Completion of this area is given priority over station improvements in the belief that the quality of the train ride is of greater importance than the station facility.

Area H-1 is the 3 3/4 acre dog park. This lawn and tree area may be constructed independent of other phases. Parking for the dog park has been designated as separate from the train area parking in order to eliminate an interface between dogs and children.

## 8. Area I Train Station / Museums

Believed to be more complicated in terms of assembling museum users and funding, this area has been placed well into the future phasing. In the event that funding is located for these features, this phase should be moved forward.

## 9. Area G Northeast To Canary Drive

The link to the community to the north and east is important to the park as well as the adjacent residents. Until the areas immediately to the south (Areas H and I) are complete, this link appears to have less value than when the improvements are completed.

### 7.4 COST SUMMARY

Mark	Area Name	Area	Unit	Cost/Acre	Total
	Infrastructure NA				\$1,050,000
A+C	Northwest Area	41.8	Acre	\$28,857	\$1,206,260
B	Boundary	3.11	Acre	\$75,218	\$233,930
D	Western Grassland/Bluffs	69.64	Acre	\$23,003	\$1,601,956
E	Group Area	2.07	Acre	\$186,915	\$386,915
F	Border at Pacific	1.84	Acre	\$105,132	\$193,443
G	Northeast at Canary	9.29	Acre	\$36,963	\$343,390
<del>H</del>	<del>Botanic Garden</del>	<del>33.52</del>	<del>Acre</del>	<del>\$81,127</del>	<del>\$2,677,191</del>
<del>H-1</del>	<del>Dog Park</del>	<del>3.75</del>	<del>Acre</del>	<del>\$25,000</del>	<del>\$93,750</del>
I	Train Area / Museum Site	8.2	Acre	\$85,962	\$704,595
	Total General Areas A to I	173.2	Acre	\$39,474	\$5,720,489
	Placentia Median				\$282,850
	Train / Pedestrian Bridge				\$205,000
	Total Median and Bridge				\$487,850
	<b>Total all Phases (In 1998 Dollars)</b>				<b>\$6,696,189</b>

## 8. DESCRIPTION OF ALTERNATIVE I, II, & III

### 8.1 ALTERNATIVE I

#### **SOUTH WEST QUADRANT: Bluffs to Placentia:**

##### **Major habitat / plant communities:**

1. Maintain and restore vernal pools providing fencing around each pool.
2. Establish grasslands along upper bluff areas.
3. Re-vegetate bluffs with Coastal Bluff Scrub.
4. Establish Coastal Bluff Scrub community in the north-south canyon.

##### **Circulation Routes:**

1. Establish new pedestrian trails at top of bluffs and stairway at southwest corner.
2. Establish north-south circulation for bicycles, security, maintenance, and joggers.

##### **Facilities**

1. Maintain active park along Placentia Avenue in its present condition.
2. Add a restroom in the active park area.
3. Add a visitor information facility to acquaint visitors with the park and its features.
4. Maintain the glider facility in the southwest portion of the park.
5. Correct flooding at west of Canyon Drive - provide new surface drain south of vernal pool to bluff and pipe drain from southeast corner near apartments to drain to bluff / Placentia Drain. Protect from further erosion at bluff.
6. Stop erosion at north end of bluff to protect archeological site.

#### **NORTH WEST QUADRANT: Fairview Channel to bluff, Talbert Nature Preserve to Placentia**

##### **Major habitat / plant communities:**

1. Develop Riparian Community south of Fairview Channel (remove south portion of berm and reconstruct same further south into park. Enhance the watercourse.
2. Establish Coastal Dune and Alluvial Scrub community to maintain pocket mouse habitat.
3. Establish Grassland community.

##### **Circulation Routes:**

1. Establish circulation connecting Talbert Nature Preserve trails with Placentia Avenue including bicycles, security, and maintenance and jogging.
2. Establish pedestrian trails along Riparian Area and Coastal Dunes.

##### **Facilities**

- ~~1. Add parking along Placentia Avenue with a picnic area and 'Dog Park'.~~
2. Add picnic area between Fairview Channel and residential community along north edge of park.

#### **NORTH EAST QUADRANT: Canary, Fairview Channel to golf course**

##### **Major habitat / plant communities:**

1. Establish Oak Woodland plant community on slopes.

**Circulation Routes:**

1. Establish circulation in the park for bicycles, security, maintenance, and jogging park with lawn and tot lot at the end of Canary Drive.
2. Establish pedestrian trail connecting Canary Drive to Fairview Channel Bridge.

**Facilities:**

1. Establish neighborhood local neighborhood play area.

**SOUTH EAST QUADRANT:** Railroad area, Placentia to the golf course

**Major habitat / plant communities:**

1. Establish Oak Woodland plant community on slopes.
2. Establish botanic garden throughout Narrow Gauge Railroad.

**Circulation Routes:**

1. Establish circulation for bicycles, security, maintenance, and jogging, which connects new signaled intersection with Fairview Channel. Extend same circulation south along Placentia Avenue to second signaled intersection across from Estancia High School.

**Facilities:**

1. Retain Narrow Gauge Railroad.
2. Construct new ponds.
3. Retain gravel parking lot for railroad.

**8.2 ALTERNATIVE II**

All items as included in Alternate I with the following additions / changes

**SOUTH WEST QUADRANT:** Bluffs to Placentia:

**Facilities:**

1. Retain glider landing zone, but move further north into park. (East of vernal pool).
2. Add glider equipment storage facility.
3. Add Children's play at Canyon Drive entry.

**NORTH WEST QUADRANT:** Fairview Channel to bluff, Talbert Nature Preserve to Placentia

1. Same as Alternate I.

**NORTH EAST QUADRANT:** Canary, Fairview Channel to golf course

1. Same as Alternate I.

**SOUTH EAST QUADRANT:** Railroad area, Placentia to the golf course

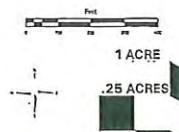
**Facilities:**

1. Add 'Historic Village' comprised of train station, cafe/restroom, Historic Society headquarters, Natural History office headquarters. (The Village is thought of as a 'home' for historic buildings needing relocation from their present sites in the County). New parking areas and possibly sites for small social functions could occur in this location.



**LEGEND:**

- PAVED BIKEWAY, TRAIL, MAINTENANCE  
WALKING PATH
- WALKING PATH
- BAIL ROAD
- FENCE



**ALTERNATE I**

CITY OF COSTA MESA

**FAIRVIEW PARK MASTER PLAN**

SITE MAP

PREPARED FOR:

**Katzmaier Newell Kehr**

BY:

City of Costa Mesa

61a

Figure 10

Canary Dr.

Swan Dr.

Residential

Greenville-Banning Channel

Talbert Nature Preserve

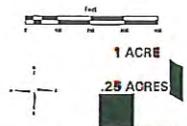


**LEGEND:**

- ▬▬▬ PAVED BIWAY/SECURITY/MAINTENANCE
- ▬▬▬ JOGGING PATH
- ▬▬▬ WALKING PATH
- ▬▬▬ RAILROAD
- ▬▬▬ FENCE

Pacific Av.

Canyon Dr.



**ALTERNATE II**

CITY OF COSTA MESA

**FAIRVIEW PARK MASTER PLAN**

SITE MAP

PREPARED FOR:

**Katzmaier Newell Kehr**

BY:

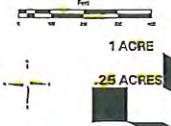
City of Costa Mesa

61b

Figure 11



**LEGEND:**  
 PAVED BIKEWAY/SECURITY/MAINTENANCE  
 CORRIDOR PATH  
 WALKING PATH  
 RAILROAD  
 PATH



**ALTERNATE III**  
 CITY OF COSTA MESA  
**FAIRVIEW PARK** MASTER PLAN

PREPARED FOR:  
**Katzmaier Newell Kehr**

BY:

City of Costa Mesa

61c

Figure 12

SITE MAP



PREPARED FOR:  
**Katzmaier Newell Kehr**  
 AND CONSULTANTS  
 LANDSCAPE ARCHITECTS  
 BY:

City of Costa Mesa 61d Figure 13

CITY OF COSTA MESA  
**FAIRVIEW PARK** MASTER PLAN  
 COMPOSITE OF ALTERNATIVES I, II, & III  
 12/1/96 SITE MAP

**RB** Robert Bein, William Frost & Associates  
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### 8.3 ALTERNATIVE III

All items as included in Alternate I and II with the following additions / changes

#### **SOUTH WEST QUADRANT: Bluffs to Placentia:**

##### **Facilities:**

1. Add parking along the south property line between Canyon Drive and Pacific Avenue.
2. Propose an alternative glider take off zone north of the landing zone to help protect sensitive grass communities south of the vernal pool.
3. Add a second stairway down the bluff at the northwest end of the bluffs.
4. ~~Relocate parking in the active park to allow for the addition of a soccer field and a baseball diamond.~~
5. Add additional narrow gauge rail line in this quadrant.

#### **NORTH WEST QUADRANT: Fairview Channel to bluff, Talbert Nature Preserve to Placentia**

1. Same as Alternate I.

#### **NORTH EAST QUADRANT: Canary, Fairview Channel to golf course**

1. Same as Alternate I.

#### **SOUTH EAST QUADRANT: Railroad area, Placentia to the golf course**

##### **Facilities:**

1. Extend Narrow Gauge Railroad further north into Oak Woodland.
2. Add a bridge across Placentia Avenue for the railroad and pedestrians.
3. Add a median in Placentia Avenue with trees, groundcover, and shrubs.

### 8.4 ALTERNATIVE COMPOSITE OF I, II AND III

All items as included in Alternate I, II and III with the following additions / changes

#### **SOUTH WEST QUADRANT: Bluffs to Placentia Avenue:**

##### **Facilities:**

1. Change parking along the south property line at Pacific Avenue.
2. ~~Dog park added near Estancia athletic field.~~
3. Added group picnic area.
4. Added raptor roosts.

#### **NORTH WEST QUADRANT: Fairview Channel to bluff, Talbert Nature Preserve to Placentia**

1. Added pond and riparian / wetlands area.
2. Added high-speed bike path north of Fairview Channel.

#### **NORTH EAST QUADRANT: Canary, Fairview Channel to golf course**

1. Added a view area and tot lot.

#### **SOUTH EAST QUADRANT: Railroad area, Placentia to the golf course**

##### **Facilities:**

1. Redesign of parking areas.

2. Added play area in train area.
3. Defined more museum functions.

## **APPENDIX A**

### **Existing Site Drainage and Hydrology**

Prepared by: Robert Bein, William Frost & Associates

#### **Introduction**

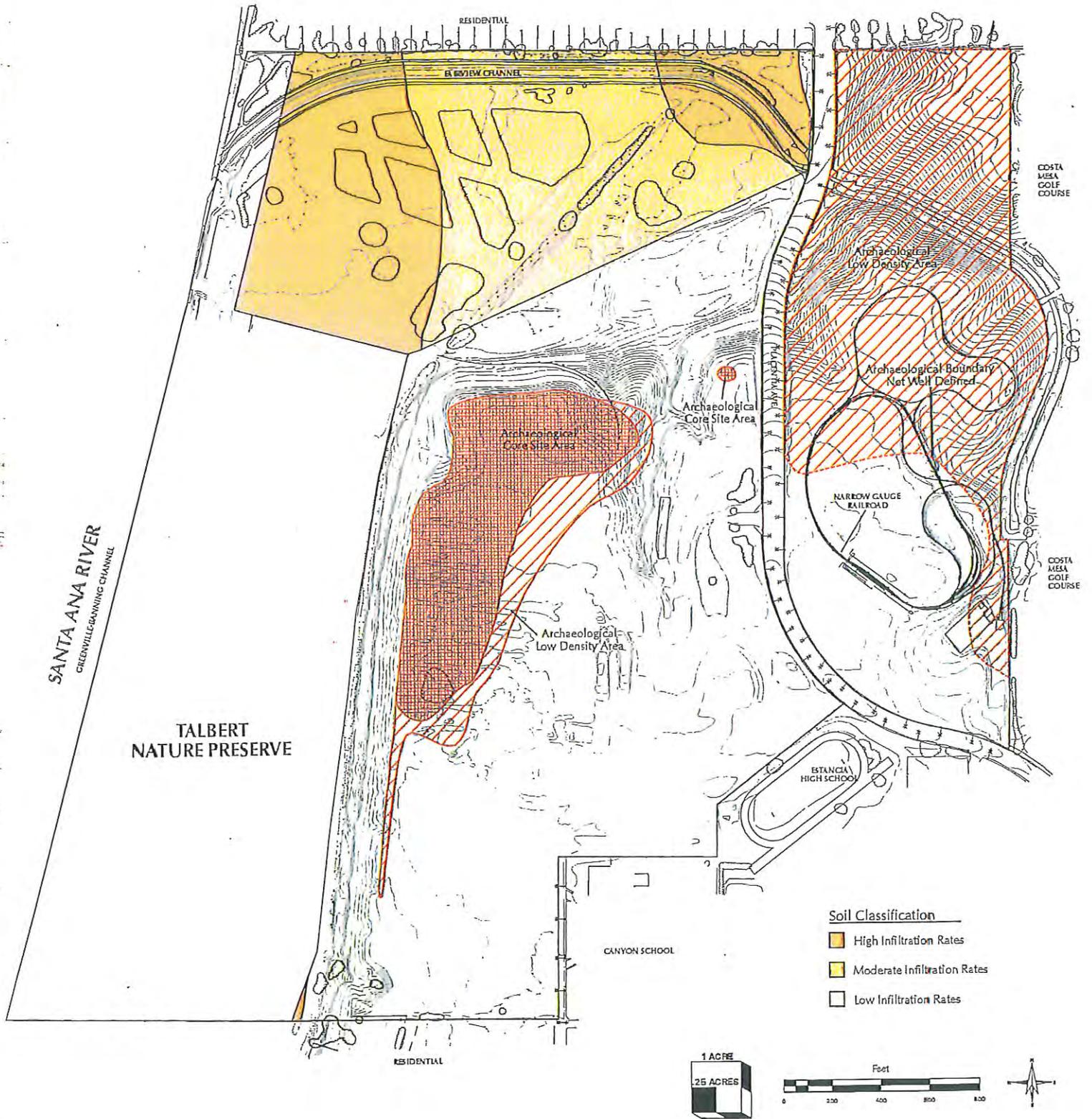
The purpose of this investigation is to provide a qualitative evaluation of the surface hydrology and potential drainage requirements associated with the development of the master plan for Fairview Park. The primary focus of the evaluation includes three primary areas related to drainage which include: (1) bluff area and erosion, (2) vernal pools, and (3) existing local drainage deficiencies. The study provides a minimum technical foundation to assist in the master plan formulation so that the surface drainage and erosion can be addressed at this initial planning stage. Additional detailed engineering analysis should be completed as a part of the final design in order to support implementation of the park master plan.

#### **General Description**

The natural watershed associated with Fairview Park consists of approximately 196 acres of primarily undeveloped area, including bluffs and bluff top areas, and natural canyons. The park is bordered by residential homes in the north, Estancia High School and apartments in the south, Costa Mesa Golf and Country Club in the east, and the Talbert Regional Park and Greenville-Banning Channel in the west. Placentia Avenue bisects the park into two parts, the western and eastern sections. The Fairview Channel is a regional flood control channel, which conveys storm water to the Greenville-Banning Channel. The watershed associated with the Fairview Park is relatively self-contained, with limited off-site drainage area tributary to the park boundaries. The Fairview Park area has limited existing drainage improvements and the majority of the surface runoff generated by the site follows natural drainage courses until it is intercepted by the Fairview Channel or discharges to the Talbert Regional Park area via the Placentia Drain. The natural topography of the park has created unique surface drainage features and drainage patterns, which include the vernal pools adjacent to the bluff top area, erosion features, and natural drainage courses.

#### **Fairview Channel**

The Fairview Channel, Orange County Facility D04, is a regional flood control facility, which is a significant drainage feature and traverses a portion of the park perimeter, creating the north boundary for the western half of the park. The majority of the channel is a concrete lined trapezoidal channel which confluences with the Greenville-Banning channel, Orange County Facility D03. The Fairview Channel is an open channel from the Greenville-Banning Channel, extending upstream past Placentia Avenue. The cross section of the channel varies in base width from 8 to 6 feet and the depth also varies from 14 to 5 feet. The Greenville-Banning channel is the west boundary of the park and is parallel to the Santa Ana River. The estimated design discharge for 100-year frequency storm is 2,400 cfs based on data from studies prepared by the Army Corps of Engineers. A 72" and 114" diameter RCP



**Katzmaier Newell Kehr**  
 Architecture Landscapa Architecture Planning

CITY OF COSTA MESA  
**FAIRVIEW PARK** MASTER PLAN

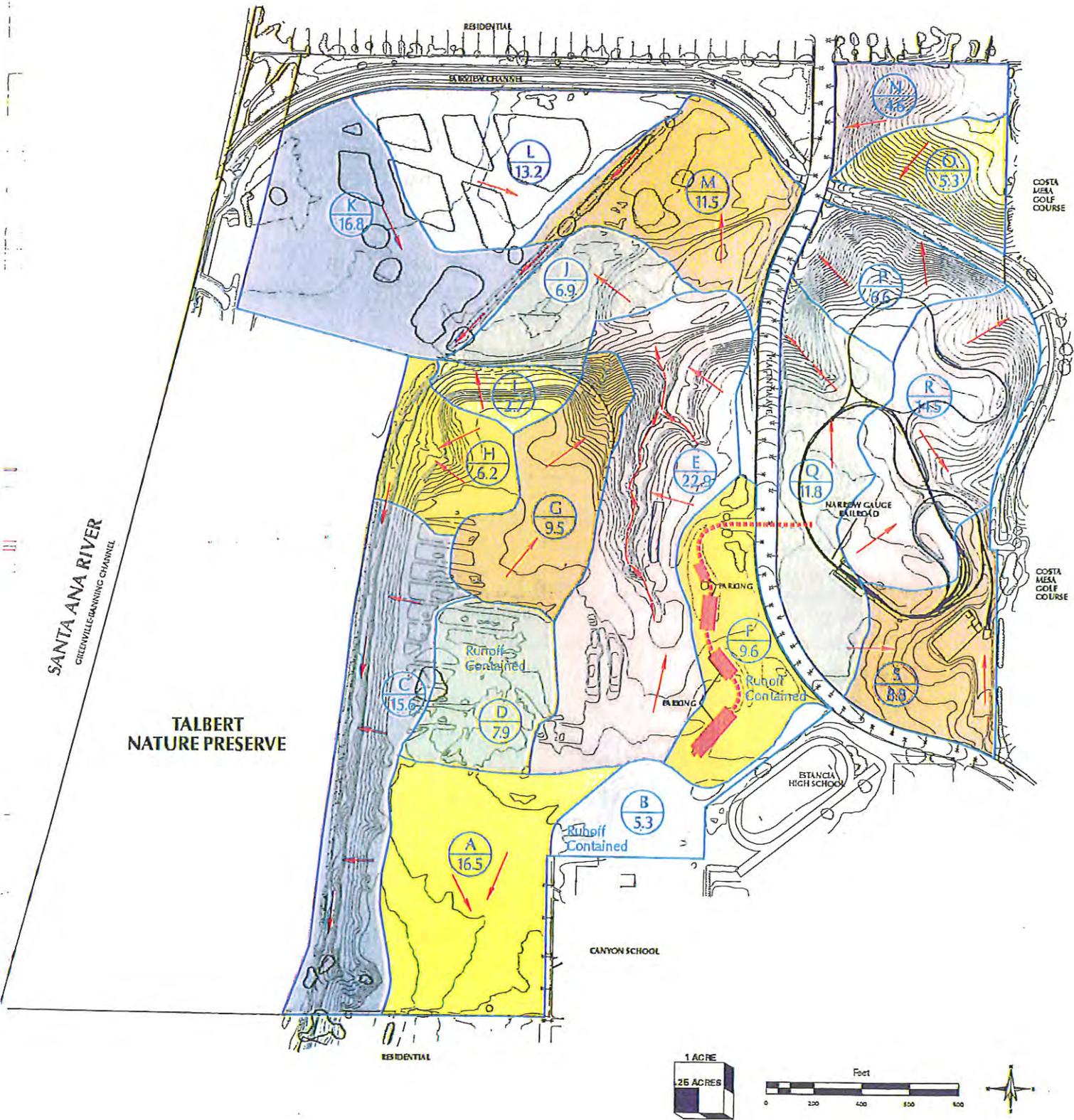
**RB** Robert Bein, William Frost & Associates  
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City of Costa Mesa

64a

Figure 14

**SOIL MAP**



**Katzmaier Newell Kehr**  
 Architecture Landscape Architecture Planning

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CITY OF COSTA MESA  
**FAIRVIEW PARK** MASTER PLAN

**EXISTING CONDITION DRAINAGE MAP**

outlets into the channel at the upstream end. Along the channel is another 42" RCP that outlets into the channel. Downstream of Placentia Avenue are two other pipes that release storm water from the residential homes which border the channel. Also included along the channel are inlets that drain from the top of the channel bank. The existing storm drain system located in Placentia Avenue discharges into the channel at the 10' (w) x 6' (h) box culvert crossing for the road. This storm drain begins on the west side of the road near the top of the bluff and angles across the street in a northerly direction. On the east side of the street the storm drain releases into the gutter and travels down the road until the runoff is caught by a catch basin at the bottom. The catch basin is attached to the storm drain that connects directly to the channel. Also connected to the storm drain is a slope drain that catches runoff from the northeast end of the park.

### **Hydrologic Soil Type**

The park area is dominated primarily by hydrologic soil types, which can be characterized by low infiltration rates based upon field surveys performed by the Soil Conservation Service. The low infiltration rates predominate the bluff areas. Portions of the lower area of the park have soils, which are slightly sandy and are characterized by high infiltration rates. These areas are located adjacent to the Fairview Channel in the northwest low area.

### **Drainage Patterns and Watershed Delineation**

The existing surface drainage patterns associated with the park area were evaluated utilizing current aerial topographic mapping, which was verified through field investigation. The majority of the area has clearly defined surface drainage patterns, except locations of limited topographic relief and where vegetation has obscured the ground surface.

### **North End of Bluff - Subareas G & I**

The dominant vegetation is non-native grasses. The soil is a compacted sandy material. Along the north bluff the area drains directly from the bluff and does not take water from any other areas. The north bluff drains directly onto the asphalt bike trail and the trail carries the runoff down the slope. As the trail reaches the bottom of the bluff, it passes over a corrugated metal pipe culvert. The trail runoff enters the stream that passes under the bike trail. The stream carries water from the northeast side of the park under the trail and between the bottom of the bluff and Talbert Regional Park.

### **Vernal Pools - Subareas B & D**

The bike trail that extends from the southern most parking lot located next to the elementary school to the T-intersection between the two parking lots acts as a ridge for the vernal pool backed up against the high school playing fields. At the T-intersection the trail headed east towards Placentia Avenue continues the ridge for this drainage area. The pool is enclosed by the trail and the fence that borders the

high school. The ground is covered by low growing vegetation. The large vernal pool between the school and the west edge of the bluff is less contained. Short mounds rise above the bluff and between these mounds exist low spots for the water to settle. On the mounds grass and small shrub bushes are present. The water drains between the mounds toward the pool in the center of the bluff. Within this section there has been a patch cleared with the topsoil exposed. Containing the pool is a dirt path cut through the grass. The path runs between the west edge of the bluff and the asphalt trail. This path acts as a ridge keeping water in the center of the bluff and allowing water to drain toward the south end.

#### **Southwest End of Park - Subarea A**

The south end of the west side of the park is adjacent to apartment complexes and is between the west edge of the bluff and the driveway to the parking lot of the park. Runoff slopes from the edge of the bluff and from the dirt path separating this area from the vernal pools to the southeast corner at the intersection of the apartments and the driveway. The average slope between the trail and the south end is very gradual, almost flat. Short, dry grass is found in this part of the park. Water drains through an inlet on the edge of the roadway. Behind the apartments, but on the park property is a stream that starts at a pipe outlet and runs east to the low spot at the driveway. The outlet pipe enters the park from under a roadway that ends at the park. Against the fence that separates the park from the apartments are large trees. Grass is growing around the stream that runs in back of the apartments.

#### **West Side of Bluff - Subarea C & H**

The west side of the bluff contains sections of bad erosion. The soil is mostly sand containing some seashells. Along the bluff banks natural grass is found growing with some patchy scrubs. From the field analysis and looking at the site topography there is not a large overland flow toward the bluff slopes. The runoff that will go down the slopes comes from the mounds and runs between them out onto the bluff edge. At the northwest end of the bluff there is a particularly large eroded slope, which is turning into an eroded canyon.

#### **Parking Lot - Subarea F**

The lawn-covered mounds enclose this part of the park from surrounding areas. The asphalt parking lot sits below the mounds. Trees are part of the landscaped area. The lawn is irrigated by reclaimed water. All runoff is contained within this area. Surface drainage inlets have been placed around the parking lot to intercept storm water runoff generated from this area.

#### **Little Canyon - Subarea E**

This area is located between the parking lot and bicycle trail. The flow goes through the canyon and releases at the bottom of the north side of the bluff. At the release point the water can get caught in a small pool located at a low spot. On the day of

the field research there was the remainder of a pool left from surface runoff. An area is in use as a test area for establishing selected native plant material.

**Northwest End - Subareas J, K, L & M**

The soil in this portion of the park is sand. These areas are drained by the Placentia Drain, which cuts diagonally toward the bluffs. This drain has not been maintained along its full length and will require minor grading to establish a flow line to the south.

**North of Fairview Channel - Subareas N & O**

This part of the park is completely covered by low growing vegetation. It is bordered by a golf course to the east, residential homes to the north, Placentia Avenue to the west, and the Fairview Channel to the south. The north half of the drainage area drains down the west slope toward the intersection of the park, Placentia Avenue, and the residential homes. The south half drains toward the storm channel and along the bank near Placentia Avenue is an inlet to allow the water into the channel.

**Southeast - Subareas P, Q, R & S**

The vegetation in this part of the park is short non-native grasses. The railroad takes up most of the space in this section. The section is bordered by the storm channel, golf course, and Placentia Avenue. All the water drains to the storm channel. Along the edge of the fence line to the channel are inlets to allow water into the channel. In the vicinity of the railroad are drains pipes that flow under the railroad and release out into the open. The runoff then flows down into the channel. The northern section of this part of the park drains into an inlet that is attached to the storm drain line which is connected to the channel. The inlet is located at the intersection of the park, Placentia Avenue, and Fairview Channel.

**Table No. 1 - Summary of Existing Condition Drainage Patterns  
Fairview Park Master Plan**

<b>Drainage Area</b>	<b>Area (acre)</b>	<b>Ground Cover</b>	<b>Flow Pattern</b>
A	16.2	Grass	Relatively flat, drains to a catch basin in southeast corner
B	5.3	Grass	Vernal pool confined by school & bike trail
C	15.3	Grass & scrub	Flow comes directly from bluff, not from sheet flow
D	8.0	Grass & scrub	Vernal pool on bluff confined by mounds & dirt path
E	22.8	Grass & scrub	Area drains through canyon
F	9.6	Parking lot & landscaped lawn	Drainage confined to this area only, drains placed around

			parking lot
G	9.5	Grass	Drains from bluff down & over bike path
H	6.2	Grass & scrub	Area drains to northwest end of bluff causing canyon to erode
I	2.6	Grass	Drains off of north bluff down bike trail
J	7.1	Sand & patches of grass	Flat area below north bluff, drains to culvert under bike trail
K	18.3	Tall reeds & sand	Northwest corner of park, flat
L	13.2	Sand	North end of west side of park, flat
M	11.6	Sand & saltbush	Northeast corner of west section which includes streambed
N	4.8	Grass	North of channel, drains down west slope
O	5.3	Grass	North of channel, drains into channel
P	6.7	Grass	South of channel, flows to slope drain
Q	12.1	Grass	Adjacent to Placentia Ave. flows to slop drain
R	14.3	Grass	Southeast corner of park which drains into channel, runoff comes from area around building near train track
S	8.7	Grass	Train track included in this area with drains put in to protect tracks, drains into channel.

## **APPENDIX B**

### **Modifications to Recommendations Contained in the CA-ORA-58 Test Level Site Assessment Document (Koerper 1993)**

**By Henry C. Koerper, Ph.D.**

#### **Introduction**

Three levels of archaeological investigation are designated to cover the vast majority of effort in Cultural Resource Management (CRM) work. Phase I activities include locating and recording sites of past human activity. Documentation entailing initial descriptions, assessments, and site location is deposited with an archaeological clearinghouse. Phase I work ideally avoids subsurface exploration; rather, it is in Phase II work that excavation is normally initiated. Test units may then be employed, often in combination with other procedures, to more fully develop a picture of vertical and horizontal extent of a site and to characterize temporal and cultural associations. These data, set against regional research questions provide the foundation for a research design to maximize scientific investigation of a site. In Phase II work, determination of site significance is a major goal.

Phase III archaeology is the final step in mitigating the impact of development on nonrenewable cultural resources and involves excavating, analyzing, and interpreting a scientifically valid sample and/or protecting and maintaining the scientific integrity of a site or portion of a site. Thus, putting a protective cap on a site, implementing an avoidance plan (e.g. maintaining a site as open space), or implementing a conservation easement program would all fall to the archaeological ideal site protection.

Over three years ago, the Department of Community Services for the City of Costa Mesa received a "Report on Investigations to Delineate Site Boundaries and Further Characterize Cultural Remains at CA-ORA-58, Costa Mesa, California" (Koerper 1993), prepared by The Keith Companies (2955 Red Hill Avenue, Costa Mesa, CA 92626). The report described itself as a "limited Phase II research" document, owing especially to the fact that the city intended for Ora-58 to be protected with only minimally adverse effects to the site from park development. Accordingly, the Phase II plan was constrained largely to delineating the horizontal range of artifacts and ecofacts (e.g., shell remains) with a further breakout of the core area from a more peripheral area. This precluded any need to dig standard test units. Further, no research design was warranted, although Dr. Keith Dixon, it is assumed, would senior author an Ora-58 site report incorporating data recovered by his and other investigators' college field classes. It was presumed that a formal research design or its functional equivalent would accompany Dixon's site report.

When The Keith Companies was handed the task of carrying out limited Phase II research, the City of Costa Mesa anticipated using the site area, once capped, for both passive and nonpassive recreational use. The Keith Companies' report thus contained recommendations regarding capping and subsequent treatment of the site

to protect especially the core area or zone of relatively high concentrations of artifacts and other indicators of past human behaviors.

Non-passive but relatively unintrusive recreational use was explained to the principal investigator by City personnel (e.g., David Alkema and Perry Grant) as most likely including activities associated with sports facilities (softball diamonds and soccer fields), exercise paths (for bikers and pedestrians), and dog walks. The Fairview Park Negative Declaration, which recognized that a cap of soil provided the best practical solution for protecting and preserving Ora-58, also assumed, at most, relatively passive recreational use of the land. Appendix K of the California Environmental Quality Act favors capping an archaeology site with a layer of soil before building, for instance, tennis courts (see also de Barros and Weber 1993).

Recently, the principal investigator was made aware that the site core area was under consideration for a mostly cordoned off open space status, the area planted with natural vegetation and off-limits to all activities that would require extensive soil capping under CEQA guidelines (Bruce Newell, personal communication 1996). It was suggested that a path leading along the northern and western peripheries of the core zone might provide an avenue to guide park visitors across areas of archaeologically rich midden, providing pedestrians with a more scenic and educational route for their physical recreation.

Since previously anticipated impacts to Ora-58 have changed dramatically, there are reasonable grounds to reconfigure recommendations regarding mitigation measures. The California Environmental Quality Act (CEQA) recognizes that such modifications are allowed in the event of proposed changes in land use. Indeed, the preferred type of mitigation under CEQA is avoidance of the site (see de Barros and Weber 1993). New recommendations and requirements are set forth below to address protection and preservation issues.

## **Revised Requirements and Recommendations**

The 1993 CRM report devised a preservation and protection plan having four parts. The first part outlined requirements to maintain the archaeological integrity of both the core and peripheral areas and to safeguard midden in the area of auger hole No.48. It also included suggestions regarding plant cover that would grow atop cap fill. The second part addressed the monitoring of capping activities. The third part covered curation of artifacts and ecofacts recovered during the limited Phase II operations. The last part set forth requirements in the event of future impacts from park development or archaeological investigations.

### **Changes to Part 1**

Originally the core area was to be protected by a three-foot deep layer of clean fill dirt, and it was recommended that a six inch layer of sterile sand be placed atop the midden to mark the interface between the archaeology site and its cap. Now it is recommended that no cap dirt be placed over the site if the following requirements are met:

- 1) The core area shall be cordoned off with suitable fencing to keep park visitors off of the vast majority of the midden surface, core, and peripheral areas.
- 2) A walkway is recommended to guide people around the northern and western margins of the site. This pedestrian trail shall be a roadway within the midden no more than three to five meters in width. Pedestrian access to the site surface would be restricted by suitable fencing along the course of the roadway, probably not unlike the fencing cordoning off the site boundaries.
- 3) Signs shall be posted to direct people to stay outside of the cordoned area and to remain on the pedestrian trail. Park employees shall regularly inspect and note any adverse impacts. If obvious adverse effects can be documented for the pedestrian trail, a boardwalk or other suitable protective covering should become the walking surface of the trail. Other suitable cover might possibly include a two to three foot cap of culturally sterile, chemically inactive dirt.
- 4) The core area shall be planted with vegetation indigenous to the pre-contact period habitat.
- 5) The peripheral area is to be similarly planted with natural vegetation.
- 6) Fill material previously dumped on Ora-58, much of it chemically active, must be removed from the property.
- 7) All reasonable efforts shall be made to minimize compaction damage from equipment employed to remove previously dumped material, for instance, such equipment shall not operate when the ground surface is wet, and removal equipment shall not be excessively heavy.
- 8) Regarding the area around auger hole No. 48, if any subsurface disturbance of this midden deposit is anticipated, a three-foot deep cap of sterile, clean fill dirt is required for protection. If no such disturbance is anticipated, a one and a half foot deep layer (clean sterile fill) is required as a cap. (This area is likely a westerly manifestation of Ora-506).
- 9) It is recommended that a mix of indigenous coastal sage scrub (see Hillyard 1990) and indigenous grassland-herbland species be planted over the core area.

## **Changes to Part 2**

Part 2 no longer applies to the monitoring of capping activities, but monitoring will now be required to oversee the removal of the fill material as well as the discing attendant to eradication of naturalized and other undesirable plant species growing over the archaeological midden.

A County-certified archaeologist shall be retained to assist equipment operators in their work to remove fill material with minimal disturbance to midden deposits. When the supervising archaeologist cannot be present on site, a qualified archaeological monitor, under the authority of a supervising archaeologist, should be in the field. The supervising archaeologist and his/her surrogate, the qualified monitor, should meet on site with those persons (administrators and field personnel) charged with the duty of fill removal. The supervising archaeologist will explain his/her concerns and duties regarding maintenance of the scientific integrity of the cultural resources.

If the supervising archaeologist cannot be present on site, the qualified archaeological monitor will be on site. The qualified monitor will report daily to the supervising archaeologist. Either the supervising archaeologist or his/her designee will be present during fill removal in conformance with the need to monitor as assessed by the supervising archaeologist in consultation with the proper representative of the City of Costa Mesa Department of Community Services.

The principal investigator understands that vegetation on the site will be removed by repeated discing and watering of the field (Bruce Newell, personal communication 1996). After each regrowth occurs, the field will be disced before the sprouted species go to seed. Discs should not penetrate the site surface any deeper than the discing that occurred when the land was farmed. This is estimated to have been not deeper than 25 cm. It is anticipated that discing will bring to view on the site surface a variety of artifacts. Artifacts will then be vulnerable to removal by collectors. Unless a high security fence can be in place combined with security provided by park or other personnel to deter looters, it shall be required that a qualified archaeologist coordinate a surface reconnaissance program to recover artifacts and record their provenience every time discing occurs. If reconnaissance or recovery becomes the option, it is suggested that these efforts be facilitated using an archaeology field class. A report shall then be prepared employing data from the recoveries after the several discings. The report will include a specimen catalog and a spatial analysis of the various identified categories of artifacts. A county certified archaeologist is required to direct the reconnaissance, recovery, and report efforts. The certified archaeologist will prepare the report following the spirit and intent of requirements of the Orange County Archaeology Forum's "Archaeological Mitigation or Data Recovery Report Guidelines."

### **The Concerns of Part 3 Addressed**

Part 3 of the original CRM document (Koerper 1993) dealt with curation of artifacts and ecofacts. The curation plan that applied to the artifacts collected during delineation of core and peripheral boundaries shall apply to artifacts recovered attendant to the discing operations described above. It is especially important that the City of Costa Mesa and Dr. Keith Dixon come to some sort of accommodation concerning Professor Dixon's access to these additional collections for his Ora-58 site report research.

## **Changes to Part 4**

The Fairview Park Negative Declaration anticipated that scientific investigation of cultural resources would proceed at a future date and that boundary study would necessarily contain information by which the next generation of archaeologists might assess the research potential at Ora-58. The objective of elucidating research potential is a subject addressed not only in the CRM document that was prepared for the City of Costa Mesa Department of Community Services (Koerper 1993) but also in an article that provides archaeological, ethnohistoric, and historic notes to identify Ora-58 and nearby prehistoric villages as within the territorial orbit of the Rancheria of Genga (Koerper et al. 1996).

The Koerper (1993) report reviews the Fairview Park Negative Declaration stipulations regarding future archaeological work at Ora-58, including the principal investigator's obligation to produce a research design subject to Costa Mesa City Council approval. There is no change recommended for any criterion regarding courses of action on the part of the P.I. or any other relevant participant attendant to future excavations at Ora-58. Changes to the section dealing with "Future Potential Impacts to Ora-58" in Koerper (1993) relate to the fact that it was assumed in 1993 that capping material would cover the core area.

The document reads:

If any future disturbance for drainage irrigation or any other purpose in the core area subsequent to capping occurs, no trenching or other subsurface excavation shall be allowed to exceed two and a half feet in depth. This restriction is a requirement stemming from the negative declaration.

Given the intent of the negative declaration and given the probable circumstance that there will be no capping of the core area, it is now the requirement that no trenching or similar damaging activity occur in the core zone. Any trenching, etc. to the peripheral area will continue to be subject to compliance with the requirements set out in the Koerper report (1993:69, second paragraph). If the lead agency changes the Negative Declaration with regard to the core area, allowing trenching or other subsurface excavation for nonarchaeological purposes, a County certified archaeologist or his/her surrogate should monitor these activities and have the authority to stop the trenching if significant cultural materials appear.

