



CITY OF COSTA MESA

REGULAR CITY COUNCIL AND HOUSING AUTHORITY*

Agenda

Tuesday, November 18, 2025

6:00 PM

**City Council Chambers
77 Fair Drive**

***Note: All agency memberships are reflected in the title "Council Member"**

Announcement:

**Mayor Pro Tem Chavez will be attending the meeting remotely via Zoom Webinar from:
EMILIANO ZAPATA 45 CP.00000
FRANCISCO VILLA
CORRAL DE PIEDRAC.P.48930
LIC BENITO JUAREZ, JALISCO**

The City Council meetings are presented in a hybrid format, both in-person at City Hall and as a courtesy virtually via Zoom Webinar. If the Zoom feature is having technical difficulties or experiencing any other critical issues, and unless required by the Brown Act, the meeting will continue in person.

TRANSLATION SERVICES AVAILABLE / SERVICIOS DE TRADUCCIÓN DISPONIBLE

Please contact the City Clerk at (714) 754-5225 to request language interpreting services for City meetings. Notification at least 48 hours prior to the meeting will enable the City to make arrangements.

Favor de comunicarse con la Secretaria Municipal al (714) 754-5225 para solicitar servicios de interpretación de idioma para las juntas de la Ciudad. Se pide notificación por lo mínimo 48 horas de anticipación, esto permite que la Ciudad haga los arreglos necesarios.

Members of the public can view the City Council meetings live on COSTA MESA TV (SPECTRUM CHANNEL 3 AND AT&T U-VERSE CHANNEL 99) or http://costamesa.granicus.com/player/camera/2?publish_id=10&redirect=true and online at youtube.com/costamesatv.

Closed Captioning is available via the Zoom option in English and Spanish.

Members of the public are welcome to speak during the meeting when the Mayor opens the floor for public comment. There is no need to register in advance or complete a comment card. When it's time to comment, line up at one of the two podiums in the room and wait for your turn. Each speaker will have up to 3 minutes (or as directed) to address the City Council.

To maintain a respectful and orderly atmosphere during the meeting, attendees shall refrain from using horns or amplified speakers. Signs and props may be brought into the Chamber, provided they do not exceed 11 inches by 18 inches in size and do not hinder the visibility of other attendees. The possession of poles, sticks, or stakes is strictly prohibited.

All attendees must remain seated while in the chamber until instructed by the Presiding Officer to approach and line up for public comment. To ensure safety and maintain order during the proceedings, standing or congregating in the aisles or foyer is strictly prohibited.

Further information regarding the City's regulations on addressing the City Council and expected conduct during meetings are available at the following links.

Title 2: Administration

§ 2-61: Conduct while addressing the council.

<https://ecode360.com/42609578>

Title 2: Administration

§ 2-64: Disorderliness by members of the audience.

<https://ecode360.com/42609598>

As a courtesy, the public may participate via the Zoom option.

Zoom Webinar:

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/88944918707?pwd=QwPGQw47Pz95uueX0Qwdskvqjg5kH6.1>

Or sign into Zoom.com and "Join a Meeting"

Enter Webinar ID: 889 4491 8707/ Password: 510867

- If Zoom is not already installed on your computer, click "Download & Run Zoom" on the launch page and press "Run" when prompted by your browser. If Zoom has previously been installed on your computer, please allow a few moments for the application to launch automatically.
- Select "Join Audio via Computer."
- The virtual conference room will open. If you receive a message reading, "Please wait for the host to start this meeting," simply remain in the room until the meeting begins.
- During the Public Comment Period, use the "raise hand" feature located in the participants' window and wait for city staff to announce your name and unmute your line when it is your turn to speak. Comments are limited to 3 minutes, or as otherwise directed.

Participate via telephone:

Call: 1 669 900 6833 Enter Webinar ID: 899 8281 2676/ Password: 772583

During the Public Comment Period, press *9 to add yourself to the queue and wait for city staff to announce your name/phone number and press *6 to unmute your line when it is your turn to speak. Comments are limited to 3 minutes, or as otherwise directed.

Note, if you have installed a zoom update, please restart your computer before participating in the meeting.

Additionally, members of the public who wish to make a written comment on a specific agenda item, may submit a written comment via email to the City Clerk at cityclerk@costamesaca.gov.

Any written communications, photos, or other materials for copying and distribution to the City Council that are 10 pages or less, can be e-mailed to cityclerk@costamesaca.gov, submitted to the City Clerk's Office on a flash drive, or mailed to the City Clerk's Office. Kindly submit materials to the City Clerk **AS EARLY AS POSSIBLE, BUT NO LATER THAN 12:00 p.m.** on the day of the meeting.

Comments received by 12:00 p.m. on the day of the meeting will be provided to the City Council, made available to the public, and will be part of the meeting record.

Please know that it is important for the City to allow public participation at this meeting. If you are unable to participate in the meeting via the processes set forth above, please contact the City Clerk at (714) 754-5225 or cityclerk@costamesaca.gov and staff will attempt to accommodate you. While the City does not expect there to be any changes to the above process for participating in this meeting, if there is a change, the City will post the information as soon as possible to the City's website.

Note that records submitted by the public will not be redacted in any way and will be posted online as submitted, including any personal contact information. All pictures, PowerPoints, and videos submitted for display at a public meeting must be previously reviewed by staff to verify appropriateness for general audiences. This includes items submitted for the overhead screen during the meeting. Items submitted for the overhead screen should be 1 page and provided to the City Clerk prior to the start of the meeting. No links to YouTube videos or other streaming services will be accepted, a direct video file will need to be emailed to staff prior to each meeting in order to minimize complications and to play the video without delay. The video must be one of the following formats, .mp4, .mov or .wmv. Only one file may be included per speaker for public comments, for both videos and pictures. Please e-mail to the City Clerk at cityclerk@costamesaca.gov **NO LATER THAN 12:00 Noon** on the date of the meeting. If you do not receive confirmation from the city prior to the meeting, please call the City Clerks office at 714-754-5225.

Note regarding agenda-related documents provided to a majority of the City Council after distribution of the City Council agenda packet (GC §54957.5): Any related documents provided to a majority of the City Council after distribution of the City Council Agenda Packets will be made available for public inspection. Such documents will be posted on the city's website and will be available at the City Clerk's office, 77 Fair Drive, Costa Mesa, CA 92626.

All cell phones and other electronic devices are to be turned off or set to vibrate. Members of the audience are requested to step outside the Council Chambers to conduct a phone conversation.

Free Wi-Fi is available in the Council Chambers during the meetings. The network username available is: CM_Council. The password is: cmcouncil1953.

As a LEED Gold Certified City, Costa Mesa is fully committed to environmental sustainability. A minimum number of hard copies of the agenda will be available in the Council Chambers. For your convenience, a binder of the entire agenda packet will be at the table in the foyer of the Council Chambers for viewing. Agendas and reports can be viewed on the City website at <https://costamesa.legistar.com/Calendar.aspx>. Las agendas y los informes se pueden ver en español en el sitio web de la Ciudad en <https://www.costamesaca.gov/trending/current-agendas/spanish-city-council-agendas>.

In compliance with the Americans with Disabilities Act, Assistive Listening headphones are available and can be checked out from the City Clerk. If you need special assistance to participate in this meeting, please contact the City Clerk at (714) 754-5225. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102.35.104 ADA Title II].

En conformidad con la Ley de Estadounidenses con Discapacidades (ADA), aparatos de asistencia están disponibles y podrán ser prestados notificando a la Secretaria Municipal. Si necesita asistencia especial para participar en esta junta, comuníquese con la oficina de la Secretaria Municipal al (714) 754-5225. Se pide dar notificación a la Ciudad por lo mínimo 48 horas de anticipación para garantizar accesibilidad razonable a la junta. [28 CFR 35.102.35.104 ADA Title II].

REGULAR MEETING OF THE CITY COUNCIL AND HOUSING AUTHORITY

NOVEMBER 18, 2025 – 6:00 P.M.

JOHN STEPHENS
Mayor

MANUEL CHAVEZ
Mayor Pro Tem - District 4

ANDREA MARR
Council Member - District 3

ARLIS REYNOLDS
Council Member - District 5

LOREN GAMEROS
Council Member - District 2

JEFF PETTIS
Council Member - District 6

MIKE BULEY
Council Member - District 1

KIMBERLY HALL BARLOW
City Attorney

CECILIA GALLARDO-DALY
Interim City Manager

CALL TO ORDER

NATIONAL ANTHEM AND PLEDGE OF ALLEGIANCE

MOMENT OF SOLEMN EXPRESSION

[Per Council Policy 000-12, these presentations are made by community volunteers stating their own views. The City Council disclaims any intent to endorse or sponsor the views of any speaker.]

ROLL CALL

CITY ATTORNEY CLOSED SESSION REPORT

PRESENTATIONS:

1. Proclamation: Native American Heritage Month

PUBLIC COMMENTS – MATTERS NOT LISTED ON THE AGENDA

Comments on Presentations and Consent Calendar items may also be heard at this time. Comments are limited to 3 minutes, or as otherwise directed.

COUNCIL MEMBER COMMITTEE REPORTS, COMMENTS, AND SUGGESTIONS

Each council member is limited to 3 minutes. Additional comments will be heard at the end of the meeting.

1. Council Member Pettis
2. Council Member Buley
3. Council Member Gameros
4. Council Member Marr
5. Council Member Reynolds
6. Mayor Pro Tem Chavez
7. Mayor Stephens

REPORT – CITY MANAGER

REPORT – CITY ATTORNEY

CONSENT CALENDAR

All matters listed under the Consent Calendar are considered to be routine and will be acted upon in one motion. There will be no separate discussion of these items unless members of the City Council, staff, or the public request specific items to be discussed and/or removed from the Consent Calendar for discussion.

1. [**PROCEDURAL WAIVER: WAIVE THE FULL READING OF ALL 25-573 ORDINANCES AND RESOLUTIONS**](#)

RECOMMENDATION:

City Council and Housing Authority approve the reading by title only and waive further reading of Ordinances and Resolutions.

2. [**READING FOLDER**](#) [**25-546**](#)

RECOMMENDATION:

City Council receive and file Claims received by the City Clerk and authorize staff to reject any and all Claims: Shea Weston.

3. **ADOPTION OF WARRANT RESOLUTION** **25-557**

RECOMMENDATION:

City Council approve Warrant Resolution No. 2744.

Attachments: [1. Summary Check Registration 10-16-2025](#)
[2. Summary Check Registration 10-23-2025](#)
[3. Summary Check Registration 10-30-2025](#)
[4. Summary Check Registration 11-6-2025](#)

4. **ACCEPTANCE OF THE GREENVILLE-BANNING CHANNEL 25-564**
HYDRODYNAMIC SEPARATOR INSTALLATION PROJECT, CITY
PROJECT NO. 25-02

RECOMMENDATION:

Staff recommends the City Council:

1. Accept the work performed by Zusser Company Inc., 528 Palisades Drive, Suite 504, Los Angeles, California 90272, for the Greenville-Banning Channel Hydrodynamic Separator Installation Project, and authorize the City Clerk to file the Notice of Completion.
2. Authorize the Interim City Manager to release the retention monies thirty-five (35) days after the Notice of Completion filing date; release the Labor and Material Bond seven (7) months after the filing date; and release the Faithful Performance Bond one (1) year after the filing date.

Attachments: [1. Final Costs](#)

5. **REJECT SOLE BID FOR THE SEWER PIPE RELINE PROJECT, CITY 25-565**
PROJECT NO. 25-14

RECOMMENDATION:

Staff recommends the City Council reject a sole bid received for the Sewer Pipe Reline Project, City Project No. 25-14 and authorize staff to re-advertise the project.

Attachments: [1. Bid Abstract](#)

6. **ADOPTION OF ORDINANCE NO. 2025-08 - AMENDING TITLE 5: 25-566 BUILDINGS AND STRUCTURES AND TITLE 7: FIRE PROTECTION AND PREVENTION OF THE COSTA MESA MUNICIPAL CODE; ADOPTING BY REFERENCE THE 2025 CALIFORNIA BUILDING STANDARDS CODE, INCLUDING SPECIFIED APPENDICES AND LOCAL AMENDMENTS, AND ADOPTING THE ORANGE COUNTY GRADING AND EXCAVATION CODE AND ASSOCIATED SUPPLEMENTS**

RECOMMENDATION:

Staff recommends the City Council:

1. Adopt Ordinance No. 2025-08 to:

- Amend Titles 5 and 7 of the Costa Mesa Municipal Code;
- Adopt by reference the 2025 California Building Standards Code, as locally amended, and the current Orange County Grading and Excavation Code;
- Repeal the City's prior adoption of the 2022 editions; and
- Set an effective date of January 1, 2026.

Attachments: [Agenda Report](#)

[1. Ordinance No. 2025-08](#)

AT THIS TIME COUNCIL WILL ADDRESS ANY ITEMS PULLED FROM THE CONSENT CALENDAR

-----**END OF CONSENT CALENDAR**-----

PUBLIC HEARINGS: NONE.

(Pursuant to Resolution No. 05-55, Public Hearings begin at 7:00 p.m.)

OLD BUSINESS: NONE.

NEW BUSINESS:

1. [**DRAFT FAIRVIEW PARK MASTER PLAN UPDATE: DISCUSSION 25-563 AND APPROVAL OF RECOMMENDATIONS**](#)

RECOMMENDATION:

Staff recommends the City Council:

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

Attachments: [1. Draft Fairview Park Master Plan Update](#)
[2. Fairview Park Master Plan Update Recommendations](#)
[3. Written Communications](#)

ADDITIONAL COUNCIL/BOARD MEMBER COMMITTEE REPORTS, COMMENTS, AND SUGGESTIONS

ADJOURNMENT



CITY OF COSTA MESA

Agenda Report

77 Fair Drive
Costa Mesa, CA 92626

File #: 25-573

Meeting Date: 11/18/2025

TITLE:

PROCEDURAL WAIVER: WAIVE THE FULL READING OF ALL ORDINANCES AND RESOLUTIONS

RECOMMENDATION:

City Council and Housing Authority approve the reading by title only and waive further reading of Ordinances and Resolutions.



CITY OF COSTA MESA

Agenda Report

77 Fair Drive
Costa Mesa, CA 92626

File #: 25-546

Meeting Date: 11/18/2025

TITLE:

READING FOLDER

DEPARTMENT: City Manager's Office/City Clerk's Division

RECOMMENDATION:

City Council receive and file Claims received by the City Clerk and authorize staff to reject any and all Claims: Shea Weston.



CITY OF COSTA MESA

Agenda Report

77 Fair Drive
Costa Mesa, CA 92626

File #: 25-557

Meeting Date: 11/18/2025

TITLE:

ADOPTION OF WARRANT RESOLUTION

DEPARTMENT: FINANCE DEPARTMENT

PRESENTED BY: CAROL MOLINA, FINANCE DIRECTOR

CONTACT INFORMATION: CAROL MOLINA, FINANCE DIRECTOR AT (714) 754-5243

RECOMMENDATION:

City Council approve Warrant Resolution No. 2744.

BACKGROUND:

In accordance with Section 37202 of the California Government Code, the Director of Finance or their designated representative hereby certify to the accuracy of the following demands and to the availability of funds for payment thereof.

FISCAL REVIEW:

Funding Payroll Register No. 25-22 On Cycle for \$4,047,940.01 and 25-23 On Cycle for \$4,017,269.29, and City operating expenses for \$8,092,526.53.