Subsequent to interruption of these activities, the certified archaeologist may decide whether the excavated materials should be water screened using 1/8 inch mesh. Sorting, identifying, and cataloging following standard archaeological procedures will then proceed under the direction of the certified archaeologist, and a report shall be made of the findings. Curation of any materials will follow the spirit of the guidelines set out under the Curation Plan in Koerper (1993:67).

## **NEW REQUIREMENTS AND RECOMMENDATIONS**

### **On Site Interpretive Center**

It is recommended that information relating to local prehistoric cultures be available for park visitors at a Fairview Park interpretive center adjacent to Ora-58. The information might provide a vehicle for explaining to park visitors the value of maintaining the integrity of the nonrenewable cultural resources at this and all prehistoric sites. Succinct summaries of regional chronology, Orange County past life way reconstruction, sampling and excavation procedures, analyses such as radiocarbon dating or material sourcing, and the scientific method are suggested subjects for such an interpretive display. The special nature of Ora-58 and the territorial orbit of Genga might be explained partially through photographs and/or line drawings of artifacts recovered nearby.

It is also recommended that there be adjacent to paths ringing and penetrating the archaeology site several informational plaques. The plaques would call attention to the natural vegetation or perhaps lithic and shell scatters with explanations of significance linking the habitats or items being viewed with prehistoric human behavior. Certain plaques might again request that park visitors apply the conservation ethic in their personal behavior here and at other locations of prehistoric significance.

### **Ora-506**

CA-Ora-506 lies across the street from and just east of Ora-58, closer to Fairview State Hospital. Ora-506 and Ora-58 have been referred to collectively as the "Fairview Indian Village Site" (Keith Dixon, personal communication 1992). A site record made by Dixon in 1975 gave dimensions of 350 meters by 800 meters for the shell midden. In places the site is 60 cm deep (see Koerper 1996:3). Any active development of this site would require environmental impact work in conformance with the legal requirements of the City of Costa Mesa, Orange County Environmental Management Agency, and CEQA.

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## **APPENDIX C**

### **BIOLOGICAL CONSTRAINTS AND OPPORTUNITIES ANALYSIS FAIRVIEW PARK, COSTA MESA October 9, 1995**

Prepared by: Robert A. Hamilton, Consulting Biologist

Prepared for: City of Costa Mesa Community Services Department

## **INTRODUCTION**

The City of Costa Mesa (City) retained Robert Hamilton to provide professional biological consulting services associated with advanced planning of Fairview Park, a primarily undeveloped open space area covering approximately 210 acres in western Costa Mesa. The park straddles Placentia Avenue, and is located north of Estancia High School, west of Costa Mesa Golf and Country Club, east of Talbert Regional Park (owned by the County of Orange) and the Santa Ana River, and south of a residential housing tract.

This report is intended to accomplish two main goals: 1) to assist the City in preparing park development plans that avoid/minimize impacts to sensitive biological resources, and 2) to identify areas within the park where habitat restoration would best benefit native plant communities and associated animal populations.

## **SETTING**

### ***Methods***

The approach taken for this biological constraints and opportunities analysis consisted of 1) completing a general biological survey of the park by searching for plant and animal species visible during the day; 2) completing directed surveys for the federally threatened California Gnatcatcher; 3) mapping the park's plant communities; 4) identifying areas of low, moderate, and high biological sensitivity; and 5) identifying areas where restoration would be logical and biologically valuable. During the course of these investigations, Hamilton consulted with botanist David Bramlet, who visited Fairview Park in April and May 1995 and observed some sensitive plant species there. In addition, Mr. Bramlet assisted in identification of some plant species that Robert Hamilton found in the park.

The City retained Michael Brandman Associates (MBA) to investigate and delineate the limits of vernal pools in the park. This report summarizes relevant findings from MBA's investigations, as presented in 1) a jurisdictional delineation report dated 5 August 1995, and 2) a biological survey report dated 7 August 1995. These reports are included as Appendices C and D to this report. (not reproduced in this document, see Biosensitivity Map)

For this report, the biologist conducted field surveys during the mornings of 24 and 26 February, 12 July, 8 and 30 August 1995, and 5 September 1995. I specifically searched for California Gnatcatchers during the 24 February, 12 July and 8 August surveys; this involved playing taped gnatcatcher vocalizations in all potentially

suitable habitat areas (coastal bluff scrub and saltbush scrub habitats). The 26 February survey was conducted with biologists Richard A. Erickson and Robert Fisher, and involved a search of ponded areas for sensitive amphibians. The 12 July, 8 August and 30 August surveys focused on mapping the park's plant communities and searching for plant species present in the park.

The 5 September survey was conducted with Richard A. Erickson to assess the potential for Pacific Pocket Mouse to occur in the park. The biologist noted all plant and wildlife species observed during these surveys, and this report also includes observations made during previous visits to Fairview Park in recent years.

Surveys were not conducted during the main flowering period for most spring-flowering annual plants. Additional surveys from April through June would be required to adequately characterize the park's botanical resources. In order to help determine sensitive plant species potentially present in the park, the author searched the California Native Plant Society's Electronic Inventory of Rare and Endangered Vascular Plants of California on 6 September 1995.

Mapping was completed using 1) a topographic base map at scale 1" = 100' covering most of the park west of Placentia Avenue, 2) a blue-line aerial photograph at approximate scale 1" = 180', and 3) a topographic base map at scale 1" = 200' covering the entire park. The mapping is as accurate as possible, given the varying scales and levels of detail in the materials provided for use, and the lack of a recent aerial photograph. I field-checked the final mapping on 5 October 1995.

### ***Past/Ongoing Land Uses***

Fairview Park's natural plant and animal communities show signs of disturbance from a variety of land use practices that started many years ago, when the site was used for agriculture. In recent decades, particularly damaging land uses have included 1) construction of Placentia Avenue, which now effectively divides the park into two parcels; 2) placement of fill throughout the middle third of the bluff and in a low-lying area near the northern project boundary, just west of Placentia Avenue; 2) periodic discing of alluvial scrub habitat for weed control; 3) installation of turf and irrigation in southern and eastern portions of the mesa; 4) degradation of native coastal sage scrub on the bluff face resulting from various human disturbances; and 5) unrestricted use of all portions of the park by humans and their pets, which prevents native vegetation from becoming established in heavily used areas, and keeps some sensitive wildlife species from using the park.

Despite these circumstances, Fairview Park supports some unique and interesting plant communities that provide habitat for native plant and animal species. In addition, possibilities exist to preserve and restore some degraded portions of the park while retaining human access to most areas.

## ***Plant Communities***

Figure 1 shows the park's plant communities. The following discussions are listed in alphabetical order. The discussion of Fairview Park's vernal pools is somewhat more involved than those provided for other communities. The added level of detail provides a basic understanding of the unusual dynamics that shape this unique ecosystem.

### ***Alluvial Scrub***

Sandy soils in the northwest corner of Fairview Park support in a low-lying remnant of the historic Santa Ana River flood plain. Giant Reed has invaded this area, forming large stands that exclude all other species. Around the margins of these stands, however, is a natural, low-growing alluvial scrub community that may be unique in Orange County. Locally dominant native species in this community include Sandbar Willow (*Salix hindsiana*), California Croton (*Croton californica*), Salt Heliotrope (*Heliotropium curassavicum* ssp. *oculatum*), Western Ragweed (*Ambrosia psilostachya*) and Telegraph Weed (*Heterotheca grandiflora*). California Evening-Primrose (*Oenothera californica*) and Chaparral Sand-Verbena (*Abronia villosa*) occur locally. Non-native dominants include Common Poison-Hemlock (*Conium maculatum*), Shortpod Mustard (*Hirschfeldia incana*) and Tree Tobacco (*Nicotiana glauca*). This biologically sensitive area has been disced in the recent past, and the presence of Giant Reed (*Arundo donax*) and a variety of other invasive, non-native species indicates the area has been extensively disturbed over a number of years. Alluvial Scrub covers approximately 9.2 acres in Fairview Park.

### ***Annual Grassland, Annual Grassland/Developed***

Fairview Park's grasslands are dominated by primarily non-native, annual grasses, with native annual species interspersed in some areas. Locally dominant non-native species include Slender Wild Oat (*Avena barbata*), Common Wild Oat (*A. fatua*), Foxtail Chess (*Bromus madritensis* ssp. *rubens*), Soft Chess (*B. mollis*), Common Ripgut Grass (*B. diandrus*), Nit Grass (*Gastridium ventricosum*), Crab Grass (*Digitaria sanguinalis*), Hare Barley (*Hordeum murinum* ssp. *leporinum*), Foxtail Fescue (*Vulpia myuros*) and Rabbitfoot Grass (*Polypogon monspeliensis*). Locally dominant native species include Meadow Barley (*Hordeum brachyantherum*) and Vernal Barley (*Hordeum intercedens*). A wide variety of ruderal forbs occur within the park's grasslands, including Sweet Fennel (*Foeniculum vulgare*), Grass Poly (*Lythrum hyssopifolium*), filarees (*Erodium* spp.) and Shortpod Mustard. Native forbs include Small-flowered Microseris (*Microseris douglasii* ssp. *platycarpha*), Big Gumplant (*Grindelia camporum*), Alkali Weed (*Cressa truxilensis* var. *vallicola*), Dove Weed (*Eremocarpus setigerus*) and Shining Peppergrass (*Lepidium nitidum*). West of Placentia Avenue, annual grasslands occupy the mesa exclusive of vernal pools and an area where fill piles were placed in the 1980s.

Most of Fairview Park east of Placentia Avenue is classified as "annual grassland/disturbed" due to the following minor developments interspersed within

the grasslands: 1) a train track and small station, 2) a parking lot, 3) a maintenance yard, and 4) minimal landscaping.

In many areas, the difference between annual grasslands and ruderal areas (discussed subsequently) is somewhat subjective, and depends on the length of time since a given area was mowed. Together, annual grasslands and ruderal areas cover approximately 173.5 acres in Fairview Park.

#### *Coastal Bluff Scrub - Disturbed*

Coastal bluff scrub is a native upland plant community that occupies portions of the westfacing bluff above Talbert Regional Park. In Fairview Park, this community has been disturbed and fragmented by past human actions, permitting invasion by a variety of non native, ruderal (weedy) species. The dominant native plants are Bladderpod (*Isomeris arborea*), Coastal Prickly-pear (*Opuntia littoralis* var. *littoralis*) and California Encelia (*Encelia californica*). A few specimens of California Box Thorn (*Lycium californicum*) and California Wishbone Bush (*Mirabilis californica*) are present, and localized pockets of alkaline soils support Alkali Heath (*Frankenia salina*) and Woolly Sea-Blight (*Suaeda taxifolia*). Common ruderal components of this association include Tree Tobacco, Shortpod Mustard, Russian-Thistle (*Salsola tragus*) and, in moister areas near the base of the bluff, Common Poison-Hemlock. Non-native, annual grasses in this community include wild oats (*Avena* spp.) and brome grasses (*Bromus* spp.). This association covers approximately 2.4 acres in Fairview Park.

#### *Developed Areas*

Developed areas (e.g., planters, turf, parking lots) cover approximately 11.7 acres in the park.

#### *Fairview Channel*

“Fairview Channel” is a concrete-lined flood control channel that passes through the park near its northern and eastern boundaries. This channel possesses a concrete bottom east of Placentia Avenue and a soft bottom downstream of this road. Water is present year-round. The channel is fenced, limiting access to the channel bottom; however, the following species of non-native plant growing in the channel could be identified with binoculars from a distance: Washington Fan Palm (*Washingtonia filifera*), Johnson Grass (*Sorghum halepense*) and Water Hyacinth (*Eichhornia crassipes*). Fairview Channel covers approximately 2.6 acres in the park.

#### *Giant Reed*

Essentially pure stands of Giant Reed have become established in three locations within Fairview Park: 1) sandy soils in the park’s northwest corner, 2) a gully that runs along the base of the park’s west-facing bluff, adjacent to Talbert Regional Park, and 3) the upper part of a small gully cut into the west-facing bluff. These areas cover approximately 9.4 acres. In early 1995, Giant Reed was eradicated from

the second site mentioned above, but new growth is already evident, and the reed will rapidly return to this drainage unless the area is actively managed to exclude it.

### *Habitat Restoration Sites*

In recent years, small-scale habitat restoration has been attempted in two portions of Fairview Park. Several patches of hydroseed, covering a total of approximately 0.7 acre, are evident on a north-facing slope along the margins of a paved path leading from the mesa to the floodplain below. This seed mix included a variety of plant species native to Orange County, including California Buckwheat (*Eriogonum fasciculatum*) and Purple Sage (*Salvia leucophylla*). These seeded areas are not presently maintained, and are overgrown with non-native forbs such as Sweet Fennel and Shortpod Mustard. Another site, covering approximately 0.25 acre, is located a short distance west of the park's main entrance. In winter 1994, this area was planted with several species native to Orange County, including Coastal Prickly-Pear, Coast Cholla (*Opuntia prolifera*), Bladderpod, California Sagebrush (*Artemisia californica*), Buff Monkeyflower (*Mimulus aurantiacus*) and Lemonade Berry (*Rhus integrifolia*). Ruderal forbs invaded this area in early 1995, but were recently removed by a citizens' group interested in continuing this project, and additional plantings are planned for winter 1995/96.

### *Ruderal*

Ruderal forbs are scattered throughout much of Fairview Park, occurring wherever past/ongoing disturbances (e.g., discing, placement of fill, farming) have allowed nonnative species to become established. Stands of forbs that do not include any native species as dominants are classified as "ruderal." In the park, widespread ruderal species include Shortpod Mustard, Common Poison-Hemlock, Russian-Thistle, Common Horseweed (*Coryza canadensis*), Bristly Ox-Tongue (*Picris echinoides*), Castor Bean (*Ricinus communis*), Crystal Ice Plant (*Mesembryanthemum crystallinum*) and Cheeseweed (*Malva parviflora*). Southern Spikeweed (*Hemizonia parryi* ssp. *australis*), a sensitive native plant, grows in a disturbed area classified as "ruderal" just west of Placentia Avenue, near the park's northern boundary (see Figure 1). In Fairview Park, the difference between ruderal areas and annual grasslands (discussed previously) is somewhat subjective in many areas, and depends on the length of time since a given area was mowed. Together, annual grasslands and ruderal areas cover approximately 173.5 acres in Fairview Park.

### *Saltbush Scrub*

Two limited patches of the native Brewer's Saltbush (*Atriplex lentiformis* ssp. *breweri*) occur in Fairview Park. One, covering less than 0.1 acre, exists on the west-facing bluff. The other, covering approximately 0.6 acre, has developed within piles of artificial fill placed on the park's mesa in recent years.

### *Vernal Pools*

The following discussion largely summarizes information contained in MBA's letter reports describing their 1994/95 investigations of Fairview Park's vernal pools. Please refer to Appendices C and D for the full text of MBA's reports, including discussions of plant species observed in the park's vernal pools.

Vernal pools are shallow depressions that pond water following winter and spring rains due to an impervious hardpan that inhibits percolation to lower soil strata. In coastal southern California, vernal pools often form on coastal bluffs on heavy clay soils with the clay providing the impervious hardpan. Due to the relatively unique conditions that must be present to form natural pools, and intensive human development of coastal areas, vernal pools are quite rare in the region.

Over time, the alternating periods of wet and dry in vernal pools promote establishment of unique assemblages of plants and animals adapted to these particular ecological conditions. In order to persist in vernal pool systems, plants and many invertebrates (e.g., fairy shrimp) must be able to tolerate extended periods of wet and dry conditions; vertebrate animals must be able to move between the pools and other areas, making use of the pools during the months when they contain water, plants and prey species. The characteristic survival strategy for vernal pool plants and invertebrates is to grow and mature when water is present, then release seeds (plants) or dry eggs (invertebrates) that remain in the pools until sufficient water again becomes available to complete the cycle again. Toads and frogs employ a similar strategy, breeding and laying eggs that hatch and grow from larvae to metamorphs during the wet period, after which the adults retreat to adjacent upland habitats until the next heavy rains again permit breeding. From fall to spring, mammals and a wide variety of migratory birds exploit the water and food resources in vernal pools, moving to other areas when the pools dry up.

MBA biologists have determined that the mesa at Fairview Park includes seven vernal pool basins covering a total of 3.4 acres and a 0.25 acre "vernal marsh" that supports wetland dependent plant species not normally restricted to vernal pool habitats in southern California. The largest pool presently covers approximately 2.1 acres, and MBA biologists estimate that placement of fill has reduced its original area by roughly half.

### *Walnut Scrub*

A small stand of Southern California Black Walnuts (*Juglans californica* var. *californica*) approximately 10-15 feet tall, grows in the upper part of a gully cut into the western bluff, near the park's southwestern corner. These trees cover approximately 0.05 acre.

### *Willow Scrub*

Two small willow stands, including several Black Willows (*Salix gooddingii*) approximately 20 feet tall, exist in and near a seasonal drainage that runs along the base of the park's western bluff, adjacent to Talbert Regional Park. Understory

dominants include Mugwort (*Artemisia douglasiana*), Castor Bean and Common Poison-Hemlock. These areas cover approximately 0.1 acre.

### **Wildlife**

This section discusses vertebrate wildlife species that have been encountered in Fairview Park, as well as species that have not been observed but that may occur in the park. Since common names of wildlife species are essentially standardized, scientific names are provided only for expected animal species; Appendix B includes scientific names for all animal species that have been observed on the site.

#### *Butterflies*

Ten common, widespread species of butterfly have been observed in Fairview Park, including Anise Swallowtail, Cabbage Butterfly, Monarch, West Coast Lady and Pygmy Blue. Many more species are expected to occur there, none of which are sensitive.

#### *Amphibians*

Three widespread species of amphibian, Black-bellied Slender Salamander, Western Toad and Pacific Treefrog, have been observed in Fairview Park. Other species that may occur there include Pacific Slender Salamander (*Batrachoseps pacificus*) and Western Spadefoot (*Scaphiopus hammondi*), a sensitive species.

#### *Reptiles*

Three widespread species of reptile, Western Fence Lizard, Side-blotched Lizard and Western Skink, have been observed in the park. Other widespread species that may occur there include Southern Alligator Lizard (*Gerrhonotus multicarinatus*), Common Kingsnake (*Lampropeltis getulus*) and Gopher Snake (*Pituophis melanoleucus*). Sensitive species that may occur in the park include San Bernardino Ringneck Snake (*Diadophis punctatus modestus*) and Silvery Legless Lizard (*Anniella pulchra pulchra*).

#### *Birds*

Birds are the most conspicuous vertebrates on the project site. A variety of raptors forage in the park, including White-tailed Kite, Northern Harrier, Red-tailed Hawk and American Kestrel. Among the passerines, summer and year-round residents include Mourning Dove, Anna's Hummingbird, Black Phoebe, Cassin's Kingbird, House Wren, Northern Mockingbird, European Starling, Blue Grosbeak and American Goldfinch. When water is present in the park's vernal pools, a variety of wetland-dependent species forage in these pools. Such species include Snowy Egret, Mallard, American Wigeon, Greater Yellowlegs, Least Sandpiper, Common Snipe and Ring-billed Gull. In fall and winter, Long-billed Curlews and Marbled Godwits forage in turfed areas and ponded areas. One pair of California Gnatcatchers is resident in the park, and is believed to nest in a patch of saltbush scrub located on

the mesa near the park's west-facing bluff. Winter visitors observed in the park include Say's Phoebe, Blue-gray Gnatcatcher, American Pipit, Savannah Sparrow, Lincoln's Sparrow and White-crowned Sparrow.

### *Mammals*

The following mammal species have been observed in Fairview Park: Audubon Cottontail, San Diego Black-tailed Jackrabbit, Beechey Ground Squirrel and Coyote. Other mammals expected to be present include Virginia Opossum (*Didelphis virginiana*), Striped Skunk (*Mephitis mephitis*), Western Harvest Mouse (*Reithrodontomys megalotis*), Deer Mouse (*Peromyscus maniculatus*), and the introduced House Mouse (*Mus musculus*).

## **SENSITIVE SPECIES**

Sensitive species are those plants and animals occurring or potentially occurring in Fairview Park that are endangered or rare, as those terms are used by CEQA and its Guidelines, or are of current local, regional or state concern. This section lists and briefly discusses the status of each sensitive species that may be present in the park. Legal protection for sensitive species varies widely, from the relatively comprehensive protection extended to listed threatened/endangered species to no legal status at present. The California Department of Fish and Game (CDFG), U.S. Fish and Wildlife Service (USFWS), local agencies, and special interest groups such as the California Native Plant Society (CNPS) publish watch lists of declining species; some of these lists describe the general nature and perceived severity of the decline. In addition, recently published findings and preliminary results of ongoing research provide a basis for consideration of species that are candidates for state and/or federal listing. Finally, species that are clearly not rare or threatened statewide or regionally, but whose local populations are sparse, rapidly dwindling or otherwise unstable, may be considered to be of "local interest."

Inclusion in the sensitive species analysis for this project is based on the following criteria: 1) direct observation of the species on the property during the current survey or previous biological surveys; 2) sighting by other qualified observers; or 3) lands within the known distribution of a given species, and containing appropriate habitat. Sensitive plant species potentially present in Fairview Park were determined through a search of the CNPS Electronic Inventory; search criteria included species known to occur in Orange County in coastal bluff scrub, coastal sage scrub, vernal pool or grassland habitats. MBA (1995) conducted focused surveys for vernal pool plant species, and independently determined sensitive species associated with vernal pool that may potentially be present in Fairview Park based on consideration of the species' present/historic ranges. Two species considered in MBA (1995), San Diego Mesa Mint (*Pogogyne abramsii*) and Otay Mesa Mint (*Pogogyne nudiuscula*), are not included here since Fairview Park is well north of their present and historic ranges (San Diego County and Baja California).

Except for some plant species associated with vernal pools, which may occur in areas presently covered by artificial fill, this report does not discuss species that

would have been present and observable during the surveys conducted for this assessment. Table A summarizes the sensitive species present, or potentially present, in Fairview Park.

**Table A - Sensitive Species**

SPECIES OBSERVED IN FAIRVIEW PARK	<u>STATUS</u>		
	FED.	STATE	CNPS
<b>LISTED/PROPOSED SPECIES</b>			
<b>PLANTS</b>			
<b>San Diego Button-Celery</b> <i>Eryngium aristulatum</i> var. <i>parishii</i>	E	E	1B
<b>Spreading Navarretia</b> <i>Navarretia fossalis</i>	PT	—	1B
<b>California Orcutt-Grass</b> <i>Orcuttia californica</i>	E	E	1B
<b>INVERTEBRATES</b>			
<b>San Diego Fairy Shrimp</b> <i>Branchinecta sandiegoensis</i>	PE	—	N/A
<b>Riverside Fairy Shrimp</b> <i>Streptocephalus wootoni</i>	E	E	N/A
<b>BIRDS</b>			
<b>American Peregrine Falcon</b> <i>Falco perergrinus anatum</i>	E	E	N/A
<b>Coastal California Gnatcatcher</b> <i>Polioptila californica californica</i>	T	CSC	N/A
<b>MAMMALS</b>			
<b>Pacific Pocket Mouse</b> <i>Perognathus longimembris pacificus</i>	E	CSC	N/A
<b><u>SPECIES NOT LISTED OR PROPOSED FOR LISTING</u></b>			
<b>PLANTS</b>			
<b>Howell's Foxtail</b> <i>Alopecurus saccatus</i>	—	—	—

		<u>STATUS</u>		
<b>SPECIES OBSERVED IN FAIRVIEW PARK</b>		<b>FED.</b>	<b>STATE</b>	<b>CNPS</b>
<b>Aphanisma</b> <i>Aphanisma blitoides</i>	C2	—	—	1B
<b>Catalina Mariposa Lily</b> <i>Calochortus catalinae</i>	—	—	—	4
<b>Blochman's Dudleya</b> <i>Dudleya blochmaniae</i> ssp. <i>Blochmaniae</i>	C2	—	—	1B
<b>Many-stemmed Dudleya</b> <i>Dudleya multicaulis</i>	C2	—	—	1B
<b>Southern California Black Walnut</b> <i>Juglans californica</i> var. <i>californica</i>	—	—	—	4
<b>Palmer's Grapplinghook</b> <i>Harpagonella palmeri</i>	C2	—	—	2
<b>Southern Spikeweed</b> <i>Hemizonia parryi</i> ssp. <i>Australis</i>	C2	—	—	1B
<b>Hairy Pepperwort</b> <i>Marsilea vestita</i> var. <i>vestita</i>	—	—	—	—
<b>Small-flowered Microseris</b> <i>Microseris douglasii</i> ssp. <i>platycarpha</i>	—	—	—	4
<b>Prostrate Navarretia</b> <i>Navarretia prostrata</i>	—	—	—	—
<b>California Evening-Primrose</b> <i>Oenothera californica</i>	—	—	—	—
<b>Virginia Rockcress</b> <i>Sibara virginica</i>	—	—	—	—
<b>Woolly Seabligh</b> <i>Suaeda taxifolia</i>	—	—	—	—
<b>INVERTEBRATES</b>				
<b>California Trapdoor Spider</b> <i>Bothriocyrtum californicum</i>	—	—	—	N/A

**AMPHIBIANS**

<b>Western Spadefoot</b> <i>Scaphiopus hammondi</i>	C2	CSC	N/A
<b>REPTILES</b>			
<b>San Diego Horned Lizard</b> <i>Phrynosoma coronatum blainvillei</i>	C2	CSC	N/A
<b>Silvery Legless Lizard</b> <i>Anniella pulchra pulchra</i>	C2	CSC	N/A
<b>Coastal Western Whiptail</b> <i>Cnemidophorus tigris multiscutatus</i>	C2	—	N/A
<b>San Bernardino Ringneck Snake</b> <i>Diadophis punctatus modestus</i>	C2	CSC	N/A
<b>Coast Patch-nosed Snake</b> <i>Salvadora hexalepis virgultea</i>	C2	CSC	N/A
<b>BIRDS</b>			
<b>White-tailed Kite</b> <i>Elanus leucurus</i>	—	CSC	N/A
<b>Northern Harrier</b> <i>Circus cyaneus</i>	—	—	—
<b>Sharp-shinned Hawk</b> <i>Accipiter striatus</i>	—	CSC	N/A
<b>Cooper's Hawk</b> <i>Accipiter cooperii</i>	—	CSC	N/A
<b>Ferruginous Hawk</b> <i>Buteo regalis</i>	C2	CSC	N/A
<b>Western Burrowing Owl</b> <i>Speotyto cunicularia hypugea</i>	C2	CSC	N/A
<b>Long-billed Curlew</b> <i>Numenius americanus</i>	—	CSC	N/A
<b>Coastal Cactus Wren</b> <i>Campylorhynchus brunneicapillus</i>	C3B	CSC	N/A
<b>Loggerhead Shrike</b>	C2	CSC	N/A

*Lanius ludovicianus*

<b>California Yellow Warbler</b> <i>Dendroica petechia morcomi</i>	—	CSC	N/A
<b>Tricolored Blackbird</b> <i>Agelaius tricolor</i>	C2	—	N/A
<b>MAMMALS</b>			
<b>Pallid Bat</b> <i>Antrozous pallidus</i>	—	CSC	N/A
<b>San Diego Black-tailed Jackrabbit</b> <i>Lepus californicus bennettii</i>	C2	CSC	N/A
<b>Northwestern San Diego Pocket Mouse</b> <i>Perognathus fallax fallax</i>	C2	CSC	N/A
<b>Southern Grasshopper Mouse</b> <i>Onychomys torridus ramona</i>	C2	CSC	N/A
<b>San Diego Desert Woodrat</b> <i>Neotoma lepida intermedia</i>	C2	CSC	N/A

**Legend - Table A  
Federal Classifications**

- E Taxa listed as Endangered.
- T Taxa listed as Threatened.
- PE Taxa proposed to be listed as Endangered.
- PT Taxa proposed to be listed as Threatened.
- C1 Category 1 candidate for listing. Refers to taxa for which the USFWS has sufficient information to support a proposal to list as Endangered or Threatened, but insufficient capacity to complete the process at this time.
- C2 Category 2 candidate for listing. Refers to taxa which existing information indicates may warrant listing as Endangered or Threatened, but for which substantial biological information to support a proposed rule is lacking.

**State Classifications**

- E Taxa State listed as Endangered.
- T Taxa State listed as Threatened.
- SCE State candidate - Endangered.
- SCT State candidate - Threatened.
- CSC California Species of Special Concern. Refers to taxa with populations declining seriously or that are otherwise highly vulnerable to human developments.

CSA California Special Animal. Of concern to the California Natural Diversity Data Base.

### **California Native Plant Society (CNPS) Classifications**

- 1B List of plants considered by CNPS to be rare or endangered in California and elsewhere.
- 2 List of plants considered by CNPS to be rare, threatened or endangered in California, but which are more common elsewhere.
- 3 Review list of plants suggested by CNPS for consideration as endangered but about which more information is needed.
- 4 Watch list of plants of limited distribution, whose status should be monitored.

### ***Accounts of Listed/Proposed Species***

The following species are listed as threatened or endangered by state and/or federal resource agencies.

#### *San Diego Button-Celery (Eryngium aristulatum var. parishii)*

This annual herb is listed as endangered by both federal and state resource agencies, and is placed on CNPS List 1B, referring to species that CNPS considers rare or endangered in California and elsewhere. San Diego Button-Celery blooms from April to June and grows primarily in vernal pools. Its known range extends from western Riverside County to Baja California. It is not known to occur in Orange County.

San Diego Button-Celery has not been found in Fairview Park, but could possibly exist in the park's largest vernal pool, half of which is presently covered with artificial fill.

#### *Spreading Navarretia (Navarretia fossalis)*

This annual wildflower is proposed as a federally threatened species, and is on CNPS List 1B. It occurs in vernal pools and other seasonally wet areas from Los Angeles County to Baja California.

Spreading Navarretia has not been found in Fairview Park, but could possibly exist in the park's largest vernal pool, half of which is presently covered with artificial fill.

#### *California Orcutt-Grass (Orcuttia californica)*

This annual grass is listed as endangered by both federal and state resource agencies, and is placed on CNPS List 1B. California Orcutt-Grass blooms from April to June and grows in vernal pools. It is known from fewer than 20 sites. Its known range extends from Ventura County to Baja California. It is not known to occur in Orange County.

California Orcutt-Grass has not been found in Fairview Park, but could possibly exist in the park's largest vernal pool, half of which is presently covered with artificial fill.

#### *San Diego Fairy Shrimp (Branchinecta sandiegoensis)*

This invertebrate is proposed for federal listing. Until recently, San Diego Fairy Shrimp was found only in vernal pools in San Diego County; it has recently been discovered at Fairview Park and at least one other Orange County vernal pool system (Tony Bomkamp pers. comm.). Several species of fairy shrimp are listed as endangered by the federal government, and a federal permit is required to collect specimens for identification. The species are very similar and cannot be reliably identified except by a specialist. Biologist John Moeur of the U.S. Army Corps of Engineers collected this species of fairy shrimp the "vernal marsh" found along Fairview Park's southern border, adjacent to Estancia High School.

*Riverside Fairy Shrimp (Streptocephalus wootoni)*

This invertebrate is federally listed as an endangered species. Riverside Fairy Shrimp occurs only in and around natural seasonal pools, and is quite unusual in Orange County and elsewhere.

MBA reported that Biologist John Moeur of the U.S. Army Corps of Engineers collected fairy shrimp from Fairview Park's vernal pools and identified them as the relatively widespread *Branchinecta lindahli* (see Appendix C, Page 8). Consultation with the U.S. Fish and Wildlife Service is recommended to determine if that agency considers Mr. Moeur's survey effort adequate to support a conclusion that Riverside Fairy Shrimp is absent from Fairview Park.

*American Peregrine Falcon (Falco peregrinus anatum)*

This large falcon is listed as endangered by the state and federal resource agencies. Peregrine Falcons formerly nested at several sites in Orange County, but the local and national population crashed in the 1960s and 1970s due to poisoning by the pesticide DDT. A pair is now known to nest in coastal Orange County, and non-breeding individuals are observed regularly at coastal estuaries, primarily in fall and winter.

The author has observed Peregrine Falcons foraging near the lower Santa Ana River on several occasions in recent years. On 5 September 1995, Richard Erickson and Hamilton observed an adult circling over the northwest portion of Fairview Park. Fairview Park does not include any areas suitable for nesting by this species.

*Coastal California Gnatcatcher (Poliophtila californica californica)*

This California Species of Special Concern is listed as threatened by the federal government, and is one of the three "target species" of the NCCP. The Coastal California Gnatcatcher formerly occupied coastal sage scrub and coastal bluff scrub communities from Ventura County south to northwestern Baja California. It is now absent from much of its former range. In Orange County, Coastal California Gnatcatchers occupy coastal sage scrub and similar native associations on gentle to moderate slopes south and east of the Santa Ana River. The major populations are located near the coast, in the Fullerton Hills, on the coastal slope of Loma Ridge and in the southern foothills.

From about 1990 to 1993, Hamilton regularly found Coastal California Gnatcatchers in disturbed coastal bluff scrub vegetation on the face of the park's west-facing bluff.

In winter of 1993/94 he observed a lone gnatcatcher foraging on County land west of the bluff, which has since been cleared and re-planted as part of development of Talbert Regional Park. In summer and fall of 1994 Hamilton observed a family group of gnatcatchers in and around a patch of saltbush scrub that has developed near the southwestern edge of the fill piles on the mesa. Through the winter, only single birds were observed at any one time on the mesa. During directed surveys from February to early August 1995, Hamilton did not find California Gnatcatchers anywhere in the park. However, on 30 August and 5 September 1995, a family group of two adults and two juveniles were observed foraging in ruderal vegetation adjacent to the patch of saltbush scrub discussed previously in this paragraph. Apparently, the birds again nested in the park's saltbush scrub or in coastal bluff scrub habitat on the face of the bluff, but were unresponsive during the nesting season.

*Pacific Pocket Mouse (Perognathus longimembris pacificus)*

This California Species of Special Concern is designated as endangered by the USFWS. It is found in loose soils in dry areas of low elevation grasslands, coastal sage scrub, and coastal strand associations. Historically, this species ranged from Los Angeles County to extreme southwestern San Diego County. Small numbers trapped at the Dana Point Headlands in 1993 were the first observed anywhere in over 20 years.

The alluvial scrub community located in the northwest corner of Fairview Park comprises potentially suitable habitat for Pacific Pocket Mouse. After examining this area on 5 September 1995, biologist Richard Erickson, a recognized authority on this species, expressed the view that Pacific Pocket Mouse probably occurred there in the past. However, due to past disturbance and fragmentation of this area, and ongoing discing apparently conducted to control weed growth, Mr. Erickson considers it unlikely that this mouse persists there. Trapping by a permitted specialist would be required to conclusively determine whether Pacific Pocket Mouse occurs in Fairview Park.

***Accounts of Species not Listed or Proposed for Listing***

*Howell's Foxtail (Alopecurus saccatus)*

This native annual grass is not placed on any state, federal or CNPS list of sensitive species, but is considered to be of local interest since a population discovered by botanist David Bramlet in Fairview Park's vernal pools and associated grassland habitat is the only one known in Orange County. Howell's Foxtail grows in vernal pools and moist meadows in coastal areas from southern California to Washington.

*Aphanisma (Aphanisma blitoides)*

This annual herb is a Category 2 candidate for federal listing, referring to taxa which existing information indicates may warrant listing as endangered or threatened, but for which substantial biological information to support a proposed rule is lacking. It is placed on CNPS List 1B. *Aphanisma* blooms in April and May, and grows on coastal bluffs and in coastal sage scrub from Santa Barbara County to Baja California, including several Channel Islands. Mainland populations are steeply declining due to urbanization, recreational development, and foot traffic.

Aphanisma has not been observed within Fairview Park, and is unlikely to occur there due to extensive past disturbance to the park's bluffs. Directed surveys of the park's bluffs in April or May would be required in order to determine whether Aphanisma is present.

*Catalina Mariposa Lily (Calochortus catalinae)*

The CNPS has placed this lily on its List 4, a watch list of plants of limited distribution, whose status should be monitored. Catalina Mariposa Lily blooms from February to May, and grows in heavy soils in grasslands and openings in coastal sage scrub and chaparral.

Catalina Mariposa Lily has not been observed within Fairview Park, and is unlikely to occur there due to extensive past disturbance to the park's bluffs. Directed surveys of the park's bluffs from February through May would be required in order to determine whether this species is present.

*Blochman's Dudleya (Dudleya blochmaniae ssp. blochmaniae)*

This small succulent, known from fewer than 25 occurrences (Skinner and Pavlik 1994), is a Category 2 candidate for federal listing, and is placed on CNPS List 1B. This dudleya is found in rocky, often clay or serpentine soils in upland scrub and grassland habitats below 1,500 feet elevation near the coast from San Luis Obispo County to Baja California. It blooms from April to June. This species has not been observed in Fairview Park, and is unlikely to occur there due to extensive past disturbance to the park's bluffs. Directed surveys of the park's bluffs from April to June would be required in order to determine whether Blochman's Dudleya is present.

*Many-stemmed Dudleya (Dudleya multicaulis)*

This species is a federal Category 2 candidate and is placed on CNPS List 1B. Manystemmed dudleya is found in several counties in southwestern California, usually on poor soils at the margins of rock outcrops in coastal sage scrub and grassland communities. It blooms from May to July.

This species has not been observed in Fairview Park, and is unlikely to occur there due to extensive past disturbance to the park's bluffs. Directed surveys of the park's bluffs from April to June would be required in order to determine whether Many-stemmed Dudleya is present.

*Palmer's Grapplinghook (Harpagonella palmeri)*

Palmer's Grapplinghook is Category 2 candidate for federal listing and is on CNPS List 2, referring to plants that the CNPS considers rare, threatened or endangered in California, but which are more common elsewhere. This inconspicuous annual plant blooms from March to April, and grows on dry slopes in coastal sage scrub and chaparral habitats below 1,500 feet from Los Angeles County to Baja California.

This species has not been observed in Fairview Park, and is unlikely to occur there due to extensive past disturbance to the park's bluffs. Directed surveys of the park's

bluffs in March or April would be required in order to determine whether Palmer's Grapplinghook is present.

*Southern Spikeweed (Hemizonia parryi ssp. australis)*

This spiny annual plant is a Category 2 candidate for federal listing, and is on CNPS List 1B. This spikeweed grows in vernal mesic, disturbed alkaline soils near the coast, blooming June to November. The range extends from Santa Barbara County to Baja California.

A substantial population of Southern Spikeweed, containing hundreds of plants over approximately 8.9 acres, is present in a low-lying area classified as "ruderal" just west of Placentia Avenue near the park's northern boundary. The approximate limits of this population are indicated on Figure 1. Periodic mechanical disturbance of this part of the park probably does not adversely affect this species; in fact, it may prevent other ruderal species from crowding out the spikeweed.

*Southern California Black Walnut (Juglans californica var. californica)*

This tree is placed on CNPS List 4. The range of Southern California Black Walnut extends from Santa Barbara County south to San Diego County. Skinner and Pavlik (1994) described walnut forest as a "much fragmented, declining natural community, rare in Orange, Riverside, San Bernardino, and San Diego counties threatened by urbanization and conversion to agriculture." In Orange County, walnuts grow primarily in the Chino Hills and Santa Ana Mountains. It is unclear whether the small stand of walnuts in Fairview Park (see Figure 1) occurs here naturally, or if it was planted many years ago.

*Hairy Pepperwort (Marsilea vestita var. vestita)*

This aquatic fern is not placed on any state, federal or CNPS list of sensitive species, but is considered to be of local interest in Orange County due to its limited distribution here (David Bramlet pers. comm.). Hairy Pepperwort grows in creeks, vernal pools and other wet areas from western Canada to Peru. In Fairview Park, this fern grows in vernal pools and in seasonal ponds created within the piles of artificial fill on the mesa.

*Small-flowered Microseris (Microseris douglasii ssp. platycarpha)*

The CNPS has placed this low annual wildflower on List 4. Small-flowered microseris blooms from March to May, and grows in grasslands on heavy clay soils from Los Angeles County to Baja California. It is threatened by widespread development of grasslands and exclusion by non-native, invasive plant species. In Fairview Park, Small-flowered Microseris occurs within annual grasslands growing on the mesa in the vicinity of vernal pools.

*Prostrate Navarretia (Navarretia prostrata)*

This annual wildflower was recently placed on CNPS List 1B (Tony Bomkamp pers. comm.). It is known only from limited vernal pool/alkaline floodplain communities in Merced, Los Angeles, Orange, and western Riverside counties.

Prostrate Navarretia was unknown from Orange County before its discovery in three of Fairview Park's vernal pools in 1994/95.

*Virginia Rockcress (Sibara virginica)*

This annual wildflower grows on the margins of vernal pools, along streambeds and on open ground from California's Central Valley to eastern North America and Baja California. It is not present on any state, federal or CNPS list of sensitive species. However, populations discovered by botanist David Bramlet on the margins of vernal pools in Fairview Park are the only ones known in Orange County. As such, it is considered to be of local interest. Mr. Bramlet (pers. comm.) reports that CNPS botanists are presently considering this species for sensitive species status, since it is quite scarce in southern California and possibly elsewhere in the state.

*California Evening-Primrose (Oenothera californica ssp. californica)*

This perennial wildflower grows in sandy and gravelly areas from San Luis Obispo County south to Baja California. It is not present on any state, federal or CNPS list of sensitive species. However, populations discovered in alluvial scrub habitat in Fairview Park are the only ones known in Orange County. As such, it is considered to be of local interest.

*Woolly Seablight (Suaeda taxifolia)*

The CNPS has placed this low evergreen shrub on List 4. Woolly Seablight grows in coastal bluff scrub and on the margins of coastal salt marshes from San Luis Obispo to Baja California. A few specimens of Woolly Seablight were observed within Fairview Park's disturbed coastal bluff scrub community.

*California Trapdoor Spider (Bothriocyrtum californicum)*

This spider is not placed on any state or federal lists of sensitive species, but is considered to be of local interest in Orange County, where it is known from relatively few sites. In December 1994, Biologist and City Planning Commissioner Bill Butler showed me several trapdoor spiders in the canyon directly west of the park entrance. The species may also be expected to occur along the park's west-facing bluff, adjacent to Talbert Regional Park.

*Western Spadefoot (Scaphiopus hammondii)*

This small toad is a Category 2 candidate for federal listing. It is also a California Species of Special Concern, referring to taxa with populations declining seriously or that are otherwise highly vulnerable to human developments. The USFWS is increasingly interested in the Western Spadefoot since it is frequently associated with vernal pools, a declining habitat. This toad formerly ranged throughout cismontane California south to northwestern Baja California, but has been eliminated from much of its range in southern California. Habitat loss and predation by introduced African clawed frogs and bullfrogs appear to be primary causes of this species' regional decline. Grasslands and other open habitats in the lowlands provide this toad's primary habitat, but it also ranges into foothills and mountains. Gravelly soils are frequently present in occupied areas. In Orange County, Western Spadefoot populations have been found in San Juan Creek, Bee Canyon, Aliso Creek, El Toro Marine Corps Base, the San Joaquin Hills, in the southern foothills, and formerly at Dana Point. The species may also be present on Santiago Creek in the vicinity of Irvine Lake.

Western Spadefoots have not been found in Fairview Park, but conditions may be appropriate for them. Directed surveys by a herpetologist or biologist familiar with appropriate survey methodologies would be required in order to conclusively determine whether this species is present.

*San Diego Horned Lizard (Phrynosoma coronatum blainvillei)*

This lizard is a Category 2 candidate for federal listing and a California Species of Special Concern. It is found in western Riverside County, Orange County, and western San Diego County. This species' favored habitat consists of sandy washes and other open, sandy areas in coastal sage scrub and chaparral communities. Low bushes are required for cover, as well as open spaces for sunning, and relatively flat patches of fine, loose soil for burrowing. The primary food is harvester ants. San Diego Horned Lizards have not been observed in the park, and it appears unlikely that they occur there due to the degree of disturbance in coastal bluff scrub areas and a lack of sightings in the park's vicinity.

*Silvery Legless Lizard (Anniella pulchra pulchra)*

This reptile is a Category 2 candidate for federal listing and a California Species of Special Concern that ranges from the San Francisco Bay area to northern Baja California, except for the Monterey Bay area. Silvery Legless Lizard occupies a variety of habitats in moist, loose, sandy soil suitable for burrowing.

Silvery Legless Lizard was not observed during the site surveys, but may be present in the alluvial scrub community located in the northwest corner of Fairview Park. Because this lizard rarely comes out onto the surface, raking and/or pit traps are generally required to detect this species.

*Coastal Western Whiptail (Cnemidophorus tigris multiscutatus)*

This active lizard is a federal Category 2 candidate for federal listing. The Coastal Western Whiptail ranges from southwestern California to central Baja California. It usually occurs in openings in coastal sage scrub and chaparral where plants are sparse and there is room for running. In addition to invertebrates, it eats other lizards. This lizard has not been observed in the park, and it appears unlikely that they occur there due to the degree of disturbance in coastal bluff scrub areas and a lack of sightings elsewhere in the park's vicinity.

*San Bernardino Ringneck Snake (Diadophis punctatus modestus)*

This small snake is a Category 2 candidate for federal listing that inhabits moist areas of southwestern California from about Ventura to Orange counties.

Ringneck Snakes are seldom seen in the open, and none have been observed in the park. This species could occur on or near the park's western bluff.

*Coast Patch-nosed Snake (Salvadora hexalepis virgultea)*

This Category 2 candidate for federal listing is active during the day, and inhabits a range of relatively open sandy and rocky habitats from Santa Barbara County to northern Baja California.

Coast Patch-nosed Snake has not been observed in the park, but could occur in the park's scrub communities.

*White-tailed Kite (Elanus leucurus)*

This year round resident is a State of California fully protected species, meaning that hunting and collecting are forbidden. Populations have fluctuated widely in the past, but southern California birds appear to be in a long-term decline at this time. White-tailed Kites nest in well-developed riparian woodlands and forage primarily in grasslands.

Hamilton has observed White-tailed Kites in Fairview Park on numerous occasions, including a group of five roosting in Tree Tobacco on a morning in December 1994. Adults and young along the lower Santa Ana River were seen in summer 1994 and 1995, and a worker at the adjacent Talbert Regional Park reported that he observed White-tailed Kites nesting in tall willows located just south of Victoria Street, approximately one mile south of Fairview Park.

*Northern Harrier (Circus cyaneus)*

This hawk is a California Species of Special Concern that forages over a wide range of open habitats. Although the species is cosmopolitan, it is uncommon and declining in Orange County, with few confirmed nesting records.

A Northern Harrier forages in the park daily in fall and winter, and the park's grasslands provide appropriate nesting habitat. Human disturbance probably keeps them from nesting in the local area.

*Sharp-shinned hawk (Accipiter striatus)*

This small hawk is a California Species of Special Concern. It is an uncommon to fairly common winter visitor and migrant to coastal southern California. Birds make up the vast majority of its prey, with rodents and insects also being taken. Hamilton has observed Sharp-shinned Hawks foraging over the park in fall and winter.

*Cooper's Hawk (Accipiter cooperii)*

This medium-sized hawk is a California Species of Special Concern. This is a rare breeding species in Orange County, generally utilizing riparian habitats for nesting. The species nests in the willow grove between the lower Santa Ana River and Canyon Park, about a mile from Fairview Park. Foraging occurs over a much wider range of habitats, especially in winter.

Hamilton has observed one or more Cooper's Hawks in Fairview Park and in the local area throughout the year. The park does not support potentially suitable nesting habitat.

*Ferruginous Hawk (Buteo regalis)*

Ferruginous hawk is a Category 2 candidate for federal listing and a California Species of Special Concern. This large hawk is a rare, regular winter visitor in Orange County, where it forages over open grasslands in the lowlands and foothills.

Ferruginous Hawk has not been observed at Fairview Park and, due to the park's relatively small size, it is unlikely to occur there except during migration periods.

*Western Burrowing Owl (Speotyto cunicularia hypugea)*

The Western Burrowing Owl is a federal Category 2 candidate and California Species of Special Concern. This small owl lives in grasslands and rangelands, usually occupying ground squirrel burrows. Burrowing Owls were widespread and fairly common in Orange County during most of this century, prior to widespread losses of habitat and destruction of ground squirrel colonies. They are now rare in Orange County, with small populations known from a few scattered locations.

Until recent years, Western Burrowing Owls were resident in and around Fairview Park. Despite several directed searches during the past year, the only one seen in the park was a one-day migrant on the mesa on 18 November 1994. The level of human and pet activity in the park appears to be too intensive for this owl to remain in the park for prolonged stays.

*Long-billed Curlew (Numenius americanus)*

This large sandpiper is a California Species of Special Concern. It nests in high plains and rangeland throughout much of the interior of the western U.S. and southern Canada, including portions of northeast California. Long-billed Curlew is primarily a winter visitor to Southern California and Orange County, where it occupies large tidal estuaries and commonly forages in grasslands and agricultural areas within a few miles of the coast.

Small feeding flocks of shorebirds containing fewer than ten Long-billed Curlews regularly forage in Fairview Park's turfed areas, grasslands and vernal pools.

*Coastal Cactus Wren (Campylorhynchus brunneicapillus)*

The Cactus Wren's coastal southern California population is a Category 3B candidate for federal listing; these are taxa that the USFWS does not consider to represent distinct taxa meeting the Endangered Species Act (ESA) definition of "species." The Coastal Cactus Wren is also considered a California Species of Special Concern. The population extends from Ventura County south to San Diego and inland to San Geronio Pass. Cactus Wrens are sedentary, and occur almost exclusively in coastal sage scrub containing cactus patches.

Despite the recent findings of the USFWS that Coastal Cactus Wrens do not qualify as a listable entity under the federal ESA, the California Department of Fish and Game (CDFG), the USFWS, and conservation groups recognize Coastal Cactus Wrens as one of several species characteristic of coastal sage scrub that are declining in cismontane southern California due to loss of this habitat type. Therefore, this wren is considered a "target species" of the Natural Communities

Conservation Planning (NCCP) program, along with the Orange-throated Whiptail (a lizard) and the Coastal California Gnatcatcher.

Hamilton observed a pair of Cactus Wrens on the western park bluff in 1990 or 1991, but did not see the species there since this time although the habitat still looks appropriate for them (large cactus patches remain). A substantial population remains in the oil fields near the Santa Ana River mouth, offering the possibility of recolonization of Fairview Park in the future through natural dispersion of young.

*Loggerhead Shrike (Lanius ludovicianus)*

This small predatory bird is a California Species of Special Concern. Shrikes inhabit open country, where they feed primarily on large insects and occasionally small vertebrate prey. They are fairly common in coastal southern California, with more present in the winter than the summer months.

At least one Loggerhead Shrike was resident in the park, along the bluff, before recent removal of Giant Reed and Castor Bean from the seasonal drainage along the base of the bluff. One shrike was observed foraging within the park on the 12 July 1995 survey. However, the loss of well-developed vegetation discussed in the preceding sentence may limit the ability for shrikes to nest in the local area.

*California Yellow Warbler (Dendroica petechia morcomi)*

This species is a California Species of Special Concern because the breeding population has declined markedly in California. Riparian areas are exclusively used for nesting in the lowlands. These birds are widespread and abundant in migration. In Orange County, nesting is essentially limited to sycamore/alder riparian woodlands of the Santa Ana Mountains. A fall migrant Yellow Warbler was observed in the park's coastal bluff scrub community on 30 August 1995, and small numbers are expected to pass through the park each spring and fall. Suitable nesting habitat is not present within the park.

*Tricolored Blackbird (Agelaius tricolor)*

This Category 2 candidate for federal listing was denied state listing by the California Fish and Game Commission after lengthy negotiations with the petitioner and additional survey work. The species is almost endemic to cismontane California, with outlying populations in Oregon and northwestern Baja California. Tricolored Blackbirds frequent open country throughout the year, nesting in dense patches of cattails; their preference for nesting in dense colonies makes the species especially vulnerable at that stage of their life cycle.

Tricolored Blackbirds have been occasionally observed foraging in the park during fall/winter; no potentially suitable nesting habitat exists in the park.

*Pallid Bat (Antrozous pallida)*

This bat is a California Species of Special Concern. According to Williams (1986), "populations of all bats appear to have diminished greatly in the last two decades in central California, and this trend will probably continue as more land is developed, more insecticides are used, and barns and other structures used as roosts and sites

for maternity colonies become less numerous." According to bat researcher Patricia Brown, this statement also describes the status in Southern California. This bat occupies a variety of habitats in western North America, from southern British Columbia to northwestern Mexico. They are often found in mixed oak and grassland habitats, roosting in rock crevices or under the bark of trees and foraging in a variety of habitats. Pallid Bat may potentially forage in the park's scrub communities, but roosting habitat is essentially absent.

*San Diego Black-tailed Jackrabbit (Lepus californicus bennettii)*

The San Diego Black-tailed Jackrabbit is a federal Category 2 candidate and a California Species of Special Concern. This subspecies is restricted to the Pacific slope from southern Santa Barbara County to northwestern Baja California. Jackrabbits inhabit a variety of habitats but are most common in relatively open situations; they are largely nocturnal.

On February 24, 1995, a San Diego Black-tailed Jackrabbit was observed in fill piles on the mesa. A variety of human-related disturbances threaten the continued existence of this species in the park and local vicinity.

*Northwestern San Diego Pocket Mouse (Perognathus fallax fallax)*

This small rodent, a Category 2 candidate for federal listing and California Species of Special Concern, is found in southwestern California from about San Bernardino to central Baja California. It generally frequents rather open, arid lands.

The San Diego Pocket Mouse potentially occurs in coastal sage scrub habitat on the bluff or alluvial scrub located in the northwest corner of the park, but trapping would be required to determine this.

*Southern Grasshopper Mouse (Onychomys torridus ramona)*

This territorial predatory mouse is a Category 2 candidate for federal listing and a California Species of special Concern. It inhabits grasslands and sparse shrublands with sandy soils from northern Los Angeles County to northwestern Baja California.

The Southern Grasshopper Mouse potentially occurs in coastal sage scrub habitat on the bluff or alluvial scrub located in the northwest corner of the park, but trapping would be required to determine this.

*San Diego Desert Woodrat (Neotoma lepida intermedia)*

This small woodrat is a Category 2 candidate for federal listing and a California Species of Special Concern. San Diego desert woodrats are found along the Pacific slope from about San Luis Obispo to northwestern Baja California. Desert Woodrats frequent poorly vegetated, arid lands, and are especially associated with cactus patches and other thorny vegetation.

San Diego Desert Woodrat potentially occurs in coastal sage scrub habitat on the bluff, but trapping would be required to determine this.

## **BIOLOGICAL CONSTRAINTS AND OPPORTUNITIES**

This section discusses planning constraints posed by sensitive biological resources, and opportunities to restore strategic habitat areas that are presently degraded. Figure 2 (map pocket) shows 1) areas of high, moderate and low biological sensitivity, and 2) areas of low biological sensitivity with good restoration potential. These designations necessarily subjective, and are intended simply as a place to begin the process of more formalized land use planning in the park. In reality, nearly all portions of the park west of Placentia Avenue have good restoration potential, depending on the nature of restoration desired by the City and the level of effort that can be devoted to the project.

### ***Areas of High Biological Sensitivity***

Some portions of the park are considered to be highly sensitive based on 1) federal, state or local laws regulating their development, 2) plant communities with limited global distributions, and/or 3) the habitat requirements of sensitive plants or animals known or expected to occur there.

#### ***Alluvial Scrub***

As noted in the Setting, sandy soils in the northwest corner of Fairview Park support in a low-lying remnant of the historic Santa Ana River flood plain. Although the non-native Giant Reed has invaded this community and the area is periodically disced, the park's alluvial scrub community may be unique in Orange County. This area supports Orange County's only known population of California Evening-Primrose; in addition, several sensitive plant and wildlife species potentially occur there.

#### ***Saltbush Scrub (Occupied by Nesting California Gnatcatchers)***

In recent decades, urban and agricultural development has fragmented and greatly reduced the extent of native upland scrub communities in southern California, with concomitant reductions in the populations of numerous plant and animal species associated with these communities. One such species, the Coastal California Gnatcatcher, has been federally listed as threatened, and is protected from unauthorized "take" pursuant to Section 9 of the Endangered Species Act (ESA). One pair of California Gnatcatchers currently resides at Fairview Park, apparently nesting in a patch of saltbush scrub that covers approximately 0.6 acre on the mesa; these birds also forage in adjacent ruderal vegetation and may also use coastal bluff scrub growing on the park's west-facing bluff.

#### ***Vernal Pools and Associated Grasslands***

As described in the Setting, vernal pools are quite rare in southern California due to 1) the unique geologic conditions that must be present to form them, and 2) intensive human development of coastal areas. The U.S. Fish and Wildlife Service has estimated that vernal pool habitat in southern California has been reduced by over 90 percent, with areas like San Diego County suffering losses of 95-97 percent (U.S. Government Printing Office 1993). In Orange County, Fairview Park's vernal

pools represent the only known extant example of this ecosystem. Due to these factors, many plants and animals that occur exclusively or largely in vernal pools are considered biologically “sensitive” by state and federal resource agencies.

The park’s seven vernal pool basins and one vernal marsh basin meet federal wetlands criteria (see MBA’s wetland delineation, Appendix C to this report), and numerous wetland-dependent migratory birds use these areas for resting and foraging from fall through spring. The park’s vernal pools, and patches of annual grassland between and around the pools, support at least four sensitive plants: Small-flowered *Microseris*, Virginia Rockcress, Prostrate *Navarretia* and Vernal Barley.

### ***Areas of Moderate Biological Sensitivity***

Generally, plant communities in the park are considered to be moderately sensitive if they 1) are subject to federal, state or local laws regulating their development, and/or 2) have not been disturbed to the point where only ruderal species predominate. In Fairview Park, virtually all areas designated as being of moderate sensitivity have good potential for habitat restoration/expansion.

#### ***Annual Grassland (West of Placentia Avenue)***

As noted previously, annual grasslands closely associated with Fairview Park’s vernal pools are considered highly sensitive. Most of the park’s remaining grasslands west of Placentia Avenue are considered moderately sensitive since they are a naturalized plant community that forms an integral part of the limited lower Santa Ana River open space. As discussed subsequently, grasslands east of Placentia Avenue are considered to be of low sensitivity.

#### ***Coastal Bluff Scrub - Disturbed***

A variety of sensitive plant and/or wildlife species occur, or potentially occur, in Fairview Park’s disturbed coastal bluff scrub community, which grows on the westfacing bluff above Talbert Regional Park. However, disturbance has permitted a variety of ruderal species to invade this community, reducing its value as habitat for native plants and wildlife. As such, disturbed coastal bluff scrub is considered a moderately sensitive community in Fairview Park.

#### ***Habitat Restoration Sites***

The park’s small-scale habitat restoration sites support native shrubs native to Orange County and are considered moderately sensitive. The site located near the park’s main entrance is being maintained and additional plantings are planned there; therefore, this area may become more biologically valuable in the future. The other site is not being maintained at present, and is more likely to become less biologically valuable over time.

#### ***Ruderal (Some Areas)***

Although ruderal vegetation is not normally considered sensitive, sensitive plant and animal species have been observed in some areas of ruderal vegetation within Fairview Park:

- ~ Coastal California Gnatcatchers have been observed foraging in ruderal vegetation on the mesa, adjacent to saltbush scrub habitat that is apparently used for nesting.
- ~ Southern Spikeweed is a common element within otherwise ruderal vegetation located near the park's northern boundary, just west of Placentia Avenue.

Due to the presence of sensitive species, these particular ruderal areas are considered moderately sensitive.

#### *Saltbush Scrub (Unoccupied by Nesting California Gnatcatchers)*

A patch of saltbush scrub that covers less than 0.1 acre on the west-facing bluff is apparently unoccupied by nesting California Gnatcatchers. This small patch of native scrub vegetation is considered to be moderately sensitive.

#### *Walnut Scrub*

As noted under Sensitive Species, Skinner and Pavlik (1994) described walnut forest as a "much fragmented, declining natural community, rare in Orange, Riverside, San Bernardino, and San Diego counties. Threatened by urbanization and conversion to agriculture." In Orange County, walnut trees grow primarily in the Chino Hills and Santa Ana Mountains. Whether the walnuts in Fairview Park occur there naturally or were planted many years ago, they are presently surviving without human assistance. This small stand of walnuts in Fairview Park is considered to be of moderate biological sensitivity.

#### *Willow Scrub*

In general, riparian communities like willow scrub are considered to be of high biological sensitivity, and adverse impacts to such communities are regulated by state and federal resource agencies. The limited stands of willow scrub in Fairview Park are considered to be only moderately sensitive due to their very small area.

#### ***Areas of Low Biological Sensitivity***

Portions of the park are considered to be of low biological sensitivity if they meet one or more of the following criteria:

- ~ Areas that have been subjected to extensive past/ongoing disturbances (e.g., placement of artificial fill, discing for weed control).
- ~ Areas that are isolated from the lower Santa Ana River ecosystem.

- ~ Areas that are not known or expected to support sensitive plant or animal species.
- ~ Areas that are not subject to laws specifically regulating their development.

*Annual Grassland (East of Placentia Avenue), Annual Grassland/Developed*  
Annual grasslands and associated developed areas east of Placentia Avenue are considered to be of low biological sensitivity since 1) these areas are highly disturbed, and 2) this part of the park is effectively isolated from the lower Santa Ana River open space by Placentia Avenue.

#### *Giant Reed*

Essentially pure stands of Giant Reed that are established in three areas of Fairview Park are considered to be of low biological sensitivity. *(Since the date of this report these stands have been removed and eradication procedures are to continue.)*

#### *Ruderal (Most Areas)*

Fairview Park's ruderal areas (excluding areas discussed previously, which are known to support sensitive species) are considered to be of low biological sensitivity.

### ***Restoration Opportunities***

This section briefly discusses the restoration opportunities in portions of Fairview Park, including areas presently considered to be of high, moderate and low biological sensitivity. Figure 2 indicates areas of low biological sensitivity where habitat restoration may be most appropriate. Any restoration activities should be carefully planned and implemented with assistance of a biologist familiar with the park's native plant and animal communities.

#### *Alluvial Scrub/Giant Reed*

Alluvial scrub in the northwestern part of Fairview Park's is a relatively small remnant of a community that must have been extensive prior to channelization of the Santa Ana River and development of the river's floodplain earlier this century. Alluvial scrub in Fairview Park has undergone extensive disturbance due to periodic discing for weed control; this has kept the native plants low and facilitated invasion by the non-native Giant Reed. In the short-term, cessation of discing in non-ruderal areas is recommended to permit the native alluvial scrub community to develop and to avoid impacts to sensitive species present, or potentially present, in this community (e.g., Pacific Pocket Mouse, California Evening-Primrose, Silvery Legless Lizard). In the future, a program of periodic, controlled disturbance may be desirable to mimic the natural flood cycle that would permit regeneration of this community in a natural setting. Eradication of Giant Reed stands would permit expansion of Fairview Park's alluvial scrub community into areas where this community historically occurred, and would prevent further expansion of Giant Reed into the remaining alluvial scrub habitat. Since the County of Orange has a stake in preventing establishment of Giant Reed into Talbert Regional Park, there may be some potential to share costs

of eradication with the County. Effective eradication of Giant Reed is labor-intensive, requiring follow-up treatments for up to several years after initial removal. If complete eradication were achieved, Giant Reed would be unlikely to re-invade the alluvial scrub community after eradication, since the area is unconnected to the Santa Ana River or other streambeds that could deliver seeds or other propagules into the area from upstream. (*The eradication of Giant Reed has been undertaken by the City of Costa Mesa since the writing of this report.*)

#### *Coastal Bluff Scrub - Disturbed*

Two degraded areas within the park have good potential for restoration to coastal bluff scrub habitat. One is the park's western bluff, where the original coastal bluff scrub community has been invaded by ruderal forbs and grasses. The other area is a northtrending canyon near the park entrance, which is heavily disturbed and supports almost no native vegetation. Due to the topography of these areas and the general difficulty of establishing coastal bluff scrub vegetation, successful restoration of these areas would be difficult and fairly costly, requiring 1) eradication of the existing ruderal vegetation, 2) planting and seeding of appropriate native species, 3) provision of irrigation during establishment of plantings, and 4) follow-up weeding for at least two or three years. The potential may exist for coastal bluff scrub restoration to be funded by outside sources as an off-site mitigation for loss of upland scrub habitat elsewhere in the local area.

#### *Vernal Pools and Associated Grasslands*

MBA's two vernal pool reports (see Appendices C and D) note that artificial fill has apparently been placed within approximately two acres of "Vernal Pool Basin No. 1," the park's largest vernal pool. It is recommended that the Master Plan address removal of fill from this vernal pool and restoration of its original contours.

Fairview Park's vernal pools occur in a portion of the park that is subject to ongoing disturbance and soil compaction due to foot traffic, biking, pets, model airplane flyers and periodic mowing. The pools and associated grasslands show some signs of degradation due to these ongoing processes, including 1) encroachment of trails into the margins of some pools, and 2) the presence of a variety of non-native plant species in and around the pools. In addition, standard vector control practices may diminish water quality in the park's vernal pools, possibly impacting both invertebrate and vertebrate wildlife species that use the pools. Over time, such processes may degrade the park's vernal pools, limiting their value as habitats for plants and wildlife. Management practices that would limit these adverse effects and ensure the continued health of these sensitive areas include the following:

- ~ Identify areas where paths and trails impinge on vernal pools and associated grasslands, and regulate public access to these areas. This may be accomplished by 1) developing a formalized trail system in this area that avoids highly sensitive areas to the extent feasible, 2) installing educational signs, and 3) possibly erecting temporary fencing to divert foot traffic away from recovering areas during the year or two it would take for desired

vegetation to become established. In areas where soils are too compacted to support vegetation, some form of aeration would probably be required to permit establishment of plants.

- ~ Request that vector control be accomplished through introduction of chemicals that specifically inhibit development of mosquito larvae while permitting development of the innocuous invertebrate fauna that are natural components of the park's vernal pool ecosystem.
- ~ Cease mowing within vernal pools, and limit mowing of grasslands to areas away from the edges of vernal pools. If mowing is required in highly sensitive grasslands adjacent to vernal pools, this should be completed late in the season (e.g., June through September), after annual forbs and grasses have set seed. These relatively simple steps would not interfere with any present human uses of the park, and would promote a more widespread appreciation of Fairview Park's unique and sensitive vernal pool ecosystem.

### ***BIOLOGICAL RECOMMENDATIONS***

This section provides recommendations for additional studies, interim park management, and future park planning.

#### ***Additional Studies***

Two additional studies are recommended to help determine the full range of sensitive species present in Fairview Park:

- ~ Focused surveys for sensitive plants from April through June. These surveys should cover the entire park west of Placentia Avenue, focusing on alluvial scrub, coastal bluff scrub, vernal pools, and grasslands.
- ~ Trapping studies for the endangered Pacific Pocket Mouse in the park's alluvial scrub community. While this mouse is unlikely to be present due to habitat fragmentation and disturbance, this area's sandy soils, plant species composition, and proximity to the ocean are consistent with this species' very specialized habitat requirements. Trapping should be conducted during the summer months by a biologist possessing a permit from the USFWS to survey for this species. To avoid potential impacts to Pacific Pocket Mouse, it is recommended that weed control activities be terminated in the park's alluvial scrub community until this species' status in the park is determined.

#### ***Interim Park Management***

Until a new Fairview Park Master Plan is completed, it is recommended that the City review current management practices (e.g., weed control, vector control, mowing within pools) to avoid potential impacts to biological resources identified in this report as being highly or moderately sensitive. Beyond avoiding impacts, the City may consider implementing some of the pro-active restoration/ management

recommendations discussed herein. As noted previously, any restoration activities should be carefully planned and implemented in consultation with a biologist familiar with the park's native plant and animal communities.

### ***Future Park Planning***

In considering the long-term future of Fairview Park, it is important to recognize that the undeveloped portion of the park west of Placentia Avenue is an integral part of the lower Santa Ana River ecosystem. Although greatly reduced and fragmented over the past century, this ecosystem continues to provide habitat for a wide variety of native plants and animals, including many listed or otherwise sensitive species. It should also be acknowledged that biological values in Fairview Park have already been greatly compromised by past and ongoing human activities. If it is determined that active recreation (e.g., athletic fields) must be introduced to Fairview Park, it is strongly recommended that such uses be situated east of Placentia Avenue.

Active recreation aside, the following points are relevant to future park planning:

- ~ Fairview Park's vernal pool and alluvial scrub communities are virtually unique in Orange County. Ample opportunities exist to highlight these resources, and to educate the public regarding their rarity and value to specialized native plants and wildlife.
- ~ Future development of portions of the park west of Placentia Avenue should be conducted in a manner that minimizes impacts to highly sensitive resources, that retains the natural topography to the extent feasible, and that uses only locally native plants in restoration and landscaping. Such species provide the highest habitat values for local wildlife, and their use would enhance the natural character of this unique and important open space.
- ~ Planning should allow for possible future restoration of strategically located areas that are presently degraded, as outlined in this report.

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## PLANT SPECIES OBSERVED

In 1994 and 1995, biologists Robert Hamilton, Tony Bomkamp and David Bramlet observed the following plant species in Fairview Park, Costa Mesa. The following list does not include exotic species present in the park's landscaping.

\*Introduced species

### PTEROPHYTA FERNS AND SPIKE-MOSSES

#### Marsileaceae

#### Marsilea Family

*Marsilea vestita* var. *vestita* Hairy  
Pepperwort

### ANTHOPHYTA: DICOTYLEDONES DICOT FLOWERING PLANTS

#### Aizoaceae

#### Carpet-Weed Family

\* *Carpobrotus edulis*  
\* *Mesembryanthemum crystallinum*

Hottentot-Fig  
Crystal Ice Plant

#### Amaranthaceae

#### Amaranth Family

\* *Amaranthus albus*

Tumbling Pigweed

#### Anacardiaceae

#### Sumac Family

\* *Rhus integrifolia*<sup>1</sup>  
\* *Schinus molle*

Lemonade Berry  
Peruvian Pepper Tree

#### Apiaceae

#### Carrot Family

\* *Conium maculatum*  
\* *Foeniculum vulgare*

Common Poison-Hemlock  
Sweet Fennel

#### Asclepiadaceae

#### Milkweed Family

\* *Araujia sericofera*

White Bladder-Flower

#### Asteraceae

#### Sunflower Family

*Ambrosia psilostachya*  
\* *Artemisia californica*  
*Artemisia douglasiana*  
*Baccharis emoryi*  
*Baccharis pilularis* ssp. *consanguinea*  
*Baccharis salicifolia*  
\* *Carduus pycnocephalus*  
\* *Centaurea solstitialis*  
\* *Cirsium vulgare*  
*Conyza canadensis*  
*Conyza coulteri*  
\* *Cynara cardunculus*

Western Ragweed  
California Sagebrush  
Mugwort  
Emory Baccharis  
Coyote Brush  
Mulefat  
Italian Thistle  
Yellow Star-Thistle  
Bull Thistle  
Common Horseweed  
Coulter's Horseweed  
Artichoke Thistle

<sup>1</sup> Species native to Orange County introduced to Fairview Park by planting/seeding.

<i>Encelia californica</i>	California Encelia
<i>Gnaphalium palustre</i>	Lowland Cudweed
<i>Grindelia camporum</i>	Big Gumplant
<i>Helianthus annuus</i> ssp. <i>lenticularis</i>	Western Sunflower
<i>Hemizonia fasciculata</i>	Fascicled Tarweed
<i>Hemizonia parryi</i> ssp. <i>australis</i>	Southern Spikeweed
<i>Heterotheca grandiflora</i>	Telegraph Weed
<i>Isocoma menziesii</i>	Coastal Goldenbush
* <i>Lactuca serriola</i>	Prickly Lettuce
<i>Microseris douglasii</i> ssp. <i>Platycarpha</i>	Small-flowered Microseris
* <i>Picris echioides</i>	Bristly Ox-Tongue
<i>Psilocarphus brevissimus</i>	Woolly Marbles
* <i>Sonchus oleraceus</i>	Common Sow-Thistle
* <i>Taraxacum officinale</i>	Dandelion

**Boraginaceae**

*Heliotropium curassavicum*  
ssp. *oculatum*

**Borage Family**

Salt Heliotrope

**Brassicaceae**

\* *Brassica nigra*  
\* *Hirschfeldia incana*  
*Lepidium nitidum*  
\* *Raphanus sativus*  
*Sibara virginica*

**Mustard Family**

Black Mustard  
Shortpod Mustard  
Shining Peppergrass  
Wild Radish  
Virginia Rockcress

**Cactaceae**

*Opuntia littoralis* var. *littoralis*  
*Opuntia prolifera*<sup>2</sup>

**Cactus Family**

Coastal Prickly-Pear  
Coast Cholla

**Callitrichtaceae Water-Starwort Family**

*Callitrichte longipedunculata* Long-stalked Water-Starwort

**Capparaceae Caper Family**

*Isomeris arborea* Bladderpod

**Chenopodiaceae**

*Atriplex lentiformis* ssp. *Breweri*  
\* *Atriplex semibaccata*  
\* *Atriplex rosea*  
\* *Bassia hyssopifolia*  
\* *Chenopodium album*  
\* *Chenopodium ambrosioides*  
\* *Salsola tragus*  
*Suaeda taxifolia*

**Goosefoot Family**

Brewer's Saltbush  
Australian Saltbush  
Redscale  
Five-hook Bassia  
Lamb's Quarters  
Mexican-Tea  
Russian-Thistle  
Woolly Sea-Blight

<sup>2</sup> Species native to Orange County introduced to Fairview Park by planting/seeding.

**Convolvulaceae**

- \* *Convolvulus arvensis*
- Cressa truxilensis* var. *vallicola*

**Crassulaceae**

- Crassula aquatica*

**Cucurbitaceae**

- Cucurbita foetidissima*
- Marah macrocarpus*

**Elatinaceae**

- Elatine* sp.

**Euphorbiaceae**

- \* *Chamaesyce serpens*
- Croton californica*
- Eremocarpus setigerus*
- \* *Ricinis communis*

**Fabaceae**

- \* *Melilotus alba*
- \* *Melilotus indica*

**Frankeniaceae**

- Frankenia salina*

**Geraniaceae**

- \* *Erodium botrys*
- \* *Erodium cicutarium*

**Juglandaceae**

- Juglans californica* var. *californica*

**Lamiaceae**

- \* *Marrubium vulgare*
- \* *Salvia leucophylla*<sup>3</sup>

**Lythraceae**

- \* *Lythrum hyssopifolium*

**Malvaceae**

- \* *Lavatera* sp.
- \* *Malva parviflora*
- Malvella leprosa*

**Morning-glory Family**

- Field Bindweed
- Alkali Weed

**Stonecrop Family**

- Water Pigmy-Stonecrop

**Gourd Family**

- Coyote Gourd
- Wild Cucumber

**Waterwort Family**

- Waterwort

**Spurge Family**

- Matted Broom-Spurg
- California Croton
- Doveweed
- Castor Bean

**Pea Family**

- White Sweetclover
- Yellow Sweetclover

**Frankenia Family**

- Alkali Heath

**Geranium Family**

- Long-beaked Filaree
- Red-stemmed Filaree

**Walnut Family**

- Southern California Black Walnut

**Mint Family**

- Horehound
- Purple Sage

**Loosestrife Family**

- Grass Poly

**Mallow Family**

- Bush Mallow
- Cheeseweed
- Alkali Mallow

<sup>3</sup> Species native to Orange County introduced to Fairview Park by planting/seeding.

**Myoporaceae**

\* *Myoporum laetum*

**Nyctaginaceae**

*Abronia villosa*

*Mirabilis californica*

**Onagraceae**

*Epilobium pygmaeum*

*Oenothera californica*

**Papaveraceae**

*Eschscholzia californica*

**Polemoniaceae**

*Navarretia prostrata*

**Polygonaceae**

\* *Eriogonum fasciculatum*

\* *Polygonum aviculare*

\* *Rumex crispus* Curly Dock

**Primulaceae**

\* *Anagallis arvensis*

**Rosaceae**

*Rosa californica*

*Rubus ursinus*

**Salicaceae**

*Salix gooddingii*

*Salix hindsiana*

**Scrophulariaceae**

\* *Mimulus aurantiacus*<sup>4</sup>

*Veronica peregrina* ssp. *xalapensis*

**Solanaceae**

*Datura wrightii*

*Lycium californicum*

\* *Lycopersicon esculentum*

\* *Nicotiana glauca*

*Solanum douglasii*

\* *Solanum rostratum*

**Urticaceae**

*Urtica dioica* ssp. *holosericea*

**Myoporum Family**

Myoporum

**Four-o'clock Family**

Chaparral Sand-Verbena

California Wishbone Bush

**Evening-Primrose Family**

Smooth Spike-Primrose

California Evening-Primrose

**Poppy Family**

California Poppy

**Phlox Family**

Prostrate Navarretia

**Buckwheat Family**

California Buckwheat

Common Knotweed

**Primrose Family**

Scarlet Pimpernel

**Rose Family**

California Rose

California Blackberry

**Willow Family**

Black Willow

Sandbar Willow

**Figwort Family**

Buff Monkeyflower

Mexican Speedwell

**Nightshade Family**

Jimsonweed

California Box Thorn

Tomato

Tree Tobacco

Douglas' Nightshade

Buffalo-Bur

**Nettle Family**

Hoary Nettle

<sup>4</sup> Species native to Orange County introduced to Fairview Park by planting/seeding.