SUMMARY CHECK REGISTER

Run Date Oct 16,2025

Bank: CITY

Run Time 2:59:00 PM

Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0255964	10/17/25	P	Accenture Infrastructure&Capital Project	0000031260	28,715.00
			Line Description: FS#2 Reconstructn 7/1-8/31/25		
0255965	10/17/25	P	All City Management Services Inc	0000009480	41,422.40
			Line Description: School Crossing Guard Svs		
			School Crossing Guard Svs		
			School Crossing Guard Svs		
			School Crossing Guard Svs		
0255966	10/17/25	P	Alliant Insurance Services Inc	0000017608	51,086.00
			Line Description: Insurance Broker		
0255967	10/17/25	P	Bracken's Kitchen Inc	0000029468	38,267.34
			Line Description: CMBS Meals 9/22-10/5/25		
			CMBS Meals 8/11-8/24/25		
0255968	10/17/25	P	BrightView Landscape Services Inc	0000026055	204,688.25
			Line Description: CW Landscape Maint Svs Sep 25		
0255969	10/17/25	P	California Building Standards Commission	0000020577	16,222.00
			Line Description: Bldg Standard Fee Jan-Mar 25		
			Bldg Standard Fee Apr-Jun 25		
			Bldg Standard Fee Jul-Sep 23		
			Bldg Standard Fee Oct-Dec 24		0. *
			Bldg Standard Fee Oct-Dec 23		
			Bldg Standard Fee Jan-Mar 24		1,400,148.42 +
			Bldg Standard Fee Apr-Jun 24		543,344.66 +
			Bldg Standard Fee Jul-Sep 24		325,281.7 +
					325,281.7 -
					1,943,493.08 *
0255970	10/17/25	P	City of Anaheim	0000016211	23,304.71
			Line Description: OCCHMERA FAIR SHARE CONTRIBUTI		

Bank: CITY

Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0255971	10/17/25	P	City of Brea	0000008323	49,980.00
			Line Description: 2025-26 ILJAOB Mbrshp		
0255972	10/17/25	P	Clifton Larson Allen LLP	0000031521	16,800.00
			Line Description: Audit-City Financial Stmtnt 25		
0255973	10/17/25	P	Commercial Interior Resources	0000031200	91,693.83
			Line Description: Proj 24-05 PD Floor Replacemnt Retention Proj 24-05/200017		
0255974	10/17/25	P	Dudek	0000011416	24,425.23
			Line Description: Consulting CAAP 7/26-8/22/25		
0255975	10/17/25	P	Hinderliter De Llamas & Associates	0000002537	42,558.71
			Line Description: RECOVERED REVENUE PORTION Cannabis Audit 2 Companies SALES TAX AUDIT Jul-Sep 25		
0255976	10/17/25	P	Kimley Horn & Associates Inc	0000005251	54,844.15
			Line Description: Safe Rte-School Plan		
0255977	10/17/25	P	Kunzik and Sara Construction, Inc.	0000031547	91,000.00
			Line Description: Refund Permit EENC-24-0511		
0255978	10/17/25	P	Landscape Structures Inc	0000024524	19,256.82
			Line Description: Playground Equipment & Parts o		
0255979	10/17/25	P	Mesa Consolidated Water District	0000003144	43,912.00

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
			Line Description: FS#2 Meter Installation		
0255980	10/17/25	P	Moore Iacofano Goltsman Inc	0000016407	17,711.50
			Line Description: Fairview Park Mstr Plan Aug25		
0255981	10/17/25	P	Newport Mesa Unified School District	0000003339	62,024.49
			Line Description: Developers Fee-Sept 2025		
0255982	10/17/25	P	OCY Management LLC	0000031370	27,376.25
			Line Description: Medical Transport Program Sept		
0255983	10/17/25	P	OakWest Services Inc	0000029497	93,146.67
			Line Description: WALL REPAIR Retention #25-08/#350031		
0255984	10/17/25	P	Off the Charts	0000031541	38,123.74
			Line Description: Refund Overpayment Cannabis Tx		
0255985	10/17/25	P	Onward Engineering	0000003212	24,052.43
			Line Description: Fariview Road AT Improvements		
0255986	10/17/25	P	Performance Truck Repair Inc	0000030587	21,311.80
			Line Description: 517-Engine Repair		
0255987	10/17/25	P	Pinnacle Petroleum, Inc	0000029315	23,303.22
			Line Description: PD Unleaded Fuel Tank #7		
0255988	10/17/25	P	AFH Casa Paloma LP	0000031565	1,215.00
			Line Description: Move in Dep, Prorated Rent Oct		

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0255989	10/17/25	P	AT & T Mobility	0000001107	93.18
			Line Description: Dispatch Cells 8/12-9/11/25		
0255990	10/17/25	P	AVNI Enterprises Inc	0000030676	2,562.05
			Line Description: Intelitank Display/H2O Lvl Swc		
			Stock-Water Pump		
			Stock-Sensor Assembly,Allison		
0255991	10/17/25	P	Abrahams Welding	0000031466	2,500.00
			Line Description: Repair job on stainless steel		
0255992	10/17/25	P	Alans Lawnmower & Garden Center Inc	0000019220	380.49
			Line Description: Safety Equipment		
0255993	10/17/25	P	American Alarm Systems Inc	0000008900	127.50
			Line Description: 24HR CENTRAL STATION SECURITY		
0255994	10/17/25	P	BPS Tactical Inc	0000023962	752.24
			Line Description: Tactical Ballistic Vest Cover		
0255995	10/17/25	P	Backhaus Dance	0000030728	1,800.00
			Line Description: Scarecrow Fest 2025		
0255996	10/17/25	P	Beginners Edge Sports Training LLC	0000027270	2,750.80
			Line Description: Fall 25 Instructor Payment		
0255997	10/17/25	P	Bound Tree Medical LLC	0000011695	11,473.97
			Line Description: EMS Supplies		

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
			Line Description: EMS Supplies EMS Supplies		
0255998	10/17/25	P	Bryan Tetzlaff	0000031532	4,000.00
			Line Description: Refund Permit EENC-24-0266		
0255999	10/17/25	P	Canon Financial Services Inc	0000023241	10,638.36
			Line Description: COPIER LEASE Aug 25 COPIER MAINT July 25 COPIER LEASE Oct 25 COPIER MAINT Sep 25		
0256000	10/17/25	P	Continental Interpreting Services Inc	0000024355	1,300.00
			Line Description: 2 Language Interpreter 9/16/25		
0256001	10/17/25	P	County of Orange	0000003486	1,129.32
			Line Description: Teletype Svc-Aug 25		
0256002	10/17/25	P	Demetrius Mayhand	0000030111	140.00
			Line Description: Basketball Referee		
0256003	10/17/25	P	Entenmann Rovin Company	0000002130	447.07
			Line Description: Name Bars		
0256004	10/17/25	P	Entrust Janitorial LLC	0000030309	2,050.00
			Line Description: Janitorial Svcs @ 3190 Airport Janitorial Svcs @ 3190 Airport		
0256005	10/17/25	P	Eric Keith Walthers	0000031566	400.00
			Line Description: ArtVenture Artist Award		

Bank: CITY

Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0256006	10/17/25	P	Expando Products	0000031542	0.55
			Line Description: Refund Overpayment Cannabis Tx		
0256007	10/17/25	P	Expo Propane Inc	0000017819	263.46
			Line Description: CY Propane		
0256008	10/17/25	P	FALCK MOBILE HEALTH CORP.	0000019807	5,250.00
			Line Description: Surge Unit-Aug 2025		
0256009	10/17/25	P	Fed Ex	0000002190	7.61
			Line Description: Shipping Express Saver		
0256010	10/17/25	P	Ford Fleet Care	0000026262	10,793.99
			Line Description: Parts-September 2025		
			Repairs-September 2025		
0256011	10/17/25	P	Forensic Nurse Specialists Inc	0000014039	1,500.00
			Line Description: Victim Physical		
0256012	10/17/25	P	Fuel Pros Inc	0000026476	750.00
			Line Description: FS#2-Monthly DO Inspection		
			CorpYard-Monthly DO Inspection		
			FS#6-Monthly DO Inspection		
0256013	10/17/25	P	Fully Promoted	0000029208	4,402.88
			Line Description: DEPARTMENT UNIFORMS		
0256014	10/17/25	P	Galls LLC	0000002297	616.47

Bank: CITY

Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
			Line Description: Uniform Uniform-H Petteys Hemming		
0256015	10/17/25	P	Getty Images US Inc	0000003307	4,250.00
			Line Description: Subscription Renewal		
0256016	10/17/25	P	Glen Allen	0000031546	13,000.00
			Line Description: Refund Permit EENC-25-0124		
0256017	10/17/25	P	Grafix Systems	0000031016	2,919.12
			Line Description: 701-Graphics 787-Graphics 703-Graphics		
0256018	10/17/25	P	Grainger	0000002393	2,162.61
			Line Description: Fire Hose Nozzle-Streets Hardware Hardware Hardware Hardware		
0256019	10/17/25	P	Graybar Electric Company Inc	0000002397	845.50
			Line Description: Psarts-Comm		
0256020	10/17/25	P	HdL Coren & Cone	0000007882	5,019.68
			Line Description: Property Tax Svc Jul-Sep 25		
0256021	10/17/25	P	Hera Distribution LLC	0000031544	2.08
			Line Description: Refund Overpayment Cannabis Tx		

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0256022	10/17/25	P	Hirsch Pipe & Supply Company Inc	0000026475	25.56
			Line Description: Plumbing Supplies		
0256023	10/17/25	P	Ilse Hernandez	0000031545	49.00
			Line Description: Refund RGEN-25-3080		
0256024	10/17/25	P	Interwest Consulting Group Inc	0000021505	143.84
			Line Description: B&S Plan Review Consult Jul 25		
0256025	10/17/25	P	Irvine Ranch Water District	0000005112	2,348.35
			Line Description: 258 Brentwood 9/5-10/7/25		
			308 University 9/5-10/7/25		
			261 Monte Vista 9/5-10/7/25		
			220 23rd 9/4-10/8/25		
			2603 Elden 9/5-10/7/25		
			106 Del Mar 9/5-10/7/25		
			170 Del Mar 9/5-10/7/25		
0256026	10/17/25	P	JL Group, LLC	0000029884	11,470.00
			Line Description: WORKPLACE INVESTIGATIONS		
0256027	10/17/25	P	Jay Murata	0000031533	6,280.00
			Line Description: Refund PS23-00665 PSR-012196		
0256028	10/17/25	P	Jenine-Construction	0000031534	1,215.08
			Line Description: Refund BBRA-25-0142 R250010766		
			Refund BBRA-25-0139 R250010733		
			Refund BBRA-25-0143 R250010774		
0256029	10/17/25	P	Jennifer W Harrison	0000029300	455.00
			Line Description: Scarecrow Fest 2025		

Report ID: CCM2001

City of Costa Mesa Accounts Payable
SUMMARY CHECK REGISTER

Page No. 9

Run Date Oct 16, 2025

Run Time 2:59:00 PM

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0256030	10/17/25	P	Jim Murray Roofing Inc	0000029985	214.66
			Line Description: Refund BROF-25-0310 R250010519		
0256031	10/17/25	P	Joshua Massari	0000031529	500.00
			Line Description: Refund Permit EENC-23-0372		
0256032	10/17/25	P	Langlois Fancy Frozen Foods	0000030651	263.84
			Line Description: Jail Food Services		
0256033	10/17/25	P	Leadership Tomorrow	0000013028	3,000.00
			Line Description: Leadership Tomorrow Program Leadership Tomorrow Program		
0256034	10/17/25	P	Loomis	0000019082	1,265.19
			Line Description: ARMORED CAR SERVICESJuly ARMORED CAR SERVICES Aug 25 ARMORED CAR SERVICES-Sept 25		
0256035	10/17/25	P	Los Angeles Times	0000003000	2,160.53
			Line Description: Classified Listings NIB		
0256036	10/17/25	P	Maria Gnesin	0000031567	6,687.50
			Line Description: Prop Damage Sttlmnt 2/2/25		
0256037	10/17/25	P	Mason Naimi	0000031152	10,000.00
			Line Description: Refund Permit EENC-25-0274		
0256038	10/17/25	P	Matthew Kanoudi	0000031531	500.00

Bank: CITY

Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
			<i>Line Description:</i> Refund Permit EENC-24-0259		
0256039	10/17/25	P	Mayfair Financial Holdings LLC	0000031530	3,000.00
			<i>Line Description:</i> Refund Permit EENC-24-0053		
0256040	10/17/25	P	Merrimac Energy Group	0000021566	1,550.00
			<i>Line Description:</i> Fire Sta 3 Fuel Tank Rental		
0256041	10/17/25	P	Mike Carrillo	0000031568	1,707.45
			<i>Line Description:</i> Claim Stlmnt-8/21/25		
0256042	10/17/25	P	Monument Row	0000030907	2,425.00
			<i>Line Description:</i> Reconstruction Professional Ri		
0256043	10/17/25	P	National Data & Surveying Services	0000021249	630.00
			<i>Line Description:</i> Volume&Speed Traffic Counts Volume&Speed Traffic Counts		
0256044	10/17/25	P	National Safety Compliance Inc	0000020714	501.59
			<i>Line Description:</i> DOT Random Drug Test DOT Random Drug Test		
0256045	10/17/25	P	NeWave Construction Inc	0000024108	12,995.15
			<i>Line Description:</i> DEMOLITION PD RESTROOM Retention Proj25-16/200017		
0256046	10/17/25	P	Occu Med	0000003388	1,000.00
			<i>Line Description:</i> Pre-Employment Medical		

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0256047	10/17/25	P	Omari Smith	0000029906	140.00
			Line Description: Basketball Referee		
0256048	10/17/25	P	Orange County Mosquito & Vector Control	0000021750	664.95
			Line Description: Mosquito Vector Control		
			Mosquito Vector Control		
			Inspection Treatment FVP Sept		
0256049	10/17/25	P	Paulette Suiter	0000026820	750.75
			Line Description: Fall 25 Instructor Payment		
0256050	10/17/25	P	Qianhui Xia	0000031569	400.00
			Line Description: ArtVenture Artist Award 25		
0256051	10/17/25	P	Quinn Company	0000023844	900.00
			Line Description: EMERGENCY GENERATOR SERVICE		
0256052	10/17/25	P	RPW Services Inc	0000012440	3,070.00
			Line Description: Rodent Control at Community Ga		
			Citywide Weed Control		
0256053	10/17/25	P	Rachel Charest Bertram	0000029455	900.00
			Line Description: Scarecrow Fest 2025		
0256054	10/17/25	P	Raymond Handling Solutions Inc	0000017422	103.00
			Line Description: Forklift Service		
0256055	10/17/25	P	Roadline Products Inc USA	0000003830	210.28
			Line Description: Pump Rebuild Kit		

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0256056	10/17/25	P	Ron Gorman	0000025863	429.00
		Line Description: Fall 25 Instructor Payment			
0256057	10/17/25	P	SCA of CA, LLC	0000029971	2,905.00
		Line Description: Quarterly Pressure Wash Bus Be			
0256058	10/17/25	P	STV Construction Inc	0000024848	11,719.00
		Line Description: Fire Station 4 Training Tower			
0256059	10/17/25	P	SVT Fleet-Anaheim	0000030535	629.00
		Line Description: 133-Fuel System			
0256060	10/17/25	P	SiteOne Landscape Supply LLC	0000024133	822.63
		Line Description: Field Marking Paint			
0256061	10/17/25	P	Southern California Edison Company	0000004088	9,435.06
		Line Description: 1990 Placentia 9/5-10/5/25			
		3191 Red Hill 9/10-10/8/25			
		152 Baker 9/10-10/8/25			
		707 W 18th 9/8-10/6/25			
		711 W 18th 9/8-10/6/25			
		734 James 9/8-10/6/25			
		740 James 9/8-10/6/25			
		744 James 9/8-10/6/25			
		745 W 18th 9/8-10/6/25			
		2293 Canyon 9/8-10/6/25			
		980 Arlington 9/10-10/8/25			
		980 Arlington 9/10-10/8/25			
		1050 Arlington 9/10-10/8/25			
		1071 Arlington 9/10-10/8/25			
		717&721 James 9/8-10/6/25			
		3190 Red Hill 9/10-10/8/25			