**Verbenaceae**  
*Verbena bracteata*

**Vervain Family**  
Bracted Vervain

**ANGIOSPERMAE: MONOCOTYLEDONAE**  
**MONOCOT FLOWERING PLANTS**

**Arecaceae**  
\* *Washingtonia filifera*

**Palm Family**  
California Fan Palm

**Cyperaceae**  
*Eleocharis macrostachya*  
*Cyperus eragrostis*  
*Scirpus cernuus*

**Sedge Family**  
Pale Spike-Rush  
Tall Umbrella-Sedge  
California Club-Rush

**Juncaceae**  
*Juncus bufonius*

**Rush Family**  
Toad Rush

**Liliaceae**  
\* *Agave attenuata*  
\* *Yucca aloefolia*

**Lily Family**  
Glaucous Century Plant  
Spanish Dagger

**Poaceae**  
*Alopecurus saccatus*  
\* *Arundo donax*  
\* *Avena barbata*  
\* *Avena fatua*  
\* *Bromus diandrus*  
\* *Bromus hordeaceus*  
\* *Bromus madritensis* ssp. *rubens*  
\* *Cortaderia selloana* Selloa  
\* *Crypsis alopecuroides*  
\* *Cynodon dactylon*  
\* *Digitaria sanguinalis*  
*Distichlis spicata*  
\* *Gastridium ventricosum*  
*Hordeum brachyantherum*  
*Hordeum intercedens*  
\* *Hordeum murinum* ssp. *leporinum*  
\* *Lamarckia aurea*  
*Leymus condensatus*  
\* *Lolium multiflorum*  
\* *Lolium perenne*  
\* *Oryzopsis miliacea*  
\* *Paspalum dilatatum*  
\* *Polypogon monspeliensis*  
\* *Vulpia myuros*

**Grass Family**  
Howell's Foxtail  
Giant Reed  
Slender Wild Oat  
Common Wild Oat  
Common Ripgut Grass  
Soft Chess  
Foxtail Chess  
Pampas Grass  
Tall Prickle Grass  
Bermuda Grass  
Crab Grass  
Salt Grass  
Nitgrass  
Meadow Barley  
Vernal Barley  
Hare Barley  
Goldentop  
Giant Wild-Rye  
Italian Ryegrass  
English Ryegrass  
Millet Mountain-Rice  
Dallis Grass  
Rabbitfoot Grass  
Foxtail Fescue

**Pontederiaceae**

\* *Eichhornia crassipes*

**Pickereel-Weed Family**

Water Hyacinth

**Typhaceae**

*Typha domingensis*

**Cat-tail Family**

Southern Cat-Tail

Taxonomy and scientific nomenclature follows Hickman (1993); common names primarily follow Roberts (1989).

**ANIMAL SPECIES OBSERVED**

The following butterflies, amphibians, birds and mammals have been observed in Fairview Park, Costa Mesa. Nearly all were observed by Robert Hamilton, but some have been reported by other qualified observers. Presence may be noted if a species is seen or heard, or identified by the presence of tracks, scat or other signs.

\*Introduced species

**LEPIDOPTERA BUTTERFLIES**

**Papilionidae**

*Papilio zelicaon zelicaon*

**Swallowtails**

Anise Swallowtail

**Pieridae**

\* *Pieris rapae*

*Pieris sisymbrii sisymbrii*

**Whites, Orangetips and Sulphurs**

Cabbage Butterfly

Common White

**Nymphalidae**

*Danaus plexippus*

*Coenonympha tullia californica*

*Vanessa cardui*

*Vanessa carye anabella*

*Nymphalis antiopa antiopa*

**Brush-footed Butterflies**

Monarch

California Ringlet

Painted Lady

West Coast Lady

Mourning Cloak

**Lycaenidae**

*Brephidium exilis*

*Leptotes marina*

**Metalmarks, Hairstreaks, Coppers and Blues**

Pygmy Blue

Marina Blue

**AMPHIBIA**

**Plethodontidae**

*Batrachoseps nigriventris*

**AMPHIBIANS**

**Lungless Salamanders**

Black-bellied Slender Salamander

**Bufo**

*Bufo boreas*

**True Toads**

Western Toad

**Hylidae**

*Hyla regilla*

**Treefrogs**

Pacific Treefrog

**REPTILIA REPTILES***Sceloporus occidentalis**Uta stansburiana***Scincidae Skinks***Eumeces skiltonianus***AVES****Ardeidae Herons***Ardea herodias**Casmerodius albus**Egretta thula***Anatidae***Anas platyrhynchos**Anas americana***Cathartidae***Cathartes aura***Accipitridae***Pandion haliaetus**Elanus leucurus**Accipiter striatus**Accipiter cooperii**Buteo lineatus**Buteo jamaicensis***Falconidae***Falco sparverius**Falco peregrinus anatum***Charadriidae***Charadrius vociferus***Scolopacidae***Tringa melanoleuca**Numenius americanus**Limosa fedoa**Calidris mauri**Calidris minutilla**Limnodromus scolopaceus**Gallinago gallinago**Phalaropus fulicaria***Laridae***Larus delawarensis***Iguanidae Iguanid Lizards**

Western Fence Lizard

Side-blotched Lizard

Western Skink

**BIRDS**

Great Blue Heron

Great Egret

Snowy Egret

**Swans, Geese and Ducks**

Mallard

American Wigeon

**New World Vultures**

Turkey Vulture

**Kites, Hawks, Eagles and Ospreys**

Osprey

Northern Harrier

Sharp-shinned Hawk

Cooper's Hawk

Red-shouldered Hawk

Red-tailed Hawk

**Falcons**

American Kestrel

American Peregrine Falcon

**Plovers and Lapwings**

Killdeer

**Sandpipers and Phalaropes**

Greater Yellowlegs

Long-billed Curlew

Marbled Godwit

Western Sandpiper

Least Sandpiper

Long-billed Dowitcher

Common Snipe

Red Phalarope

**Jaegers, Gulls and Terns**

Ring-billed Gull

**Columbidae**

\* *Columba livia*  
 \* *Streptopelia chinensis*  
*Zenaida macroura*

**Stigidae**

*Speotyto cunicularia hypugea*

**Trochilidae**

*Calypte anna*

**Tyrannidae**

*Sayornis nigricans*  
*Sayornis saya*  
*Myiarchus cinerascens*  
*Tyrannus vociferans*

**Hirundinidae**

*Hirundo pyrrhonota*  
*Hirundo rustica*

**Corvidae**

*Corvus brachyrhynchos*  
*Corvus corax*

**Aegithalidae**

*Psaltriparus minimus*

**Troglodytidae**

*Campylorhynchus brunneicapillus*  
*Troglodytes aedon*

**Muscicapidae**

*Polioptila caerulea*  
*Polioptila californica californica*  
*Catharus guttatus*  
*Turdus migratorius*

**Mimidae**

*Mimus polyglottos*

**Motacillidae**

*Anthus rubescens*

**Bombycillidae**

*Bombycilla cedrorum*

**Laniidae****Pigeons and Doves**

Rock Dove  
 Spotted Dove  
 Mourning Dove

**Typical Owls**

Western Burrowing Owl

**Hummingbirds**

Anna's Hummingbird

**Tyrant Flycatchers**

Black Phoebe  
 Say's Phoebe  
 Ash-throated Flycatcher  
 Cassin's Kingbird

**Swallows**

Cliff Swallow  
 Barn Swallow

**Jays, Magpies and Crows**

American Crow  
 Common Raven

**Bushtits**

Bushtit

**Wrens**

Coastal Cactus Wren  
 House Wren

**Muscicapids**

Blue-gray Gnatcatcher  
 Coastal California Gnatcatcher  
 Hermit Thrush  
 American Robin

**Mimic Thrushes**

Northern Mockingbird

**Pipits**

American Pipit

**Waxwings**

Cedar Waxwing

**Shrikes**

*Lanius ludovicianus*

**Sturnidae**

\* *Sturnus vulgaris*

**Emberizidae**

*Vermivora celata*  
*Dendroica petechia*  
*Dendroica coronata*  
*Geothlypis trichas*  
*Guiraca caerulea*  
*Pipilo erythrophthalmus*  
*Pipilo crissalis*  
*Passerculus sandwichensis*  
*Melospiza melodia*  
*Melospiza lincolni*  
*Zonotrichia leucophrys*  
*Agelaius phoeniceus*  
*Sturnella neglecta*  
*Agelaius tricolor*  
*Euphagus cyanocephalus*

**Fringillidae**

*Carpodacus mexicanus*  
*Carduelis pinus*  
*Carduelis psaltria*  
*Carduelis tristis*

**Passeridae**

\* *Passer domesticus*

**MAMMALIA**

**Leporidae**

*Sylvilagus auduboni*  
*Lepus californicus bennettii*

**Sciuridae**

*Spermophilus beecheyi*

**Geomyidae**

*Thomomys botta*

**Canidae**

*Canis latrans*

Loggerhead Shrike

**Starlings**

European Starling

**Emberizids**

Orange-crowned Warbler  
Yellow Warbler  
Yellow-rumped Warbler  
Common Yellowthroat  
Blue Grosbeak  
Rufous-sided Towhee  
California Towhee  
Savannah Sparrow  
Song Sparrow  
Lincoln's Sparrow  
White-crowned Sparrow  
Red-winged Blackbird  
Western Meadowlark  
Tricolored Blackbird  
Brewer's Blackbird

**Finches**

House Finch  
Pine Siskin  
Lesser Goldfinch  
American Goldfinch

**Old World Sparrows**

House Sparrow

**MAMMALS**

**Rabbits and Hares**

Audubon Cottontail  
San Diego Black-tailed Jackrabbit

**Squirrels**

Beechey Ground Squirrel

**Pocket Gophers**

Botta Pocket Gopher

**Foxes, Wolves and Allies**

Coyote

Taxonomy and nomenclature follow Stebbins (1966), American Ornithologists' Union (1983) and Ingles (1965).

**End of document** entitled Biological Constraints and Opportunities, Fairview Park,  
1995, Robert A. Hamilton, Consulting Biologist

## **VERNAL POOLS**

### **Environmental Sensitivity Of And Description Of Vernal Pools And Associated Resources**

Prepared by: Tony Bomkamp, Biologist

In August of 1994 a number of vernal pools were identified at Fairview Park, representing an important ecological discovery at both the local and regional level. Vernal pools are shallow depressions, usually six to ten inches deep, which pond water following winter and spring rains due to an impervious hardpan, which prevents percolation of ponded water. Ponding duration varies from vernal pool to vernal pool and from season to season depending on rainfall patterns. Typical ponding duration ranges from a few weeks (less in dry years) to three or four months. In southern California, vernal pools are often found on coastal bluffs on heavy clay soils with the clay providing the impervious layer. Prior to development of coastal areas, vernal pools would have dotted most of the coastal bluffs from San Diego to Santa Barbara.

Vernal pool habitat has been greatly reduced within the southern California region with losses of approximately 95- to 98-percent in San Diego County, and by 90- to 98-percent in Orange County, where the occurrence of vernal pools prior to development is poorly understood. Although also poorly documented it is expected that loss of historic vernal pool habitat in Los Angeles County exceeds 95-percent. Vernal pools are amphibious ecosystems in which the alteration from wet to dry conditions creates a unique ecological assemblage of organisms. In order to survive, vernal pool organisms must be adapted to tolerate a wide range of conditions or must grow and reproduce in the short time that environmental conditions are favorable.

The discovery of vernal pool habitat at Fairview Park, in the middle of a well developed urban area, represents an important discovery. Studies conducted on the vernal pools at Fairview Park have concluded that the area of vernal pool habitat at the park totals 3.15 acres representing the largest area of documented vernal pool habitat between San Diego County (including northern Riverside County) and the Central Valley (by way of comparison, the recent discovery of 0.60 acre of vernal pool habitat in San Diego which supports approximately the same number of special status species as the vernal pools at Fairview Park, was considered very significant by the City of San Diego as well as by the U.S. Fish and Wildlife Service and the U.S. Army Corps of Engineers). Also significant was the identification of a variety of rare plant and animal species associated with the vernal pool complex including: prostrate navarretia (*Navarretia prostrata*), a plant which is only known to exist from four or five locations in the world (all in southern or central California) (only documented occurrence in Orange County), the northernmost population of San Diego fairy shrimp (*Branchinecta sandiegoensis*) which is only known from San Diego County, Orange County and Baja California (first documented occurrence in Orange County), vernal barley (*Hordeum intercedens*) a rare native grass which needs more study regarding its limited distribution, and Douglas' microseris, a close relative of the dandelion which is often found along the edges of vernal pools. In addition to these truly rare species, additional species which are more common

elsewhere but very rare in Orange County were identified in the vernal pools including water fern (*Marsilea vestita*), Virginia rockcress (*Sibara virginica*) (first documented occurrence in Orange County), Pacific foxtail (*Alopecurus saccatus*) (also the first documented occurrence in Orange County), and the versatile fairy shrimp (*Branchinecta lindhali*).

A total of seven vernal pools and one area characterized as vernal marsh were identified during surveys conducted for the City of Costa Mesa.

Vernal pool 1 is depicted on a historic aerial photographs dating back to 1927; however a significant portion of the pool was inadvertently covered in the mid 1980s by deposition of mounds of fill dirt. Restoration of Vernal Pool 1 was begun in October of 1996 with the goal of returning the basin to its original contour and dimensions. Prior to beginning the restoration project, the basin covered approximately 2.07 acres with a total of 0.81 acre restored in the initial phase of the restoration bringing the basin to 2.88 acres of vernal pool habitat. Vernal Pool 1 is the largest vernal pool in the park covering 2.88 acres (eventually the restoration program will return the basin to its former extent, covering approximately 3.9 acres) and has the most diverse flora of all the vernal pools in the park. Vernal Pool 1 also supports the San Diego fairy shrimp.

Vernal pools 2 and 3 were originally connected with Vernal Pool 1, but were separated by placement of the above-mentioned fill. These pools cover approximately 0.067 acre and will become part of Vernal Pool 1 upon completion of the restoration program.

#### **Vernal Pool 4**

Vernal Pool 4 is a small pool immediately west of and adjacent to Canyon Drive. The basin covers approximately 0.05 acre and is less floristically diverse than Vernal Pools 1 and 5.

#### **Vernal Pool 5**

Vernal Pool 5 is the second largest vernal pool in the park covering approximately 0.90 acre. The basin is located in the southeast corner of the park adjacent to the High School. The basin is floristically very diverse and also supports a dense population of San Diego fairy shrimp.

#### **Vernal Pool 6**

Vernal Pool 6 is a small basin covering approximately 0.06 acre located immediately south of Vernal Pool 5. The basin is not floristically diverse but does support small numbers of the San Diego fairy shrimp.

#### **Vernal Marsh**

The vernal marsh is similar to the vernal pools with the exception of supporting vegetation diagnostic of vernal pools. The basin covers approximately 0.25 acre and is located south of Vernal Pool 4 immediately adjacent to Canyon Drive.

## **PROTECTION UNDER THE CLEAN WATER ACT**

The vernal pools at Fairview Park meet the federal three parameter test for jurisdictional wetlands pursuant to Section 404 of the Clean Water Act as implemented in the U.S. Army Corps of Engineers Regulations (CFR 33 Parts 320 through 330). As such, it is not APPENDIX C Existing Biological Conditions permitted to discharge fill material into any of the vernal pools in the park (most types of mechanized soil disturbance are considered a discharge and are not permitted).<sup>5</sup>

## **PROTECTION OF PLANT AND ANIMAL RESOURCES**

### **Prostrate Navarretia**

Prostrate navarretia is currently not listed as threatened or endangered by the U.S. Fish and Wildlife Service or the California Department of Fish and Game; however the plant is listed by the California Native Plant Society (CNPS) on their List 1B which is designated as plant which are considered threatened or endangered throughout their range. Based upon the CNPS designation, this species would receive full protection under the California Environmental Quality Act (CEQA) and impacts to this species would not be permitted without compensatory mitigation.

### **Vernal Barley**

Vernal barley is currently not listed as threatened or endangered by the U.S. Fish and Wildlife Service or the California Department of Fish and Game; however, the plant is listed by the California Native Plant Society (CNPS) on their List 3, which is designated as plants which are generally considered rare, threatened or endangered but about which more information is needed. Based upon the CNPS designation, impacts to this species may be permitted without compensatory mitigation, pending more information.

### **Small-flowered Microseris**

Small-flowered microseris is currently not listed as threatened or endangered by the U.S. Fish and Wildlife Service or the California Department of Fish and Game; however, the plant is listed by the California Native Plant Society (CNPS) on their List 4, which is designated as plants which are generally considered to be declining but which exist in sufficient numbers to preclude formal protection at this time. Based upon the CNPS designation, impacts to this species may be permitted without compensatory mitigation, pending further decline of the species.

### **San Diego Fairy Shrimp**

San Diego fairy shrimp is currently proposed for listing as an endangered species under the federal Endangered Species Act. As such, impacts to the species would require a conference between the U.S. Army Corps of Engineers and U.S. Fish and Wildlife Service. A final rule is expected anytime on this species which will result in

<sup>5</sup> Currently, those portions of Vernal Pool 1 that are covered with stockpiles are not considered jurisdictional wetlands. Therefore, earthmoving activities associated with continued restoration of covered portions of the basin are permitted until it is determined by the project biologist that a given area of the vernal pool has been restored to its original contour. Once restoration is complete within a targeted portion of the basin, the restored portion of the basin is considered a jurisdictional wetland and disturbance of the soil or discharge of fill material is not permitted pursuant to Section 404 of the Clean Water Act.

its final listing as an endangered species or removal from the list of proposed species. It is not known at this time if the final rule, by the U.S. Fish and Wildlife Service, will result in the listing of this species.

## **RESTORATION AND PROTECTION OF VERNAL POOLS**

One of the goals of the Comprehensive Master Plan for Fairview Park is to provide for the long-term viability of the vernal pool habitat within the park. In order to achieve the goal of long-term viability of the vernal pool habitat, the Comprehensive Master Plan will include a restoration component (for Vernal Pool 1) and a protection component (for all of the vernal pool resources).

### **Removal of Stockpiled Soil from Vernal Pool 1**

Stockpiled material will be removed from the 1.80-acre area of covered portions of Vernal Pool 1 adjacent to already functional vernal pool habitat as directed by the project biologist. All soil removal will be monitored by the project biologist to ensure that no damage to functioning vernal pool habitat occurs. Additionally, because California gnatcatchers are present in the vicinity of the stockpiles, an appropriate buffer zone will be established if removal of the stockpiles occurs during the nesting season. Upon removal of stockpiled soils, the vernal pool basin will be returned to topographic contours which existed prior to addition of stockpiled material. If necessary, microtopographic grading will be implemented to establish topography appropriate for the necessary vernal pool hydrology.<sup>6</sup>

### **Inoculum Collection**

Plant inoculum will be collected from the 2.07-acre portion of Vernal Pool 1 to provide a source of propagules to enhance the establishment of vernal pool vegetation within the restored portions of the basin. The inoculum collection will incorporate the techniques developed by Dr. Ellen Bauder of San Diego State University would result in collection of approximately two-percent of the seed bank from the functioning portions of the vernal pool for distribution into the restored portions. Inoculum collection would be conducted between September 1 and October 31 with distribution of inoculum occurring on or about November 1 (at the beginning of the rainy season).<sup>7</sup>

The methodology used in collection of the plant inoculum requires collection soil fragments from the top 2-3 centimeters of the topsoil, which cover approximately one square decimeter. This will result in collection of inoculum for San Diego fairy shrimp in addition to the plant inoculum.<sup>8</sup>

### **Monitoring**

A five-year monitoring program was implemented, following the initial phase of

<sup>6</sup> The initial restoration, implemented in October of 1996, removed stockpiles from approximately 0.81 acre of the historic area of Vernal Pool 1. At that time, microtopographic grading was not required as the loader operator was able to cleanly remove the stockpiles with the loader bucket, using the intact clay layer as a baseline, while being careful not to penetrate the clay layer.

<sup>7</sup> Inoculum was initiated in October Of 1996 and will continue until the year 2000.

<sup>8</sup> The San Diego fairy shrimp is currently proposed for listing by the U.S. Fish and Wildlife Service as an endangered species. If the species subsequently listed as endangered, all inoculum collection must be performed by individuals permitted by the U.S. Fish and Wildlife Service to survey for listed species of fairy shrimp.

restoration performed in October of 1996. The five-year program includes monitoring of hydrology, vegetation and invertebrates in both restored and existing portions of Vernal Pool 1.

### **Maintenance**

Placement of the soil stockpiles in the northern portion of Vernal Pool 1 resulted in chunks of asphalt and concrete being strewn throughout the functioning portions of the basin, particularly in areas adjacent to the stockpiles. All such materials will be removed from Vernal Pool 1 during the continued restoration and monitoring activities. Vernal Pools 5 and 6 have various types of debris (concrete, wood, and metal), which will also be removed during monitoring activities.

### **PROTECTION**

In order to ensure the long-term viability of the vernal pools and the sensitive plants and animals which are associated with them, the following measures will be incorporated into the Comprehensive Master Plan for Fairview Park:

- Protective fencing will be installed around Vernal Pools 1, 2, 3, 4, 5, and 6 in order to prevent all types of vehicular traffic from entering the pools and also to prevent path formation, created by foot and bicycle traffic, at various access points into and across the pools.<sup>9</sup>
- Mowing, "weed whacking" or other types of vegetation removal will not be permitted within the delineated portion of any pool. Protective fencing will be setback a sufficient distance (approximately ten feet) from the delineated pool areas to allow mowing and maintenance of the vegetation along the fenceline.
- Disturbance of the soil is not permitted within any portion of a delineated pool for any reason without authorization of the U.S. Army Corps of Engineers pursuant to Section 404 of the Clean Water Act.
- Interpretive signage (or similar feature) will be developed to educate the users of the park concerning the value of the vernal pool habitat from both a local and regional perspective.

<sup>9</sup> Vernal Pool 7 is a very small basin (approximately five by ten feet) which only ponds during higher-than average rainfall years. Because of the small size of the basin it is generally indistinguishable except for when it is ponded. It is not practical to fence this small area and the vernal pool basin does not exhibit signs of degradation due to excess traffic.

## APPENDIX D

### The Consultant Team

<u>Area of Responsibility</u>	<u>Firm Name</u>	<u>Phone Number</u>	<u>Name of Person</u>
Lead Consultant Planning	Katzmaier Newell Kehr 2728 East Coast Highway Corona Del Mar, CA 92625	714-760-0454	Erik Katzmaier Bruce Newell
Consulting Landscape Architect	Ann Christoph 31713 Coast Highway Laguna Beach, CA 92677	714-499-3574	Ann Christoph
Engineering	Robert Bein, William Frost	714-472-3505	Steve Bein
Consulting Biologist, General	Robert A. Hamilton P.O. Box 961 Trabuco Canyon, CA 92678		Robert Hamilton
Consulting Biologist, Vernal Pools	Glenn Lukos Associates 23441 So. Pointe Drive Laguna Hills, CA 92653	714-837-0404	Tony Bomkamp
Consulting Archaeologist	Henry C. Koerper, Ph.D Cypress College	714-826-220	

## APPENDIX E

June 28, 2007

Baltazar Mejia, Sr. Engineer  
City of Costa Mesa  
77 Fair Drive  
Costa Mesa, CA 92628

Subject: Update to the Biological Constraints and Information for the Fairview Park Master Plan, City of Costa Mesa, County of Orange, California

Dear Mr. Mejia:

The City of Costa Mesa (City) requested LSA Associates, Inc. (LSA) to update the biological constraints and opportunities information presented in a report prepared by Robert A. Hamilton in 1995<sup>1</sup> as part of the Fairview Park Master Plan (Plan).<sup>2</sup> The City is preparing to enhance Fairview Park by creating wetlands and riparian habitat and improving recreational use as part of the Plan.

### INTRODUCTION

In the winter of 2005 and the spring and summer of 2006, LSA conducted focused field surveys for southern tarplant (*Centromadia parryi* var. *australis*), burrowing owl (*Athene cunicularia*), and coastal California gnatcatcher (*Polioptila californica californica*). All focused surveys were positive for these three species. In addition, general surveys were conducted for sensitive plant species, and vernal pools and vegetation communities were mapped and quantified.

The list of plant species detected in 1995 and 2005/2006 is attached as Appendix A.

The list of animal species detected in 1995 and 2005/2006 is attached as Appendix B.

The burrowing owl report is attached as Appendix C.

The coastal California gnatcatcher report is attached as Appendix D.

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<sup>1</sup> Hamilton, Robert A. 1995. Biological Constraints and Opportunities Analysis, Fairview Park, Costa Mesa. Fairview Park Master Plan as Appendix C, dated March 1998. Prepared for the City of Costa Mesa. 9 October. Costa Mesa, California.

<sup>2</sup> Katzmaier Newell, Kehr, et al. 1998; Revised February 2001. Fairview Park Master Plan. Prepared for the City of Costa Mesa. March. Costa Mesa, California.

## STUDY AREA

LSA conducted biological surveys and mapped vernal pools and vegetation communities within Fairview Park (Park). The Park is approximately 200 square acres and straddles Placentia Avenue at 2501 Placentia Avenue in this coastal City in Orange County, California (Figure 1). This study area is approximately 2.5 miles from the Pacific Ocean and west of State Route 55 (SR-55), with Adams Avenue to the north and Victoria Street to the south. Immediately adjacent to Fairview Park is a residential community to the north, the Costa Mesa Golf Course to the east, and Marion Parsons School and Estancia High School to the south. Talbert Nature Preserve abuts the western edge of Fairview Park, with the Santa Ana River and the City of Huntington Beach farther to the west. The western portion of Fairview Park is atop a bluff near the Santa Ana River.

Specifically, the study area is located within Section 8 in Township 6 South, Range 10 West, with approximate Universal Transverse Mercator coordinates of  $412^{469m}$  by  $3725^{750m}$  along the north,  $412^{536m}$  by  $3724^{642m}$  along the south,  $413^{340m}$  by  $3725^{282m}$  along the east, and  $412^{567m}$  by  $3725^{196m}$  along the west, as shown on the 7.5-minute series United States Geological Survey (USGS) topographic *Newport Beach, California* quadrangle map. Area topography includes a low-lying area in the northern portion of the study area, with rolling slopes and a flat mesa to the south and east. Elevation ranges from 1.5 meters (m) (5 feet [ft]) to 24 m (80 ft) above mean sea level. Most of the study area is vegetated with ruderal exotic species including extensive patches of black mustard (*Brassica nigra*) and sweet fennel (*Foeniculum vulgare*) (Figure 2).

## PLANT COMMUNITIES

The plant communities in 2006 are generally consistent with the findings reported in 1995. This report identified 18 vegetation communities and follows the classification system developed by the County of Orange.<sup>1</sup> All of these habitat types are illustrated on the vegetation communities map (Figure 2) and are discussed in greater detail below.

### Southern Coastal Bluff Scrub (2.1)

Southern coastal bluff scrub is a coastal vegetation type on the west-facing bluff above Talbert Nature Preserve. This bluff area is over 2,000 feet long and has patches of this vegetation type, which have been disturbed and fragmented. The coastal bluff scrub is dominated by bladderpod (*Isomeris arborea*), coastal prickly pear (*Opuntia littoralis*), California encelia (*Encelia californica*), and California wishbone bush (*Mirabilis californica*). In the moist, lowland areas along the west edge, this community has a strong component of nonnative poison hemlock and black mustard. This community also has several California box thorn (*Lycium californicum*) specimens, a California Native Plant Society (CNPS) List 4 species (4 plants have a limited distribution).

<sup>1</sup> Jones and Stokes Associates, Inc. 1993. Methods Used to Survey the Vegetation of Orange County Parks and Open Space Areas and The Irvine Company Properties. Prepared for the County of Orange, 10 February, Sacramento, California.

Southern coastal bluff scrub of moderate quality covers approximately 1.0 acre. The 1995 Plan reported 2.4 acres.

**Purple Sage Scrub (2.3.3–revegetated).** Purple sage scrub is dominated by purple sage (*Salvia leucophylla*) with a lesser component of California encelia (*Encelia californica*) and California buckwheat (*Eriogonum fasciculatum*). In the early 1990s, a small patch (approximately 0.7 acre) of the north-facing slope below the mesa was minimally hydroseeded with California buckwheat and purple sage. This area is bisected by a paved path and is overgrown with exotic sweet fennel and black mustard.

Revegetated purple sage scrub covers approximately 1.0 acre.

**Buckwheat Scrub (2.3.7).** This buckwheat scrub area is small and grows adjacent to the purple sage scrub described above. This nearly pure stand of California buckwheat along the paved trail also has a low density component of purple sage and some ruderal species. Buckwheat scrub is most often found on slopes that have been disturbed within the last 10 years.

Buckwheat scrub covers approximately 0.2 acre.

**Coyote Brush Scrub (2.3.9).** This coyote brush scrub area is limited in area in the northwest corner of the Park. This vegetation class grows in the lowland revegetated mixed scrub area described below. This stand of coyote bush is mature, with most individual plants over 7 feet tall with thick trunks. Coyote brush scrub usually occurs on flat or gentle slopes that have been disturbed within the last 20 years. There are also individual coyote bush plants scattered throughout the Park.

Coyote brush scrub covers less than 0.2 acre.

**Mixed Scrub (2.3.10–revegetated).** There are two revegetated areas of mixed scrub within Fairview Park; one area was planted in 1994, while the second area was planted in 2006. The mixed scrub revegetated areas total approximately 13.4 acres.

Originally planted in the winter of 1994, this area was cleared of exotic plant species and replanted in the winter of 1995/1996. The mixed scrub is a mature association of nearly equal amounts of California sagebrush (*Artemisia californica*), California encelia, coyote bush (*Baccharis pilularis*), coastal goldenbush (*Isocoma menziesii* cf. var. *vernonoides*), black sage (*Salvia mellifera*), and common buckwheat. Other species include coastal prickly pear (*Opuntia littoralis*), bladderpod (*Isomeris arborea*), laurel sumac (*Malosma laurina*), toyon (*Heteromeles arbutifolia*), lemonade berry (*Rhus integrifolia*), and bush monkey flower (*Mimulus aurantiacus*). This vegetation type is on the west side of Placentia Avenue, east of the mesa and west of the parking area.

Revegetated mixed scrub in this upland area covers approximately 2.3 acres.

The second, and newest, mixed scrub revegetation is a triangular area in the northwest corner of Fairview Park. This area is dominated by annual bur-sage with a recently planted component of California sagebrush, California encelia, coastal prickly pear, coyote bush, lemonade berry, white nightshade (*Solanum americanum*), and common buckwheat.

Revegetated mixed scrub in this lowland area covers approximately 11.1 acres.

#### **Floodplain Sage Scrub (2.6; Called Alluvial Scrub by Hamilton)**

The northwest corner of the Park has sandy soils that support floodplain sage scrub. This area is regularly disturbed and has two small patches of giant reed (*Arundo donax*). A portion of this area was recently (early 2006) disced and temporarily fenced, and by October 2006 the fenced portion was revegetated with native container plantings (approximately 65 percent cover) (see discussion of Habitat Restoration Sites below). The dominant plant species is annual bur-sage (*Ambrosia acanthicarpa*), while other plant species in the area include narrow-leaved willow (*Salix exigua*), California croton (*Croton californicus*), salt heliotrope (*Heliotropium curassavicum*), western ragweed (*Ambrosia psilostachya*), telegraph weed (*Heterotheca grandiflora*), California evening primrose (*Oenothera californica*), and a small patch of chaparral sand-verbena (*Abronia villosa* var. *aurita*), a California Native Plant Society (CNPS) 1B species (1B plants are “rare or endangered throughout their range”). Notable nonnative species, when not disced, include exotic annual grasses, poison hemlock (*Conium maculatum*), shortpod mustard (*Hirschfeldia incana*), tree tobacco (*Nicotiana glauca*), and common cocklebur (*Xanthium strumarium*).

Floodplain sage scrub covers approximately 10.0 acres.

#### **Chenopod Scrub (2.7; called Saltbush Scrub by Hamilton)**

This vegetation type occurs as a few small patches of Brewer’s saltbush (*Atriplex lentiformis* ssp. *breweri*) in several areas on the west side of the Park. Similar to the results from 1995, one area of mature chenopod scrub is on the west-facing bluff, and the other is in the west-central portion of the mesa growing within mounded fill.

Chenopod scrub covers approximately 0.4 acre.

#### **Annual Grassland (4.1)**

Annual grasslands, along with ruderal areas, are the dominant vegetation types in Fairview Park. East of Placentia Avenue is almost exclusively annual grassland mixed with some ruderal vegetation. Specifically, grasslands surround the vernal pools on the southern end of the mesa west of Placentia Avenue and also grow in a large patch at the north end of this mesa. Some of the vernal pools are dominated by nonnative, annual grasses, particularly those pools in the southeast between the main parking area and Estancia High School.

Dominant species in the grassland areas are primarily nonnative species including slender wild oat (*Avena barbata*), wild oat (*Avena fatua*), common ripgut grass

(*Bromus diandrus*), soft chess (*B. hordeaceus*), red brome (*B. madritensis* ssp. *rubens*), crab grass (*Digitaria sanguinalis*), nitgrass (*Gastridium vetricosum*), paradox canary grass (*Phalaris paradoxa*), rabbitfoot grass (*Polypogon monspeliensis*), and foxtail fescue (*Vulpia myuros*). Native species include saltgrass (*Distichlis spicata*), Mexican sprangletop (*Leptochloa uninervia*), giant wild rye (*Leymus condensatus*), needlegrass (*Nassella* sp.), Lemmon's canary grass (*Phalaris lemmonii*), and vernal barley (*Hordeum intercedens*). Within the grassland areas are occasional mature native shrubs of mulefat (*Baccharis salicifolia*) and coyote bush (*B. pilularis*). Fascicled tarplant (*Deinandra fasciculata*), a native annual, grows low along the periphery of the grasslands, on the trail edges, and in the small patches between the dirt trails around the edge of the mesa.

Annual grassland covers approximately 40.6 acres.

#### **Ruderal (4.6)**

Ruderal herbaceous forbs include dense stands of sweet fennel, shortpod mustard, black mustard with scattered tocalote, and horehound with occasional mulefat and coyote bush. Less abundant ruderal species include Russian thistle, tocalote, common horseweed, telegraph weed, Australian saltbush, tumbling pigweed, castor bean (*Ricinus communis*), cheeseweed (*Malva parviflora*), bristly ox-tongue (*Picris echioides*), and crystal ice plant (*Mesembryanthemum crystallinum*). Under some of the ruderal vegetation are dense patches of nonnative, annual grass species. Occasionally moist soils support white-stem gumplant (*Grindelia camporum*) and poison hemlock, particularly along the lower western edge at the base of the west-facing bluff and adjacent Talbert Nature Preserve. Along the periphery of the dense stands of exotic fennel and mustard is native fascicled tarplant, which grows along the trail edges and in the small peripheral patches between the dirt trails around the edge of the mesa.

Ruderal vegetation covers approximately 95 acres.

#### **Vernal Pools (5.1)**

In 1994 vernal pools were documented at Fairview Park. Vernal pool habitat is a rare natural resource that was once common on mesas and coastal bluffs in Southern California. In the late 1990s, seven pools and one vernal marsh were identified by Tony Bomkamp; his mid-1990s findings are referenced below.<sup>1</sup> The vernal pool identification numbers west of Placentia Avenue follow those of Mr. Bomkamp.

In 2006, LSA conducted a follow-up assessment of these vernal pools and mapped the pools using a global positioning system (GPS) (Figure 3). The rainy season during the 2005/2006 winter produced less than typical rain amounts. The vernal pools at Fairview Park did not have significant pooled or standing water in 2006; therefore, LSA did not provide a complete assessment, particularly of the pools east

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<sup>1</sup> Bomkamp, Tony. 1995. Vernal Pools: Environmental Sensitivity of and Description of Vernal Pools and Associated Resources. Fairview Park Master Plan as Appendix C, dated March 1998. 9 October. Lake Forest, California.

of Placentia Avenue. For example, a fairy shrimp survey was not possible in 2006. Despite the less than ideal conditions, the general status and a brief description of the 2005/2006 Fairview Park vernal pools are summarized below.

In addition, three vernal pools (Figure 2; Pools A–C) were reported east of Placentia Avenue.<sup>1</sup> In 2002, Glenn Lukos Associates reported these three vernal pools based on the presence of remnant woolly marbles (*Psilocarphus brevissimus*) from the 2001 season within the depression. Vernal Pool A was reported as being inside the existing railroad track alignment. In the winter of 2005, Jan Vandersloot and Gil Collins walked this area and reported via e-mail to the City of Costa Mesa (Robert Staples) a “wet depressional area with wetland vegetation... curly dock....”<sup>2</sup>

In general, the vernal pools at Fairview Park appear in poor to moderate condition due to residual effects from fill dirt placed in the 1980s and degradation from invasive exotic plant species, particularly grasses. Overall, the pools seem comparable to the descriptions from 1995. Aside from a footpath bisecting Vernal Pools 1–3 (now one pool), none of the pools seem to be experiencing degradation from foot traffic or direct human impacts.

Plant species detected in the vernal pools, particularly the largest pool (combined Vernal Pools 1, 2, and 3) include alkali mallow (*Malva parviflora*), smooth boisduvilia (*Epilobium pygmaeum*), tumbling pigweed (*Amaranthus albus*), alkali plagiobothrys (*Plagiobothrys leptocladus*), woolly marbles (*Psilocarphus brevissimus* var. *brevissimus*), spotted spurge (*Chamaesyce maculata*), redmaids (*Calandrinia* cf. *ciliata*), small-flowered microseris (*Microseris douglasii* ssp. *platycarpa*), prostrate navarretia (*Navarretia prostrata*), vernal barley (*Hordeum intercedens*), soft chess (*Bromus hordeaceus*), and paradox canary grass (*Phalaris paradoxa*).

Vernal Pools 1–5 west of Placentia Avenue cover approximately 3.9 acres. Vernal Pools A–C east of Placentia Avenue were not quantified.<sup>3</sup> However, Vernal Pool A, east of Placentia Avenue, was reported by Glenn Lukos in 2002 as being 10 x 40 feet (ft).

**Vernal Pools 1, 2 and 3.** Vernal Pools 1, 2, and 3, now recombined, are the largest pools at Fairview Park. Prior to the mid 1980s, Vernal Pools 2 and 3 were connected to Vernal Pool 1, but in the mid-1980s they were separated by mounded fill dirt. Restoration of these three pools began in October 1996. In 2006, prostrate navarretia (CNPS List 1B species), small-flowered microseris (a CNPS List 4 species), and vernal barley (CNPS List 3 species), were found in these pools. The pools had approximately 90 percent vegetative cover at the time of the survey and total approximately 3.3 acres.

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<sup>1</sup> Glenn Lukos Associates. 2002. Evaluation of Biological Resources Associated with Expansion of Model Railroad Facility at Fairview Park. Report prepared for the City of Costa Mesa. 12 September. Lake Forest, California.

<sup>2</sup> Vandersloot, John. 2005. Electronic mail sent February 27, 2005 to Robert Staples at the City of Costa Mesa.

<sup>3</sup> Ibid.

**Vernal Pool 4.** Vernal Pool 4 is west of Canyon Drive. In the mid-1990s, the pool was described as being less floristically diverse than Vernal Pools 1 and 5, which is still true in 2006. The pool is approximately 0.1 acre and is disturbed by some invasive plants. In 2006 this pool had approximately 75–80 percent vegetative cover.

**Vernal Pool 5.** Vernal Pool 5 is the second-largest pool, at approximately 0.5 acre. This pool is located in the south-central portion of the Park and is adjacent to the west edge of Estancia High School. In 1994 this pool was floristically very diverse and supported a dense population of San Diego fairy shrimp.<sup>1</sup> In 2006 this pool was floristically moderately diverse and had approximately 95 percent vegetative cover.

**Vernal Pool 6.** Vernal Pool 6 is approximately 0.02 acre and is located just south of Pool 5. In 1994 this pool was not floristically very diverse and supported only a small number of San Diego fairy shrimp. In 2006 this pool was overgrown with exotic grasses (100 percent vegetative cover) and appeared highly degraded.

**Vernal Pool 7.** Vernal Pool 7 is approximately 0.05 acre and is located along the east side of a well used, paved pedestrian path between Pools 1, 2 and 3 and Pool 5. This pool was not described in 1994. In 2006 this pool had approximately 80 percent vegetative cover.

**Vernal Pools A-C.** Glenn Lukos Associates mapped Vernal Pools A, B, and C east of Placentia Avenue in its 2002 biological resources report and reported Pool A as being 10 x 40 ft, but did not quantify Pools B or C.<sup>2</sup> Chambers Group also reported these pools, but did not qualify or quantify them in its preconstruction survey report.<sup>3</sup>

**Vernal Marsh (Described by Tony Bomkamp;<sup>4</sup> there is currently no classification number or description for this habitat type in the County of**

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<sup>1</sup> Bomkamp, Tony. 1995. Vernal Pools: Environmental Sensitivity of and Description of Vernal Pools and Associated Resources. Fairview Park Master Plan as Appendix C, dated March 1998. 9 October. City of Costa Mesa, California.

<sup>2</sup> Glenn Lukos. 2002. Evaluation of Biological Resources Associated with Expansion of Model Railroad Facility at Fairview Park. Report prepared for the City of Costa Mesa. 12 September. Lake Forest, California.

<sup>3</sup> Chambers Group. 2005. Final Draft of the Results of the Preconstruction Survey for the Fairview Regional Park Bicycle Trail, Costa Mesa, California. Prepared for Shelby Howard, City of Costa Mesa. 15 March. Costa Mesa, Orange County, California.

<sup>4</sup> Hamilton, Robert A. 1995. Biological Constraints and Opportunities Analysis, Fairview Park, Costa Mesa. Fairview Park Master Plan as Appendix C, dated March 1998. Prepared for the City of Costa Mesa. 9 October. Costa Mesa, California.

### **Orange habitat classification references by Jones and Stokes<sup>1</sup> or Gray and Bramlet<sup>2</sup>)**

The vernal marsh is located along the west side of Canyon Drive, just south of Vernal Pool 4. In 1994 the marsh was described as similar to the vernal pools but lacking diagnostic vernal pool vegetation. In 2006 the marsh was not well defined by topography and the vegetation was similar to the surrounding ruderal vegetation. The marsh had 80–100 percent vegetative cover, primarily by exotic grasses.

Vernal marsh covers approximately 0.04 acre.

### **Willow Riparian Scrub (7.2; called Willow Scrub by Hamilton)**

Willow riparian scrub is a cluster of several black willow (*Salix gooddingii*) trees. This scrub is located in the southwest corner of the Park in the flat area below the west-facing bluff and has an understory of poison hemlock, black mustard, and castor bean.

Willow riparian scrub covers approximately 0.5 acre.

### **Mulefat Scrub (7.3)**

Mulefat scrub is a cluster of mature mulefat in the northwest corner of the Park, adjacent a new restoration site. Mulefat can have very long tap roots and generally grow in moist areas or at least seasonally moist areas. This habitat type is used by many bird species, particularly in the late summer and fall.

Mulefat scrub covers approximately 0.3 acre.

### **Walnut Scrub (8.2)**

A small cluster of Southern California black walnut (*Juglans californica* var. *californica*) is growing in the southwest corner of the Park in the upper part of a gully along the west-facing bluff. There are 8–12 individuals approximately 15–20 feet tall.

Walnut scrub covers approximately 0.1 acre.

### **Developed–Nonurban Commercial/Industrial/Institutional (15.3)**

Developed areas include the paved parking lots, channels/drains, out-buildings (e.g., restroom), and the train station. Many of these developed areas have associated ornamental shrubs and trees. A flood control channel known as Fairview Channel passes through the north end of Fairview Park. This channel has a concrete-lined bottom east of Placentia Avenue and has a dirt bottom with riprap sides west of

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<sup>1</sup> Jones and Stokes Associates, Inc. 1993. Methods Used to Survey the Vegetation of Orange County Parks and Open Space Areas and The Irvine Company Properties. Prepared for County of Orange. 10 February. Sacramento, California.

<sup>2</sup> Gray, John Ph.D., and Bramlet, David. 1992. Habitat Classification System Natural Resources Geographic Information System (GIS) Project. May. Prepared for County of Orange Environmental Management Agency, Santa Ana, California.

Placentia Avenue. The channel has lightly flowing water (e.g., nuisance, storm drain) year-round and is fenced to limit access. Fairview Channel is unvegetated and covers approximately 6.7 acres within the Park.

Developed areas cover approximately 8.4 acres, including approximately 6.7 acres of open channel.

#### **Giant Reed (no classification number for this habitat)**

Giant reed (*Arundo donax*) is a highly invasive exotic weed species that grows in dense clusters similar to many bamboo species. This species occurs in small patches in the western portion of the Park. In 1995 there were three locations with giant reed. In 2006 giant reed was somewhat more evident, with the most notable patches in the northwest and southwest areas in the middle of the lowland area and in erosion rills on the west-facing bluff. Eradication of this invasive species requires regular active management.

Giant reed covers approximately 0.2 acre

#### **Ornamental Landscaping (15.5)**

Ornamental landscaping includes turf grass and ornamental plantings associated with the train station on the east side of Placentia Avenue and the area surrounding the parking lot and picnic and bathroom area on the west side of Placentia Avenue.

Ornamental landscaping covers approximately 13.2 acres.

#### **Disturbed or Barren (16.1)**

Disturbed or barren classification includes the cleared areas associated with the dirt trails on the west side of Placentia Avenue surrounding the parking lot and picnic and bathroom area. This type of habitat also passes around the mesa and down into the northern lowlands.

Disturbed or barren areas cover approximately 13.3 acres.

### **PLANT SPECIES**

LSA botanist Stan Spencer, with assistance from LSA biologist Ingri Baroni, conducted a general plant survey and a focused sensitive plant species survey in June 2006. At that time a nearly 100 percent coverage survey of all areas of potentially suitable habitat for the species of interest were covered with the exceptions being the revegetation area in the northwest corner of the study area, which was only partially covered, and the west-facing bluff, which was investigated from the lower trail, but was not traversed. Additional general plant surveys and vegetation mapping were conducted by LSA in conjunction with focused wildlife surveys. Plants observed were those expected in a disturbed coastal environment with a landscaped park and recreational component.

A list of observed plant species is included in Appendix A. This list may not include all exotic species present in the landscaping. Sensitive plant species are described below in the Sensitive Species section.

## **WILDLIFE**

General wildlife surveys were conducted in conjunction with focused surveys and vegetation analysis. In addition to general wildlife surveys, LSA conducted focused surveys for limited distribution wildlife species including the burrowing owl and coastal California gnatcatcher. Both species were detected within the study area in 2005 and/or 2006 outside the breeding season. Ponded water within the vernal pool areas in 2006 was not significant; therefore, searches for special status and special interest invertebrate and amphibian species were not conducted.

Most of the wildlife species reported in 1995 are still expected to occur within the study area since habitat (i.e., vegetation) conditions have not changed significantly in the last 11 years. However, species that are no longer common or may no longer be present within Fairview Park include the western toad (*Bufo boreas*), common kingsnake (*Lampropeltis getulus*), loggerhead shrike (*Lanius ludovicianus*), coastal cactus wren (*Campylorhynchus brunneicapillus*), and San Diego black-tailed jackrabbit (*Lepus californicus*). These species are particularly susceptible to influences from urbanization and habitat fragmentation and were not observed by LSA in 2005 or 2006.

Increased predation pressures may have reduced the population of some of the reported species from 1995 since many are sensitive to urbanization and are easily disturbed or depredated by domestic/ feral cats and dogs, as well as by observed natural predators such as the Cooper's hawk, red-tailed hawk, American kestrel, great horned owl, and coyote.

In addition, Fairview Park is somewhat isolated from nearby source populations for many native species, particularly fossorial (ground-dwelling) species like the black-tailed jackrabbit. Finally, species that require specific seasonal breeding conditions like the western toad, which breeds in standing or slow-moving fresh water, can become significantly reduced in number if breeding conditions are not suitable due to weather variation or habitat degradation, or if predation pressures increase.

A list of the animal species detected in 2005 and 2006 is included in Appendix B.

## **SPECIAL STATUS AND SPECIAL INTEREST SPECIES**

This section addresses the special status and special interest species within the biological study area.

For purposes of this discussion, the term special status species refers to plants and animals occurring in the study area and designated as endangered, threatened or rare by State or federal agencies. Special interest species are those of current local, regional, or CDFG (State) concern.

Legal protection of special status and special interest species varies widely, from the relatively comprehensive protection afforded to species listed as endangered and/or threatened to no legal status at present. The CDFG, United States Fish and Wildlife Service (USFWS), local agencies, and various special interest groups (e.g., CNPS) publish watchlists of declining species. These lists often describe the general nature and perceived severity of the species' decline. Finally, species that are clearly not rare or threatened either statewide or regionally, but whose local populations are sparse, rapidly dwindling, or otherwise unstable, may be "of local interest."

The CNPS has developed an inventory of California's sensitive plant species, which is comprised of the following list:

**Table A: California Native Plant Society Listed Plant Species Designations**

List	Classification
1A	Presumed Extinct in California
1B	Rare or Endangered in California and Elsewhere
2	Rare or Endangered in California, More Common Elsewhere
3	Need More Information
4	Plants of Limited Distribution

**Special Status and Special Interest Species Observed**

LSA conducted several focused surveys for special status species, including sensitive plant species in vernal pool areas, and focused surveys for southern tarplant (CNPS List 1B species), burrowing owl (California Special Concern species), and coastal California gnatcatcher (federally threatened and California Special Concern species).

Sensitive plant and animal species observed in the Park in 2005 and 2006 include:

- Southern tarplant (*Centromadia parryi* var. *australis*)
- Small-flowered microseris (*Microseris douglasii* ssp. *platycarpha* )
- Southern California black walnut (*Juglans californica* var. *californica*; 8–12 individuals)
- Chaparral sand-verbena (*Abronia villosa* var. *aurita*; 2 individuals)
- Prostrate navarretia (*Navarretia prostrata*; est. 300 individuals)
- Vernal barley (*Hordeum intercedens*)
- Cooper's hawk (*Accipiter cooperii*)
- Burrowing owl (*Athene cunicularia*)—winter 2005

- Coastal California gnatcatcher (*Poliioptila californica californica*)—December 2005, September 2006
- Yellow-breasted chat (*Icteria virens*)—spring 2006

### **Special Status Plant Species**

No State or federally listed endangered, threatened, or rare plant species were found on the site.

### **Special Interest Plant Species**

The special interest plant species detected by LSA in 2005/2006, including their status and detected area within Fairview Park, are described briefly below. An exception is California box-thorn (*Lycium californicum*), since it is still thought to exist in the area.

**Southern Tarplant.** Southern tarplant (*Centromadia parryi* var. *australis*), which is listed as a CNPS List 1B species, was observed in several areas throughout the study area (Figure 4). Under natural conditions, this shrubby annual with bright yellow flowers is typically observed in alkaline floodplains, coastal salt marsh margins, and vernal mesic grasslands, often in very dense stands. Within the study area it occurs in ruderal, disturbed areas such as disced areas and along the edges of dirt roads and trails. Approximately 50 plants were detected and mapped using GPS on September 10, 2005 (Figure 4).

**Small-Flowered Microseris.** Small-flowered microseris (*Microseris douglasii* ssp. *platycarpa*) is listed as a CNPS List 4 species. A few individuals of this species occur within the annual grasslands on the mesa near the main vernal pool.

**Southern California Black Walnut.** Southern California black walnut (*Juglans californica* var. *californica*) is listed as a CNPS List 4 species. A patch of 8–12 individuals is growing in the southwest corner of the west-facing bluff (Figure 2).

**California Box-thorn.** California box-thorn (*Lycium californicum*) is listed as a CNPS List 4 species. A few specimens of California box-thorn were found in 1995 in the disturbed Southern Coastal Bluff Scrub. This species was not detected in 2006 but is still thought to exist in the area.

**Chaparral Sand-Verbena.** Chaparral sand-verbena (*Abronia villosa* var. *aurita*) is listed as a CNPS List 1B species. Two individuals are growing in the alluvial scrub area in the northwest portion of the study area. The verbena was observed in June 2006 and was flowering in October 2006 along the east edge of the orange snow fencing around the revegetation site.

**Prostrate Navarretia.** Prostrate navarretia (*Navarretia prostrata*) is listed as a CNPS List 1B species. An estimated 300 individuals of prostrate navarretia were observed in the southern half of the main vernal pool.

**California Evening Primrose.** California evening primrose (*Oenothera californica* ssp. *californica*) is not listed as a State or federal special status species; however, Hamilton reported this population of local interest since it was the only one known in Orange County in 1995. In 2006 this low-growing plant with large white flowers was found in the sandy lowland area in the northern part of the study area.

**Vernal Barley.** Vernal barley (*Hordeum intercedens*) is listed as a CNPS List 3 species. This species was observed scattered along the western edge of the main vernal pool.

### **Special Status Animal Species**

**Coastal California Gnatcatcher.** Coastal California gnatcatcher (*Polioptila californica californica*) is listed as a federal threatened species and is a CDFG California Special Concern species. Throughout the first half of the 1990s, California gnatcatchers, including a family group, were somewhat regularly detected in Fairview Park, particularly along the west-facing bluff in disturbed coastal bluff scrub. LSA detected two gnatcatchers during the nonbreeding season in the winter of 2005 in the revegetated mixed scrub areas west of the main parking lot and two in September 2006 (one in and around the mixed scrub area and the second in chenopod scrub west of Vernal Pools 1, 2, and 3 in the middle of the mesa). During a mid-October field visit, a young gnatcatcher was observed in the small drainage west of Placentia Avenue just north of the mixed scrub revegetation area adjacent to the parking lot. A protocol breeding season survey was conducted by LSA in spring 2006 with negative results. The report is in Appendix D.

### **Special Interest Animal Species**

The special status and special interest wildlife species detected by LSA in 2005/2006, including their status and use area within Fairview Park, are described briefly below.

**Cooper's Hawk.** Cooper's hawk (*Accipiter cooperii*) is listed as a CDFG California Special Concern species when nesting. Cooper's hawks were observed foraging in the Park. Nesting has not been confirmed but could occur within the Park or in adjacent areas. Mature trees for nesting are present within the Park and are numerous in the surrounding neighborhood and at the adjacent Talbert Nature Preserve and Costa Mesa Golf Course.

**Burrowing Owl.** Burrowing owl (*Athene cunicularia*) is listed as a CDFG California Special Concern species. Burrowing owls are known to use the Park:

1. Migrant owl observed on November 18, 1994 by biologist Robert Hamilton;<sup>1</sup>

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<sup>1</sup> Hamilton, Robert A. 1995. Biological Constraints and Opportunities Analysis, Fairview Park, Costa Mesa. Fairview Park Master Plan as Appendix C, dated March 1998. Prepared for the City of Costa Mesa. 9 October. Costa Mesa, California.

2. Wintering owl detected during 2001 east of Placentia Avenue as reported by Glenn Lukos Associates;<sup>1</sup>
3. Single wintering owl in 2002 observed by Glenn Lukos Associates and CDFG east of Placentia Avenue near a small ravine approximately 650 feet north of the main park entrance;<sup>2</sup>
4. Early December 2003 focused burrowing owl surveys by Glenn Lukos Associates found no burrowing owls east of Placentia Avenue;<sup>3</sup>
5. Mid December 2005 focused surveys by LSA found two wintering owls east of Placentia Avenue. The owls were in and around former California ground squirrel (*Spermophilus beecheyi*) burrows within the interior of the train tracks. The complex of owl- and squirrel-occupied burrows were surrounded by mowed ruderal vegetation between the train station and the new footbridge over Placentia Avenue.

During occasional surveys in spring 2006, LSA detected no burrowing owls within the Park.

LSA's 2005 focused survey report for burrowing owl was positive and is included in Appendix C.

**Yellow-breasted Chat.** Yellow-breasted chat (*Icteria virens*) is listed as a CDFG California Special Concern species. LSA detected two male chats during the breeding season in the late spring of 2006 in ruderal vegetation on both sides of the dirt trail at the junction of the north end of the west-facing bluff and the sandy alluvial lowlands and up to four individuals in the area near Talbert Nature Preserve.

If you have any questions about this report, please contact me at (949) 553-0666.

Sincerely,

**LSA ASSOCIATES, INC.**

Ingri Baroni  
Senior Biologist

Attachments: Figure 1: Project Location  
Figure 2: Existing Vegetation Communities  
Figure 3: Vernal Pool Locations (West of Placentia Avenue)  
Figure 4: 2005 Southern Tarplant Locations  
Appendix A: Vascular Plant Species Observed

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<sup>1</sup> Glenn Lukos Associates. 2003. Results of Wintering Burrowing Owl Surveys, Fairview Park, City of Costa Mesa, California.

<sup>2</sup> Planning Division. 2004. *Fairview Park Multi-Purpose Trail for Bicyclists and Pedestrians Initial Study/Mitigated Negative Declaration*. Initial Study SCH No. 2004-021019. Costa Mesa, California: City of Costa Mesa.

<sup>3</sup> Glenn Lukos Associates. 2003. Results of Wintering Burrowing Owl Surveys, Fairview Park, City of Costa Mesa, California.

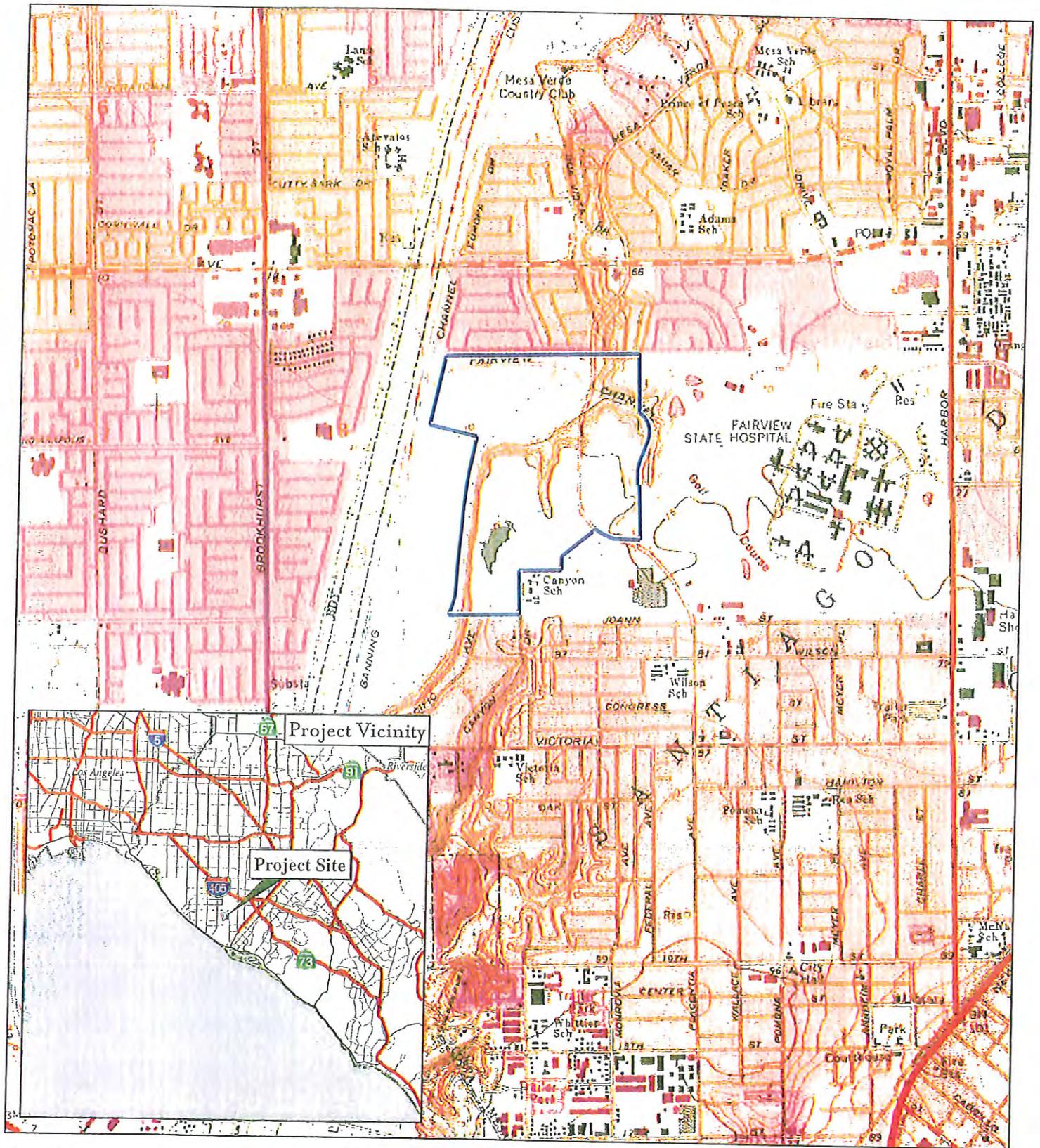
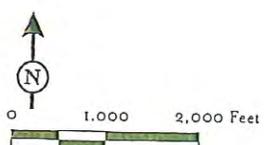


FIGURE 1

Fairview Park

Project Location Map

LSA



- Approximate Project Boundary
- Vernal Pool Location

SOURCE: USGS 7.5' QUAD, NEWPORT BEACH, CA (1981)

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- Project Boundary
- Vegetation
- Floodplain Sage Scrub
- Walnut Scrub
- Developed
- Ornamental Landscaping
- Disturbed or Barren
- Vernal Marsh
- Giant Reed (*Arundo donax*)
- Vernal Pools (Glenn Lukos and Chambers Group)
- Floodplain Sage Scrub (Restored)
- Mulefat Scrub
- Willow Riparian Scrub
- Vernal Pool (ID #)
- Ruderal
- Annual Grassland
- Chenopod Scrub
- Southern Coastal Bluff Scrub
- Purple Sage Scrub
- Buckwheat Scrub
- Coyote Brush Scrub
- Coastal Sage Scrub (Restored)

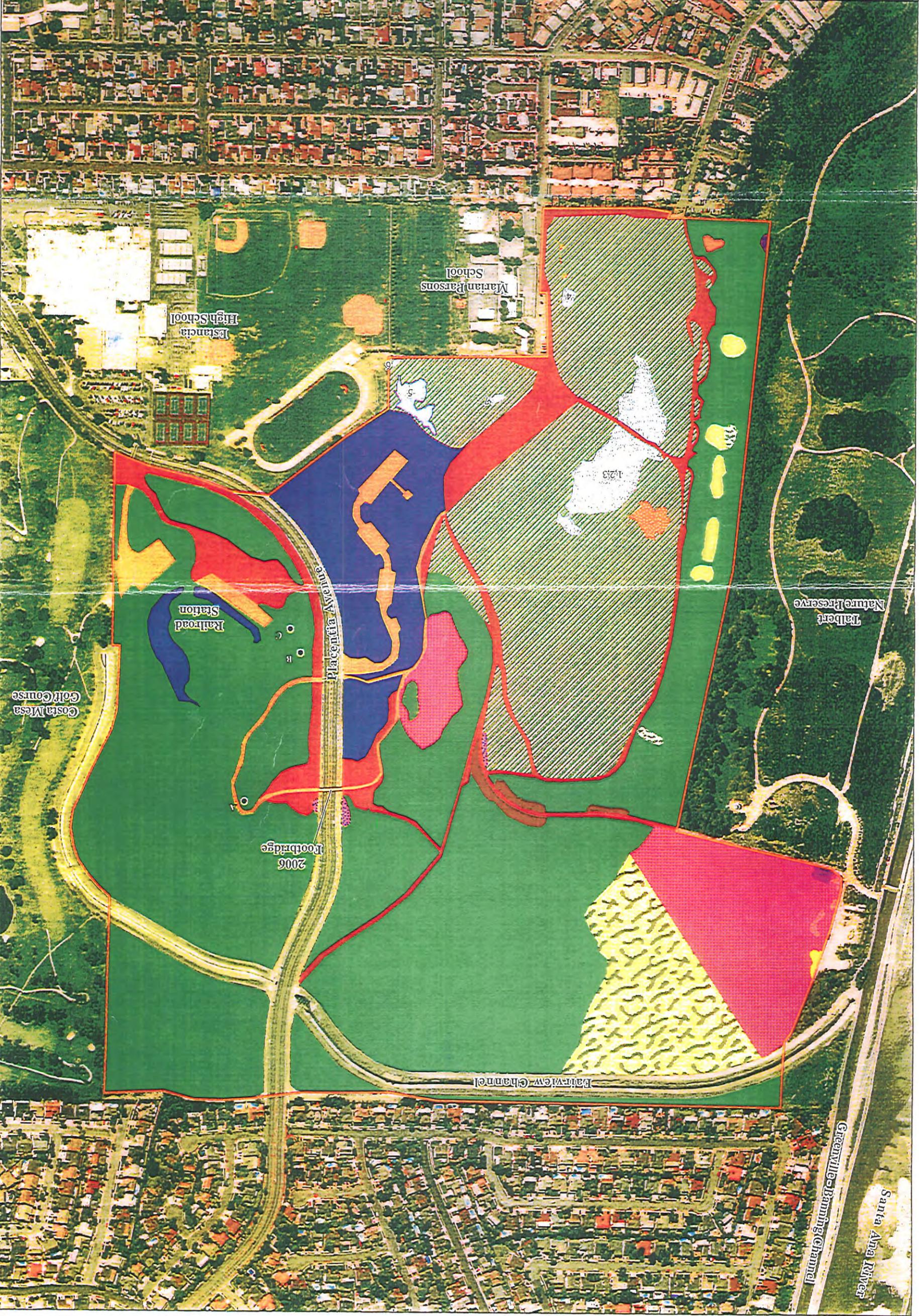
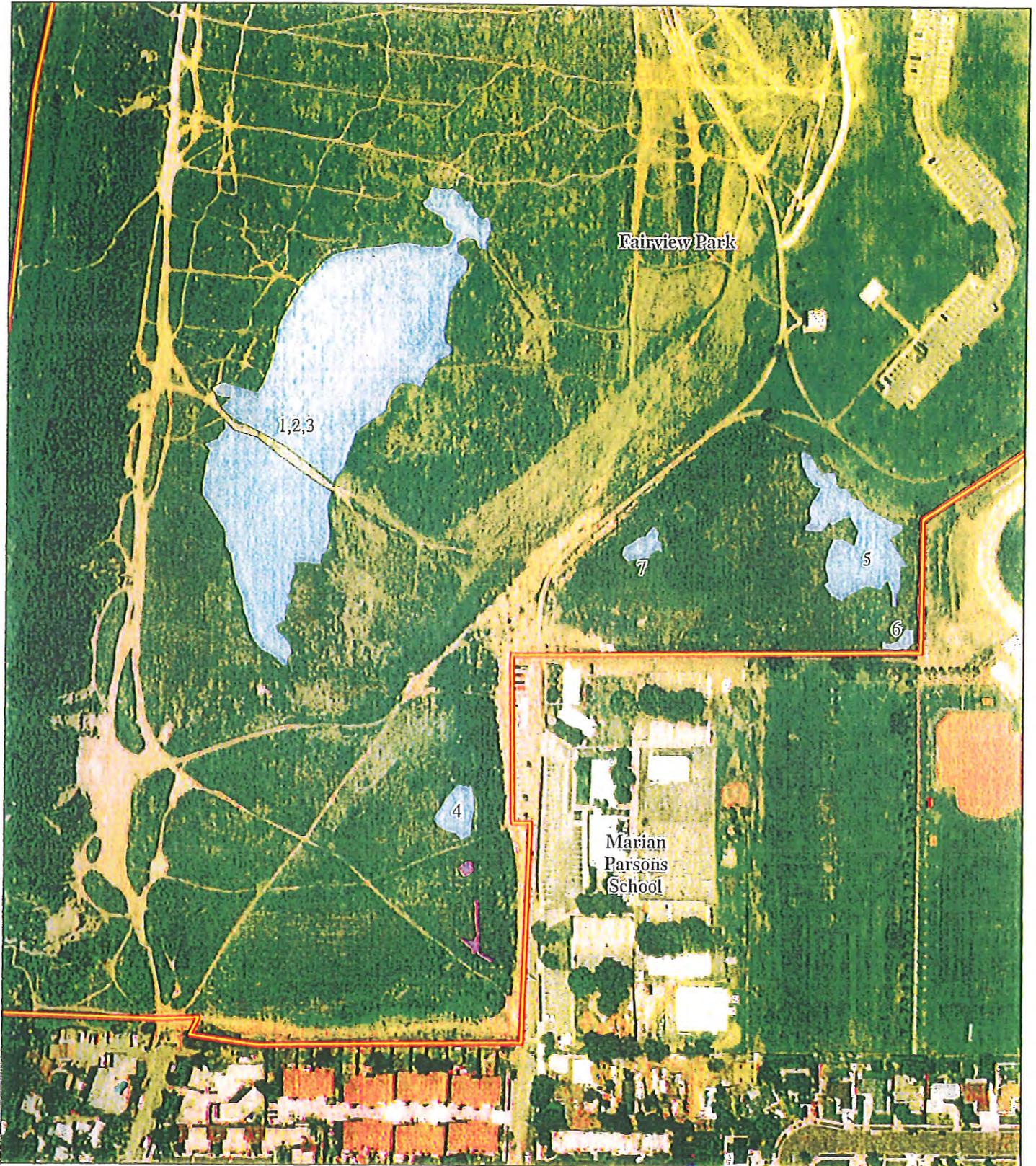
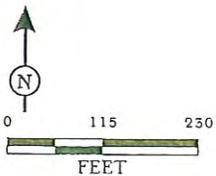


FIGURE 2

Existing Vegetation Communities  
Fairview Park



LSA



- Project Boundary
- Vernal Pool
- Vernal Marsh

Note: Three vernal pools (A-C) are east of Placentia Avenue and are mapped on Figure 2.

FIGURE 3

Fairview Park  
Vernal Pool Locations - West of Placentia Avenue

SOURCE: Eagle Aerial, 2006.

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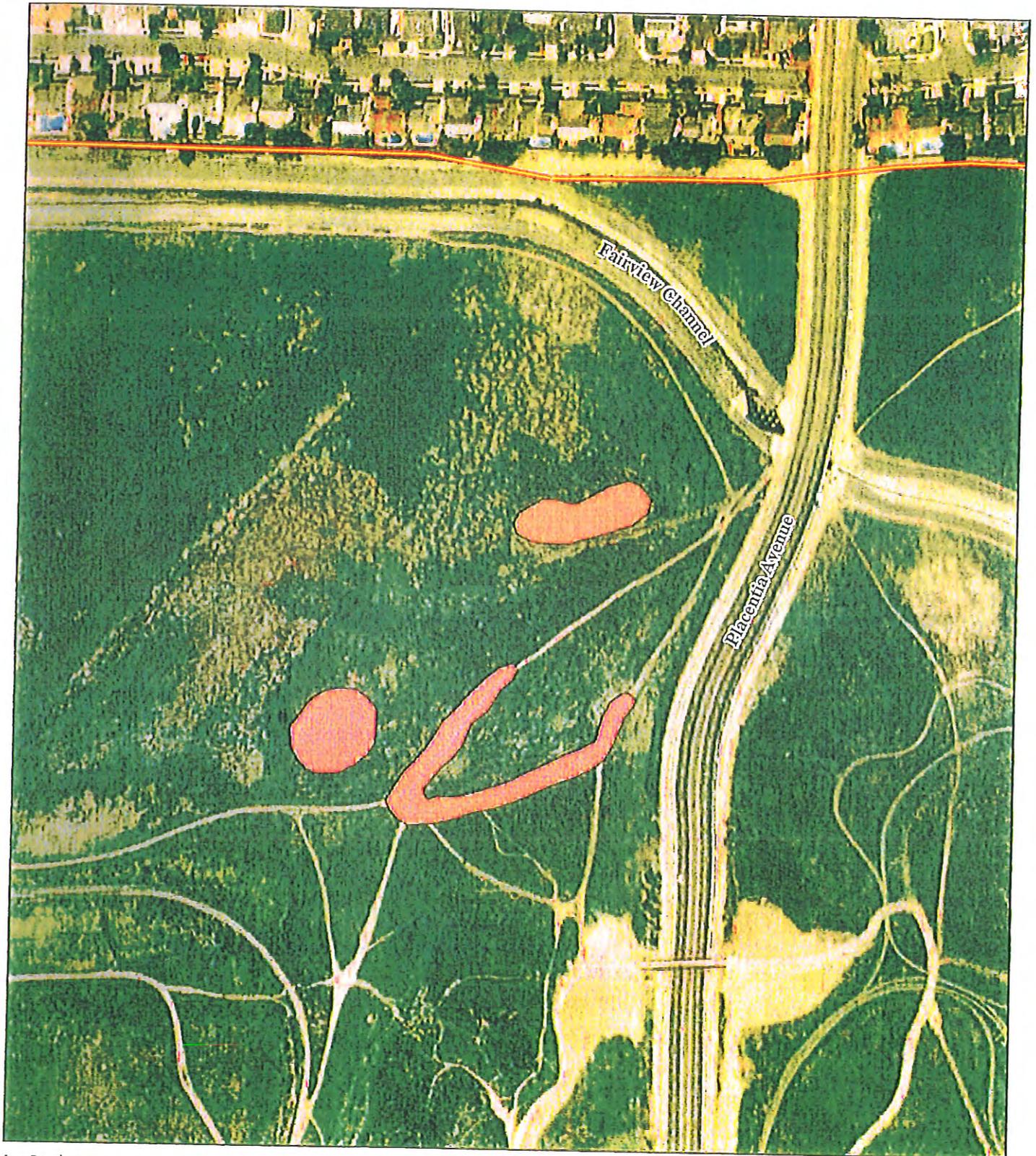
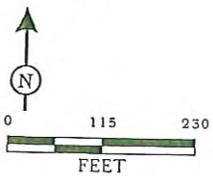


FIGURE 4

LSA



-  Project Boundary
-  Southern Tarplant (*Centromadia parryi* ssp. *australis*)

SOURCE: Eagle Aerial, 2006.

Fairview Park  
2005 Southern Tarplant Locations

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## APPENDIX A

### VASCULAR PLANT SPECIES OBSERVED

The following vascular plant species were observed in the study area by LSA biologist(s) Stan Spencer and Ingrid Baroni during site surveys conducted in December 2005 and in 2006. Some plants were only observed in the 1995 Master Plan, as indicated below. All ornamental plantings within Fairview Park are not included in this list.

\* Introduced, nonnative species

° Reported in the 1995 Master Plan, but not observed in 2005/2006

#### PTERIDOPHYTA

##### Marsileaceae

° *Marsilea vestita* ssp. *vestita*

#### GYMNOSPERMAE

##### Pinaceae

\* *Pinus* sp.