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
			Line Description: 2590 Placentia B 9/8-10/6/25 350 Bristol 9/10-10/8/25 BCC 9/8-10/6/25 Vet Hall 9/8-10/6/25 1350 S Coast 9/9-10/7/25 1587 Sunflower 9/9-10/7/25 3175 Airway 9/10-10/8/25 Arlington Ped X 9/10-10/8/25 Shalimar Park 9/9-10/7/25		
0256063	10/17/25	P	Southern California Shredding Inc	0000025605	395.00
			Line Description: On-Site Shredding Services On-Site Shredding Services On-Site Shredding Services		
0256064	10/17/25	P	Staples Advantage	0000024532	5,526.36
			Line Description: Office Supplies-Maint Office Supplies-Police Office Supplies-Finance Office Supplies-Dev Srvs Office Supplies-City Clerk Office Supplies-Building Safet Office Supplies-Fire Office Supplies-NHS Office Supplies-IT Office Supplies-HR		
0256065	10/17/25	P	The Home Depot	0000002560	9,467.46
			Line Description: Equip Maint Warehouse Tools Street Maint Health Items Street Maint General Supplies Bldg Maint Hardware Supplies Bldg Maint Hardware Supplies Park Maint Maint Equipment Street Maint Plumbing Supplies Bldg Maint		

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
			<i>Line Description:</i> Auto Parts/Supplies Equip Main General Supplies Graffiti Abat Maint Equipment Signs/Markings Tools Response/Control Tools Bldg Maint		
0256066	10/17/25	P	The Solis Group	0000030649	1,502.50
			<i>Line Description:</i> Prkwy Maint Street Rehab		
0256067	10/17/25	P	Third Wave Corporation	0000025874	1,400.00
			<i>Line Description:</i> Procurement ERP Systems		
0256068	10/17/25	P	Titan Fire Protection, Inc	0000030488	575.00
			<i>Line Description:</i> City Hall Signs		
0256069	10/17/25	P	US Bank	0000002228	7,463.72
			<i>Line Description:</i> Payroll 25-19		
0256070	10/17/25	P	UniFirst Holdings Inc	0000030616	77.94
			<i>Line Description:</i> CMBS Walk-Off Mats		
0256071	10/17/25	P	Verified First LLC	0000027240	30.00
			<i>Line Description:</i> Pre-Employment Credit Checks Pre-Employment Credit Checks		
0256072	10/17/25	P	Ware Disposal Inc	0000000255	10,008.65
			<i>Line Description:</i> October 2025 Bulky Item James St Refuse October CMBS October		
0256073	10/17/25	P	Western DC Systems, Inc.	0000029864	1,095.00

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
			Line Description: Inverter Maintenance Services		
0256074	10/17/25	P	Wetlands and Wildlife Care Center	0000030237	13,375.00
			Line Description: Wildlife Care July-Sept 2025		
0256075	10/17/25	P	William R. Morken	0000031548	999.91
			Line Description: Refund BIRF-25-0063 R250012653		
0256076	10/17/25	P	Yunex LLC	0000029573	3,995.00
			Line Description: INSTALLATIN OF AN RRFP @ W 18T		
TOTAL					\$1,400,148.42

Bank: CITY
Cycle: AWKLY

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
0256062	10/17/25	O	Southern California Edison Company <i>Line Description: Overflow</i>	0000004088	0.00
TOTAL					0.00

Bank: DDP1
Cycle: ADDEP1

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
020971	10/17/25	P	Austin Sanchez	0000031539	529.00
			Line Description: EVOC-Lompoc		
020972	10/17/25	P	Carrie Tai	0000031276	26.20
			Line Description: Parking-Cal Cities Conf Business Mtg w/ Adam Ereth		
020973	10/17/25	P	Christopher Jones	0000026593	500.00
			Line Description: Clothing Allowance 25-26		
020974	10/17/25	P	Curen Devlin	0000031516	32.41
			Line Description: Drug Influence 11550 H&S		
020975	10/17/25	P	Enterprise Rent A Car	0000002131	1,507.57
			Line Description: Undercover Car Rental		
020976	10/17/25	P	Gerardo Vaglienty	0000031518	66.25
			Line Description: PC 832 Laws of Arrest		
020977	10/17/25	P	Gregory Katz	0000031537	529.00
			Line Description: EVOC-Lompoc		
020978	10/17/25	P	Isaiah Ashby	0000027738	598.00
			Line Description: Tactical Breacher-Soledad, CA		
020979	10/17/25	P	Ivan Saguilan	0000031538	529.00
			Line Description: EVOC-Lompoc		
020980	10/17/25	P	Jacob Schulze	0000026462	473.00

Bank: DDP1

Cycle: ADDEP1

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
			Line Description: Sexual Assault Investigations		
020981	10/17/25	P	Jason Chamness	0000014287	414.00
			Line Description: IACP Conf-Denver, CO		
020982	10/17/25	P	Joyce LaPointe	0000006332	414.00
			Line Description: IACP Conf-Denver, CO		
020983	10/17/25	P	Kevin M Ruhl II	0000020438	250.00
			Line Description: Paramedic License Renewal		
020984	10/17/25	P	Luis Garcia	0000031536	529.00
			Line Description: EVOC-Lompoc		
020985	10/17/25	P	Madison Bowman	0000030896	159.70
			Line Description: OTS Traffic Safety Law Enf For		
020986	10/17/25	P	Michael Stewart	0000031540	529.00
			Line Description: EVOC-Lompoc		
020987	10/17/25	P	Miranda Garcia	0000029433	68.38
			Line Description: NeoGov Conf 2025		
020988	10/17/25	P	Peter Brassinga	0000031535	529.00
			Line Description: EVOC-Lompoc		
020989	10/17/25	P	Priceless Pet Rescue	0000026000	40,000.00
			Line Description: Shelter Adopt Srvs Oct 25		

Bank: DDP1
Cycle: ADDEP1

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
020990	10/17/25	P	Robert Matsuura	0000026533	151.45
Line Description: NeoGov Conf 2025					
020991	10/17/25	P	Travel Costa Mesa	0000024750	303,597.12
Line Description: BIA Sept 2025					
020992	10/17/25	P	US Bank	0000002228	191,912.58
Line Description: Sept 2025					
TOTAL					\$543,344.66

Payment Ref	Cancel Date	Status	Remit To	Remit ID	Payment Date	Payment Amt
020970	10/16/2025	V	Travel Costa Mesa	0000024750	10/15/25	(325,281.70)
Line Description: 10/16/25 Wrong payment amount.						
TOTAL						(\$325,281.70)

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
020970	10/15/25	P	Travel Costa Mesa	0000024750	325,281.70
Line Description:			BIA Sept 2025		
TOTAL					\$325,281.70

Bank: DDP1

Cycle: ADDEP1

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
020993	10/24/25	P	Anthony Ceballos	0000031138	5.00
			Line Description: CAPE Mtng		
020994	10/24/25	P	Bunnath Phot	0000026146	80.00
			Line Description: Traffic Collision Investigatio		
020995	10/24/25	P	Carol Molina	0000029532	1,364.20
			Line Description: Leagud of CA Cities Mtng		
			CalPERS Ed Conf10/13-10/15/25		
			League of CA Cities		
020996	10/24/25	P	Costa Mesa Employees Association	0000006284	4,572.71
			Line Description: Payroll Deductions 25-22		
020997	10/24/25	P	Costa Mesa Executive Club	0000006286	350.00
			Line Description: Payroll Deductions 25-22		
020998	10/24/25	P	Costa Mesa Firefighters Association	0000001812	9,119.50
			Line Description: Payroll Deductions 25-22		
020999	10/24/25	P	Costa Mesa Police Association	0000001819	7,380.00
			Line Description: Payroll Deductions 25-22		
021000	10/24/25	P	Costa Mesa Police Management Assn	0000005082	315.00
			Line Description: Payroll Deductions 25-22		
021001	10/24/25	P	Gerardo Vaglienty	0000031518	24.00
			Line Description: Report Writing		

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0. *

236,777.32 +

1,805,798.37 +

1,235.35 +

2,043,811.04 *

Bank: DDP1
Cycle: ADDEP1

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
021002	10/24/25	P	James Haney	0000029091	40.00
			Line Description: Identity Theft Investigation		
021003	10/24/25	P	Julie Schall	0000022142	33.75
			Line Description: CSI Palm Print Trng Refrshmnt		
021004	10/24/25	P	KayDee Lawson	0000031184	5.00
			Line Description: CAPE Mtng		
021005	10/24/25	P	Mercy House	0000003138	212,051.16
			Line Description: CMBS Operations Aug 25		
021006	10/24/25	P	Monica Trujillo	0000029969	5.00
			Line Description: CAPE Mtng		
021007	10/24/25	P	Nicholas Harbert	0000030655	40.00
			Line Description: Identity Theft Investigation		
021008	10/24/25	P	Peter Diminich	0000030543	189.86
			Line Description: CMTA Conf		
021009	10/24/25	P	Ryan Bohr	0000027031	952.14
			Line Description: Tyler Connect Conf		
021010	10/24/25	P	Taylor Voss	0000014832	250.00
			Line Description: Paramedic License Renewal		
TOTAL					\$236,777.32

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0256077	10/24/25	P	Admin Sure Inc	0000021568	17,653.00
			Line Description: Workers Comp Admin Nov 25		
0256078	10/24/25	P	Circuit Transit Inc	0000031174	40,094.58
			Line Description: CM GOAT Sep 25		
0256079	10/24/25	P	Executive Facilities Services Inc	0000029510	53,741.49
			Line Description: Janitorial Services - BCC		
			Janitorial Services - PD		
			Janitorial Services - Fairview		
			Janitorial Services - All Othe		
			Janitorial Services - DRC		
			Janitorial Services - NHCC		
			Janitorial Services - FS1-6		
			Janitorial Services - Bridge S		
			Janitorial Services - City Hal		
			Janitorial Services - Corp Yar		
			Janitorial Services - PD Commu		
			Janitorial Services - Police S		
			Janitorial Services - Senior C		
0256080	10/24/25	P	Mobile Home Improvement	0000015213	30,930.00
			Line Description: Rehab Grant-903 W 17th #11		
			Rehab Grant-1845 Monrovia #44		
0256081	10/24/25	P	Neogov	0000018828	87,680.08
			Line Description: NEOGOV SUBSCRIPTIONS		
0256082	10/24/25	P	Nico Hospitality LLC	0000028926	84,374.82
			Line Description: Homeless Families Motel Stays		
			Homeless Families Motel Stays		
			Homeless Families Motel Stays		
			Homeless Families Motel Stays		

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
			Line Description: Homeless Families Motel Stays		
0256084	10/24/25	P	OakWest Services Inc	0000029497	15,213.38
			Line Description: Wall Repair-Proj #25-08/350031 Retention Proj #25-08/350031		
0256085	10/24/25	P	Onyx Paving Company Inc	0000031101	773,616.38
			Line Description: St Rehab Proj #24-03/#400015 Retention Proj #24-03/#400015		
0256086	10/24/25	P	Orange County Treasurer-Tax Collector	0000003489	294,628.78
			Line Description: 25-26 Property Tax-Wilson Park 25-26 Property Tax-Banning Tra 25-26 Property Tax-CH,PD,Fire 25-26 Property Tax-CM Golf Cou 25-26 Property Tax-Fairview Pa 25-26 Property Tax-740 James 25-26 Property Tax-744 James		

Bank: CITY

Cycle: AWKLY

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
<i>Line Description:</i>					
			25-26 Property Tax-721 James		
			25-26 Property Tax-717 James		
			25-26 Property Tax-Senior Cent		
			25-26 Property Tax-Fire Sta#3		
			25-26 Property Tax-Donald Dung		
			25-26 Property Tax-DRC		
			25-26 Property Tax-WSS		
			25-26 Property Tax-Marina View		
			25-26 Property Tax-Heller Park		
			25-26 Property Tax-Pinkley Par		
			25-26 Property Tax-Heller Park		
			25-26 Property Tax-Boys Club		
			25-26 Property Tax-CM Historic		
			25-26 Property Tax-JHSC (Posse		
			25-26 Property Tax-2480 Placen		
			25-26 Property Tax-Corp Yard		
			25-26 Property Tax-Fire Sta#4		
			25-26 Property Tax-Golf Course		
			25-26 Property Tax-Banning Tra		
			25-26 Property Tax-Fairview Fa		
			25-26 Property Tax-Shalimar Pa		
			25-26 Property Tax-745 W 18th		
			25-26 Property Tax-711 W 18th		
			25-26 Property Tax-707 W 18th		
			25-26 Property Tax-734 James		
			25-26 Property Tax-Corsica Pla		
			25-26 Property Tax-Mesa Verde		
			25-26 Property Tax-Fire Sta#1		
			25-26 Property Tax-2803 Royal		
			25-26 Property Tax-Estancia Pa		
			25-26 Property Tax-Suburbia Pa		
			25-26 Property Tax-TR 6693 Lot		
			25-26 Property Tax-Tanager Par		
			25-26 Property Tax-Gisler Park		
			25-26 Property Tax-TeWinkle Pa		
			25-26 Property Tax-Skating Par		
			25-26 Property Tax-JHSC		
			25-26 Property Tax-Paularino P		
			25-26 Property Tax-Fire Sta#6		

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
			<i>Line Description:</i> 25-26 Property Tax-Wakeham Par 25-26 Property Tax-Del Mesa Pa 25-26 Property Tax-ShifferPark 25-26 Property Tax-ShifferPark 25-26 Property Tax-Fire Sta#2		
0256089	10/24/25	P	The Code Group Inc	0000025073	17,852.03
			<i>Line Description:</i> Consulting Svs 7/27-8/30/25 Consulting Plan Check Srvs Consulting Staff Srvs Plan Check-7/31/25 Plan Check-8/31/25		
0256090	10/24/25	P	West Coast Arborists Inc	0000004498	110,717.00
			<i>Line Description:</i> Tree Maint Svc 9/1-9/15/25 Arborist Svc-Canopy Assessmnt Arborist Svc-Canopy Assessmnt Tree Maint Svc 9/16-9/30//25		
0256091	10/24/25	P	Zaharoni PC Trust	0000031572	20,000.00
			<i>Line Description:</i> Stlm of Claim DOL 8/27/25		
0256092	10/24/25	P	AT & T	0000001107	165.99
			<i>Line Description:</i> 911 Cama Trunks 10/14-11/13/25		
0256093	10/24/25	P	AT & T	0000001107	117.70
			<i>Line Description:</i> Internet-Fleet Svs		
0256094	10/24/25	P	AVNI Enterprises Inc	0000030676	1,764.92
			<i>Line Description:</i> Stock-Water Pump ALF		
0256095	10/24/25	P	Air Exchange Inc	0000024177	1,645.82

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
			<i>Line Description:</i> Tail Pipe Adapter/Nozzle Hose & EPDM Rubber Band		
0256096	10/24/25	P	Allstar Fire Equipment Inc	0000000986	436.93
			<i>Line Description:</i> FLOW TEST AND REPAIR OF SCBA E		
0256097	10/24/25	P	Amerinat	0000026372	1,002.95
			<i>Line Description:</i> CDBG-Loan Monitoring Prartial Pymnt LPM-25-000628		
0256098	10/24/25	P	Atkinson Andelson Loya Ruud & Romo	0000027289	989.63
			<i>Line Description:</i> Legal Svc-Sept 2025 General Legal-Sept 2025		
0256099	10/24/25	P	BC Traffic Specialist	0000022225	1,697.61
			<i>Line Description:</i> Traffic Cornes for Check Point		
0256100	10/24/25	P	Berlitz Languages Inc	0000029611	230.00
			<i>Line Description:</i> Biligual Testing Svc		
0256101	10/24/25	P	Bob Barker Company Inc	0000021223	165.37
			<i>Line Description:</i> Coveralls-Jail		
0256102	10/24/25	P	Bob Hall & Associates	0000027193	6,900.00
			<i>Line Description:</i> Executive Recruitment		
0256103	10/24/25	P	CAPE	0000001569	60.00
			<i>Line Description:</i> 2025-26 Mbrshp-A Ceballos		

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0256104	10/24/25	P	CPS HR Consulting	0000001791	396.00
			Line Description: Test Rental Services		
0256105	10/24/25	P	California Forensic Phlebotomy Inc	0000001500	7,645.00
			Line Description: Blood Draw Svs Sep 25		
0256106	10/24/25	P	Cintas Corporation #640	0000023262	389.47
			Line Description: CMBS Cleaning Supp Sep 25		
0256107	10/24/25	P	Citygate Associates	0000012070	639.63
			Line Description: Consulting Svs		
0256108	10/24/25	P	Clifton Larson Allen LLP	0000031521	11,235.00
			Line Description: Autid 6/30/25 & GANN AUP		
0256109	10/24/25	P	Costa Mesa Chamber of Commerce	0000004963	4,275.00
			Line Description: CC Mbrshp 4/1-6/30/25		
0256110	10/24/25	P	Costa Mesa Lock & Key	0000001817	145.00
			Line Description: Aquatic Ctr-Reset Loose IC Cor		
0256111	10/24/25	P	County of Orange	0000003486	3,385.08
			Line Description: PD Radio Repari-Jul 2025		
			FD Radio Repair-Jul 2025		
0256112	10/24/25	P	Cross Connections	0000031129	512.04
			Line Description: SHIPPING		
			RADIO REPAIRS		

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0256113	10/24/25	P	Data Ticket Inc	0000010929	12,752.31
		<i>Line Description:</i>	Parking Citation Seppt 2025 Parking Citation Aug 2025		
0256114	10/24/25	P	Demetrius Mayhand	0000030111	210.00
		<i>Line Description:</i>	Basketball Referee 10/15/25		
0256115	10/24/25	P	Endemic Environmental Services Inc	0000021277	14,042.66
		<i>Line Description:</i>	Wetlands Maint/Rehab 9/16-9/30		
0256116	10/24/25	P	FM Thomas Air Conditioning Inc	0000017151	5,114.46
		<i>Line Description:</i>	Replace Defective Motor on HVA FS#2 Emergency Svc Call Comms Svc Call		
0256117	10/24/25	P	First Choice Service	0000023961	1,688.24
		<i>Line Description:</i>	Coffee & Water Svc-9/23/25 Coffee & Water Svc-9/2/25 Coffee & Water Svc-9/9/25		
0256118	10/24/25	P	Fully Promoted	0000029208	1,461.41
		<i>Line Description:</i>	Field Staff Jackets		
0256119	10/24/25	P	G3 Quality, Inc.	0000030076	8,017.42
		<i>Line Description:</i>	Various Material Testing Svc S Coast Block Wall Inspection		
0256120	10/24/25	P	Galls LLC	0000002297	3,977.15
		<i>Line Description:</i>	Safety Vest-Elisarraraz Uniform-Holt Duty Gears		

SUMMARY CHECK REGISTER

Bank: CITY

Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
			Line Description: Fire-Uniform Fire Uniform-K Reddy Fire Uniform-N Johnson		
0256121	10/24/25	P	General Data Company	0000023334	765.34
			Line Description: Plotter Repair-Central Svs		
0256122	10/24/25	P	Grainger	0000002393	167.87
			Line Description: Hardware Supp-Facilities Hardware Supp-Facilities		
0256123	10/24/25	P	Hoag Executive Health	0000030617	5,570.00
			Line Description: Wellness Exams/Svs-Sep 25		
0256124	10/24/25	P	IDS Group Inc	0000022643	1,415.40
			Line Description: IT Office/Trng Room-Sep 2025		
0256125	10/24/25	P	International Code Council Inc	0000011842	11,691.20
			Line Description: New Codebooks		
0256126	10/24/25	P	Interwest Consulting Group Inc	0000021505	8,107.81
			Line Description: CM&I Svs Adams/Pinecreek Aug25 Plan Review Svs Sep 25 B&S Plan Review Consult Sep 25 Proj Mgmt K-L Prk Aug 25 Proj Mgmt-Shalimar Prk Aug 25		
0256127	10/24/25	P	J R Grease Trap Corp	0000031011	985.00
			Line Description: BS GREASE REMOVAL SEP 25		
0256128	10/24/25	P	Jamison Engineering Contractors Inc	0000015713	11,275.00

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
			<i>Line Description:</i> Repair Pump Station@ City Hall		
0256129	10/24/25	P	Kronos Inc	0000013093	14,563.80
			<i>Line Description:</i> WORKFORCE TELESTAFF		
0256130	10/24/25	P	LN Curtis & Sons	0000002983	344.53
			<i>Line Description:</i> Fire Apparel		
0256131	10/24/25	P	Langlois Fancy Frozen Foods	0000030651	378.56
			<i>Line Description:</i> Jail Food Services Sep 25		
0256132	10/24/25	P	Los Angeles Times	0000003000	2,044.11
			<i>Line Description:</i> Classified Listings Sep 25		
0256133	10/24/25	P	Marlin Leasing Corporation	0000031369	3,965.76
			<i>Line Description:</i> COPIER LEASE 9/2-10/1/25		
0256134	10/24/25	P	Merrimac Energy Group	0000021566	1,550.00
			<i>Line Description:</i> FS#3 Tank Rental		
0256135	10/24/25	P	Metrocell Construction Inc	0000000799	7,612.74
			<i>Line Description:</i> Retention Proj #24-01		
0256136	10/24/25	P	Michael Baker International Inc	0000024229	2,410.00
			<i>Line Description:</i> Consulting Svs thru 7/27/25		
0256137	10/24/25	P	Mike Raahauges Shooting Enterprises	0000006853	475.00
			<i>Line Description:</i> Range Fees-SWAT-Sep 25		

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0256138	10/24/25	P	National Data & Surveying Services	0000021249	1,410.00
			Line Description: Volume&Speed Traffic Counts Volume&Speed Traffic Counts		
0256139	10/24/25	P	Orange Coast Plumbing Inc	0000009431	1,795.00
			Line Description: TeWinkle Park-Service Call		
0256140	10/24/25	P	Orange County Probation Department	0000003491	3,029.34
			Line Description: Overtime Jul-Sep 2025		
0256141	10/24/25	P	Pat Hill	0000002532	373.75
			Line Description: Fall 25 Instructor Payment		
0256142	10/24/25	P	Pivot Solutions LLC	0000030415	7,116.23
			Line Description: 701-Paint and Body Repair		
0256143	10/24/25	P	Premier Security Services Inc	0000002633	600.00
			Line Description: Sr Cntr Alarm 7/1/25-6/30/26		
0256144	10/24/25	P	Primo Brands	0000031368	200.98
			Line Description: WATER DELIVERY SVC 9/5-10/4/25		
0256145	10/24/25	P	S&H Civilworks	0000026648	14,987.20
			Line Description: Sidewalk/Parks Repair Proj Retention 700128/Sidewalk/Park		
0256146	10/24/25	P	Shaw HR Consulting Inc	0000021706	2,100.00
			Line Description: Reasonable Accomodation Reasonable Accomodation		

Bank: CITY
Cycle: AWKLY

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
0256147	10/24/25	P	Sims Orange Welding Supply Inc	0000004030	106.03
			<i>Line Description:</i> Shop-Welding Supplies		
0256148	10/24/25	P	Southern California Edison Company	0000004088	1,277.70
			<i>Line Description:</i> 360 Ogle 9/11-10/9/25		
			1071 Bristol 9/18-10/16/25		
			410 Merrimac A 9/11-10/9/25		
			410 Merrimac B 9/11-10/9/25		
			Prez Park 9/12-10/12/25		
			Medians 9/5-10/12/25		
			401 Broadway 9/16-10/14/25		
			199 Broadway 9/16-10/14/25		
			1256 Adams 9/11-10/9/25		
			2944 Bristol 9/16-10/14/25		
			2783 Bristol 9/17-10/15/25		
			1040 Paularino 9/17-10/15/25		
			2612 Harbor 9/16-10/14/25		
			2917-3171 Red Hill 9/10-10/16/		
0256149	10/24/25	P	Southern California Gas Company	0000004092	613.71
			<i>Line Description:</i> 3175 Airway 9/10-10/9/25		
0256150	10/24/25	P	State of California Dept of Justice	0000001534	441.00
			<i>Line Description:</i> Pre Employment LiveScans Sep25		
0256151	10/24/25	P	Station Automation, Inc	0000031055	8,260.00
			<i>Line Description:</i> SOFTWARE MODULE		
0256152	10/24/25	P	Steve Chauncey	0000017670	300.00
			<i>Line Description:</i> POST-Reg Fee-OFC Zach Roberts		

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0256153	10/24/25	P	Sunset Detectives	0000026756	9,000.00
			Line Description: Background Investigations Background Investigations		
0256154	10/24/25	P	Terraphase Engineering Inc.	0000031139	8,888.04
			Line Description: PHASE 2-ENVIRONMENTAL TESTING		
0256155	10/24/25	P	The Counseling Team International	0000026352	690.00
			Line Description: Pre Employment Psych Evals Counseling		
0256156	10/24/25	P	Third Wave Corporation	0000025874	1,400.00
			Line Description: Procurement ERP System		
0256157	10/24/25	P	Tillmann Forensic Investigation LLC	0000025643	417.00
			Line Description: Fingerprint Svcs Sept 25		
0256158	10/24/25	P	Tovey Shultz Construction Inc	0000025581	3,109.80
			Line Description: Proj 17-03 The Lions Park Retention Proj 17-03/800032		
0256159	10/24/25	P	Turnout Maintenance Company LLC	0000020182	3,260.30
			Line Description: Cleaned Fire Apparel Cleaned Fire Apparel Cleaned Fire Apparel		
0256160	10/24/25	P	Twist & Shout	0000023633	1,305.00
			Line Description: Caricatures & Face Painting -		
0256161	10/24/25	P	US Bank	0000002228	7,337.46

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
		Line Description: Payroll 25-20			
0256162	10/24/25	P	UniFirst Holdings Inc	0000030616	77.94
		Line Description: CMBS Walk-Offs Mats			
0256163	10/24/25	P	United Rentals (North America), Inc	0000010121	298.37
		Line Description: Rental Concrete Trailer Mixer			
0256164	10/24/25	P	United Site Services of California Inc	0000015552	149.01
		Line Description: Portable Toilet 9/10-10/7/25			
		Portable Toilet 9/10-10/7/25			
0256165	10/24/25	P	Verizon Wireless	0000008717	9,228.98
		Line Description: WIRELESS PHONE 9/18-10/17/25			
		Subnet Broadband 8/18-9/17/25			
		PD Cell Usage 8/166-9/15/25			
0256166	10/24/25	P	WSP USA Environment & Infrastructure Inc	0000029873	5,280.00
		Line Description: Ind/ComInspect 6/24/24-3/28/25			
0256167	10/24/25	P	Waterline Technologies Inc	0000014520	412.47
		Line Description: DRC Pool Treatment			
0256168	10/24/25	P	Wex Bank	0000014258	1,446.61
		Line Description: Fuel 9/5-10/3/25			
TOTAL					\$1,805,798.37

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0256083	10/24/25	O	Nico Hospitality LLC <i>Line Description: Overflow</i>	0000028926	0.00
0256087	10/24/25	O	Orange County Treasurer-Tax Collector <i>Line Description: Overflow</i>	0000003489	0.00
0256088	10/24/25	O	Orange County Treasurer-Tax Collector <i>Line Description: Overflow</i>	0000003489	0.00
TOTAL					0.00

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0256169	10/24/25	P	Pamela Lilly	0000025324	750.00
		Line Description: Payroll Deductions 25-22			
0256170	10/24/25	P	State of California	0000001546	424.24
		Line Description: Payroll Deductions 25-22			
0256171	10/24/25	P	State of California	0000001546	61.11
		Line Description: Payroll Deductions 25-22			
TOTAL					\$1,235.35

Payment Ref	Cancel Date	Status	Remit To	Remit ID	Payment Date	Payment Amt
020769	10/30/2025	V	Marie Thompson	0000000038	09/30/25	(322.05)
<i>Line Description:</i> Direct deposit returned due to closed account.						
TOTAL						(\$322.05)

(322.05)

(1,056.88)

(950.00)

19,668.65

29,278.43

776,388.19

950.00

0.00

\$

823,956.34

Payment Ref	Cancel Date	Status	Remit To	Remit ID	Payment Date	Payment Amt
0254696	10/27/2025	V	Grainger	0000002393	07/25/25	(1,056.88)
Line Description: Did not received check. Void & re-issue.						
0255454	10/29/2025	V	Josefina Garcia	0000031493	09/19/25	(950.00)
Line Description: Didi not received check						
TOTAL						(\$2,006.88)

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0256185	10/31/25	O	AT & T <i>Line Description: Overflow</i>	0000001107	0.00
TOTAL					0.00

Bank: DDP1
Cycle: AEOM

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
021011	10/30/25	P	Alan F Kent	0000006393	2,174.79
			Line Description: 1% Supplemental Pay Nov 25		
021012	10/30/25	P	Beckee Cost	0000016309	946.08
			Line Description: 1% Supplemental Pay Nov 25		
021013	10/30/25	P	Chris Morris	0000007439	2,500.00
			Line Description: MOnthly LTD Payment Nov 25		
021014	10/30/25	P	Danny Hogue	0000006802	1,137.03
			Line Description: 1% Supplemental Pay Nov 25		
021015	10/30/25	P	Darlene Bell	0000005602	580.54
			Line Description: 1% Supplemental Pay Nov 25		
021016	10/30/25	P	David A Dye	0000002065	260.90
			Line Description: 1% Supplemental Pay Nov 25		
021017	10/30/25	P	Edward Dryzmala	0000006686	1,377.28
			Line Description: 1% Supplemental Pay Nov 25		
021018	10/30/25	P	Gale Tusio	0000017460	233.08
			Line Description: 1% Supplemental Pay Nov 25		
021019	10/30/25	P	Harlan Pauley	0000003569	232.12
			Line Description: 1% Supplemental Pay Nov 25		
021020	10/30/25	P	James M Miller	0000007440	2,500.00
			Line Description: Monthly LTD Payment Nov 25		