#### ANGIOSPERMAE: DICOTYLEDONAE

##### Aizoaceae

\*° *Carpobrotus edulis*

\*° *Mesembryanthemum crystallinum*

##### Amaranthaceae

\* *Amaranthus albus*

*Amaranthus blitoides*

##### Anacardiaceae

*Malosma laurina*

*Rhus integrifolia*

*Rhus ovata*

\*° *Schinus molle*

\* *Schinus terebinthifolius*

*Toxicodendron diversilobum*

##### Apiaceae

\* *Conium maculatum*

\* *Foeniculum vulgare*

#### FERNS AND FERN-ALLIES

##### Marsilea Family

Hairy pepperwort

#### CONE-BEARING PLANTS

##### Pine Family

Pine

#### DICOT FLOWERING PLANTS

##### Carpet-Weed Family

Hottentot-fig

Crystal ice plant

##### Amaranth Family

Tumbling pigweed

Prostrate pigweed

##### Sumac Family

Laurel sumac

Lemonade berry

Sugar bush

Peruvian pepper tree

Brazilian pepper tree

Poison oak

##### Carrot Family

Poison hemlock

Sweet fennel

**Asclepiadaceae**

- *Araujia sericifera*

**Asteraceae**

- Ambrosia acanthicarpa*
- *Ambrosia psilostachya*
- Artemisia californica*
- Artemisia douglasiana*
- *Baccharis emoryi*
- Baccharis pilularis*
- Baccharis salicifolia*
- \*◦ *Carduus pycnocephalus*
- \* *Centaurea melitensis*
- \*◦ *Centaurea solstitialis*
- Centromadia parryi* ssp. *australis*
- \* *Chrysanthemum coronarium*
- \* *Cirsium vulgare*
- Conyza canadensis*
- *Conyza coulteri*
- \* *Cotula coronopifolia*
- \* *Cynara cardunculus*
- Deinandra fasciculata*
- Encelia californica*
- \* *Filago gallica*
- Gnaphalium californicum*
- \* *Gnaphalium luteo-album*
- *Gnaphalium palustre*
- Grindelia camporum* var. *camporum*
- Hazardia squarrosa*
- \* *Hedypnois cretica*
- *Helianthus annuus*
- Heterotheca grandiflora*
- \* *Hypochaeris glabra*
- Isocoma menziesii* var. *vernonioides*
- Isocoma menziesii*
- \* *Lactuca serriola*
- Microseris douglasii* ssp. *platycarpha*
- \* *Picris echioides*
- Psilocarphus brevissimus* var. *brevissimus*
- \* *Senecio vulgaris*
- \* *Silybum marianum*
- \* *Sonchus asper* ssp. *asper*
- \* *Sonchus oleraceus*
- Stephanomeria exigua*
- \* *Taraxacum officinale*

**Milkweed Family**

- White bladder-flower

**Sunflower Family**

- Annual bur-sage
- Western ragweed
- California sagebrush
- Mugwort
- Emory baccharis
- Coyote bush
- Mulefat
- Italian thistle
- Tocalote
- Yellow star-thistle
- Southern tarplant
- Garland chrysanthemum
- Bull thistle
- Common horseweed
- Coulter's Horseweed
- African brass-buttons
- Artichoke thistle
- Fascicled tarweed
- California encelia
- Narrow-leaved filago
- California everlasting
- Weedy cudweed
- Lowland cudweed
- Big gumplant
- Saw-toothed goldenbush
- Crete hedypnois
- Western sunflower
- Telegraph weed
- Smooth cat's-ear
- Coastal goldenbush
- Goldenbush
- Prickly lettuce
- Small-flowered microseris
- Bristly ox-tongue
- Dwarf woolly-heads
- Common groundsel
- Milk thistle
- Prickly sow-thistle
- Common sow-thistle
- Small wreath-plant
- Common dandelion

**Boraginaceae**

- Amsinckia menziesii* var. *intermedia*
- Heliotropium curassavicum*
- Plagiobothrys leptocladus*

**Brassicaceae**

- \* *Brassica nigra*
- \* *Cardaria draba*
- \* *Hirschfeldia incana*
- o *Lepidium nitidum* var. *nitidum*
- \* *Raphanus sativus*
- Sibara virginica*
- \* *Sisymbrium altissimum*
- \* *Sisymbrium irio*

**Cactaceae**

- Opuntia littoralis*
- Opuntia prolifera*

**Callitrichtaceae**

- o *Callitriche longipedunculata*

**Capparaceae**

- Isomeris arborea*

**Caprifoliaceae**

- Sambucus mexicana*

**Caryophyllaceae**

- \* *Spergularia* cf. *bocconeii*

**Chenopodiaceae**

- o *Atriplex lentiformis* ssp. *breweri*
- Atriplex lentiformis*
- Atriplex rosea*
- \* *Atriplex semibaccata*
- \* *Atriplex suberecta*
- \* *Bassia hyssopifolia*
- \* *Chenopodium album*
- \*o *Chenopodium ambrosioides*
- Chenopodium californicum*
- \* *Chenopodium murale*
- \* *Salsola tragus*
- o *Suaeda taxifolia*

**Borage Family**

- Common fiddleneck
- Salt heliotrope
- Alkali popcorn-flower

**Mustard Family**

- Black mustard
- White-top, Hoary-cress
- Shortpod mustard
- Shining peppergrass
- Wild radish
- Virginia rock-cress
- Tall Tumble mustard
- London rocket

**Cactus Family**

- Coastal prickly pear
- Coastal cholla

**Water-Starwort Family**

- Long-stalked water-starwort

**Caper Family**

- Bladderpod

**Honeysuckle Family**

- Mexican elderberry

**Pink Family**

- Boccone's sand spurry

**Goosefoot Family**

- Brewer's saltbush
- Saltbush species
- Redscale
- Australian saltbush
- Sprawling saltbush
- Five-hook bassia
- Lamb's quarters
- Mexican tea
- California goosefoot
- Nettle-leaved goosefoot
- Russian-thistle
- Woolly sea-blite

**Convolvulaceae**

- \* *Convolvulus arvensis*
- Cressa truxillensis*

**Crassulaceae**

- Crassula aquatica*

**Cucurbitaceae**

- Cucurbita foetidissima*
- Marah macrocarpus*

**Elatinaceae**

- ° *Elatine* sp.

**Euphorbiaceae**

- Chamaesyce maculata*
- \* *Chamaesyce serpens*
- Croton californicus*
- Croton setigerus*
- \* *Ricinis communis*

**Fabaceae**

- Lotus scoparius* var. *scoparius*
- Lupinus truncatus*
- \* *Medicago polymorpha*
- \* *Melilotus alba*
- \* *Melilotus indica*
- \* *Spartium junceum*
- \* *Trifolium fragiferum*
- \* *Trifolium repens*

**Fagaceae**

- Quercus agrifolia* var. *agrifolia*

**Frankeniaceae**

- Frankenia salina*

**Geraniaceae**

- \*° *Erodium botrys*
- \* *Erodium cicutarium*

**Hydrophyllaceae**

- Phacelia ramosissima*

**Juglandaceae**

- Juglans californica* var. *californica*

**Morning-Glory Family**

- Field bindweed
- Alkali weed

**Stonecrop Family**

- Water pygmy-stonecrop

**Gourd Family**

- Calabazilla
- Wild cucumber

**Waterwort Family**

- Waterwort

**Spurge Family**

- Spotted spurge
- Spurge
- California croton
- Doveweed
- Castor bean

**Legume Family**

- Coastal deerweed
- Collar lupine
- California burclover
- White sweetclover
- Yellow sweetclover
- Spanish broom
- Strawberry clover
- White clover

**Beech Family**

- Coast live oak

**Frankenia Family**

- Alkali heath

**Geranium Family**

- Long-beaked filaree
- Red-stemmed filaree

**Waterleaf Family**

- Branching phacelia

**Walnut Family**

- Southern California black walnut

**Lamiaceae**

- \* *Marrubium vulgare*
- Salvia apiana*
- Salvia leucophylla*
- Salvia mellifera*

**Lythraceae**

- \* *Lythrum hyssopifolia*

**Malvaceae**

- ° *Malacothamnus fasciculatus*
- \* *Malva parviflora*
- Malvella leprosa*

**Myoporaceae**

- \* *Myoporum laetum*

**Nyctaginaceae**

- Abronia villosa* var. *aurita*
- Mirabilis californica*

**Oleaceae**

- \* *Olea europaea*

**Onagraceae**

- Epilobium pygmaeum*
- Oenothera californica* ssp. *californica*

**Oxalidaceae**

- \* *Oxalis corniculata*

**Papaveraceae**

- ° *Eschscholzia californica*

**Plantaginaceae**

- Plantago elongata*
- \* *Plantago major*

**Platanaceae**

- Platanus racemosa*

**Polemoniaceae**

- Navarretia prostrata*

**Polygonaceae**

- Eriogonum cinereum*
- Eriogonum fasciculatum*

**Mint Family**

- Horehound
- White sage
- Purple sage
- Black sage

**Loosestrife Family**

- Grass poly

**Mallow Family**

- Chaparral bush mallow
- Cheeseweed
- Alkali-mallow

**Myoporum Family**

- Myoporum

**Four O'Clock Family**

- Chaparral sand-verbena
- California wishbone bush

**Olive Family**

- European olive

**Evening Primrose Family**

- Smooth boisduvalia
- California evening primrose

**Oxalis Family**

- Creeping wood sorrel

**Poppy Family**

- California poppy

**Plantain Family**

- California alkali plantain
- Common plantain

**Sycamore Family**

- Western sycamore

**Phlox Family**

- Prostrate navarretia

**Buckwheat Family**

- Gray coast buckwheat
- California buckwheat

- \*<sup>o</sup> *Polygonum arenastrum*
- \* *Polygonum argyrocoleon*
- \* *Rumex crispus*
- Rumex salicifolius*

Common knotweed  
Silversheath knotweed  
Curly dock  
Willow dock

**Portulacaceae**

- Calandrinia ciliata*
- \* *Portulaca oleracea*

**Purslane Family**

Red maids  
Common purslane

**Primulaceae**

- \* *Anagallis arvensis*

**Primrose Family**

Scarlet pimpernel

**Rosaceae**

- Heteromeles arbutifolia*
- Rosa californica*
- Rubus ursinus*

**Rose Family**

Toyon  
California rose  
California blackberry

**Salicaceae**

- Salix exigua*
- Salix gooddingii*

**Willow Family**

Narrow-leaved willow  
Goodding's black willow

**Scrophulariaceae**

- Mimulus aurantiacus*
- <sup>o</sup> *Veronica peregrina* ssp. *xalapensis*

**Figwort Family**

Bush monkey flower  
Mexican speedwell

**Solanaceae**

- <sup>o</sup> *Datura wrightii*
- <sup>o</sup> *Lycium californicum*
- <sup>o</sup> *Lycopersicon esculentum*
- \* *Nicotiana glauca*
- Solanum americanum*
- Solanum douglasii*
- \* *Solanum rostratum*

**Nightshade Family**

Jimsonweed  
California box thorn  
Tomato  
Tree tobacco  
White nightshade  
Douglas' nightshade  
Buffalo berry

**Urticaceae**

- Urtica dioica* ssp. *holosericea*

**Nettle Family**

Hoary nettle

**Verbenaceae**

- Verbena bracteata*

**Vervain Family**

Bracted vervain

**ANGIOSPERMAE: MONOCOTYLEDONAE**

**MONOCOT FLOWERING PLANTS**

**Areaceae**

- Washingtonia filifera*

**Palm Family**

California fan palm

**Cyperaceae**

- Cyperus eragrostis*
- Cyperus esculentus*
- Eleocharis macrostachya*
- *Scirpus cernuus*

**Iridaceae**

- Sisyrinchium bellum*

**Juncaceae**

- *Juncus bufonius*

**Liliaceae**

- Agave* sp.
- \* *Yucca gloriosa*

**Poaceae**

- *Alopecurus saccatus*
- \* *Arundo donax*
- \* *Avena barbata*
- \* *Avena fatua*
- \* *Bromus diandrus*
- \* *Bromus hordeaceus*
- \* *Bromus madritensis* ssp. *rubens*
- \* *Cortaderia selloana*
- \*◦ *Crypsis alopecuroides*
- \* *Cynodon dactylon*
- \* *Digitaria sanguinalis*
- Distichlis spicata*
- \* *Eleusine indica*
- \* *Gastridium ventricosum*
- *Hordeum brachyantherum* ssp. *brachyantherum*
- Hordeum intercedens*
- \* *Hordeum marinum*
- \* *Hordeum murinum*
- \*◦ *Hordeum murinum* ssp. *leporinum*
- \*◦ *Lamarckia aurea*
- Leptochloa uninervia*
- Leymus condensatus*
- \* *Lolium multiflorum*
- \*◦ *Lolium perenne*
- Nassella* sp.
- \*◦ *Oryzopsis miliacea*
- \* *Paspalum dilatatum*
- \* *Pennisetum clandestinum*
- \* *Pennisetum setaceum*
- Phalaris lemmonii*

**Sedge Family**

- Tall umbrella-sedge
- Yellow umbrella-sedge
- Pale spike-rush
- California club-rush

**Iris Family**

- Blue-eyed grass

**Rush Family**

- Toad rush

**Lily Family**

- Agave
- Spanish dagger

**Grass Family**

- Howell's foxtail
- Giant reed
- Slender wild oat
- Common wild oat
- Ripgut grass
- Soft chess
- Foxtail chess
- Pampas grass
- Tall prickle grass
- Bermuda grass
- Crab grass
- Saltgrass
- Goose grass
- Nit grass
- Meadow barley
- Vernal barley
- Mediterranean barley
- Foxtail barley
- Bare barley
- Goldentop
- Mexican sprangletop
- Giant wild-rye
- Italian ryegrass
- Perennial ryegrass
- Needlegrass species
- Millet mountain-rice
- Dallis grass
- Kikuyu grass
- African fountain grass
- Lemmon's canary grass

- \* *Phalaris minor*
- \* *Phalaris paradoxa*
- \* *Poa annua*
- \* *Polypogon monspeliensis*
- \* *Schismus barbatus*
- \* *Vulpia myuros* var. *hirsuta*

Littleseed canary grass  
Paradox canary grass  
Annual bluegrass  
Rabbitfoot grass  
Mediterranean grass  
Foxtail fescue

**Pontederiaceae**

- \*° *Eichhornia crassipes*

**Pickerel-Weed Family**

Common water hyacinth

**Typhaceae**

- ° *Typha domingensis*

**Cat-Tail Family**

Southern cat-tail

**APPENDIX B**  
**ANIMAL SPECIES DETECTED**

## APPENDIX B

### ANIMAL SPECIES DETECTED

This is a list of the conspicuous aerial insects, amphibians, reptiles, birds, and mammals noted in the study area by biologists Robert Hamilton, Richard Erickson, and Robert Fisher in 1995 (Plan 1998) and by LSA biologists in 2005 and 2006. Presence may be noted if a species is seen or heard, or identified by the presence of tracks, scat, or other signs.

- Species not native to the study area
- Observed in 1995 only

#### LEPIDOPTERA

##### Papilionidae

- *Papilio zelicaon*
- Papilio rutulus*

##### Pieridae

- Pontia protodice*
- \* *Pieris rapae*
- *Pieris sisymbrii sisymbrii*

##### Lycaenidae

- *Brephidium exilie*
- *Leptotes marina*

##### Nymphalidae

- Nymphalis antiopa*
- Vanessa cardui*
- *Vanessa anabella*
- *Coenonympha tullia California*
- Danaus plexippus*

#### AMPHIBIA

##### Plethodontidae

- *Batrachoseps nigriventris*

##### Bufo

- *Bufo boreas*

##### Hylidae

- Pseudacris regilla*

#### BUTTERFLIES

##### Swallowtails

- Anise swallowtail
- Western tiger swallowtail

##### Whites and Sulphurs

- Checkered white
- Cabbage white
- Common white

##### Gossamer-Wing Butterflies

- Western pygmy-blue
- Marine blue

##### Brush-Footed Butterflies

- Mourning cloak
- Painted lady
- West coast lady
- California ringlet
- Monarch

#### AMPHIBIANS

##### Lungless Salamanders

- Black-bellied slender salamander

##### True Toads

- Western toad

##### Treefrogs and Relatives

- Pacific chorus frog

## REPTILIA

### Phrynosomatidae

- Sceloporus occidentalis*
- Uta stansburiana*

### Scincidae

- *Eumeces skiltonianus*

## AVES

### Anatidae

- *Anas americana*
- Anas platyrhynchos*

### Phalacrocoracidae

- Phalacrocorax auritus*

### Ardeidae

- Ardea herodias*
- Ardea alba*
- Egretta thula*

### Cathartidae

- Cathartes aura*

### Accipitridae

- *Pandion haliaetus*
- *Elanus leucurus*
- Circus cyaneus*
- *Accipiter striatus*
- Accipiter cooperii*
- *Buteo lineatus*
- Buteo jamaicensis*

### Falconidae

- Falco sparverius*
- *Falco peregrinus*

### Charadriidae

- Charadrius vociferus*

### Scolopacidae

- Tringa melanoleuca*
- *Numenius americanus*
- *Limosa fedoa*

## REPTILES

### Phrynosomatid Lizards

- Western fence lizard
- Common side-blotched lizard

### Skinks

- Western skink

## BIRDS

### Ducks, Geese, and Swans

- American wigeon
- Mallard

### Cormorants

- Double-crested cormorant

### Hérons, Bitterns, and Allies

- Great blue heron
- Great egret
- Snowy egret

### New World Vultures

- Turkey vulture

### Hawks, Kites, Eagles, and Allies

- Osprey
- White-tailed kite
- Northern harrier
- Sharp-shinned hawk
- Cooper's hawk
- Red-shouldered hawk
- Red-tailed hawk

### Caracaras and Falcons

- American kestrel
- Peregrine falcon

### Plovers and Lapwings

- Killdeer

### Sandpipers, Phalaropes, and Allies

- Greater yellowlegs
- Long-billed curlew
- Marbled godwit

- *Calidris mauri*
- *Calidris minutilla*
- *Limnodromus scolopaceus*
- *Gallinago gallinago*
- *Phalaropus fulicaria*

Western sandpiper  
Least sandpiper  
Long-billed dowitcher  
Common snipe  
Red phalarope

#### Laridae

- Larus delawarensis*
- Larus occidentalis*

#### Skuas, Gulls, Terns, and Skimmers

Ring-billed gull  
Western gull

#### Columbidae

- \* *Columba livia*
- \*◦ *Streptopelia chinensis*
- Zenaida macroura*
- Columbina passerina*

#### Pigeons and Doves

Rock (Feral) pigeon  
Spotted dove  
Mourning dove  
Common ground-dove

#### Strigidae

- Bubo virginianus*
- Athene cunicularia*

#### Typical Owls

Great horned owl  
Burrowing owl

#### Apodidae

- Chaetura vauxi*
- Aeronautes saxatilis*

#### Swifts

Vaux's swift  
White-throated swift

#### Trochilidae

- Archilochus alexandri*
- Calypte anna*
- Selasphorus sasin/ rufus*
- Selasphorus sasin*

#### Hummingbirds

Black-chinned hummingbird  
Anna's hummingbird  
Rufous/Allen's hummingbird  
Allen's hummingbird

#### Picidae

- Colaptes auratus*

#### Woodpeckers and Allies

Northern flicker

#### Tyrannidae

- Contopus cooperi*
- Empidonax difficilis*
- Sayornis nigricans*
- Sayornis saya*
- Myiarchus cinerascens*
- Tyrannus vociferans*
- Tyrannus verticalis*

#### Tyrant Flycatchers

Olive-sided flycatcher  
Pacific-slope flycatcher  
Black phoebe  
Say's phoebe  
Ash-throated flycatcher  
Cassin's kingbird  
Western kingbird

#### Laniidae

- *Lanius ludovicianus*

#### Shrikes

Loggerhead shrike

#### Corvidae

- Corvus brachyrhynchos*

#### Crows and Jays

American crow

*Corvus corax*

Common raven

**Hirundinidae**

*Stelgidopteryx serripennis*  
*Petrochelidon pyrrhonota*  
*Hirundo rustica*

**Swallows**

Northern rough-winged swallow  
Cliff swallow  
Barn swallow

**Aegithalidae**

*Psaltriparus minimus*

**Long-Tailed Tits and Bushtits**

Bushtit

**Troglodytidae**

- *Campylorhynchus brunneicapillus*
- Thryomanes bewickii*
- Troglodytes aedon*

**Wrens**

Cactus wren  
Bewick's wren  
House wren

**Sylviidae**

*Polioptila caerulea*  
*Polioptila californica californica*

**Old World Warblers and Gnatcatchers**

Blue-gray gnatcatcher  
Coastal California gnatcatcher

**Turdidae**

- Sialia mexicana*
- *Catharus guttatus*
- Turdus migratorius*

**Thrushes**

Western bluebird  
Hermit thrush  
American robin

**Timaliidae**

*Chamaea fasciata*

**Babblers**

Wrentit

**Mimidae**

*Mimus polyglottos*

**Mockingbirds and Thrashers**

Northern mockingbird

**Sturnidae**

- \* *Sturnus vulgaris*

**Starlings**

European starling

**Motacillidae**

- *Anthus rubescens*

**Wagtails and Pipits**

American pipit

**Bombycillidae**

*Bombycilla cedrorum*

**Waxwings**

Cedar waxwing

**Parulidae**

*Vermivora celata*  
*Dendroica petechia*  
*Dendroica coronata*  
*Oporornis tolmiei*  
*Geothlypis trichas*  
*Wilsonia pusilla*  
*Icteria virens*

**Wood Warblers**

Orange-crowned warbler  
Yellow warbler  
Yellow-rumped warbler  
MacGillivray's warbler  
Common yellowthroat  
Wilson's warbler  
Yellow-breasted chat

**Emberizidae**

- Pipilo maculatus*
- Pipilo crissalis*
- Passerculus sandwichensis*
- Melospiza melodia*
- *Melospiza lincolnii*
- Zonotrichia leucophrys*

**Cardinalidae**

- Passerina caerulea*
- Passerina amoena*

**Icteridae**

- Agelaius phoeniceus*
- Agelaius tricolor*
- Sturnella neglecta*
- Euphagus cyanocephalus*
- Molothrus ater*

**Fringillidae**

- Carpodacus mexicanus*
- *Carduelis pinus*
- Carduelis psaltria*
- Carduelis lawrencei*
- Carduelis tristis*

**Passeridae**

- \* *Passer domesticus*

**MAMMALIA**

**Leporidae**

- Sylvilagus audubonii*
- *Lepus californicus*

**Sciuridae**

- Spermophilus beecheyi*

**Geomyidae**

- Thomomys bottae*

**Canidae**

- Canis latrans*

**Emberizids**

- Spotted towhee
- California towhee
- Savannah sparrow
- Song sparrow
- Lincoln's sparrow
- White-crowned sparrow

**Cardinals, Saltators, and Allies**

- Blue grosbeak
- Lazuli bunting

**Blackbirds**

- Red-winged blackbird
- Tricolored blackbird
- Western meadowlark
- Brewer's blackbird
- Brown-headed cowbird

**Fringilline and Cardueline Finches and Allies**

- House finch
- Pine siskin
- Lesser goldfinch
- Lawrence's goldfinch
- American goldfinch

**Old World Sparrows**

- House sparrow

**MAMMALS**

**Rabbits and Hares**

- Desert cottontail
- Black-tailed jackrabbit

**Squirrels, Chipmunks, and Marmots**

- California ground squirrel

**Pocket Gophers**

- Botta's pocket gopher

**Foxes, Wolves, and Allies**

- Coyote

Taxonomy and nomenclature are based on the following:

- **Butterflies:** North American Butterfly Association (2001; NABA checklist & English names of North American butterflies, second edition; North American Butterfly Association, Morristown, New Jersey).
- **Amphibians and Reptiles:** Crother, B.I., et al. (2000; Scientific and standard English names of amphibians and reptiles of North America north of Mexico, with comments regarding confidence in our understanding. *Herpetological Circular* 29; and 2003 update) for species taxonomy and nomenclature. Stebbins, R.C. (2003; A Field Guide to Western Reptiles and Amphibians, third edition, Houghton Mifflin, Boston) for sequence and higher-order taxonomy.
- **Birds:** American Ornithologists' Union (1998; The A.O.U. Checklist of North American Birds, seventh edition; American Ornithologists' Union, Washington D.C.; and 2000, 2002, 2003, 2004, 2005 and 2006 supplements).
- **Mammals:** Grenfell, W.E., Parisi, MD, and McGriff, D. (2003; Complete list of amphibians, reptiles, birds and mammals in California. California Department of Fish and Game; [http://www.dfg.ca.gov/whdab/pdfs/species\\_list.pdf](http://www.dfg.ca.gov/whdab/pdfs/species_list.pdf)).

**APPENDIX C**  
**BURROWING OWL REPORT**

October 17, 2006

Baltazar Mejia, Sr. Engineer  
City of Costa Mesa  
77 Fair Drive  
Costa Mesa, CA 92628

Subject: Burrowing Owl Survey Report, Fairview Park, City of Costa Mesa, California

Dear Mr. Mejia:

LSA Associates, Inc. (LSA) is pleased to submit this summary report for winter and breeding season burrowing owl (*Athene cunicularia*) surveys at Fairview Park (Park) in the City of Costa Mesa, Orange County, California (Figure 1). Burrowing owls are a United States Fish and Wildlife Service (USFWS) bird of conservation concern (BCC) and a California Department of Fish and Game (CDFG) California special concern species (CSC). Four focused survey visits were completed in the winter of 2005 and followed the recommended guidelines prepared by the California Burrowing Owl Consortium (CBOC).<sup>1</sup> Spring surveys were completed in 2006 in conjunction with additional LSA surveys throughout the study area.

In December 2005, LSA observed two wintering burrowing owls during two of the four survey visits. These two burrowing owls were observed adjacent to and in nearby burrows in the ruderal field between the model railroad station and the new (2005–2006) footbridge over Placentia Avenue. No burrowing owls were observed during the LSA breeding season surveys.

Wintering burrowing owl surveys have been conducted in this area previously with both positive and negative results. In December 2003, Glenn Lukos Associates conducted focused winter surveys east of Placentia Avenue with negative findings; however, in 2002, they reported a single wintering burrowing owl east of Placentia Avenue in suitable habitat in a small ravine, which had become overgrown and degraded by the time of their survey in December 2003.<sup>2</sup>

## STUDY AREA

LSA conducted two sessions of burrowing owl surveys within Fairview Park. The Park is just over 200 acres and straddles Placentia Avenue at 2501 Placentia Avenue in the coastal city of Costa Mesa in Orange County, California (Figure 1). This study area is approximately 2.5 miles from the Pacific Ocean and west of State Route 55 (SR-55), with Adams Avenue to the north and Victoria Street to the south. Immediately adjacent to Fairview Park is a residential community to the north, the Costa Mesa Golf Course to the east, and Marion Parsons School and Estancia High School to the south. Talbert Nature Preserve abuts the western edge of Fairview Park, with the Santa Ana River and the City of Huntington Beach further to the west. The western portion of Fairview Park is atop a bluff near the Santa Ana River.

<sup>1</sup> California Burrowing Owl Consortium. Burrowing Owl Survey Protocol and Mitigation Guidelines. April 1993.

<sup>2</sup> Glenn Lukos Associates. Results of Wintering Burrowing Owl Surveys, Fairview Park, City of Costa Mesa, California. December 29, 2003.

Specifically, the study area is located within Section 8 in Township 6 South, Range 10 West with approximate Universal Transverse Mercator coordinates of  $412^{469m}$  by  $3725^{750m}$  along the north,  $412^{536m}$  by  $3724^{642m}$  along the south,  $413^{340m}$  by  $3725^{282m}$  along the east, and  $412^{567m}$  by  $3725^{196m}$  along the west as shown on the 7.5-minute series United States Geological Survey (USGS) topographic *Newport Beach, California* quadrangle map. Area topography includes a low-lying area in the northern portion of the study area, with rolling slopes and a flat mesa to the south and east. Elevation ranges from 1.5 meters (m) (5 feet [ft]) to 24 m (80 ft) above mean sea level. Most of the study area is vegetated with ruderal exotic species including extensive patches of black mustard (*Brassica nigra*) and sweet fennel (*Foeniculum vulgare*) (Figure 2).

There are over 100 acres of habitat potentially suitable for burrowing owl use during both the winter (i.e., migratory, nonbreeding) and breeding seasons. These areas are primarily grassland and ruderal habitats and, in general, are located in the north and east portions of the Park and the ruderal mesa along the west edge. The southern area also has potential habitat but is adjacent to school and residential areas and is highly disturbed by pedestrian and model airplane activity. The central area of the Park is similarly not suitable for burrowing owls due to heavy use by Park visitors and their pets (e.g., dogs). This area is planted with ornamental trees and turf grass surrounding a series of parking lots and is well maintained.

## METHODOLOGY

LSA biologists followed the recommended Burrowing Owl Survey Protocol while conducting nonbreeding winter season surveys in 2005. LSA also conducted several breeding season surveys in conjunction with additional field work throughout Fairview Park (Table A).

**Table A: Survey Conditions and Results**

Nonbreeding Season Surveys				
Date 2005	Time	Conditions	No. of Owls; Owl Sign	Surveyors
Dec 19	0545–0845	Low 60–30% cover, cool, calm	None	IB, LS
Dec 20	1445–1745	30% cover, mild–cool, calm	None	IB, LS
Dec 21	1445–1745	25% cover, mild–cool, light breeze	2 owls at burrows east of Placentia Ave.	IB, LS
Dec 22	0600–0900	Low coastal fog–clearing, cool–mild, calm	2 owls at burrows east of Placentia Ave.	IB, LS
Breeding Season Surveys				
Date 2006	Time	Conditions	No. of Owls; Owl Sign	Surveyors
April 24	0700–0930	Clear, mild, calm	None	IB
May 3	0715–1045	Overcast, mild, light breeze	None	IB, LD
May 11	0815–1130	Overcast, cool–mild, calm	None	IB
May 24	0715–0915	Clear, mild, calm–light air	None	IB, MW

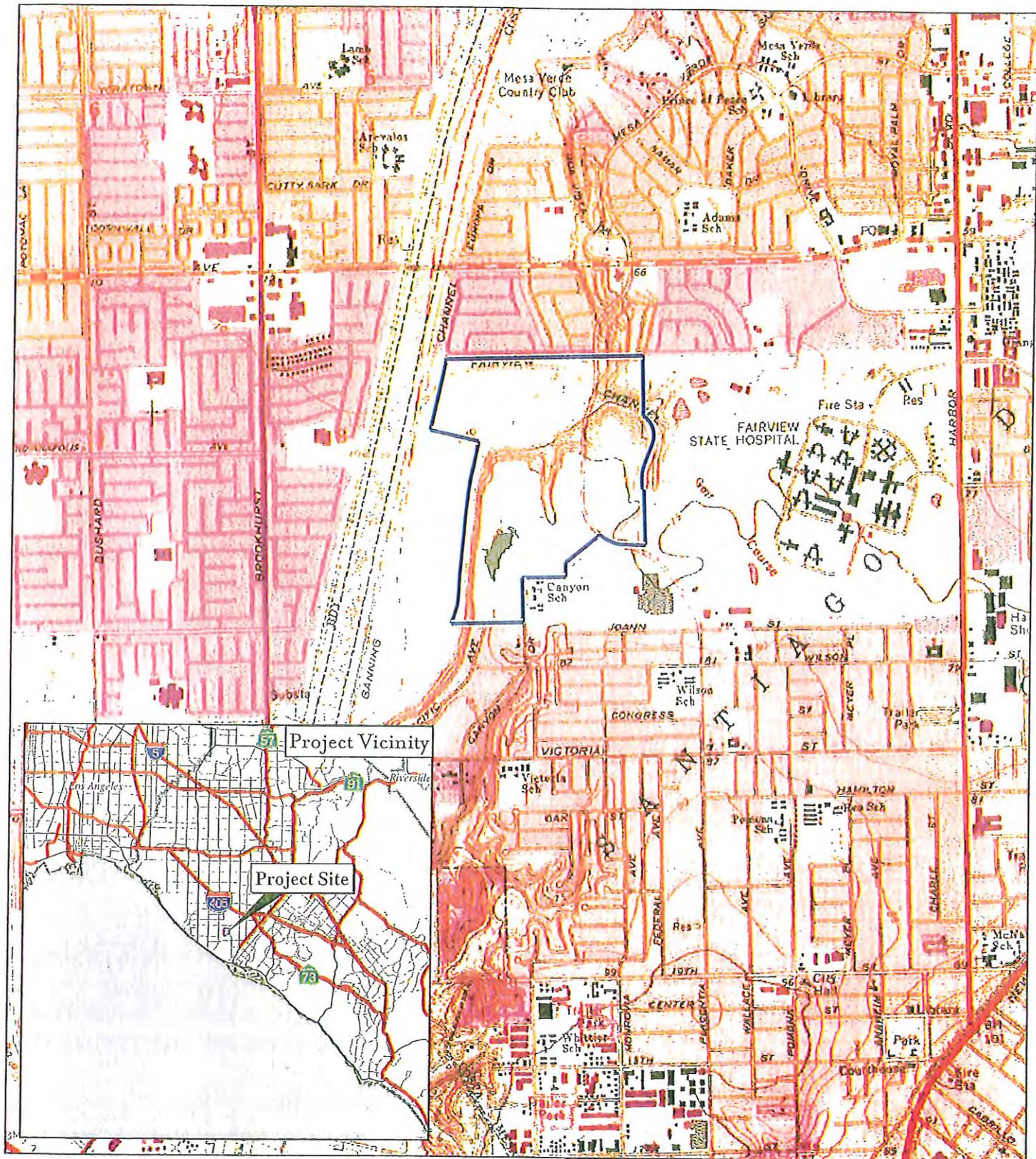
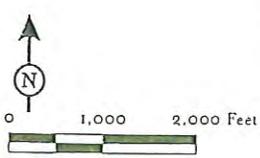


FIGURE 1

LSA



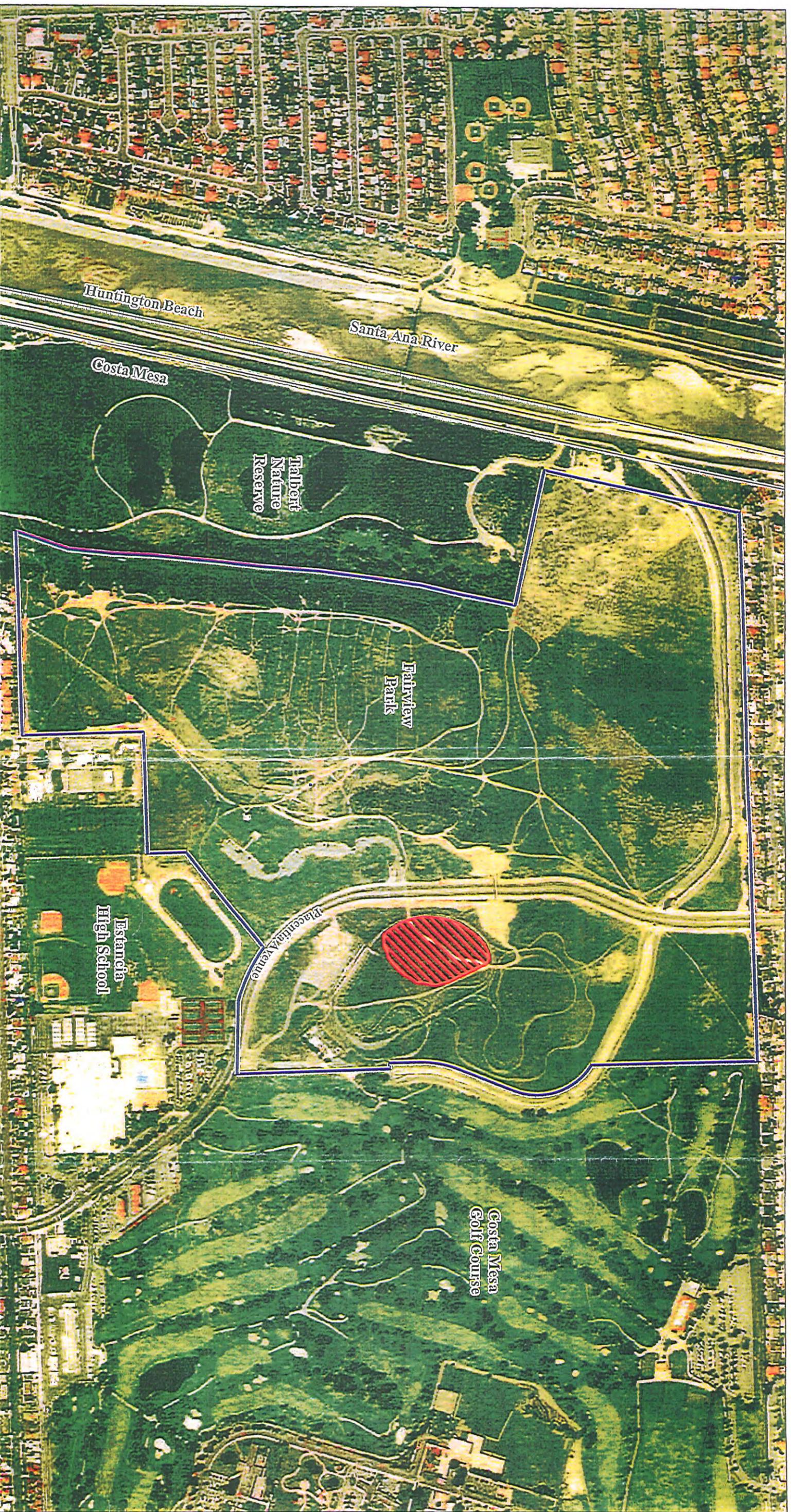
- Approximate Project Boundary
- Vernal Pool Location

Fairview Park

Project Location Map

SOURCE: USGS 7.5' QUAD, NEWPORT BEACH, CA (1981)

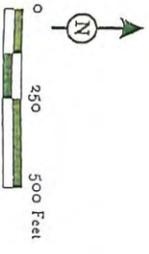
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LSA

LEGEND

- Approximate Project Boundary
- ▨ Burrowing Owl Area



SOURCE: EagleAerial (4/06), LSA (5/06)

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FIGURE 2

Fairview Park

2005 Burrowing Owl Wintering Area

Date 2005	Time	Conditions	No. of Owls; Owl Sign	Surveyors
May 31	0815–1100	Partly cloudy, mild, light air	None	MI
June 7	0630–0830	Overcast, mild, calm	None	RE, PS
June 20	0830–1400	Overcast–clearing, mild, light air–light breeze	None	IB, SS

Beaufort Scale and seaman's terms are used to describe the wind speed.

Surveyors: IB: Ingri Baroni; LD: Liz Delk; LS: Leo Simone; MI: Marshall Iliff; MW: Michael Weller; PS: Paul Schwartz; RE: Richard Erickson; SS: Stan Spencer

The surveys for burrowing owls implemented a transect method using one or two biologists spaced to allow for complete visual coverage of the ground. This technique was used in the grassland and ruderal areas that had sparse vegetation and open areas. The densely vegetated ruderal and sage scrub communities were surveyed along their periphery, with excursions into the dense vegetation to look for burrows.

According to the CBOC guidelines, occupied burrowing owl burrows are determined by either observing a burrowing owl at the burrow or finding owl sign including molted feathers, cast pellets, prey remains, and/or excrement at or near the burrow entrance or finding a hole of suitable size that did not have cobwebs across the entrance.

## RESULTS

Two burrowing owls were found at burrows in the study area in the winter of 2005 (Figure 2). Two burrowing owls were observed on December 21 and 22, 2005, in the flat, ruderal habitat associated with the model railroad and station. There were also several areas with potentially useable burrows. Most of these burrows were observed along the east side of Placentia Avenue in the area north of Fairview Channel and in the flat, ruderal habitat associated with the model railroad. With the exception of the burrows being actively used by the two burrowing owls, the potential burrows did not have sign of owl use or occupation but could be modified by an owl for future use. Many of the potential burrowing owl burrows were being used by California ground squirrels (*Spermophilus beecheyi*). The burrows being used by the owls in 2005 appeared to have been former ground squirrel burrows.

One reason burrowing owls may not have been detected within Fairview Park during the 2006 breeding season was the change in the seasonal vegetation conditions. In the spring of 2006, much of the area was heavily overgrown with tall, nonnative vegetation, including black mustard and sweet fennel. In the spring of 2006, the area that formerly had the two burrowing owls at burrows in December 2005 was densely vegetated with black mustard and sweet fennel (approximately 4–6 feet tall). Other areas within the study area were also heavily vegetated with similar ruderal vegetation including the lower sandy area just south of the Fairview Channel and west of Placentia Avenue and the west mesa. Burrowing owls generally are associated with open fields where visibility is unobscured. Winter conditions had low-growing vegetation, which allowed for suitable visibility for ground dwelling (i.e., fossorial) owls. It should be noted that the ruderal vegetation within Fairview Park is occasionally cut and/or disked as part of maintenance.

Based on surveys in 2005 and 2006, and prior observations in 2002 and 2003, burrowing owls appear to be using Fairview Park for over-wintering during migration. There is also potential for year-round (i.e., breeding) use based on the presence of suitable open flat or gently rolling-hill topography. The

area would be more suitable for both over-wintering and potential year-round use by owls if ruderal vegetation were cleared in the early spring before it becomes tall and creates unsuitable conditions for burrowing owls and if the area remained relatively undisturbed by predatory animals and human activity.