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
021021	10/30/25	P	Kathleen Zuorski	0000025225	504.52
		Line Description: 1% Supplemental Pay Nov 25			
021022	10/30/25	P	Linda Boylan	0000023340	57.98
		Line Description: 1% Supplemental Pay Nov 25			
021023	10/30/25	P	Matthew J Collett	0000001720	856.58
		Line Description: 1% Supplemental Pay Nov 25			
021024	10/30/25	P	Paul A Cappuccilli	0000007705	1,214.50
		Line Description: 1% Supplemental Pay Nov 25			
021025	10/30/25	P	Phil Dickens	0000005801	511.76
		Line Description: 1% Supplemental Pay Nov 25			
021026	10/30/25	P	Richard J Johnson	0000005620	1,255.66
		Line Description: 1% Supplemental Pay Nov 25			
021027	10/30/25	P	Thomas J Lazar	0000002925	1,703.25
		Line Description: 1% Supplemental Pay Nov 25			
021028	10/30/25	P	William H Bechtel	0000001224	1,622.58
		Line Description: 1% Supplemental Pay Nov 25			
TOTAL					\$19,668.65

Bank: DDP1

Cycle: ADDEP1

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
021029	10/31/25	P	Andy Godinez	0000026200	54.00
			Line Description: Code Conference		
021030	10/31/25	P	Angelina Pierini	0000031517	36.00
			Line Description: Code Conf		
021031	10/31/25	P	CDW Government Inc	0000005402	17,023.24
			Line Description: BARRACUDA ENERGIZE UPDATES BARRACUDA INSTANT REPLACEMENT CRADLEPOINT NETCLOUD ESSENTIAL		
021032	10/31/25	P	Caroline Tse	0000027094	221.00
			Line Description: CalPERS Conf		
021033	10/31/25	P	David Saito	0000023336	50.00
			Line Description: 2023 Service Award 5/9/24		
021034	10/31/25	P	Dell Marketing LP	0000001963	7,819.40
			Line Description: 10 LAPTOP DOCKING STATION FOR		
021035	10/31/25	P	Ellen Medalle	0000029921	221.00
			Line Description: CalPERS Conf		
021036	10/31/25	P	Itzia Carvajal	0000023070	377.10
			Line Description: CalPERS Conf		
021037	10/31/25	P	Jennifer Santijareonnon	0000031277	15.82
			Line Description: ECS Laserfiche Conf		

Bank: DDP1
Cycle: ADDEP1

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
021038	10/31/25	P	Kasama Lee	0000020859	1,774.47
		Line Description: CalPERS Conf			
021039	10/31/25	P	Kevin Stoddart	0000025956	50.00
		Line Description: 2023 Service Award 5/9/24			
021040	10/31/25	P	Malachi Clark	0000031581	1,036.40
		Line Description: Dispatcher Public Safety Dispatcher Public Safety			
021041	10/31/25	P	Richardo Alvarado	0000029840	50.00
		Line Description: 2023 Service Award 5/9/24			
021042	10/31/25	P	Ronald Stocking	0000027737	500.00
		Line Description: Clothing Allowance 2025-26			
021043	10/31/25	P	Ryan Novikoff	0000023627	50.00
		Line Description: 2023 Service Award 5/9/24			
TOTAL					\$29,278.43

Bank: CITY

Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0256172	10/31/25	P	AWP Safety	0000004432	16,026.00
			Line Description: Longterm Traffic Ctrl Rental		
0256173	10/31/25	P	All City Management Services Inc	0000009480	18,717.91
			Line Description: School Crossing Guard Svs		
0256174	10/31/25	P	Charter Communications	0000011202	23,338.78
			Line Description: 237925901-PD Public WiFi		
			237927601-BCC Network Svs		
			237939201-DRC Network Svs		
			237938801-NHCC Network Svs		
			237940101-NHCC Public WiFi		
			240159901-DRC Internet Svs		
			244133301-BCC Internet Svs		
			Transfer Bal-Acct#256807001		
			237940001-CH Hub Network Svs		
			237926201-City Hall Video Svs		
			237926701-City Hall Video Svs		
			237927001-Fire Sta #6 Network		
			237927101-Parks Admin Network		
			237930101-City Hall Video Svs		
			237938601CH Basement Internet		
			237939101-Fire Sta #1 Network		
			237939301-Fire Sta #2 Network		
			237939401-Fire Sta #3 Network		
			237940301-Library Public WiFi		
			237940501-Fire Sta #4 Network		
			237926401-City Hall Public WIF		
			237926601-Senior Center Intern		
			237926801-City Hall Network/Vi		
			237929301-PD Video Svs		
			237926501-PD Video Svs		
			237927201-Senior Center Networ		
			256807001-PD-Warehouse Network		
			253883901-Lions Park Caf? Inte		
			252590301-PD Warehouse Interne		

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
			<i>Line Description:</i> 243645501-Code Enforcement Int 237940401-Fire Sta #4 Internet 237939901-Code Enforcement Net 237939601-Bridge Shelter Netwo 237939501-SCP Substation Netwo 237939001-Parks @ Corp Yard Pu 237938901-Bridge Shelter Video 237938701-Bridge Shelter Publi 237927801-City Hall Internet S 237927401-Corp Yard Network Sv 237927301-West Side Substation		
0256175	10/31/25	P	Dooley Enterprises Inc	0000002026	21,637.82
			<i>Line Description:</i> Practice Ammunition		
0256176	10/31/25	P	Kimley Horn & Associates Inc	0000005251	21,565.27
			<i>Line Description:</i> Signal Modernization Sys Imprv		
0256177	10/31/25	P	Orange County Treasurer-Tax Collector	0000003489	21,254.50
			<i>Line Description:</i> 25-26 Property Tax-Hamilton Co 25-26 Property Tax-Shelter 25-26 Property Tax-3175 Airway		
0256178	10/31/25	P	Vortex Industries Inc	0000004437	66,107.20
			<i>Line Description:</i> REPLACE EXIT DOORS @ FS#1		
0256179	10/31/25	P	Yunex LLC	0000029573	27,494.68
			<i>Line Description:</i> Traffic Signal Maint Sep 25 Npt-Victoria/22nd Bollard Inst Traffic Signal Response Sep 25		
0256180	10/31/25	P	Zusser Company Inc	0000031105	303,050.00
			<i>Line Description:</i> Retention Proj #25-02		

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
			Line Description: City Proj #25-02/#550022 City Proj #25-02/#550023		
0256181	10/31/25	P	AAA Electric Motor Sales & Service Inc	0000019861	28.51
			Line Description: Electrical Supplies		
0256182	10/31/25	P	AFH Casa Paloma LP	0000031565	266.00
			Line Description: Rental Assistance-Christina		
0256183	10/31/25	P	ARC	0000022726	9,610.55
			Line Description: Spiral Bound Flipbook Exhibition Foam Labels Art&Culture Insider 2025 ArtVenture Booklets Emergency Mgnt Booklets Banners & Yard Signs Mobile Recreation Banners Folders for HR Dept PD Map Banner Banners Coroplast Signs Digital Printing Services - PD Color Flyers-PD Door Hanger Stock Pediactric Drug Guides ART Venture Banner LEAP 5 Day 2025 FD Tear-off Pads		
0256184	10/31/25	P	AT & T	0000001107	6,343.64
			Line Description: DRC Alarm IT Computer Room Cool Line for PD TeWinkle Park		

Bank: CITY

Cycle: AWKLY

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
			<i>Line Description:</i> PD Emergency Line DID Trunk Line Outgoing Trunk Line Estancia Park Wakeham Park Smallwood Park NHCC Fire Alarm Lions Park Baseball Field DRC Fire Alarm WSS Alarm Jack Hamett Sports Complex 9391033646 000024250368 9/20-1 PRI Circuit Inbound Trunk Red Phone Fire Sta#5 Red Phone Fire Sta#3 Red Phone Fire Sta#2 800 Mhz Radio Link Local Usage Balearic Center Fax Sr Ctr Fire Alarm Senior Center Elevator Lions Park Fire Sta#1 Fire Alarm System 2310 Placentia Irrigation Red Phone Fire Sta#6 Red Phone Fire Sta#4 Red Phone Fire Sta#1		
0256186	10/31/25	P	AT&T Mobility LLC	0000030878	1,166.96
			<i>Line Description:</i> Equipment to ensure Fire & Res		
0256187	10/31/25	P	Accord Systems LLC	0000024035	8,500.00
			<i>Line Description:</i> ACA Compliance Tracking and Re		
0256188	10/31/25	P	Aetna	0000028711	512.41
			<i>Line Description:</i> Refund Ambulance Fee		

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0256189	10/31/25	P	Alfredo Hernandez	0000031578	1,000.00
			Line Description: Refund Permit EENC-25-0162		
0256190	10/31/25	P	All American Asphalt	0000000971	1,005.84
			Line Description: Asphalt for filing potholes & Asphalt for filing potholes & Asphalt for filing potholes &		
0256191	10/31/25	P	Bernard King	0000031254	370.00
			Line Description: Rental Assistance-King		
0256192	10/31/25	P	Betsy Avalos	0000031589	100.00
			Line Description: Refund Rec Dep 2009219.002		
0256193	10/31/25	P	Blue Cross	0000005329	1,466.15
			Line Description: Refund Ambulance Fee Refund Ambulance Fee Refund Ambulance Fee		
0256194	10/31/25	P	Blue Shield of California	0000028683	5,382.78
			Line Description: Refund Ambulance Fee Refund Ambulance Fee Refund Ambulance Fee Refund Ambulance Fee		
0256195	10/31/25	P	Boyer Christopher Paul Revoc Living TR	0000031577	4,000.00
			Line Description: Refund Permit EENC-24-0753		
0256196	10/31/25	P	BrightView Landscape Services Inc	0000026055	6,712.88
			Line Description: Irrigation Repair-Sep 2025		

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0256197	10/31/25	P	CAL Voice	0000031594	600.00
		Line Description: Refund Rec Dep 2009224.004			
0256198	10/31/25	P	CSG Consultants Inc	0000001887	10,996.14
		Line Description: Bldng Plan Check-Sep 2025			
0256199	10/31/25	P	Cactus Roots Counseling	0000031590	500.00
		Line Description: Refund Rec Dep 2009220.002			
0256200	10/31/25	P	Carie Condon	0000031557	250.00
		Line Description: Refund Rec Receipt#2009155.002			
0256201	10/31/25	P	Castle & Monarch APC	0000031575	275.00
		Line Description: Refund Sbpn Dep 001-00384319			
0256202	10/31/25	P	Christine Sanmiquel	0000031576	225.00
		Line Description: Refund Pemrit RGEN-25-2203			
0256203	10/31/25	P	City of Huntington Beach	0000002599	4,633.00
		Line Description: Booking Fee-Aug 2025 Booking Fee-Sep 2025 Helicopter Svc-Aug 2025			
0256204	10/31/25	P	CityGreen Consulting, LLC	0000030471	4,258.75
		Line Description: City Consulting 9/16-9/30			
0256205	10/31/25	P	Clifford Melvin Slawson	0000031583	111.50
		Line Description: Refund Citation CM050033755			

SUMMARY CHECK REGISTER

Bank: CITY
Cycle: AWKLY

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
0256206	10/31/25	P	College Hospital	0000006754	12.33
			<i>Line Description:</i> Refund Ambulance Fee		
0256207	10/31/25	P	Commercial Electric Systems Inc	0000023150	225.20
			<i>Line Description:</i> Loop Detectoe Harness		
0256208	10/31/25	P	Corrales Law Group	0000031574	275.00
			<i>Line Description:</i> Refund Sbpn Dep 001-00383861		
0256209	10/31/25	P	Costa Mesa Lock & Key	0000001817	68.69
			<i>Line Description:</i> Lock & Key Svc		
0256210	10/31/25	P	Cotiviti	0000031551	412.01
			<i>Line Description:</i> Refund Ambulance Fee		
0256211	10/31/25	P	David Salene	0000031189	1,500.00
			<i>Line Description:</i> Refund Permit EENC-25-0223		
0256212	10/31/25	P	Demetrius Mayhand	0000030111	140.00
			<i>Line Description:</i> Basketball Referee 10/22/25		
0256213	10/31/25	P	Dennis Grubb & Assoc. Willdan Engr. Co	0000030346	327.71
			<i>Line Description:</i> FirePlan Check Svs FAEC25-0146		
0256214	10/31/25	P	Derrick Fritts	0000031552	358.64
			<i>Line Description:</i> Refund Ambulance Fee		

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0256215	10/31/25	P	Digital Magic Signs <i>Line Description:</i> Vehicle Graphics-#729	0000012837	270.13
0256216	10/31/25	P	EMS Technology Solutions LLC <i>Line Description:</i> Inventory Asset Mgmt License	0000005819	2,376.00
0256217	10/31/25	P	Edith Rodriguez <i>Line Description:</i> Refund Rec Receipt#2009159.002	0000031553	12.00
0256218	10/31/25	P	Ehson Mosleh <i>Line Description:</i> Refund Permit EENC-24-0922	0000031579	1,500.00
0256219	10/31/25	P	Elise Gates <i>Line Description:</i> Refund Rec Dep 2009175.002	0000031562	20.00
0256220	10/31/25	P	Expo Propane Inc <i>Line Description:</i> Propane Repair-FS #4	0000017819	1,163.06
0256221	10/31/25	P	Families Forward Inc <i>Line Description:</i> Rental Assistance 6/30-7/27/25 Rental Assistance 7/28-8/24/25	0000024105	13,514.13
0256222	10/31/25	P	Faronics Technologies USA Inc <i>Line Description:</i> ANNUAL MAINTENANCE RENEWAL	0000018659	173.25
0256223	10/31/25	P	FleetPride Heavy Duty Parts & Service <i>Line Description:</i> Reducer & Aluminized ID	0000030911	86.84
0256224	10/31/25	P	G & W Towing	0000002289	130.00

SUMMARY CHECK REGISTER

Bank: CITY

Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
			Line Description: Towing Svc-#784		
0256225	10/31/25	P	Galls LLC	0000002297	432.59
			Line Description: Uniform-Senger Uniform-Bohr Uniform-Pluma Uniform-Eynden		
0256226	10/31/25	P	Grainger	0000002393	1,077.93
			Line Description: Hardware Hardware Hardware Facilities Telecomm Supplies Telecomm Supplies		
0256227	10/31/25	P	Guldjian Fasel APC	0000031563	162.45
			Line Description: Refund Sbpn Dep 001-00384029		
0256228	10/31/25	P	Hinderliter De Llamas & Associates	0000002537	2,000.00
			Line Description: Cannabis Mgnt Svc-Sep 2025		
0256229	10/31/25	P	International Coatings Company Inc	0000025519	675.17
			Line Description: Stencil Guard Reflective Beads		
0256230	10/31/25	P	Irv Seaver Motorcycles	0000010272	1,577.71
			Line Description: Shop Supplies		
0256231	10/31/25	P	Jaime Rodriguez	0000031584	111.50
			Line Description: Refund Citation CM050035274		

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0256232	10/31/25	P	James Snordan	0000029974	140.00
			Line Description: Basketball Referee 10/22/25		
0256233	10/31/25	P	Jennifer Rennon Allen	0000031555	100.00
			Line Description: Refund Rec Receipt#2009157.002		
0256234	10/31/25	P	Joe Mar Polygraph	0000030910	750.00
			Line Description: Polygraph Exam		
0256235	10/31/25	P	Johan Herrera	0000031593	850.00
			Line Description: Refund R2009222.002		
0256236	10/31/25	P	John Moyles	0000031597	1,000.00
			Line Description: Refund Permit EENC-25-0504		
0256237	10/31/25	P	Johnson Controls Fire Protection LP	0000026089	277.23
			Line Description: Service Call-Sr Cntr Service Call-DRC		
0256238	10/31/25	P	Josh Torea South	0000031595	111.50
			Line Description: Refund Citation CM030017330		
0256239	10/31/25	P	Justin S Walley	0000031484	1,386.19
			Line Description: Refund Ambulance Fee		
0256240	10/31/25	P	Kelly Spicers Stores	0000029500	427.01
			Line Description: Presentation Bonds		
0256241	10/31/25	P	Kimball Midwest	0000006819	681.32

SUMMARY CHECK REGISTER

Bank: CITY

Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
			Line Description: Shop Suuplies		
0256242	10/31/25	P	Kiwanis Aktion Club	0000031554	100.00
			Line Description: Refund Rec Receipt#2009158.002		
0256243	10/31/25	P	LN Curtis & Sons	0000002983	9,895.62
			Line Description: Firefighter Pants		
			Firefighter Shirts		
			Firefighter Short Sleeve Shirt		
			Firefighter Long Sleeves Shirt		
			Suspenders		
			Pike Pole Mounting Bracket		
			Firefighter Shirts		
			Firefighter Shirts		
			Fightfighting Boots		
0256244	10/31/25	P	Langlois Fancy Frozen Foods	0000030651	175.07
			Line Description: Jail Food Services Oct 25		
0256245	10/31/25	P	Lehr Auto	0000014732	3,584.86
			Line Description: Utility LED 6" spotlight black		
			Upfitting PD Vehicles		
0256246	10/31/25	P	Liebert Cassidy Whitmore	0000002960	11,868.00
			Line Description: LEGAL SERVICES - HR		
			LEGAL SERVICES - HR		
			LEGAL SERVICES - HR		
			LEGAL SERVICES - HR		
			LEGAL SERVICES - HR		
0256247	10/31/25	P	Liliana Mercedes	0000031587	39.50
			Line Description: Refund Citation CM020026777		

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0256248	10/31/25	P	Linda Susan Bent	0000031319	1,000.00
			Line Description: Refund Permit EENC-25-0503		
0256249	10/31/25	P	Los Angeles Times	0000003000	1,581.71
			Line Description: Legal Advertising		
0256250	10/31/25	P	Luis A Mejia	0000031550	118.20
			Line Description: Refund Ambulance Fee		
0256251	10/31/25	P	Lynn Nghiem	0000031560	6.00
			Line Description: Refund Rec Dep 2009173.002		
0256252	10/31/25	P	Mardirossian Akaragian LLP	0000031564	275.00
			Line Description: Refund Sbpn Dep 001-00383860		
0256253	10/31/25	P	Melanie Salas	0000000985	250.00
			Line Description: Refund Rec Dep 2009172.002		
0256254	10/31/25	P	Michelle Banks	0000031596	43.50
			Line Description: Refund Citation CM030018051		
0256255	10/31/25	P	Michelle Davidson	0000031556	100.00
			Line Description: Refund Rec Receipt#2009156.002		
0256256	10/31/25	P	Morgan Dot Deisner	0000019994	43.50
			Line Description: Refun Citation CM070035927		

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0256257	10/31/25	P	Morrie Chen	0000003581	549.70
			Line Description: Refund Ambulance Fee		
0256258	10/31/25	P	Ms Winnie TSE	0000031598	1,000.00
			Line Description: Refund Permit EENC-25-0348		
0256259	10/31/25	P	NeWave Construction Inc	0000024108	8,721.00
			Line Description: DEMOLITION PD RESTROOM Retention Proj 25-16/200017		
0256260	10/31/25	P	Niki Parker	0000002913	490.00
			Line Description: Instructor Payment 5/1-8/28/25		
0256261	10/31/25	P	Noah Holland Torgeson	0000030405	300.00
			Line Description: DJ Svc-Wicked Dance		
0256262	10/31/25	P	Noridian Medicare JE Part B	0000028718	958.60
			Line Description: Refund Ambulance Fee Refund Ambulance Fee		
0256263	10/31/25	P	OC Uniforms & Tailoring Inc.	0000031514	1,076.13
			Line Description: PURCHASE UNIFORMS ON AN AS NEE		
0256264	10/31/25	P	Onward Engineering	0000003212	11,965.55
			Line Description: Adams Ave MultiPp Trails Sep25		
0256265	10/31/25	P	Optum	0000031490	528.31
			Line Description: Refund Ambulance Fee		

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0256266	10/31/25	P	Orange County Dept of Education	0000000442	500.00
			Line Description: Refund Rec Dep 2009223.002		
0256267	10/31/25	P	Pacific Medical Waste	0000029793	193.22
			Line Description: Biohazard Disposal-Prop-Oct25		
0256268	10/31/25	P	Park Stanton Place	0000031385	500.00
			Line Description: Rental Assistance-L Elman		
0256269	10/31/25	P	Park Stanton Place	0000031385	500.00
			Line Description: Rental Assistance-K Flynn		
0256270	10/31/25	P	Post Alarm Systems Inc	0000026907	82.44
			Line Description: CMBS Fire Alarm Monitoring		
0256271	10/31/25	P	Priority Landscape Services LLC	0000026592	8,928.00
			Line Description: Citywide Young Tree Care Fairview Park Landscape Sept25		
0256272	10/31/25	P	Project 529 Inc	0000029911	2,100.00
			Line Description: Bike Registration-Police-Term:		
0256273	10/31/25	P	Quinn Company	0000023844	7,757.69
			Line Description: FS#6 Emergency Generator Svc		
0256274	10/31/25	P	RJ Tanner Construction	0000008649	2,000.00
			Line Description: Refund Permit EENC-25-0366		
0256275	10/31/25	P	Renewell Fleet Services LLC	0000031060	2,102.42

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
			Line Description: Stock-Flowmeter		
0256276	10/31/25	P	Reyna Carrillo	0000031588	450.00
			Line Description: Refrond Permit BIPV-25-0146		
0256277	10/31/25	P	Selena Zalpa	0000031558	250.00
			Line Description: Refund Rec Receipt 2009170.002		
0256278	10/31/25	P	Seth Dubois	0000031585	259.50
			Line Description: Refund Citation CM030018748		
0256279	10/31/25	P	Sharon Young	0000031549	150.00
			Line Description: Refund Ambulance Fee		
0256280	10/31/25	P	Sharpline Solutions Inc	0000025805	5,250.38
			Line Description: Preformed Thermo Numbers for E Preformed Thermo Keep Clear Me		
0256281	10/31/25	P	Sims Orange Welding Supply Inc	0000004030	3,509.05
			Line Description: Welding Shop-Air Cooled Alumin		
0256282	10/31/25	P	So Cal Carnivorous Plant Enthusiasts	0000031440	250.00
			Line Description: Refund Rec Dep 2009171.002		
0256283	10/31/25	P	Source Graphics	0000025326	587.24
			Line Description: HP 729 DESIGNJET PRINTHEAD REP SALES TAX (7.75%)		
0256284	10/31/25	P	Southern California Edison Company	0000004088	2,713.46

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
			<i>Line Description:</i> 735 Baker 9/22-10/20/25 555 1/2 Paularino 9/23-10/21/25 2704 Harbor 9/22-10/20/25 2301 Harbor 9/24-10/22/25 FS#1 9/22-10/20/25 867 Prospect 9/23-10/21/25 3120 Manistee 9/23-10/21/25 2948 Bristol 9/16-10/14/25		
0256285	10/31/25	P	Southern California Gas Company	0000004092	4,256.45
			<i>Line Description:</i> 2300 Placentia 2 9/22-10/22/25 2310 Placentia 9/22-10/22/25 Comm 9/22-10/22/25 PD 9/22-10/22/25 FS#4 9/22-10/22/25 FS#3 9/19-10/21/25 567 W 18th 9/19-10/21/25 FS#5 9/22-10/22/25 FS#2 9/23-10/23/25 NHCC 9/19-10/21/25 Pool 9/19-10/21/25 BCC 9/24-10/24/25 Sr Ctr 9/19-10/21/25 DRC 9/19-10/21/25 721 James 9/19-10/21/25 717 James 9/19-10/21/25		
0256286	10/31/25	P	Southside Towing	0000014300	219.00
			<i>Line Description:</i> 700-Tow		
0256287	10/31/25	P	State of California Dept of Justice	0000001534	1,175.00
			<i>Line Description:</i> Livescan/Fingerprint Svs Sep25		
0256288	10/31/25	P	Stephanie Torres	0000031592	100.00
			<i>Line Description:</i> Refund Rec Dep 2009221.002		

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0256289	10/31/25	P	Steven Robert Jordan	0000031586	111.50
			Line Description: Refund Citation CM040031702		
0256290	10/31/25	P	Townsend Public Affairs Inc	0000021510	6,825.00
			Line Description: Consulting-October		
0256291	10/31/25	P	Trang Nguyen	0000028723	12.50
			Line Description: Refund Rec Dep 2009160.002		
0256292	10/31/25	P	US Bank	0000002228	7,038.18
			Line Description: Payroll 25-21		
0256293	10/31/25	P	UniFirst Holdings Inc	0000030616	77.94
			Line Description: CMBS Walk Off Mats		
0256294	10/31/25	P	United Healthcare	0000028700	2,579.39
			Line Description: Refund Ambulance Fee		
0256295	10/31/25	P	Veritone, Inc.	0000029794	14,000.00
			Line Description: RIPA Subscript 10/1/25-9/30/26		
0256296	10/31/25	P	Verizon Wireless	0000008717	1,351.97
			Line Description: WIRELESS PHONE 9/18-10/17/25 WIRELESS PHONE 9/18-10/17/25		
0256297	10/31/25	P	Vistify, Inc	0000031374	398.00
			Line Description: MagicInfo Subsc9/14/25-9/13/26		

Report ID: CCM2001

City of Costa Mesa Accounts Payable
SUMMARY CHECK REGISTER

Page No. 18

Run Date Oct 30,2025

Run Time 1:13:14 PM

Bank: CITY

Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0256298	10/31/25	P	Waterline Technologies Inc	0000014520	54.52
			Line Description: DRC Pool Treatment		
0256299	10/31/25	P	Waxie Sanitary Supply	0000004480	13,772.23
			Line Description: JANITORIAL AND SANITARY SUPPLI		
0256300	10/31/25	P	West Coast Arborists Inc	0000004498	9,520.00
			Line Description: Tree Canopy Assess 8/1-8/15/25		
0256301	10/31/25	P	Woodruff Spradlin & Smart	0000004577	97.50
			Line Description: WORKPLACE INVESTIGATIONS		
0256302	10/31/25	P	Yan Zhang	0000031559	12.50
			Line Description: Refund Rec Receipt 2009174.002		
0256303	10/31/25	P	Yesenia Garcia	0000016570	200.00
			Line Description: Refund Rec Dep 2009226.002		
			Refun Rec Dep 2009225.002		
TOTAL					\$776,388.19

End of Report

Bank: CITY
Cycle: ANNUAL

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
0256304	10/31/25	P	Josefina Garcia	0000031493	950.00
			Line Description: Refund Rec Dep 2009124.002		
			Refund Rec Dep 2009124.002		
TOTAL					\$950.00

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0256305	11/07/25	P	Benefit Coordinators Corp	0000029594	87,746.00
		Line Description:	Delta Dental Ins Prem Nov 25 VSP Ins Prem Nov 25 Delta Dental Ins Prem Oct 25 VSP Ins Prem Oct 25		
0256306	11/07/25	P	Bracken's Kitchen Inc	0000029468	18,952.88
		Line Description:	Shelter Meal Svc10/6-10/19/25		
0256307	11/07/25	P	Carahsoft Technology Corporation	0000026738	24,414.98
		Line Description:	ONESIGN SSO/AM PREMIUM SUPPORT IMPRIVATA VIRTUAL APPLIANCE (4 IMPRIVATA SERVICES- REMOTE & H IMPRIVATA PROXIMITY USB READER ONESIGN SSPW MANAGEMENT PREMIU SALES TAX (7.75%)		
0256308	11/07/25	P	Community Catalyst	0000030590	41,200.00
		Line Description:	Staffing Svc-Jul 2025 Staffing Svc-Aug 2025		
0256309	11/07/25	P	FALCK MOBILE HEALTH CORP.	0000019807	209,900.00
		Line Description:	Ambulance Svc 10/16-10/31/25 Ambulance Svc 10/1-10/15/25 Surge Unit September 2025		
0256310	11/07/25	P	Gensler	0000031100	25,784.56
		Line Description:	CM Facilities Master Plan-Sep		
0256311	11/07/25	P	LINA	0000015623	38,009.98
		Line Description:	Active Life/AD&D NYL Admin Fee Sept 2025		

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3,059,552.57 +
1,531.71 +
220,181.79 +
3,281,266.07 *

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
			Line Description: Voluntary Life Oct 2025 LTD Ins Prem Oct 2025 Retiree Life Oct 2025		
0256312	11/07/25	P	Mobile Home Improvement	0000015213	30,760.00
			Line Description: Rehab Grant- 903 W 17th #68 Rehab Grant-2060 Newport #42		
0256313	11/07/25	P	Orange County Treasurer Tax Collector	0000003489	66,721.65
			Line Description: NPT Bay TMDL Cost Share		
0256314	11/07/25	P	Orange County Treasurer Tax Collector	0000003489	181,211.26
			Line Description: NPDES Cost Share FY25-26		
0256315	11/07/25	P	Pinnacle Petroleum, Inc	0000029315	22,226.60
			Line Description: PD Unleaded Fuel Tank #7		
0256316	11/07/25	P	Place Works Inc	0000023119	34,466.00
			Line Description: Fairview Development Center Pr		
0256317	11/07/25	P	Rutan & Tucker Client Trust Account	0000006961	1,750,000.00
			Line Description: Sttlmnt DOL-4/15/2019		
0256318	11/07/25	P	Siemens Industry Inc	0000002904	248,228.68
			Line Description: Maintenance Services Agreement		
0256319	11/07/25	P	Southern California Edison Company	0000004088	21,214.08
			Line Description: 3460 Smalley Oct 25 Volcom Sk8 Park Oct 25 980 Arlington Oct 25 970 Arlington Oct 25		

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
			<i>Line Description:</i> 2750 Fairview Oct 25 Tennis Ctr Oct 25 885 Junipero Oct 25 1035 Park Crest Oct 25 360 W Wilson 9/29-10/27/25 702 1/2 Victoria 9/30-10/28/25 702 Victoria 9/30-10/28/25 DRC 9/30-10/28/25 3351 Sakioka 9/25-10/23/25 Sr Ctr 9/29-10/27/25 1624 Gisler Oct 25 348 E 17th 9/25-10/23/25 3129 Harbor Oct 25 Davis Field 9/29-10/27/25 1952 Newport 9/26-10/26/25 NHCC 9/29-10/27/25 1895 Irvine Oct 25 3349 Sakioka 9/25-10/23/25		
0256320	11/07/25	P	TDG Engineering, Inc.	0000030004	26,051.76
			<i>Line Description:</i> PROFESSIONAL SERVICES AGREEMEN		
0256321	11/07/25	P	The Lincoln National Life Insurance Co	0000030039	29,120.87
			<i>Line Description:</i> Critical Ill Ins Oct 2025 Accident Ins Oct 2025 Accident Ins Nov 2025 Critical Ill Ins Nov 2025		
0256322	11/07/25	P	The Lincoln National Life Insurance Co	0000030039	31,120.20
			<i>Line Description:</i> STD Ins Prem September 2025 STD Ins Prem Oct 2025		
0256323	11/07/25	P	3SI Security Systems Inc	0000025001	720.00
			<i>Line Description:</i> Device Recovery Jul 25-Jun 26		