Please contact Art Homrighausen or me at (949) 553-0666 if you have any questions regarding this report.

Sincerely,

**LSA ASSOCIATES, INC.**



Ingri Baroni  
Biologist

cc: Chris Webb, Moffatt & Nichol

Attachments: Figure 1: Project Location  
Figure 2: Burrowing Owl Wintering Use Area

**APPENDIX D**  
**COASTAL CALIFORNIA GNATCATCHER REPORT**

October 17, 2006

Mr. Daniel Marquez  
U.S. Fish and Wildlife Service  
Carlsbad Field Office  
6010 Hidden Valley Road  
Carlsbad, CA 92011

Dr. John Gustafson  
Habitat Conservation Planning Branch  
California Department of Fish and Game  
1416 Ninth Street, Suite 1341  
Sacramento, CA 95814

Subject: Coastal California Gnatcatcher Breeding Season Survey Results, April 24 to June 7, 2006, Fairview Park, City of Costa Mesa, Orange County, California

Dear Mr. Marquez and Dr. Gustafson:

This letter report documents results of protocol surveys for the coastal California gnatcatcher (*Poliioptila californica californica*) conducted by LSA Associates, Inc. (LSA) on an approximately 200-acre study area called Fairview Park. Suitable habitat within Fairview Park in Costa Mesa, Orange County, California (Figure 1; figures attached) was surveyed in 2006.

Coastal California gnatcatchers were not detected within the study area during the six focused breeding season surveys.

## STUDY AREA

Fairview Park is approximately 200 acres and straddles Placentia Avenue at 2501 Placentia Avenue in the coastal city of Costa Mesa in Orange County, California (Figure 1). This study area is west of State Route 55 (SR-55) with Adams Avenue to the north and Victoria Street to the south. Talbert Nature Preserve abuts the western edge of Fairview Park with the Santa Ana River and the City of Huntington Beach further to the west. The western portion of Fairview Park is atop a bluff near the Santa Ana River. The study area is approximately 2.5 miles from the Pacific Ocean.

Specifically, the study area is located within Section 8 in Township 6 South, Range 10 West with approximate Universal Transverse Mercator (UTM) coordinates of  $412^{469m}$  by  $3725^{750m}$  along the north,  $412^{536m}$  by  $3724^{642m}$  along the south,  $413^{340m}$  by  $3725^{282m}$  along the east, and  $412^{567m}$  by  $3725^{196m}$  along the west as shown on the 7.5-minute series United States Geological Survey (USGS) topographic *Newport Beach, California* quadrangle map. The California gnatcatcher survey focused on two areas. One area was along the west-facing bluff of Fairview Park. This approximately 2,500 foot (ft) long slope is vegetated with saltbush/coastal bluff scrub and has central UTM coordinates of  $412^{500m}$  by  $3724^{900m}$ . This area was a historic gnatcatcher use area in the early 1990s and was a suspected breeding area in 1995.<sup>1</sup> The second survey focus area is vegetated with restored coastal sage scrub and is approximately 2 acres with central UTM coordinates of  $412^{928m}$  by  $3725^{254m}$ .

Area topography includes a low-lying area in the northern portion of the study area with rolling slopes and a flat mesa with an elevation range from 1.5 meters (m) (5 ft) to 24 m (80 ft) above mean sea level.

<sup>1</sup> Biological Constraints and Opportunities Analysis, Fairview Park, Costa Mesa. October 9, 1995. Prepared by Robert A. Hamilton for the City of Costa Mesa Community Services Department.

Coastal sage scrub vegetation with potential for coastal California gnatcatcher use is present on slightly sloping terrain west of Placentia Avenue in the middle of Fairview Park (Figure 2). Most of the study area is vegetated with ruderal species including extensive patches of black mustard (*Brassica nigra*) and sweet fennel (*Foeniculum vulgare*).

## METHODS

A presurvey notification letter dated April 24, 2006, was sent by LSA to the California Department of Fish and Game (CDFG) and the United States Fish and Wildlife Service (USFWS) via facsimile. A phone call notification was also made to Daniel Marquez of the USFWS. Biologists Ingri (Quon) Baroni, Richard Erickson, and Marshall Iliff conducted the six protocol coastal California gnatcatcher surveys from April 24 to June 7, 2006. Ingri Baroni conducted surveys pursuant to Federal 10(a)(1)(A) Permit TE-812740-3 (July 7, 2003–July 6, 2006). Richard Erickson and Marshall Iliff conducted surveys pursuant to the USFWS Federal 10(a)(1)(A) Permit TE-777965-7 (May 10, 2004–May 9, 2007). All LSA personnel are using a temporary authorization from the CDFG (May 12, 2003–March 31, 2007) in lieu of a Memorandum of Understanding between LSA and the CDFG.

During each survey, a biologist walked slowly along the edge of scrub habitats and periodically played a taped recording of a calling coastal California gnatcatcher along the survey route. The surveying biologist waited for several minutes after each playing to look and listen for gnatcatchers. Six protocol coastal California gnatcatcher surveys were conducted (Table A).

**Table A: Survey Conditions**

Date 2006	Time	Weather Conditions	Surveyor
April 24	0700–0930	Clear, cool (60°F), calm	IB
May 3	0715–1045	Overcast, mild, calm–light breeze	IB
May 11	0815–1130	Overcast, cool–mild (66°F), calm	IB
May 24	0715–0915	Clear, mild–warm, humid, calm–light air	IB, MW
May 31	0815–1100	Partly cloudy, mild, calm–light air	MI
June 7	0630–0830	Overcast w/fog–clearing, cool, calm	RE, PS

Beaufort Scale and seaman's terms are used to describe the wind speed.

Surveyors: IB= Ingri Baroni; MI= Marshall Iliff; MW= Michael Weller; PS= Paul Schwartz; RE= Richard Erickson

## RESULTS

No coastal California gnatcatchers were detected during the six focused gnatcatcher breeding season surveys; however, LSA has detected California gnatcatchers at Fairview Park outside the breeding season. During a burrowing owl (*Athene cunicularia*) survey on December 20, 2005, LSA detected one or two California gnatcatchers in the sage scrub area in the middle of Fairview Park. In addition, on September 18, 2006, LSA biologist Ingri Baroni observed two coastal California gnatcatchers: one gnatcatcher was calling occasionally in the sage scrub area mentioned above and a second gnatcatcher was observed in a cluster of approximately five shrubs near the western edge of the vernal pool in the southwest central portion of Fairview Park.

Breeding coastal California gnatcatchers were not documented using Fairview Park in the spring of 2006, although the area has recently been documented to have California gnatcatchers during the

nonbreeding season. These nonmigratory birds are likely to have been using the area for dispersal or foraging in the fall (2006) and winter (2005) seasons. Despite no recent documentation of breeding, there is potential for breeding California gnatcatchers, particularly in the central sage scrub area.

Also of note is the brown-headed cowbird (*Molothrus ater*), a brood parasite of coastal California gnatcatchers and other passerines. This avian species was detected in low numbers on several visits (e.g., four on April 24, one on May 24, three on May 31, and four on June 7).

A list of animals detected in the study area is included in Appendix A.

If you have any questions about this report, please contact Art Homrighausen or me at (949) 553-0666.

Sincerely,

LSA ASSOCIATES, INC.

Ingri Baroni  
Biologist

- Attachments: Figure 1: Project Location
- Figure 2: Site Photos
- Appendix A: Animal Species Detected
- Appendix B: U.S. Fish and Wildlife Service 45-Day Survey Report
- Appendix C: California Native Species Field Survey Summary Form

cc: Baltazar Mejia, Sr. Engineer City of Costa Mesa  
Chris Webb, Moffatt & Nichol

**I CERTIFY THAT THE INFORMATION IN THIS SURVEY REPORT AND ATTACHED EXHIBITS FULLY AND ACCURATELY REPRESENTS MY WORK:**

SURVEYOR:	PERMIT NUMBER	DATE:
 Ingri (Quon) Baroni	TE-812740-3	October 6, 2006
 Marshall Iliff	TE-777965-7	October 6, 2006
 Richard Erickson	TE-777965-7	October 6, 2006

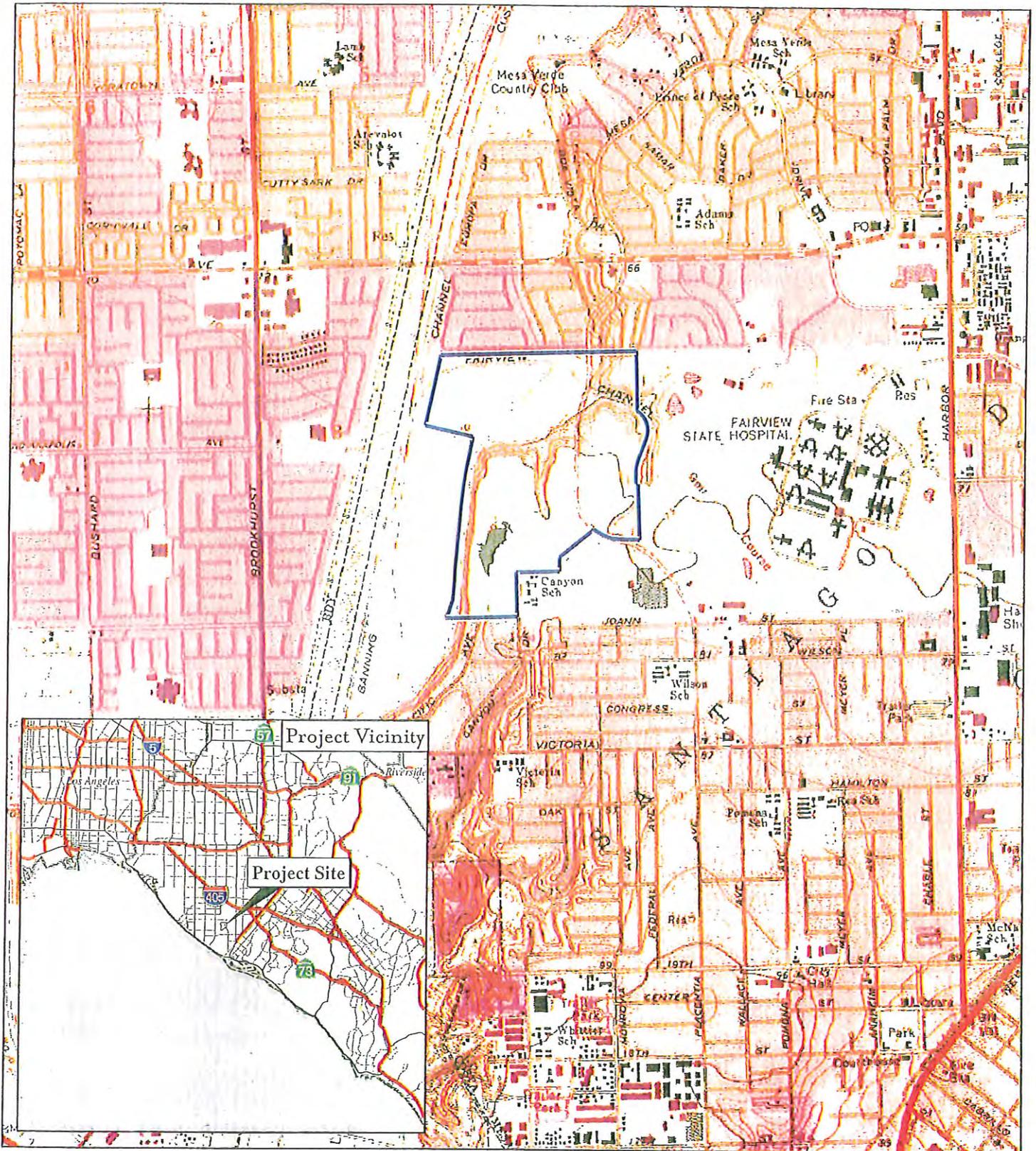
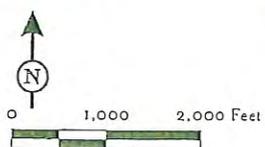


FIGURE 1

Fairview Park

Project Location Map

LSA



- Approximate Project Boundary
- Vernal Pool Location



A. Coastal California gnatcatcher use area outside the 2006 breeding season. Mixed scrub revegetation area (05/11/06).



B. Atop the west facing bluff of Fairview Park with Talbert Nature Preserve in the background (05/11/06).

L S A

FIGURE 2

Fairview Park  
Site Photos

**APPENDIX A**

**ANIMAL SPECIES DETECTED**

## APPENDIX A

### ANIMAL SPECIES DETECTED

This is a list of the conspicuous aerial insects, amphibians, reptiles, birds, and mammals noted in the study area by LSA biologists in 2006. Presence may be noted if a species is seen or heard, or identified by the presence of tracks, scat, or other signs.

\* Species not native to the study area

#### LEPIDOPTERA

##### Papilionidae

*Papilio rutulus*

##### Pieridae

*Pontia protodice*

\* *Pieris rapae*

#### AMPHIBIA

##### Hylidae

*Pseudacris regilla*

#### REPTILIA

##### Phrynosomatidae

*Sceloporus occidentalis*

#### AVES

##### Anatidae

*Anas platyrhynchos*

##### Phalacrocoracidae

*Phalacrocorax auritus*

##### Ardeidae

*Ardea herodias*

*Ardea alba*

*Egretta thula*

#### BUTTERFLIES

##### Swallowtails

Western tiger swallowtail

##### Whites and Sulphurs

Checkered white

Cabbage white

#### AMPHIBIANS

##### Treefrogs and Relatives

Pacific chorus frog

#### REPTILES

##### Phrynosomatid Lizards

Western fence lizard

#### BIRDS

##### Ducks, Geese, and Swans

Mallard

##### Cormorants

Double-crested cormorant

##### Hérons, Bitterns, and Allies

Great blue heron

Great egret

Snowy egret

**Cathartidae**

*Cathartes aura*

**Accipitridae**

*Accipiter cooperii*

*Buteo jamaicensis*

**Falconidae**

*Falco sparverius*

**Charadriidae**

*Charadrius vociferus*

**Laridae**

*Larus delawarensis*

*Larus occidentalis*

**Columbidae**

\* *Columba livia*

*Zenaidura macroura*

*Columbina passerina*

**Apodidae**

*Chaetura vauxi*

*Aeronautes saxatilis*

**Trochilidae**

*Archilochus alexandri*

*Calypte anna*

*Calypte costae*

*Selasphorus rufus*

*Selasphorus sasin*

**Picidae**

*Colaptes auratus*

**Tyrannidae**

*Contopus cooperi*

*Empidonax difficilis*

*Sayornis nigricans*

*Sayornis saya*

*Myiarchus cinerascens*

*Tyrannus vociferans*

*Tyrannus verticalis*

**Corvidae**

**New World Vultures**

Turkey vulture

**Hawks, Kites, Eagles, and Allies**

Cooper's hawk

Red-tailed hawk

**Caracaras and Falcons**

American kestrel

**Plovers and Lapwings**

Killdeer

**Skuas, Gulls, Terns, and Skimmers**

Ring-billed gull

Western gull

**Pigeons and Doves**

Rock (Feral) pigeon

Mourning dove

Common ground-dove

**Swifts**

Vaux's swift

White-throated swift

**Hummingbirds**

Black-chinned hummingbird

Anna's hummingbird

Costa's hummingbird

Rufous hummingbird

Allen's hummingbird

**Woodpeckers and Allies**

Northern flicker

**Tyrant Flycatchers**

Olive-sided flycatcher

Pacific-slope flycatcher

Black phoebe

Say's phoebe

Ash-throated flycatcher

Cassin's kingbird

Western kingbird

**Crows and Jays**

<i>Corvus brachyrhynchos</i> <i>Corvus corax</i>	American crow Common raven
<b>Hirundinidae</b> <i>Stelgidopteryx serripennis</i> <i>Petrochelidon pyrrhonota</i> <i>Hirundo rustica</i>	<b>Swallows</b> Northern rough-winged swallow Cliff swallow Barn swallow
<b>Aegithalidae</b> <i>Psaltriparus minimus</i>	<b>Long-Tailed Tits and Bushtits</b> Bushtit
<b>Troglodytidae</b> <i>Thryomanes bewickii</i> <i>Troglodytes aedon</i>	<b>Wrens</b> Bewick's wren House wren
<b>Turdidae</b> <i>Sialia mexicana</i> <i>Turdus migratorius</i>	<b>Thrushes</b> Western bluebird American robin
<b>Timaliidae</b> <i>Chamaea fasciata</i>	<b>Babblers</b> Wrentit
<b>Mimidae</b> <i>Mimus polyglottos</i>	<b>Mockingbirds and Thrashers</b> Northern mockingbird
<b>Sturnidae</b> * <i>Sturnus vulgaris</i>	<b>Starlings</b> European starling
<b>Parulidae</b> <i>Vermivora celata</i> <i>Dendroica petechia</i> <i>Dendroica coronata</i> <i>Oporornis tolmiei</i> <i>Geothlypis trichas</i> <i>Wilsonia pusilla</i> <i>Icteria virens</i>	<b>Wood Warblers</b> Orange-crowned warbler Yellow warbler Yellow-rumped warbler MacGillivray's warbler Common yellowthroat Wilson's warbler Yellow-breasted chat
<b>Emberizidae</b> <i>Pipilo maculatus</i> <i>Pipilo crissalis</i> <i>Passerculus sandwichensis</i> <i>Melospiza melodia</i> <i>Zonotrichia leucophrys</i>	<b>Emberizids</b> Spotted towhee California towhee Savannah sparrow Song sparrow White-crowned sparrow
<b>Cardinalidae</b> <i>Passerina caerulea</i> <i>Passerina amoena</i>	<b>Cardinals, Saltators, and Allies</b> Blue grosbeak Lazuli bunting

**Icteridae**

*Agelaius phoeniceus*  
*Sturnella neglecta*  
*Molothrus ater*  
*Icterus bullockii*

**Fringillidae**

*Carpodacus mexicanus*  
*Carduelis psaltria*  
*Carduelis lawrencei*  
*Carduelis tristis*

**Passeridae**

\* *Passer domesticus*

**MAMMALIA**

**Leporidae**

*Sylvilagus audubonii*

**Sciuridae**

*Spermophilus beecheyi*

**Geomyidae**

*Thomomys bottae*

**Canidae**

*Canis latrans*

**Felidae**

\* *Felis catus*

**Blackbirds**

Red-winged blackbird  
Western meadowlark  
Brown-headed cowbird  
Bullock's oriole

**Fringilline and Cardueline Finches and Allies**

House finch  
Lesser goldfinch  
Lawrence's goldfinch  
American goldfinch

**Old World Sparrows**

House sparrow

**MAMMALS**

**Rabbits and Hares**

Desert cottontail

**Squirrels, Chipmunks, and Marmots**

California ground squirrel

**Pocket Gophers**

Botta's pocket gopher

**Foxes, Wolves, and Allies**

Coyote

**Cats**

Feral cat

**Taxonomy and nomenclature are based on the following.**

Butterflies: North American Butterfly Association (2001. NABA checklist & English names of North American butterflies, second edition. North American Butterfly Association, Morristown, New Jersey).

Amphibians and reptiles: Crother, B.I., et al. (2000. Scientific and standard English names of amphibians and reptiles of North America north of Mexico, with comments regarding confidence in our understanding. *Herpetological Circular* 29; and 2003 update.) for species taxonomy and nomenclature; Stebbins, R.C. (2003. A Field Guide to Western Reptiles and Amphibians, third edition, Houghton Mifflin, Boston) for sequence and higher order taxonomy.

Birds: American Ornithologists' Union (1998. The A.O.U. Checklist of North American Birds, seventh edition. American Ornithologists' Union, Washington D.C.; and 2000, 2002, 2003, 2004, 2005, and 2006 supplements).

Mammals: Grenfell, W.E., Parisi, M.D., and McGriff, D. (2003. Complete list of amphibians, reptiles, birds and mammals in California. California Department of Fish and Game.  
[http://www.dfg.ca.gov/whdab/pdfs/species\\_list.pdf](http://www.dfg.ca.gov/whdab/pdfs/species_list.pdf)).

## APPENDIX B

### U.S. FISH AND WILDLIFE SERVICE 45-DAY SURVEY REPORT

# US Fish and Wildlife Service 45-Day Survey Report

<b>Scientific Name:</b> <u>Poliioptila californica</u>	<b>Common Name:</b> <u>California Gnatcatcher</u>
<b>Survey Site Name:</b> <u>Fairview Park</u>	<b>Year:</b> <u>2006</u>
<b>Reporting Individual:</b> <u>Ingri Baroni</u>	<b>Permit #:</b> <u>812740</u>
<b>Affiliation:</b> <u>LSA Associates</u>	<b>Phone:</b> <u>(949) 553-0666 x</u>
	<b>Email:</b> <u>ingri.baroni@lsa-assoc.com</u>

Overall site quality: Fair

## HABITAT

Vegetation Composition: 3 (1= site made up of >95% native vegetation, 2= >50% native, 3= > 50% exotic vegetation, 4= > 95% exotic)

Dominant Plant Species: Artemisia californica, Eriogonum fasciculatum, Salvia leucophylla

Dominant Exotic Plants: Brassica nigra, Grasses

Surrounding land use: Residential, golf course, flood channel/river

Site disturbance/ threats: Development, feral cats, exotic plants

Additional comments on habitat: Degraded scrub habitats, vernal pools, lawn; mesa, bluff, and sandy lowlands.

## SURVEY METHODS (if applicable, report how frequently taped vocalizations were used)

Protocol CA gnatcatcher

## SURVEY COORDINATES

<b>Survey Starting Location</b>	<b>Survey End Location</b>
UTM: <u>412469</u> , <u>3725750</u>	<u>412536</u> , <u>3724642</u> Zone: <u>11</u>
Decimal Degree: _____	_____
Degree Decimal-Minutes: _____	_____
Degrees Minutes Seconds: _____	_____
Datum: <u>NAD27</u>	Coordinate Source: <u>USGS 1:24000</u> County: <u>Orange</u>

## SURVEY RESULTS

Survey Date	Animal Related Data						Plant Phenology				
	#Adults	#Males	#Females	#Juveniles	#Unknown Age	#Territories	Breeding confirmed?	BHCOs detected?	%Vegetative	%Flowering	%Fruiting
4/24/2006	0	0	0	0	0	0	N	N	0	0	0
Start time: 7:00      Surveyor(s): Ingri Baroni End time: 9:30      Comments: Observed outside breeding season in 2005 and 2006.											
5/3/2006	0	0	0	0	0	0	N	Y	0	0	0
Start time: 7:15      Surveyor(s): Ingri Baroni End time: 10:45      Comments:											
5/11/2006	0	0	0	0	0	0	N	N	0	0	0
Start time: 8:15      Surveyor(s): Ingri Baroni End time: 11:30      Comments:											

Summary #s:    0      0      0      0      0      0      0      N      Total # of hours spent surveying: 16

Was cowbird trapping conducted at the sites? N If yes, provide the length of time the site was trapped (i.e. dates), # of birds caught, etc.

## ADDITIONAL COMMENTS

(provide recommendations for recovery of the species and other pertinent observations)

CA gnatcatchers observed by LSA in Dec 2005 (2 adults) and Sept/Oct 2006 (2 juveniles) within Fairview Park west of Placentia Ave. in mixed scrub & chenopod scrub habitats. Restore to native vegetation. Photos in report to agencies.

- \* Be sure to attach a topographic map with the survey area, survey routes, and species locations delineated.
- \* Also, attach the contact information of all individuals conducting surveys.
- \* Prior to submitting form(s), review your permit to ensure that all data reporting requirements have been met.

# US Fish and Wildlife Service 45-Day Survey Report

<b>Scientific Name:</b> <u>Poliioptila californica</u>	<b>Common Name:</b> <u>California Gnatcatcher</u>
<b>Survey Site Name:</b> <u>Fairview Park</u>	<b>Year:</b> <u>2006</u>
<b>Reporting Individual:</b> <u>Ingri Baroni</u>	<b>Permit #:</b> <u>812740</u>
<b>Affiliation:</b> <u>LSA Associates</u>	<b>Phone:</b> <u>(949) 553-0666 x</u>
	<b>Email:</b> <u>ingri.baroni@lsa-assoc.com</u>

Overall site quality: Fair

## HABITAT

Vegetation Composition: 3 (1= site made up of >95% native vegetation, 2= >50% native, 3= > 50% exotic vegetation, 4= > 95% exotic)

Dominant Plant Species: Artemisia californica, Eriogonum fasciculatum, Salvia leucophylla

Dominant Exotic Plants: Brassica nigra, Grasses

Surrounding land use: Residential, golf course, flood channel/river

Site disturbance/ threats: Development, feral cats, exotic plants

Additional comments on habitat: Degraded scrub habitats, vernal pools, lawn; mesa, bluff, and sandy lowlands.

## SURVEY METHODS (if applicable, report how frequently taped vocalizations were used)

Protocol CA gnatcatcher

## SURVEY COORDINATES

### Survey Starting Location

UTM: 412469 , 3725750

Decimal Degree: \_\_\_\_\_

Degree Decimal-Minutes: \_\_\_\_\_

Degrees Minutes Seconds: \_\_\_\_\_

Datum: NAD27      Coordinate Source: USGS 1:24000

### Survey End Location

412536 , 3724642      Zone: 11

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

County: Orange

## SURVEY RESULTS

### Animal Related Data

Breeding confirmed?    BHCOs detected?

### Plant Phenology

<u>Survey Date</u>	<u>#Adults</u>	<u>#Males</u>	<u>#Females</u>	<u>#Juveniles</u>	<u>#Unknown Age</u>	<u>#Territories</u>	<u>Breeding confirmed?</u>	<u>BHCOs detected?</u>	<u>%Vegetative</u>	<u>%Flowering</u>	<u>%Fruiting</u>
<u>5/24/2006</u>	0	0	0	0	0	0	N	N	0	0	0
<u>Start time:</u> 7:15	<u>Surveyor(s):</u> Ingri Baroni, Mike Weller										
<u>End time:</u> 9:15	<u>Comments:</u>										
<u>5/31/2006</u>	0	0	0	0	0	0	N	Y	0	0	0
<u>Start time:</u> 8:15	<u>Surveyor(s):</u> Marshall Iliff										
<u>End time:</u> 11:00	<u>Comments:</u>										
<u>6/7/2006</u>	0	0	0	0	0	0	N	Y	0	0	0
<u>Start time:</u> 6:30	<u>Surveyor(s):</u> Richard Erickson, Paul Schwartz										
<u>End time:</u> 8:30	<u>Comments:</u>										

**Summary #'s:**    0    0    0    0    0    0    0    N    Total # of hours spent surveying: 16

Was cowbird trapping conducted at the sites?: N    If yes, provide the length of time the site was trapped (i.e. dates), # of birds caught, etc.

## ADDITIONAL COMMENTS (provide recommendations for recovery of the species and other pertinent observations)

CA gnatcatchers observed by LSA in Dec 2005 (2 adults) and Sep/Oct 2006 (2 juveniles) within Fairview Park west of Placentia Ave. in mixed scrub & chenopod scrub habitats. Restore to native vegetation. Photos in report to agencies.

- \* Be sure to attach a topographic map with the survey area, survey routes, and species locations delineated.
- \* Also, attach the contact information of all individuals conducting surveys.
- \* Prior to submitting form(s), review your permit to ensure that all data reporting requirements have been met.

# US Fish and Wildlife Service 45-Day Survey Report

**Scientific Name:** Poliophtila californica

**Common Name:** California Gnatcatcher

**Survey Site Name:** Fairview Park

**Year:** 2006

**Reporting Individual:** Inгри Baroni

**Permit #:** 812740

**Affiliation:** LSA Associates

**Phone:** (949) 553-0666 x

**Email:** ingri.baroni@lsa-assoc.com

**HABITAT**

Overall site quality: Fair

Vegetation Composition: 3 (1= site made up of >95% native vegetation, 2= >50% native, 3= > 50% exotic vegetation, 4= > 95% exotic)

Dominant Plant Species: Artemisia californica, Eriogonum fasciculatum, Salvia leucophylla

Dominant Exotic Plants: Brassica nigra, Grasses

Surrounding land use: Residential, golf course, flood channel/river

Site disturbance/ threats: Development, feral cats, exotic plants

Additional comments on habitat: Degraded scrub habitats, vernal pools, lawn; mesa, bluff, and sandy lowlands.

**SURVEY METHODS** (if applicable, report how frequently taped vocalizations were used)

Protocol CA gnatcatcher

**SURVEY COORDINATES**

**Survey Starting Location**

**Survey End Location**

UTM: 412469 , 3725750

412536 , 3724642 Zone: 11

Decimal Degree: \_\_\_\_\_

Degree Decimal-Minutes: \_\_\_\_\_

Degrees Minutes Seconds: \_\_\_\_\_

Datum: NAD27 Coordinate Source: USGS 1:24000

County: Orange

**SURVEY RESULTS**

**Animal Related Data**

**Breeding confirmed? BHCOS detected?**

**Plant Phenology**

Survey Date	#Adults	#Males	#Females	#Juveniles	#Unknown Age	#Territories	Breeding confirmed?	BHCOS detected?	%Vegetative	%Flowering	%Fruiting
<u>5/24/2006</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>N</u>	<u>N</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>Start time:</b> <u>7:15</u>	<b>Surveyor(s):</b> <u>Ingri Baroni, Mike Weller</u>										
<b>End time:</b> <u>9:15</u>	<b>Comments:</b> _____										
<u>5/31/2006</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>N</u>	<u>Y</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>Start time:</b> <u>8:15</u>	<b>Surveyor(s):</b> <u>Marshall Iliff</u>										
<b>End time:</b> <u>11:00</u>	<b>Comments:</b> _____										
<u>6/7/2006</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>N</u>	<u>Y</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>Start time:</b> <u>6:30</u>	<b>Surveyor(s):</b> <u>Richard Erickson, Paul Schwartz</u>										
<b>End time:</b> <u>8:30</u>	<b>Comments:</b> _____										

**Summary #'s:** 0 0 0 0 0 0 0 N Total # of hours spent surveying: 16

Was cowbird trapping conducted at the sites?: N If yes, provide the length of time the site was trapped (i.e. dates), # of birds caught, etc.

**ADDITIONAL COMMENTS** (provide recommendations for recovery of the species and other pertinent observations)

CA gnatcatchers observed by LSA in Dec 2005 (2 adults) and Sep/Oct 2006 (2 juveniles) within Fairview Park west of Placentia Ave. in mixed scrub & chenopod scrub habitats. Restore to native vegetation. Photos in report to agencies.

- \* Be sure to attach a topographic map with the survey area, survey routes, and species locations delineated.
- \* Also, attach the contact information of all individuals conducting surveys.
- \* Prior to submitting form(s), review your permit to ensure that all data reporting requirements have been met.

**APPENDIX C**

**CALIFORNIA NATIVE SPECIES FIELD SURVEY SUMMARY FORM**

# California Native Species Field Survey Summary Form

Mail to:  
 Natural Diversity Database  
 California Department of Fish and Game  
 1807 13th Street, Suite 202  
 Sacramento, CA 95814

For Office Use Only	
Source Code _____	Quad Code _____
Elm Code _____	Occ. No. _____
EO Index No. _____	Map Index No. _____

**Date of Fieldwork:** April 24 - June 7, 2006 **Number of Surveys Conducted:** 6

**Scientific Name:** *Polioptila californica*  
**Common Name:** California Gnatcatcher

<p><b>Species Found? (Y/N):</b> <u> N </u></p> <p><b>Is this an existing NDDB occurrence? (Y/N):</b> _____ (Occ. #) _____</p> <p>Were specimen(s) collected? (Y/N): <u> N </u></p> <p>Collection #: _____</p> <p>Museum / Herbarium: _____</p>	<p><b>Reporter:</b> <u> Ingri Baroni </u></p> <p><b>Address:</b> <u> 20 Executive Park, Suite 200 </u>  <u> Irvine CA 92614-5987 </u></p> <p><b>Email:</b> <u> ingri.baroni@lsa-assoc.com </u></p> <p><b>Phone:</b> <u> (949) 553-0666 x </u></p>
--	---

Plant Information	Animal Information
<p>Phenology:      <u> 0 </u>                      <u> 0 </u>                      <u> 0 </u>                                               % Vegetative                      % Flowering                      % Fruiting</p>	<p>Age Structure:      <u> 0 </u>                      <u> 0 </u>                      <u> 0 </u>                         # Adults                      # Juveniles                      # Unknown</p> <p>breeding/nesting: <u> N </u>      wintering: <u> N </u>      burrow site: <u> N </u>      rookery: <u> N </u></p>

**Location (please also attach or draw map on back)**

Site Name:  Fairview Park

County:  Orange                       Landowner/Manager:  City of Costa Mesa

Quad Name:  Newport Beach       Elevation:  15       Township:  6S       Range:  10W       Section:  8       Quarter section: \_\_\_\_\_

UTM Zone:  11       Datum:  nad27       Point Accuracy:  0  (m)      Source:  USGS 1:24000  (GPS, map type, etc.)

UTM Coordinates:  412469 N        3725750 E       Degrees, decimal minutes: \_\_\_\_\_ N \_\_\_\_\_ W

Decimal degree: \_\_\_\_\_ N \_\_\_\_\_ W      Degrees, minutes, seconds: \_\_\_\_\_ N \_\_\_\_\_ W

**Habitat Description**

Dominant Plant Species:  Artemisia californica, Eriogonum fasciculatum, Salvia leucophylla

Dominant Exotic Plants:  Brassica nigra, Grasses

Canopy Height (m):  1.5       Surface water or saturated soil present at site? (N/Y):  N

**Site Information**

Overall site quality:  Fair

Surrounding land use:  Residential, golf course, flood channel/river

Site disturbance/ threats:  Development, feral cats, exotic plants

Comments:  CA gnatcatchers observed by LSA in Dec 2005 (2 adults) and Sept/Oct 2006 (2 juveniles) within Fairview Park west of Placentia Ave. in mixed scrub & chenopod scrub habitats. Restore to native vegetation. Photos in report to agencies.

<p><b>Determination</b></p> <p>State what criteria were used to identify the species:  <u> Visual, aural </u></p>	<p><b>Photographs</b></p> <p>Are you attaching photographs of species, habitat, diagnostic feature(s), etc.? (Y/N): <u> Y </u></p> <p>(If yes, please describe in Comments section)</p>
---	---



# Ballot Measures-AA

AA

## City of Costa Mesa, An Initiative Requiring Changes in Use at Fairview Park be Subject to Voter Approval

Shall an ordinance requiring voter approval for 1) construction of playgrounds, athletic fields, platforms/retaining walls for vista overlook, stairways to provide access to bluffs, new restrooms, parking lots, museum/multipurpose building, boardwalk and pedestrian bridges; 2) extended park hours for community events; 3) installation of parking lot lighting; or 4) other permanent structures at Fairview Park be adopted?

### What your vote means

#### YES

A “Yes” vote is a vote to require certain changes in use at Fairview Park, as defined in the ordinance, including 1) construction of playgrounds, athletic fields, platforms/retaining walls for vista overlook, stairways to provide access to bluffs, new restrooms, parking lots, museum/multipurpose building, boardwalk and pedestrian bridges; 2) extended park hours for community events; 3) installation of parking lot lighting; or 4) other permanent structures be subject to voter approval.

#### NO

A “No” vote is a vote to continue implementing the existing Fairview Park Master Plan.

### For and against

#### FOR

Richard Mehren  
President, Fairview Park Preservation Alliance

Katrina Foley  
Member, Costa Mesa City Council  
Business Attorney

Andy Campbell  
Geologist, Water Resources Planner

Larry Courter  
Founder, Fairview Park Advocates

Sandra Genis  
Member, Costa Mesa City Council  
Land Use Planner

#### AGAINST

Jim Righeimer  
Mayor Pro Tem, City of Costa Mesa

Gordon Bowley  
President, Costa Mesa United

Ethan Temianka  
Vice President, Mesa Water District

Brett Eckles  
Chairman, Parks & Recreation Commission

Ron Amburgey  
Former Committee Member, Fairview Park Citizens  
Advisory Committee



# Ballot Measures-AA

## Full Text of Measure AA City of Costa Mesa

### The people of Costa Mesa declare the following:

1. Parks, wildlife habitat, and open-space lands are vital to maintaining the quality of life in Costa Mesa. As the City's population increases, it is of growing importance to provide parks and recreational opportunities to the residents of Costa Mesa.
2. Preservation of Costa Mesa's unique natural heritage is in the interest of all Costa Mesa residents and visitors.
3. Fairview Park is a unique recreational resource and should be preserved and restored as such, in perpetuity, for the public to enjoy.
4. The intent of the City of Costa Mesa in its purchase of Fairview Park as documented in the 1986 purchase agreement and grant deed, and demonstrated by the development and implementation of the Fairview Park Master Plan was to preserve and protect the last of Costa Mesa's natural open space.
5. There is a need to protect Fairview Park from alterations that reduce the tangible and intangible benefits to the public while visiting and exploring this natural, open space.
6. Fairview Park is a passive use park, developed to promote activities such as walking, hiking, jogging, running, bicycling, glider flying, kite flying, dog walking, picnicking, small group physical activities and similar uses.
7. Fairview Park, historically, has not been a site for organized sports activities that require amenities to be developed or built to meet the general need of those sports activities.
8. Currently, Fairview Park provides essential habitat for species of special significance, some of which are federally protected species which are in danger of extinction. The Park contains plants and animals, archeologically sensitive sites, and extremely rare vernal pools which need to be protected for future generations.
9. Once a change is instituted, and the natural land is unnaturally altered, it will be lost for future generations.
10. The registered voters of Costa Mesa should have the right to decide whether a change in Fairview Park as previously or currently proposed, but not constructed, should be allowed.

### NOW, THEREFORE, THE PEOPLE OF THE CITY OF COSTA MESA DO ORDAIN AS FOLLOWS:

**Sec. \_\_\_1. Code Amendment.** This Ordinance is added to and amends the Costa Mesa Municipal Code as follows and supersedes any provisions that are inconsistent with this ordinance.

**Sec. \_\_\_2. Purpose.** The purpose of this ordinance is to:

- A. Keep Fairview Park as a natural and open space as documented in the Fairview Park Master Plan as defined below.
- B. Give the citizens of Costa Mesa a voice in determining whether the development of a project beyond the As Built condition of Fairview Park shall be allowed or not.
- C. Ensure that the Costa Mesa officials provide timely, accurate and unbiased review of any such proposed development or change to Fairview Park.
- D. Ensure that the Citizens of Costa Mesa receive all necessary and accurate environmental and relevant information needed to cast an informed vote on any such proposed development or change.