Bank: CITY

Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0256324	11/07/25	P	A & A Wiping Cloth Inc	0000018633	2,844.60
			Line Description: WH Floor Stock-Tksh White Used		
0256325	11/07/25	P	AAA Electric Motor Sales & Service Inc	0000019861	859.64
			Line Description: Electric Supplies		
0256326	11/07/25	P	AT & T	0000001107	107.00
			Line Description: Internet-Skate Park Camera		
0256327	11/07/25	P	Angel Auto Spa LLC	0000027465	3,465.06
			Line Description: CMPD Car Washes Sep 2025		
			City Car Washes Sep 2025		
0256328	11/07/25	P	Angely Vallarta	0000029193	400.00
			Line Description: Planning Comm Mtng-Oct 2025		
0256329	11/07/25	P	Ardurra Group, Inc.	0000030147	7,058.20
			Line Description: Prog Mgmt-FV Rd Sep 25		
			405 Improve Proj Sep 25		
0256330	11/07/25	P	Beau Hossler	0000029714	140.00
			Line Description: Basketball Referee 10/29/25		
0256331	11/07/25	P	Bureau Veritas North America Inc	0000016616	900.00
			Line Description: Plan Check Svc-Sep 2025		
0256332	11/07/25	P	CAPF	0000004755	2,448.50
			Line Description: Firefighters LTD Nov 25		

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0256333	11/07/25	P	CHUBB	0000031158	1,432.74
			Line Description: Long Term Care Ins Oct 2025		
0256334	11/07/25	P	CLEA	0000004754	4,032.00
			Line Description: Police Officers LTD Nov 25		
0256335	11/07/25	P	CSUF Extension & International Programs	0000018564	7,000.00
			Line Description: Leadership Development Program		
0256336	11/07/25	P	CentralSquare Technologies LLC	0000028721	2,268.61
			Line Description: TABLET COMMAND INTERFACE ANNUA		
0256337	11/07/25	P	Continental Interpreting Services Inc	0000024355	700.00
			Line Description: 2 Lang Interpreters 10/7/25		
0256338	11/07/25	P	Costa Mesa Auto Glass	0000010001	894.11
			Line Description: Windshield Replacement-#738		
0256339	11/07/25	P	Costa Mesa Lock & Key	0000001817	1,579.58
			Line Description: DRC-Hinges		
			Install Mechanical Push Button		
			DRC-Remove/Replace Mortise Loc		
0256340	11/07/25	P	Daniels Tire Service	0000001922	13,262.80
			Line Description: WH Auto Stock-Tires		
			WH Auto Stock-Tires		
			WH Auto Stock-Tires		
			Warehouse Stock		
			Warehouse Stock		
			WH Stock-Tires		

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
			Line Description: WH Stock-Tires		
0256341	11/07/25	P	David Martinez	0000014476	400.00
			Line Description: Planning Comm Mtng-Oct 2025		
0256342	11/07/25	P	Ecolab Pest Elimination	0000024420	3,557.30
			Line Description: Pest Control Svc-Oct 2025		
			Pest Control Svs July 25		
0256343	11/07/25	P	Employment Development Department	0000001543	709.00
			Line Description: Unemployment Jul-Sep 2025		
0256344	11/07/25	P	Fast 5 Costa Mesa 6 LLC	0000024446	592.00
			Line Description: Car Washes- Sep 2025		
			Car Washes Aug 25		
0256345	11/07/25	P	Ferguson Enterprises Inc #1350	0000007785	469.65
			Line Description: Plumbing Supplies		
			Plumbing Supplies		
			Plumbing Supplies		
0256346	11/07/25	P	FireStats LLC	0000026188	1,250.00
			Line Description: Data Analysis Tool Sep 25		
0256347	11/07/25	P	Grainger	0000002393	398.19
			Line Description: Hardware		
			Hardware - Facilities		
0256348	11/07/25	P	Hanks Electrical Supplies	0000002445	57.32
			Line Description: Electrical Supplies		

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0256349	11/07/25	P	Hinderliter De Llamas & Associates	0000002537	1,181.20
			Line Description: HDL PRIME BUSINESS LICENSE SOF		
0256350	11/07/25	P	International Council of Shopping Center	0000002686	10,500.00
			Line Description: BOOTH RENTAL		
0256351	11/07/25	P	Irv Seaver Motorcycles	0000010272	576.34
			Line Description: 622-Side Panel		
0256352	11/07/25	P	Irvine Pipe & Supply Inc	0000002711	712.02
			Line Description: Plumbing Supplies		
0256353	11/07/25	P	Jeffrey Harlan	0000020142	400.00
			Line Description: Planning Comm Mtng-Oct 2025		
0256354	11/07/25	P	Jonathan Zich	0000026312	400.00
			Line Description: Planning Comm Mtng-Oct 2025		
0256355	11/07/25	P	Jose Rojas	0000029411	400.00
			Line Description: Planning Comm Mtng-Oct 2025		
0256356	11/07/25	P	Jurassic Parties	0000029272	340.00
			Line Description: Entertainment-LEAP		
0256357	11/07/25	P	Karen Klepack	0000030322	400.00
			Line Description: Planning Comm Mtng-Oct 2025		

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0256358	11/07/25	P	LN Curtis & Sons	0000002983	1,597.68
		<i>Line Description:</i>	Softshell Jacket Fireline Wiland Gloves Firefighter Pants Firefighting Hood		
0256359	11/07/25	P	Melad & Associates	0000005068	4,319.18
		<i>Line Description:</i>	Plan Check Svs Plan Check Svs		
0256360	11/07/25	P	Merrimac Energy Group	0000021566	13,536.29
		<i>Line Description:</i>	FS#1 Diesel Fuel FS#5 Diesel Fuel Tank #14 CY Diesel Fuel Tank #2 FS#6 Diesel Fuel Tank 15 FS#2 Diesel Fuel Tank #11		
0256361	11/07/25	P	Mesa Smog	0000020735	50.00
		<i>Line Description:</i>	788-Smog		
0256362	11/07/25	P	MetLife Legal Plans Inc	0000014707	5,263.50
		<i>Line Description:</i>	MetLife Legal Premium Oct 25		
0256363	11/07/25	P	Michael E Raneses	0000027496	900.00
		<i>Line Description:</i>	PD Hearing Officer Billing		
0256364	11/07/25	P	Mitsubishi Electric Power Products, Inc.	0000029956	5,715.00
		<i>Line Description:</i>	Maint of UPS Batteries		
0256365	11/07/25	P	National Data & Surveying Services	0000021249	1,270.00
		<i>Line Description:</i>	Volume & Speed Traffic Counts		

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
			<i>Line Description:</i> Volume & Speed Traffic Counts		
0256366	11/07/25	P	NeWave Construction Inc	0000024108	1,142.96
			<i>Line Description:</i> Retention Proj #25-16/200017		
0256367	11/07/25	P	O Neil Storage	0000018395	412.89
			<i>Line Description:</i> Offsite Records Storage		
			Offsite Records Storage		
			Offsite Records Storage		
0256368	11/07/25	P	Omari Smith	0000029906	140.00
			<i>Line Description:</i> Basketball Referee		
0256369	11/07/25	P	PRISM	0000029319	4,186.44
			<i>Line Description:</i> Monthly EAP Svcs		
0256370	11/07/25	P	Pacific Plumbing of Southern California	0000030657	138.00
			<i>Line Description:</i> DDL-Service Call		
0256371	11/07/25	P	Pictometry International Corp	0000016320	3,500.00
			<i>Line Description:</i> IMAGERY LICENSE		
0256372	11/07/25	P	Quadient Inc	0000028798	7,450.00
			<i>Line Description:</i> Oct 2025 Credit Line		
0256373	11/07/25	P	Renewell Fleet Services LLC	0000031060	692.64
			<i>Line Description:</i> Stock-Sun Visor		
0256374	11/07/25	P	Resource Building Materials	0000024350	429.28

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
			Line Description: Sand-Sandblasting Graffiti		
0256375	11/07/25	P	Rincon Truck Center Inc	0000013236	3,249.65
			Line Description: Drum, Brake Kit & Core		
0256376	11/07/25	P	Robert L Dickson Jr	0000003671	400.00
			Line Description: Planning Comm Mtng-Oct 2025		
0256377	11/07/25	P	Scott Fazekas & Associates Inc	0000003961	4,290.51
			Line Description: Consulting Plan Check Svcs		
0256378	11/07/25	P	Southern California Gas Company	0000004092	322.16
			Line Description: FS#1 9/24-10/24/25 FS#6 9/26-10/28/25		
0256379	11/07/25	P	Southwest Lift & Equipment Inc	0000025759	2,764.29
			Line Description: Repairs to Mobile Lift		
0256380	11/07/25	P	The Counseling Team International	0000026352	1,777.50
			Line Description: Employee Support Svc-Sep 2025 Pre Employment Psych		
0256381	11/07/25	P	Tovey Shultz Construction Inc	0000025581	7,357.05
			Line Description: Retention Proj 17-03/800032 Proj 17-03 Lions Park		
0256382	11/07/25	P	Transtech Engineers Inc	0000026910	6,500.00
			Line Description: On-Call Staff Support		

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0256383	11/07/25	P	Triton Technology Solutions Inc	0000021687	3,011.95
			Line Description: TV Replacement Council Chamber		
0256384	11/07/25	P	Uline	0000010970	1,457.76
			Line Description: Supplies-Property		
0256385	11/07/25	P	UniFirst Holdings Inc	0000030616	77.94
			Line Description: CLEANING SERVICE		
0256386	11/07/25	P	Verizon Wireless	0000008717	3,789.22
			Line Description: WIRELESS PHONE		
			WIRELESS PHONE		
			WIRELESS PHONE 9/18-10/17/25		
			Credit-FIRE IPADS		
0256387	11/07/25	P	Ware Disposal Inc	0000000255	11,010.63
			Line Description: Oct 2025 City Facilities		
0256388	11/07/25	P	Water One Industries, Inc	0000031042	324.00
			Line Description: QUARTERLY WATER TREATMENT SVCS		
0256389	11/07/25	P	Waxie Sanitary Supply	0000004480	1,135.69
			Line Description: JANITORIAL AND SANITARY SUPPLI		
0256390	11/07/25	P	Woodruff Spradlin & Smart	0000004577	1,755.00
			Line Description: WORKPLACE INVESTIGATIONS		
			WORKPLACE INVESTIGATIONS		
			WORKPLACE INVESTIGATIONS		
TOTAL					\$3,059,552.57

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0256391	11/07/25	P	Pamela Lilly	0000025324	750.00
Line Description: Payroll Deduction 25-23					
0256392	11/07/25	P	State of California	0000001546	424.24
Line Description: Payroll Deduction 25-23					
0256393	11/07/25	P	State of California	0000001546	357.47
Line Description: Payroll Deduction 25-23					
TOTAL					\$1,531.71

Bank: DDP1

Cycle: ADDEP1

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
021044	11/07/25	P	CDW Government Inc	0000005402	35,683.22
			Line Description: VEEAM DATA PLTFM FND ENT + MNT Commercial Disp ELECTRONIC EQUIPMENT NETMOTION COMPLETE		
021045	11/07/25	P	Costa Mesa Employees Association	0000006284	4,572.71
			Line Description: Payroll Deduction 25-23		
021046	11/07/25	P	Costa Mesa Executive Club	0000006286	350.00
			Line Description: Payroll Deduction 25-23		
021047	11/07/25	P	Costa Mesa Firefighters Association	0000001812	9,119.50
			Line Description: Payroll Deduction 25-23		
021048	11/07/25	P	Costa Mesa Police Association	0000001819	7,380.00
			Line Description: Payroll Deduction 25-23		
021049	11/07/25	P	Costa Mesa Police Management Assn	0000005082	315.00
			Line Description: Payroll Deduction 25-23		
021050	11/07/25	P	Gabrielle Wang	0000031617	1,082.92
			Line Description: Cal PERS Ed Conf		
021051	11/07/25	P	Hoon Jo	0000029756	95.00
			Line Description: GISP Annual Fee		
021052	11/07/25	P	Jack R. Sweeney	0000030173	4,317.60
			Line Description: 3190 Airport Lp November 25		

Bank: DDP1

Cycle: ADDEP1

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
021053	11/07/25	P	Jan Wang	0000027357	257.00
			<i>Line Description:</i> MMASC Conf		
021054	11/07/25	P	Jones Mayer	0000014653	155,899.44
			<i>Line Description:</i> 135078-Council		
			135085-Housing		
			1315082-Finance		
			135106-Schaefer		
			135083-Fire Dept		
			135075-City Clerk		
			135089-Jahanbin 2		
			135093-May, Julia		
			135102-Recreation		
			135067-227 Mesa Dr		
			135099-Police Dept		
			135111-440 RCVRSHP		
			135064-1963 Wallace		
			135076-City Manager		
			135084-Harvey, Lori		
			135092-Leik, Judith		
			135100-Public Works		
			135101-Querry, Jake		
			135110-Joann/Canyon		
			135074-City Attorney		
			135094-Mood, Ivin #3		
			135109-1022 Bengonia		
			135066-2162 Maple St.		
			135070-544 Bernard St		
			135073-Animal Control		
			135095-Ohio House LLC		
			135104-Rivera, Nathan		
			135105-Salehpour, Ali		
			135113-D'Alessio 1983		
			135115-Vargas, Angela		
			135086-Human Resources		
			135103-Risk Management		

Bank: DDP1
Cycle: ADDEP1

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
			<i>Line Description:</i>		
			135069-374 Woodland Ave		
			135071-599 W. Wilson St		
			135072-Alexander, James		
			135077-Code Enforcement		
			135081-Farrell Harrison		
			135091-Jamboree Housing		
			135097-Percival, Zoe M.		
			135061-1095 Sea Bluff Dr		
			135062-113 Clearbrook Ln		
			135063-1858 Newport Blvd		
			135068-2280 Newport Blvd		
			135080-Development Serv.		
			135090-Jahanbin, Khosrow		
			135087-Insight Psychology		
			135108-Wilson, L Theodore		
			135114-Banegas, Dorado, A		
			135065-1963 Wallace DecRel		
			135098-Planning Commission		
			135107-Veramancini, Juan D		
			135112-Loya Casualty/Smith		
			135079-D'Alessio Investment		
			135088-Information Technology		
			135096-Parks & Community Svcs		
021055	11/07/25	P	Laura Davis	0000012465	500.00
			<i>Line Description:</i> Clothing Allowance 25-26		
021056	11/07/25	P	Michael S Brumbaugh	0000013798	250.00
			<i>Line Description:</i> Achievement Award Oct 2025		
021057	11/07/25	P	Silvia Kennerson	0000009041	359.40
			<i>Line Description:</i> MMASC Conf		
					TOTAL \$220,181.79



CITY OF COSTA MESA

77 Fair Drive
Costa Mesa, CA 92626

Agenda Report

File #: 25-564

Meeting Date: 11/18/2025

TITLE:

ACCEPTANCE OF THE GREENVILLE-BANNING CHANNEL HYDRODYNAMIC SEPARATOR INSTALLATION PROJECT, CITY PROJECT NO. 25-02

DEPARTMENT: PUBLIC WORKS DEPARTMENT/ENGINEERING DIVISION

PRESENTED BY: RAJA SETHURAMAN, PUBLIC WORKS DIRECTOR

CONTACT INFORMATION: SEUNG YANG, P.E., CITY ENGINEER (714) 754-5335

RECOMMENDATION:

Staff recommends the City Council:

1. Accept the work performed by Zusser Company Inc., 528 Palisades Drive, Suite 504, Los Angeles, California 90272, for the Greenville-Banning Channel Hydrodynamic Separator Installation Project, and authorize the City Clerk to file the Notice of Completion.
2. Authorize the Interim City Manager to release the retention monies thirty-five (35) days after the Notice of Completion filing date; release the Labor and Material Bond seven (7) months after the filing date; and release the Faithful Performance Bond one (1) year after the filing date.