**Sec. \_\_\_3. Definitions.** The definitions set forth in this section apply to the provisions of this ordinance only and do not affect any other provisions of law.

A. **"Significant Change"** means:

1. any of the following activities within Fairview Park:
  - i. expansion or intensification of uses, or
  - ii. expansion of current amenities, or
  - iii. addition of new amenities, or
  - iv. expansion of park hours, or
  - v. grading, or
  - vi. expansion of any parking lot's footprint, or
  - vii. laying of foundations, or
  - viii. building of permanent Structures, or
  - ix. installation of water, electric, gas, or sewer lines or delivery systems, or
  - x. installation of additional lighting, or
  - xi. alterations that use geotechnical or structural analyses.
2. The following shall not be considered a "Significant Change" under this ordinance:
  - i. installation of trash cans, park benches, picnic tables, or
  - ii. installation of a concrete pad applied to any such trash cans, park benches, or picnic tables, used to provide stability and/ or theft deterrence, so long as the upper surface area of such pad does not substantially exceed the outer footprint dimensions of said trash can, park bench or picnic table, or
  - iii. installation of ADA compliant rest areas along existing trails and any level concrete pads needed for those rest area as long as the coverage area of those concrete pads are not in excess of the minimum required dimensions for ADA compliance and are spaced from other such pads a minimum of one hundred (100) linear feet or per ADA required

# Ballot Measures-AA

spacing intervals.

- B. **“As-Built Condition”** means the amenities and alterations that have been built in Fairview Park as of the effective date of this ordinance.
- C. **“Fairview Park”** means that area as defined by the City of Costa Mesa in the November 2008 Fairview Park Master Plan, encompassing all parts of the park area designated as “Fairview Park” and any lands currently included in Talbert Park (also known as Talbert Regional Park and Talbert Nature Preserve) if ever acquired by the City of Costa Mesa.
- D. **“Fairview Park Master Plan”** means the document and its amendments approved by the City of Costa Mesa to guide the continuing and future alterations to Fairview Park that have been in effect since November 2008.
- E. **“Preservation” or “Preservation efforts”** means any activity whose purpose is to protect the natural state of Fairview Park. Those activities could include, but are not limited to, improved signage of an educational or warning nature, educational activities, and activities intended to protect vernal pools, archaeological sites, habitat or biological resources, including installation of protective fencing.
- F. **“Restoration”** means any act or activity whose purpose is to restore any part of Fairview Park to its natural non-developed state. Those activities could include: the removal of non-native or invasive plants, replanting of native habitat areas utilizing the on site collection of seeds and native plant materials, and improvement of the watersheds to enhance the proper flow of water in support of endangered species of plants or animals and the habitat that supports their survival.
- G. **“Maintenance”** means any activity whose purpose is to keep the park amenities in a neat, clean, serviceable and safe condition for the public’s use. Those activities would include, but are not limited to: mowing of turf areas, painting, replacement of broken lights and bulbs, repair of restroom facilities, rehabilitation and restriping of existing roads and parking lots, repair of any existing Structures, and maintenance of existing paths or trails to allow safe access and use by emergency response vehicles.
- H. **“Natural Lands”** means an area of relatively undeveloped land which:
1. has substantially retained its characteristics as provided by nature or has been substantially restored, or which can be restored, to a near-natural condition, and which has valuable wildlife, scenic, open-space, or park resources, or a combination thereof, or
  2. meets the definition of open-space land in Section 65560 of the California State Government Code.
- I. **“Park”** means a tract of land with outstanding scenic, natural, open-space, or recreational aspects, set apart to conserve natural, scenic, cultural, or ecological resources for present and future generations, and to be used by the public as a place for rest, recreation, education, exercise, inspiration, or enjoyment.
- J. **“Structure”** means something constructed for occupancy or use, whether installed on, above or below ground and any connected fixtures. Examples of structures include, but are not limited to:
1. buildings and any above ground or below ground electrical, water, gas, or sewage facilities or delivery systems needed or used by those buildings, or
  2. roads paved with concrete or asphalt, or
  3. curbs constructed of concrete or asphalt, or
  4. lamp stands or poles, or
  5. pergolas, or gazebos, or
  6. parking lots,
  7. retaining walls, or
  8. microwave or communication towers.

## Sec. \_\_\_4. Effective Date, Applicability.

- A. This ordinance shall be binding and effective as of the earliest date allowed by law (the “Effective Date”). At its first public meeting following completion of the canvass of votes, the Costa Mesa City Council shall pass the resolution required by Elections Code Section 9266. The following day, the elections official of Costa Mesa shall cause a copy of the complete text of the adopted measure to be filed with the Secretary of State pursuant to Government Code Sections 34459 and 34460.
- B. Pursuant to Elections Code Section 9205, all alterations to Fairview Park after notice of intention to circulate the initiative petition adding this ordinance to the City Municipal Code shall be subject to the provisions of this ordinance.

## Sec. \_\_\_5. Vote of the Costa Mesa Electorate on any alteration to Fairview Park.

- A. Any Significant Change, except those listed in Sec. 6 below, to Fairview Park shall be put to a vote of the Costa Mesa Electorate, provided, however, that no such Significant Change shall be submitted to the Costa Mesa electorate unless it has first been approved by the appropriate governing body. A Significant Change to Fairview Park shall become effective only after approval by the appropriate governing body and a majority of the Costa Mesa electorate who are participating in an election proposing such Significant Change. An advisory election does not satisfy the voter approval requirement.
- B. The sample ballot materials mailed to the registered voters of Costa Mesa prior to an election shall describe any Significant Change to Fairview Park in a manner that clearly discloses both the scope and main features of the entire proposal (including any development or construction phases) that the Significant Change to Fairview Park includes, consists of or depends on, and the location and the acreage that will be affected by the Significant Change. The description shall clearly compare the proposal to the As-Built condition. Easily readable maps shall be provided to assist the voters in understanding the description of the proposed Significant Change. All of the information called for by this subdivision shall be posted on Costa Mesa’s website no later than thirty (30) days prior to an electorate election to approve or deny said change.



# Ballot Measures-AA

- C. The popular vote required by this ordinance shall be in addition to all other applicable review and approval requirements for such Significant Change, including environmental review in compliance with the California Environmental Quality Act ("CEQA").

**Sec. \_\_6. Exceptions.**

- A. This ordinance shall not apply to any Significant Changes to Fairview Park that are made for:
1. restoration purposes, or;
  2. preservation purposes, or;
  3. maintenance purposes, or;
  4. public safety, or;
  5. to expand the size of Fairview Park, such as by City acquisition of lands currently contained in Talbert Park; or
  6. Significant Changes as directed in the Fairview Park Master Plan, that is in effect as of January 1, 2015, as long as that direction does not require the construction of any permanent structure.
- B. This ordinance shall not apply to any Significant Change to Fairview Park that is legally approved and completed prior to the effective date of this ordinance.

**Sec. \_\_7. Relationship to Municipal Code.** If any provision of this ordinance conflicts with other provisions contained in the Costa Mesa Municipal Code, the provisions of this ordinance shall supersede any other conflicting provision.

**Sec. \_\_8. Amendments.** No provision of this ordinance may be amended or repealed except by a vote of the People of Costa Mesa.

**Sec. \_\_9. Judicial Enforcement.** Any aggrieved person shall have the right to bring an action to enjoin any violation of this ordinance or to enforce the duties imposed on Costa Mesa by this ordinance.

**Sec. \_\_10. Construction.** This ordinance shall be liberally construed to accomplish its purposes. Nothing herein shall be construed to make illegal any lawful use being made of any land in accordance with the Fairview Park Master Plan and City land use and zoning regulations in force before the effective date of this ordinance, or to prohibit any activities required by State or Federal Law.

**Sec. \_\_11. Consistency with Other Ballot Measures.** If another ballot measure is placed on the same ballot as this measure and deals with the same subject matter, and if both measures pass, the voters intend that both measures shall be put into effect, except to the extent that specific provisions of the measures are in direct conflict. In the event of a direct conflict, the measure which obtained more votes will control as to the directly conflicting provisions only. The voters expressly declare this to be their intent, regardless of any contrary language in any other ballot measure.

**Sec. \_\_12. Severability.** If any section, subdivision, clause, sentence, phrase or portion of this ordinance is declared invalid by a court of competent jurisdiction, the remaining sections, subdivisions clauses, sentences, phrases and portions shall remain valid and enforceable. The voters declare that they would have passed all sections, subdivisions, clauses, sentences, phrases and portions of this ordinance without the section, subdivision, clause, sentence, phrase or portion declared invalid by a court of competent jurisdiction.

**Sec. \_\_13. Acts Beyond Control.** Nothing in this ordinance shall be construed to bring action against the City for any injury to or change resulting from any natural cause beyond the control of the City, including without limitation, fire, flood, storm and earth movement.

**Sec. \_\_14. Prohibited Uses:** Any activity or use of Fairview Park inconsistent with the purpose of this ordinance is prohibited.



# Ballot Measures-AA

## Impartial Analysis City of Costa Mesa Measure AA

Measure AA, known as “An Initiative Requiring Changes in Use at Fairview Park be Subject to Voter Approval,” (“Measure”) would amend the Costa Mesa Municipal Code to require certain changes to Fairview Park, as defined, be subject to voter approval.

If adopted, the Measure would prohibit the following facilities currently authorized under the Fairview Park Master Plan from being constructed without first obtaining voter approval:

- To the east of Placentia Avenue, platforms and retaining walls for vista overlook area; a museum and/or multipurpose building; two paved parking lots to accommodate a total of 131 cars; and a playground.
- To the west of Placentia Avenue, covered picnic areas; a bus turnaround; stairs to allow bluff access; grading bluffs to prevent erosion; new rest-rooms; playground; and boardwalk and pedestrian bridge on new trail.

Other facilities or activities that would be prohibited unless approved by the voters include completing structures that were under construction when the initiative became effective; installation of concrete curbs; expansion of existing buildings; installation of additional lighting; expanding park hours; new trails not currently listed in the Fairview Park Master Plan; installation of water, electric, gas or sewer lines; expansion of parking lots; construction of retaining walls; an increase in the number of community events such as concerts-in-the-park, seasonal festivals or races; increased staffing to facilitate a greater number of park visitors; installation of pergolas and/or gazebos; and rest areas along trails that are larger than the minimum required by law, or are within 100 feet of one another.

The Measure would not require voter approval for habitat restoration, preservation, maintenance, public safety, expanding Fairview Park’s size, improvements pursuant to the Fairview Park Master Plan which do not require installing permanent structures, and “significant changes” approved and built before the Measure’s effective date.

The Measure requires specific information in any sample ballot measure mailed to voters prior to an election proposing any change at Fairview Park.

The voter approval requirements are in addition to all other City review and approval requirements including review under the California Environmental Quality Act that may be applicable to the specific change. The change cannot be submitted to the voters until it has first been approved by the appropriate governing body. Any amendment or repeal of the ordinance must be approved by a vote of the electorate.

This Measure was placed on the ballot by a petition signed by the requisite number of voters.

The above statement is an impartial analysis of Measure AA. If you desire a copy of the measure, please call the elections official’s office at 714-754-5225 and a copy will be mailed at no cost to you.



# Ballot Measures-AA

## Argument in Favor of Measure AA

Measure AA is about protecting Fairview Park for your children and their children. The park has been under attack for years by groups who want to take over portions of the park for their own interests. Measure AA keeps capricious choices of three council members from changing Fairview Park unless the people of Costa Mesa agree.

The city dumped tons of dirt in a canyon providing habitat for endangered birds. Truckloads of gravel were dumped in rare, vernal wetlands, in clear violation of federal laws. None of this was given a public hearing. The decisions were made behind closed doors.

Measure AA is needed to protect the unique resources of Fairview Park, including the model railroad enjoyed by generations of children and families.

Fairview Park is home for rare plants and animals. It is on the National Register of Historic Places and is a sacred burial ground for Native Americans who inhabited Fairview Park for thousands of years.

Costa Mesa taxpayers bought Fairview Park to head off Orange County's plans for a more intensive, active use park. Measure AA guarantees that Fairview Park will remain a nature park unless you, the voter, decide to change it.

Fairview Park provides a rare opportunity to "get away from it all" here in Costa Mesa—without getting on a freeway.

Voter approval will not be needed for any changes required by the federal government for ADA compliance or for habitat restoration, maintenance, education, or safety.

But Measure AA assures no major changes to Fairview Park will occur unless the citizens of Costa Mesa give their okay.

Measure AA ensures we won't lose the beauty and quiet tranquility of this natural open space.

VOTE YES ON MEASURE AA

<http://www.fairviewparkalliance.org>

Fairview Park Preservation Alliance on Facebook.

s/ Richard Mehren  
President, Fairview Park Preservation Alliance

s/ Katrina Foley  
Member, Costa Mesa City Council  
Business Attorney

s/ Andy Campbell  
Geologist, Water Resources Planner

s/ Larry Courter  
Founder, Fairview Park Advocates

s/ Sandra Genis  
Member, Costa Mesa City Council  
Land Use Planner

## Rebuttal to Argument in Favor of Measure AA

Dear Costa Mesa Resident,

My name is Scott Voigts. Twelve years ago I was paralyzed in a construction accident.

Now I use a motorized wheel chair to get around. I have a loving wife and we are raising two wonderful teenage girls.

I don't complain. I thank God every day that I am alive and can enjoy my family and the outdoors.

Fairview Park is a regional treasure but I'm concerned that Measure **AA** won't allow for the necessary improvements to the park for the handicapped.

I am able to drive but need reasonable facilities like a parking lot and lights to enjoy the park that might be rejected under Measure **AA**.

Measure **AA** requires a public vote for basic improvement like trails or additional concerts in the park. Some of Fairview's trails are too steep for wheel chairs or folks on crutches.

Basic facilities like handicapped restrooms might require a public vote before they're constructed. Such a requirement could result in a lawsuit under the American's With Disabilities Act.

I am a city councilman and know how expensive ADA lawsuits can be for the taxpayers.

I know the residents of Costa Mesa are compassionate people that would never do anything to hurt the handicapped. That's why I don't understand the goals of Measure **AA**.

I see a political motivation behind Measure **AA** not the preservation of Fairview Park.

Measure AA is mean spirited and could expose Costa Mesa to massive lawsuits. Vote No.

Sincerely,

Scott Voigts

s/ James Righeimer  
Mayor Pro Tem, City of Costa Mesa

s/ Ethan Temianka  
Vice President, Mesa Water

s/ Ron Amburgey  
Former Committee Member  
Fairview Park Citizens Advisory Committee

s/ Gordon Bowley  
President, Costa Mesa United

s/ Brett Eckles  
Chairman, Costa Mesa Parks and Recreation Commission



# Ballot Measures-AA

## Argument Against Measure AA

Measure **AA** is a solution looking for a problem. It should be rejected, it's a cynical political ploy.

After hundreds of hours of citizens' involvement and numerous public meetings, the Fairview Master Plan was adopted.

It protects Fairview Park in its natural state and already forbids construction of baseball diamonds, football fields, and other physical improvements to the park.

Despite the existing ban on developing the park, the political opportunists in town are using Fairview Park as an election ploy to benefit their city council campaign.

When collecting signatures the supporters misled residents by telling them Measure **AA** would stop condo's development at Fairview Park. There has never been a plan to develop anything at Fairview Park. That didn't stop them from lying.

### MEASURE **AA** LIKELY VIOLATES FEDERAL LAW

The Americans With Disabilities Act requires those with handicaps unfettered access public and private property, including parks.

We believe Measure **AA** violates the Americans With Disabilities Act and will be found unconstitutional, costing Costa Mesa's taxpayers a bundle.

### WHY DO THE SUPPORTERS WANT TO HURT THE HANDICAPPED?

Fairview Park is for everyone, not just the few that use it today. As written the measure's supporters have foreclosed on the necessary public health facilities required for all segments of the population, including the handicapped. Bathroom remodeling, trails, picnic areas, and changes in hours of operation will require a citywide vote.

### COULD COST US \$800,000 IN OPEN SPACE GRANTS

The City is in line for an \$800,000 open space grant from the Orange County Transportation Authority. It likely will lose this grant because of this measure because it is earmarked for improving bicycle trails at Fairview Park. This improvement will require a citywide vote.

Vote No on Measure **AA**. It hurts the handicapped, likely violates Federal law, and costs us \$800,000 in grant money.

s/ Jim Righeimer  
Mayor Pro Tem, City of Costa Mesa

s/ Gordon Bowley  
President, Costa Mesa United

s/ Ethan Temianka  
Vice President, Mesa Water District

s/ Brett Eckles  
Chairman, Parks & Recreation Commission

s/ Ron Amburgey  
Former Committee Member, Fairview Park Citizens Advisory Committee

## Rebuttal to Argument Against Measure AA

Measure AA is the only measure on this ballot guaranteeing that Fairview Park will be kept natural unless Costa Mesa voters decide otherwise.

It gives you, the Costa Mesa voter, the final voice on any significant change to Fairview Park.

Measure AA will protect the unique resources of Fairview Park, including endangered species and their habitat, cultural resources thousands of years old, and the only large open and natural space for miles around.

Measure AA :

- Is compliant with ADA
- Is Constitutional.

No agency has requested its grant money back because of Measure AA.

Don't be misled by council majority propaganda. Check the facts yourself.

Measure AA allows, without a vote:

- Activities for restoration of habitat or amenities maintenance (Measure AA Section 6.A.1 through 3).
- Public safety improvements (Section 6.A.4).
- Improvements necessary for handicapped access (Section 3.A.2.iii)
- Any activities required by State or Federal Law (Section 10)

Measure AA will prevent, without a vote:

- Changes in the park that will irretrievably alter the character of Fairview Park.
- The type of damage inflicted on Fairview Park by city officials—damage that's resulted in a Federal investigation.
- Athletic fields, golf facilities, roads through Fairview Park, rave festivals, and night lighting.

Don't let the whims of a City Council (or Park Commission) majority dictate the future of Fairview Park.

Let's make sure Fairview Park is truly the crown jewel of Costa Mesa, for now and for generations to come.

Vote Yes on Measure AA. It respects the handicapped, respects Federal law, and supports getting open space grants.

Learn more: <http://www.fairviewparkalliance.org/> and <https://www.facebook.com/groups/1626485264275535/>.

s/ Kelley Sigel  
Educator - NMUSD

s/ John Stephens  
Attorney/Business owner

s/ Jay Humphrey  
Former Costa Mesa City Council Member and Vice Mayor

s/ Terry Welsh  
Member, Save Banning Ranch

s/ Jack Ross  
Former Member, Costa Mesa Chamber of Commerce Board of Directors

OCTOBER 30, 2025  
6:00 P.M. – OFFICIAL MINUTES

**CALL TO ORDER** by Chair Brown at 6:00 PM.

**PLEDGE OF ALLEGIANCE** by Commissioner Leger.

**ROLL CALL**

= Present     = Absent

**Commissioners**

- Cristian Garcia Arcos
- Jake Husen
- Jason Komala
- Brandine Leger
- Elizabeth Dorn Parker
- Shayanne Wright, Vice Chair
- Kelly Brown, Chair

**City Staff**

- Brian Gruner, Parks and Community Services Director
- Monique Villasenor, Recreation Manager
- Robert Ryan, Public Works Maintenance Manager
- Kelly Dalton, Fairview Park Administrator
- Laura Fautua, Executive Assistant
- Kathia Viteri, Recreation Specialist

**SPECIAL BUSINESS ITEM:**

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

Parks and Community Services Director, Brian Gruner, Fairview Park Administrator, Kelly Dalton, and Travis Brooks from Land IQ presented.

Chair Brown thanked attendees and those who submitted comments, emphasized the importance of public engagement, and explained the meeting structure to prioritize public input. She highlighted Fairview Park’s significance as the city’s largest park, the need for PACS Commission involvement, and encouraged using the Commission’s values document to guide recommendations to City Council.

Commissioner Leger asked whether community outreach efforts informed residents about the tribal cultural areas in Fairview Park, recalling personal memories of learning about the site’s archaeology.

Vice Chair Wright thanked staff and requested clarification on Measure AA and its possible implications for the plan, questioned the omission of “Concerts in the Park” from the draft Master Plan Update, and emphasized the event’s significance to community identity and park use.

Chair Brown asked about community engagement with groups on the east side regarding the proposed fly field relocation, requested clarification of the term “passive use” in the plan, and inquired about potential city benefits—financial and otherwise—if Fairview Park were managed more as a preserve than a park.

[Correspondence received.](#)

Public Comment:

Josh Guesman: Orange County Model Engineers (OCME) president thanked the Commission, expressed OCME's support for most of the draft Master Plan Update, and requested that the organization be formally included in future decisions affecting the east side of Fairview Park.

Nick: Opposed the draft Master Plan, stating it unfairly displaced the model flyers and raised concerns about Measure AA and accessibility for youth.

Marcus: Opposed the draft Master Plan Update, saying Harbor Soaring Society (HSS) provided valuable engineering and educational experiences that should not be taken away.

Hank Castignetti: OCME Treasurer and Fairview Park Steering Committee liaison supported inclusion of OCME in future discussions, noting the group's long stewardship of the east side and prior outreach to HSS about relocation.

Dan Vizanalik: HSS Member opposes the draft Master Plan Update, cited potential Measure AA restrictions, unsuitable conditions on the east side, and the long-standing coexistence of HSS with the park's natural habitat.

Michael August OCME Vice President of Facilities supported the draft Master Plan Update and emphasized OCME's role as volunteer docents who educate thousands of visitors about Fairview Park's wildlife and environment.

Carrie: Opposed the draft Master Plan Update, arguing that residents need spaces for active recreation and educational activities alongside natural areas.

Jay Humphrey: Submitted written comments and recommended renaming Fairview Park to reflect its natural preservation goals, while questioning the logic of retaining the fly field in a sensitive habitat area.

Daiquiri Shear: Supported HSS and advocated for environmental education rather than increased fencing, emphasizing that teaching youth respect for nature better protects Fairview Park.

Dr. Adam Ereth: Explained that Measure AA allows glider flying and that relocating the fly field could be considered new construction requiring voter approval, cautioning against triggering Measure AA.

Jake Underwood: Supported keeping glider flying at Fairview Park, calling it a quiet, low-impact hobby and urging balance between recreation and preservation.

Angely Andrade Vallerta: Supported designating Fairview Park as a nature preserve, citing environmental and cultural significance, federal compliance needs, and the value of long-term ecological stewardship.

Mike Costello: Opposed eliminating glider flying, referencing expert advice that limited flying schedules were sufficient to protect wildlife without banning the activity.

Cynthia McDonald: Urged relocating the fly field outside Fairview Park to comply with environmental laws and strengthen habitat protections while maintaining balanced public access.

Andy Campbell: Supported the draft Master Plan Update and regulatory recommendations, cited erosion damage from glider use, and suggested refining the park history, adding a staircase, and emphasizing preservation.

David Martinez: Recommended allowing bicycles on Fairview Park's primary trails for consistency with other city parks and aligning with Costa Mesa's circulation plan.

Henry Smith: Defended HSS, noting no grading had occurred for over a decade and minimal mowing, arguing wildlife had adapted to glider activity.

Sarah Rodelo: Spoke as an educator in support of preserving Fairview Park's natural areas for students' outdoor learning, mental health, and environmental education.

Andrew Iniguez: Supported maintaining Fairview Park's accessibility for families and encouraged balance between natural preservation and community use.

Scott Smith: Model flyer and opposed the draft Master Plan Update in regards to the fly field.

Mat Garcia: President of HSS and read a US Fish and Wildlife letter from 2014.

Kim Hendricks: shared a PowerPoint showing Fairview Park wildlife, sunset views, and encouraging nature education.

Kohl Crecelius: Chair of the Fairview Park Steering Committee and would like to see recreation, preservation, and conservation within the park. Commends the different passions the public expresses for the park use.

Don Wittenberg: HSS member and the value the fly field brings regarding aviation education.

Rick Huffman: Plan has been a long-time coming and tells a great story of a nature preserve and accessible for all types of community. Would like to see the relocation of the fly field as it impacts sensitive species/habitat.

Jon Rittenhouse: 50-year resident and HSS member and explain why the park location is best for the hobby.

Terri Fuqua: Expressed concern of gliders landing into park habitat.

Priscilla Rocco: Spoke about Council decision concerns based on community input rather than scientific expert recommendation. Advocated for restoration and relocation of the fly field and assign additional Park Ranger at the park.

Ben B: Spoke in favor of the draft Master Plan Update. Hopes for stronger policy and e-bikes restrictions.

Rob: Does not support the draft Master Plan Update. Wants to see a balance of diverse groups within the park.

Patrick Flynn: Would like to see clear access to trails without taking away amenities/events.

James Robertson: Not in support of moving the fly field.

Jim Erickson: Cited Measure AA definitions to argue relocating the fly field conflicts with its intent, emphasized gliders' lack of noise, and urged a balanced interpretation of park uses.

Jennifer Tanaka: Echoed concerns about Measure AA compliance and bicycle access, questioned use of park impact fees for a plan reducing active recreation, and urged caution over potential legal risks.

Andreas A.: Supported keeping Fairview Park as a balanced, family-friendly space where children can explore nature safely without losing recreational access.

Brief recess occurred from 8:07 PM to 8:13 PM.

Commissioner Dorn Parker spoke about Back Bay's evolution to argue Fairview Park was too unique and fragile to continue "as is," supported stronger restoration, education, signage, fencing and public safety, and urged exploring relocation of the fly field to another park while moving forward quickly with a flexible master plan.

Commissioner Komala emphasized that "balance" between resource protection and public access had to guide the plan, treated the master plan as a first step rather than final word, and asked detailed questions about funding for rangers, handling contaminated fill and archaeology, and designing interpretive and play features to remain passive and Measure AA-compliant.

Commissioner Leger reflected on growing up playing in Fairview Park, acknowledged any decision would upset some users, raised safety and regulatory concerns about the current fly field, and asked whether relocation would change flying limits, generate revenue, affect vernal pools, and how concerts in the park and a potential name change to a preserve would be handled.

Vice Chair Wright supported investments in trails, fencing, ADA access, nature play and robust interpretive signage, backed CMABS' bicycle trail recommendations, and argued that HSS was being unfairly singled out compared to other high-impact uses, stating support for keeping the fly field under the current limited, permitted operation unless the park were fully redefined as a strict nature preserve with all high-impact uses reconsidered.

Chair Brown asked staff to spell out the regulatory, financial and legal consequences of keeping or ignoring directives about the fly field, sought clarity on bike restrictions and tribal engagement, and then stressed Fairview Park's unique sensitive habitat, expressed concern about long-term regulatory risk of keeping HSS in place, signaled openness to relocating the club outside the park, and framed her position around scientific expertise, species protection, and a nuanced concept of ecological and social balance.

Commissioner Dorn Parker urged City Council to consider a future ballot measure to update Measure AA so the city could add interpretive facilities, shade, and other protective/educational features at Fairview Park, framing it as a necessary long-term step to truly protect and responsibly enjoy the open space.

Commissioner Leger stated that she supported the draft master plan as presented and did not find any issues with it.

Chair Brown praised the educational value and public engagement of the process but noted she felt rushed, and recommended earlier involvement of PACS and the Fairview Park Steering Committee, better tools like matrices, and simple summary "cheat sheets" to help more community members understand and participate.

Commissioner reviewed the recommendation and drafted commission comments. (Attachment 1)

**MOTION:** To accept the draft values as written with additional edits as discussed.

**MOVED/SECOND:** Commissioner Leger / Commissioner Dorn Parker

The motion carried by the following roll call vote:

**Ayes:** Commissioner Dorn Parker, Commissioner Komala, Commissioner Leger, Vice Chair Wright, Chair Brown

**Nays:** none

**Absent:** Commissioner Husen, Commissioner Garcia Arcos

**Motion Carried:** 5 – 0

**ADJOURNMENT** by Chair Brown at 10:06PM.

OCTOBER 15, 2025  
6:00 P.M. – UNOFFICIAL MINUTES

**CALL TO ORDER** by Vice Chair Glover at 6:02 P.M.

**ROLL CALL**

= Present     = Absent

**Committee Member**

- Daniel Baume
- Terri Fuqua
- Edwin “Bo” Glover, Vice Chair
- Jay Humphrey
- Jennifer Thomas
- Kohl Crecelius, Chair
- Jose L. Toscano

**Liaisons and City Staff**

- Councilmember Arlis Reynolds
- Hank Castignetti, Orange County Model Engineers (OCME)
- Jason Komala, Parks & Community Services (PACS) Commission
- Kelly Dalton, Fairview Park Administrator
- Seung Yang, City Engineer
- Monique Villasenor, Parks and Community Services Manager
- Kathia Viteri, Recreation Specialist
- Diana Terreros, Recreation Specialist

*\*Councilmember Reynolds arrived at 6:03 P.M.*

**1. SPECIAL ITEM**

**A. DRAFT FAIRVIEW PARK MASTER PLAN UPDATE DISCUSSION**

Mr. Dalton presented.

Humphrey: Questioned if public comment should be first.

Crecelius: Explained procedures for public comment and committee member questionnaires, and asked about the draft’s finalization and whether the writing was primarily by MIG consultants or a collaboration with City staff.

Dalton: Noted the draft has been in development for many years, starting with reviewing applicable updates to the 2008 plan, involving extensive meetings, review of reports and regulatory communications, and input from community members and the Steering Committee. He highlighted efforts by staff and consultants to create an accessible and understandable document.

Crecelius: Asked whether MIG synthesized all outreach information and whether the material had been presented to Council or received feedback.

Dalton: Described initial draft reviews by staff and consultants prior to full release.

Crecelius: Inquired about additional review periods after Council review and the timeline for plan adoption.

Dalton: Notified members of a 30-day review period as part of CEQA following the Council meeting in November.

Crecelius: Referred to the letter received from CDFW and emphasized the public's interest in viewing documentation. Asked whether the letter influenced the plan or technical reports.

Dalton: Confirmed letter was received prior to the draft master plan release, and was prepared in response to the released technical reports for the Master Plan Update. The city will consider the CDFW letter and assess whether the plan addresses the comments sufficiently.

Baume: Inquired about the future of concerts in the park at Fairview.

Villasenor: Explained that concerts are coordinated with the Costa Mesa Foundation (CMF) and may be hosted at Fairview or other parks. No final decisions have been made; discussions will begin in November.

Baume: Asked whether the city budget covers employee staffing or park maintenance costs from concerts.

Villasenor: Noted the city had taken a larger role in planning in current year, including pre- and post-event park walkthroughs to assess maintenance needs and ensure the lawn area remained usable and intact.

Baume: Pointed out the master plan does not address potential sound impacts if concerts remain at Fairview per CMF and city discretion.

Villasenor: Confirmed that NBS sound tests are conducted before each concert and precautions are taken as needed; final concert location may vary year to year and decisions are still pending.

Thomas: Questioned where FVPSC recommendations appear in the plan.

Dalton: Confirmed recommendations are contained in the outreach summary and integrated throughout the document. The City will clearly include recommendations from the two FVPSC meetings on the Master Plan, with a final list of 25 recommendations provided as an attachment.

Thomas: Reiterated the request to identify the location of committee and commission recommendations.

Dalton: Explained how committee recommendations were embedded in the draft. Indicated that the committee recommendations will be made clear to the City Council when presented.

Thomas: Noted a recommendation on page 69 regarding relocation of gliders to the east side, pointing out that the wording does not reflect the committee's recommendation.

Dalton: Stated that the final product is vetted by the City staff considering all input including the stated feedback from the City Council in January 2025. Draft

recommendations by the consultant were based on past Council feedback to find a compromise and keep gliders in Fairview Park. To balance both perspectives, the item was left open-ended for the City Council's decision.

Thomas: Inquired about costs and logistics for relocating the fly area, including whether the City or HSS would bear expenses and concerns about placing a new fly area within an archaeological site.

Dalton: Described the proposed alternative fly site and studies supporting the proposal's feasibility; detailed costs have not yet been determined.

Humphry: Questioned why the plan includes no recommendation to rename the park to align with its goal of identifying it as a natural resource and preserve.

Dalton: Acknowledged that renaming the park was an approved committee recommendation and would be presented to Council as their recommendation, but it is not included in the draft pending further direction.

Villasenor: Stated she believes that there is a formal council policy that oversees the formal process of renaming parks. This could be considered if requested by the City Council.

Humphry: Believes document should list all recommendations in the draft and forwarded for Council approval, including funding and budget considerations.

Dalton: Noted that funding is not committed in the plan; however the plan serves as a tool to help secure future funding. Construction costs and implementation costs may vary over time.

Humphry: Asked about a storage shed and growing space facilities, as well as discussions regarding outside properties and any related reports.

Dalton: Confirmed the grow space remains a committee recommendation but no specific location has been finalized. Expanding into the golf course or bike path complicates the process and is likely not viable; keeping the space on the east side of the park is currently most feasible.

Baume: Noted the committee has voted against relocating gliders. Requested a motion to remove the east-side relocation recommendation and reaffirm the committee's position.

Reynolds: Clarified that any motions should occur after public comment.

Glover: Questioned if Mr. Dalton had identified any deficiencies in the plan.

Dalton: Acknowledged the document functions as a general guiding plan and a vision, offering some flexibility in specific details that would be evaluated during specific projects. Shared observations made upon document review included: minimal description of the relationship and connectivity with Talbert; insufficient detail regarding efforts made to improve connectivity and establish adequate access points;

and the need for further definition of the relationship with tribal partners, including coordination of events, community educational programming, and support for tribal ceremonies and cultural activities.

Fuqua: Shared concerns about concerts being hosted at the park, noting frequent presence at the site.

Castignetti: Suggested OCME be included in discussions if the fly field is relocated to the east side, given the organization's role in activating and maintaining the area, and requested to be briefed on related plans.

Dalton: Confirmed that relocation proposals stem from previous Council feedback and staff will continue to consult with OCME if the final direction is to relocate.

Villasenor: Reported no formal vote could occur as the agenda did not list the item as actionable, but staff would still present the committee's 2024 recommendations and 2025 feedback.

Crecelius: Requested a matrix of all committee's recommendations to be presented to Council.

Kelly: Acknowledged the request.

Thomas: Asked about pending sewer project.

Dalton: Confirmed no plan is currently in place for new sewer facilities, that the language about sewer main is likely in reference to existing facilities, but noted drainage improvements are needed near the south end of the park.

Thomas: Asked whether BMX riding should be removed from the park, citing vague verbiage regarding the activity.

Dalton: Noted that the issue requires attention for safety and environmental concerns, and despite activity still being observed at some locations, it is prohibited. Described activity to be characterized as a prohibited use the City intends to address it.

## **PUBLIC COMMENTS**

Kim Hendricks: Referenced a 2005 attachment, stated concerts should not have been hosted at the park, and suggested the Foundation lead other projects, such as the DG path installation in Vernal Pool 5. Opposed relocation of the fly field due to potential impacts on birds and recommended the plan and technical reports be presented together.

Richard Huffman: Supported the draft plan and its thoroughness, encouraging review of the plan and all attachments. Highlighted the document's comprehensive coverage of plants and sensitive species.

Cynthia MacDonald: Supported prior comments, requested emerging recommendations be incorporated, and expressed support for removing the fly field. Emphasized that any new location should undergo environmental review, raised

questions about funding responsibilities, and expressed strong opposition to the City using City or taxpayer funds for these purposes.

Andy Campbell: Expressed overall support for the master plan, noting minor inadequacies. Recommended that references to “resource agencies” be more specific, including identification of the agencies and direct quotations. Suggested utilizing AI tools to review the master plan and generate questions.

Betsy Dansmore: Expressed enthusiasm for the plan and acknowledged its significance. Requested a timeline or prioritization framework post-adoption, identified relocation of the fly field and removal of berms and fill as priorities, and emphasized the importance of flood control along the southern.

Erik Roberts: Introduced himself as former Chair, Vice Chair, and member of the committee. Supported committee members’ recommendations to omit amplified music and large congregations from the park. Agreed with the removal of the fly field from the park. Emphasized the importance of preserving the park’s natural and ecological character.

## **COMMITTEE MEMBER and LIAISON COMMENTS**

Crecelius: Reminded the public to provide input during the 30-day review period and instructed the committee to discuss and make recommendations.

Thomas: Highlighted public comment ideas, including referencing resource agencies and developing prioritization.

Baume: Recommend that permitting responsibilities and costs for a relocated fly field be absorbed by HSS.

Castignetti: Inquired about opportunities for committee members and liaisons to provide input outside of formal meetings.

Crecelius: Recognized the document effectively reflects the extensive work leading up to its development, with broad pride in the outcome, notwithstanding a few deviations from the committee’s recommendations. Spoke specifically to the fly field, noting prior discussions with HSS and City staff. Expressed a personal perspective while acknowledging it may not represent the full committee. Emphasized the desire for HSS to have a permanent home, noting increasing challenges and regulatory guidance indicating the current location is unsuitable. Expressed concern that relocation to the east side is not a sustainable long-term solution due to cultural sites, presence of protected species, and anticipated ecological improvements in the park. Believes all parties must be open to coming to a solution. Stated the plan does not fully communicate measures ensuring long-term park enjoyment.

Glover: Applauded the process and expressed pride in the City for undertaking it. Commended the document produced to date. Emphasized the committee’s role as stewards of the land and noted the master plan should guide future restoration rather than “sit on a shelf.” Highlighted a note from page 95 as an example that careful attention will be required as items within the document are developed to ensure

guidelines are followed. Anticipates the park becoming a valued community asset.

Hank: Shared concerns regarding recent nitrous oxide canister issues experienced at the park and conversations with the mayor.

Reynolds: Expressed gratitude for level of engagement on the plan and appreciates being involved and participating in the process. Thanked the committee.

Villasenor: Thanked the committee and Mr. Dalton. Commending staff member's dedication and collaboration.

Baume: Asked about next steps following the November 18th Council meeting.

Dalton: Confirmed Council will provide direction on plan implementation.

Humphry: Confirmed committee must submit all recommendations at present meeting.

Dalton: Confirmed the plan is on track. Welcomed feedback but noted that substantive changes cannot be made prior to November Council meeting. Committee recommendations from July and October 2024 remain, with minor adjustments and feedback possible before Council presentation.

Humphry: Questioned the value of public comments at the Council meeting.

Dalton: Explained staff could still receive direction from Council to make changes, based on Committee input.

Crecelius: Requested that all committee recommendations since October 2024 be included in materials presented to Council, with a matrix to track them, since the plan alone does not fully reflect the committee's work.

Dalton: Confirmed recommendations will be clearly highlighted in the staff report or as an attachment and apologized for lack of clarity in the draft.

Komala: Suggested the matrix be used as a tool during the PACS meeting to guide the plan review discussion.

Thomas: Asked how committee recommendations will be presented to council.

Dalton: Confirmed that a table or list of comments will be provided to the council as an attachment.

**A. ADJOURNMENT** by Chair Crecelius at 7:53pm