BACKGROUND:

On February 4, 2025, the City Council awarded a construction contract to Zusser Company, Inc., for the Greenville-Banning Channel Hydrodynamic Separator (HDS) Installation Project, City Project No. 25-02.

Primarily funded by the Orange County Transportation Authority's (OCTA's) Environmental Cleanup Program (ECP) Tier 1 (Project X) grant, this trash capture system and stormwater quality improvement involved the construction of an HDS unit on the premises of the Costa Mesa Country Club, next to the outfall of an existing County of Orange storm drain facility.

The storm drain line conveys runoff from a drainage area consisting of various high-priority land uses, such as high-density residential, industrial, commercial, and mixed-urban areas in the local vicinity south of Fairview Park. The HDS unit captures storm runoff from these high-priority areas and treats the runoff for trash and pollutants before allowing treated stormwater into the Orange County Flood Control District's facility and ultimately into the Greenville-Banning Channel.

The contractor, Zusser Company, Inc., completed all work as required in the contract documents.

The construction is now complete and is ready to be accepted by the City Council.

ANALYSIS:

The work required by the contract documents was completed on October 9, 2025, to the satisfaction of the City Engineer. The final contract cost, including quantity adjustments and a change order, amounted to \$892,750. The change order was for the removal and pump-out of the unforeseen excess groundwater that was infiltrating the bottom of the excavated site.

The final contract price reflects a ten percent (10%) increase to the original contract as a result of final quantity adjustments. A report of the final costs is included as Attachment 1.

A summary of project costs are as follows:

Original Contract Cost:	\$811,750
Change Order Adjustment:	<u>\$ 81,000</u>
Final Contract Cost:	\$892,750

As of this date, there are no Stop Notices filed against the monies due to Zusser Company, Inc.



Newly installed Hydrodynamic Separator Unit

ALTERNATIVES:

This report is administrative in nature, and therefore, there are no alternatives considered for this item.

FISCAL REVIEW:

The final contract cost is \$892,750. The project was approved by City Council during the Fiscal Year 2024-25 Operating and Capital Improvement Budget. Primary funding for the project was from OCTA's Environmental Cleanup Program (ECP) Tier 1 (Project X) Measure M2 grant fund in the amount of \$497,645. The City's Drainage Fund and the Westside Storm Drain Improvements Project contributed towards the remaining project budget.

LEGAL REVIEW:

The City Attorney's Office has reviewed this agenda report and approves it as to form.

CITY COUNCIL GOALS AND PRIORITIES:

This item supports the following City Council goals:

- Strengthen the public's safety and improve the quality of life.
- Advances environmental sustainability and climate resiliency.
- Maintain and enhance the City's facilities, equipment and technology.

CONCLUSION:

Staff recommends the City Council:

1. Accept the work performed by Zusser Company Inc., 528 Palisades Drive, Suite 504, Los Angeles, California 90272, for the Greenville-Banning Channel Hydrodynamic Separator Installation Project, and authorize the City Clerk to file the Notice of Completion.
2. Authorize the Interim City Manager to release the retention monies thirty-five (35) days after the Notice of Completion filing date; release the Labor and Material Bond seven (7) months after the filing date; and release the Faithful Performance Bond one (1) year after the filing date.

ATTACHMENT 1

CONTRACTOR: Zusser Company, Inc.
528 Palisades Drive, Suite 504, Los Angeles, CA 90272

Project: GREENVILLE-BANNING CHANNEL HYDRODYNAMIC SEPARATOR (HDS) INSTALLATION PROJECT
CITY PROJECT NO. 25-02

ITEM NO	BID QUANTITY		DESCRIPTION	UNIT PRICE	TOTAL QUANTITY TO DATE		TOTAL TO DATE	CONTRACT PRICE
BASE BID								
1	1	LS	MOBILIZATION AND DEMOBILIZATION	\$80,000.00	100.00	%	\$80,000.00	\$80,000.00
2	1	LS	CLEARING AND GRUBBING	\$100,000.00	100.00	%	\$100,000.00	\$100,000.00
3	1	LS	EROSION, SEDIMENT, AND CHEMICAL CONTROL PLAN (ESCCP)	\$10,000.00	100.00	%	\$10,000.00	\$10,000.00
4	1	LS	EXCAVATION AND SHORING	\$180,000.00	100.00	%	\$180,000.00	\$180,000.00
5	1	LS	CONSTRUCT MODIFIED JUNCTION STRUCTURE 'A'	\$64,000.00	100.00	%	\$64,000.00	\$64,000.00
6	1	LS	CONSTRUCT MODIFIED JUNCTION STRUCTURE 'B'	\$31,000.00	100.00	%	\$31,000.00	\$31,000.00
7	1	LS	CONSTRUCT CDS UNIT STRUCTURE	\$254,750.00	100.00	%	\$254,750.00	\$254,750.00
8	1	LF	36-INCH DIA. RCP PIPE AND JOINTS	\$55,000.00	100.00	LF	\$55,000.00	\$55,000.00
FUNDS USED FOR GROUNDWATER ISSUE								
9	200	TON	3/4-INCH GRAVEL BASE MATERIAL	\$75.00	200.00	TON	\$15,000.00	\$15,000.00
10	1	LS	ACCESS ROAD GRADING	\$7,000.00	100.00	%	\$7,000.00	\$7,000.00
ALLOWANCES								
11	1	FA	ALLOWANCES	\$15,000.00	100.00	%	\$15,000.00	\$15,000.00
CHANGE ORDER #1								
	1	LS	EXTRA WORK #1 - GROUNDWATER	\$81,000.00	100.00	LS	\$81,000.00	
					SUBTOTAL :		\$892,750.00	\$811,750.00



CITY OF COSTA MESA

Agenda Report

77 Fair Drive
Costa Mesa, CA 92626

File #: 25-565

Meeting Date: 11/18/2025

TITLE:

REJECT SOLE BID FOR THE SEWER PIPE RELINE PROJECT, CITY PROJECT NO. 25-14

DEPARTMENT: PUBLIC WORKS DEPARTMENT/GENERAL SERVICES
DIVISION

PRESENTED BY: RAJA SETHURAMAN, PUBLIC WORKS DIRECTOR

CONTACT INFORMATION: PATRICK BAUER, DEPUTY PUBLIC WORKS DIRECTOR, (714)
754-5029

RECOMMENDATION:

Staff recommends the City Council reject a sole bid received for the Sewer Pipe Reline Project, City Project No. 25-14 and authorize staff to re-advertise the project.

BACKGROUND:

The Sewer Pipe Reline Project was approved with a budget of \$260,000 during Fiscal Year 2024-25. The sewer pipe relining project includes sewer pipelines for City Hall, Communications Building, Fire Station No. 5, Westside Substation, and Jack Hammett Sports Complex. The sewer pipe relining will consist of performing a camera inspection of all sewer lines, hydro-jetting the pipelines to remove all roots, dirt, buildup and all other infiltration, and inserting an epoxy-saturated woven felt cured-in-place liner to reform and reinforce the existing line. This process allows the sewer pipes ongoing use without the need to be completely replaced. A final camera inspection will be performed to ensure all liners have been installed and cured correctly.

ANALYSIS:

On September 25, 2025, staff received one (1) bid for this project from Pipe Restoration Solutions (PRS) in the amount of \$225,000. The bid abstract is shown in Attachment 1. In addition to the bidder not submitting a bid bond to the City Clerk by the stated deadline, the bid package was incomplete, lacking information required in the project specifications.

Based on the above, staff requests the City Council reject the bid at this time and authorize staff to re-advertise the project.

ALTERNATIVES:

Staff has determined that there is no alternative to be considered.

FISCAL REVIEW:

There is no fiscal impact with this action.

LEGAL REVIEW:

The City Attorney's Office has reviewed this agenda report and approves it as to form.

CITY COUNCIL GOALS AND PRIORITIES:

This item is administrative in nature.

CONCLUSION:

Staff recommend the City Council reject a sole bid for the Sewer Pipe Reline Project, City Project No. 25-14 and authorize staff to re-advertise the project.

City of Costa Mesa
Bid Results for Project SEWER PIPE RELINE (25-14)
Issued on 08/21/2025
Bid Due on September 25, 2025 2:00 PM (PDT)
Exported on 09/25/2025

Line Totals (Unit Price * Quantity)

Item Num	Section	Item Code	Description	Reference	Unit of Measure	Quantity	Pipe Restoration Solutions
1	Section 1	1	MOBILIZATION AND DEMOBILIZATION		LS	1	\$22,500.00
2	Section 1	2	REMOVE EXISTING ROOFING, DISPOSE OF DEMO MATERIAL, CLEAN, & PREP FOR ROOF REPLACEMENT		LS	1	\$56,250.00
3	Section 1	3	REPLACE ROOFING PER GARLAND COMPANY SHOP DRAWINGS AND PROJECT SPECIFICATIONS		LS	1	\$146,250.00
4	Section 1	4	ALLOWANCES		FA	1	\$0.00
						Subtotal	\$225,000.00
						Total	



CITY OF COSTA MESA

Agenda Report

77 Fair Drive
Costa Mesa, CA 92626

File #: 25-566

Meeting Date: 11/18/2025

TITLE:

ADOPTION OF ORDINANCE NO. 2025-08 - AMENDING TITLE 5: BUILDINGS AND STRUCTURES AND TITLE 7: FIRE PROTECTION AND PREVENTION OF THE COSTA MESA MUNICIPAL CODE; ADOPTING BY REFERENCE THE 2025 CALIFORNIA BUILDING STANDARDS CODE, INCLUDING SPECIFIED APPENDICES AND LOCAL AMENDMENTS, AND ADOPTING THE ORANGE COUNTY GRADING AND EXCAVATION CODE AND ASSOCIATED SUPPLEMENTS

DEPARTMENT: ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT / BUILDING DIVISION AND FIRE AND RESCUE/ FIRE PREVENTION & COMMUNITY RISK REDUCTION DIVISION

PRESENTED BY: ZIAD DOUDAR, BUILDING OFFICIAL & RYAN BOHR, FIRE MARSHAL

CONTACT INFORMATION: ZIAD DOUDAR, BUILDING OFFICIAL, (714) 754-5604 AND RYAN BOHR, FIRE MARSHAL, (714) 754-5049

RECOMMENDATION:

Staff recommends the City Council:

1. Adopt Ordinance No. 2025-08 to:

- Amend Titles 5 and 7 of the Costa Mesa Municipal Code;
- Adopt by reference the 2025 California Building Standards Code, as locally amended, and the current Orange County Grading and Excavation Code;
- Repeal the City's prior adoption of the 2022 editions; and
- Set an effective date of January 1, 2026.



Agenda Report

Item #: 25-566

Meeting Date: 11/18/2025

TITLE: ADOPTION OF ORDINANCE NO. 2025-08 – AMENDING TITLE 5: BUILDINGS AND STRUCTURES AND TITLE 7: FIRE PROTECTION AND PREVENTION OF THE COSTA MESA MUNICIPAL CODE; ADOPTING BY REFERENCE THE 2025 CALIFORNIA BUILDING STANDARDS CODE, INCLUDING SPECIFIED APPENDICES AND LOCAL AMENDMENTS, AND ADOPTING THE ORANGE COUNTY GRADING AND EXCAVATION CODE AND ASSOCIATED SUPPLEMENTS

DEPARTMENTS: ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT / BUILDING DIVISION AND FIRE AND RESCUE/ FIRE PREVENTION & COMMUNITY RISK REDUCTION DIVISION

PRESENTED BY: ZIAD DOUDAR, BUILDING OFFICIAL & RYAN BOHR, FIRE MARSHAL

**CONTACT INFORMATION: ZIAD DOUDAR, BUILDING OFFICIAL, (714) 754-5604 AND
RYAN BOHR, FIRE MARSHAL, (714) 754-5049**

RECOMMENDATION:

Staff recommends the City Council:

1. Adopt Ordinance No. 2025-08 to:
 - Amend Titles 5 and 7 of the Costa Mesa Municipal Code;
 - Adopt by reference the 2025 California Building Standards Code, as locally amended, and the current Orange County Grading and Excavation Code;
 - Repeal the City's prior adoption of the 2022 editions; and
 - Set an effective date of January 1, 2026.

BACKGROUND:

At its November 4, 2025 meeting, the City Council conducted a duly noticed public hearing and introduced Ordinance No. 2025-08 for first reading. The proposed updates bring the City into alignment with the 2025 California Building Standards Code (Title 24, California Code of Regulations), effective statewide January 1, 2026, and maintain local amendments supported by the adopted findings resolution, Resolution No. 2025-44.

These amendments continue the City's long-standing policy of adopting the State codes every three years, together with local modifications necessary to reflect Costa Mesa's specific climatic, geological, and topographical conditions, and to align with the Orange County Fire Authority and Orange County Building Officials Chapter recommendations for regional consistency.

Table 1. Reference Model Codes for the 2025 California Building Standards Code

<u>California Building Standards Code</u>	<u>Reference Model Code</u>
2025 California Building Code (Vol. 1 & 2)	2024 International Building Code (ICC)
2025 California Residential Code	2024 International Residential Code (ICC)
2025 California Green Building Standards Code (CALGreen)	California-Specific Code
2025 California Fire Code	2024 International Fire Code (ICC)
2025 California Existing Building Code	2024 International Existing Building Code
2025 California Plumbing Code	2024 Uniform Plumbing Code (IAPMO)
2025 California Mechanical Code	2024 Uniform Mechanical Code (IAPMO)
2025 California Energy Code	2024 International Energy Conservation Code
2025 California Wildland-Urban Interface Code	2024 International Wildland-Urban Interface Code
2025 California Electrical Code	2023 National Electrical Code (NFPA)
2021 International Swimming Pool & Spa Code	

ANALYSIS:

Ordinance No. 2025-08:

- Adopts by reference the 2025 California Building Standards Code with Costa Mesa's local amendments;
- Repeals references to the 2022 editions;
- Adopts the current Orange County Grading and Excavation Code and its supplements; and
- Sets an effective date of January 1, 2026.

One minor change was made at the introduction and first reading:

- Per City Council direction on November 4, 2025, amend CFC Section 1207.11.5.1 (ESS Electrical disconnect in Group R-3 and R-4 occupancies) to replace “shall be provided within 36-inches of the main electrical service disconnecting means” with: “shall be provided within 72-inches of, and readily visible from, the main electrical service disconnecting means”.

As noted previously, Assembly Bill 130 (2025) restricts new or more stringent residential building standards through June 1, 2031. The City’s ordinance complies with AB 130 by carrying forward existing residential amendments and introducing no new ones.

FISCAL REVIEW:

There are no fiscal impacts associated with these actions.

LEGAL REVIEW:

The City Attorney’s Office has reviewed the ordinance and approved it as to form.

CITY COUNCIL GOALS AND PRIORITIES:

This item supports the City Council’s Goal:

- Strengthen the Public’s Safety and Improve the Quality of Life.

CONCLUSION:

Staff recommends that the City Council adopt Ordinance No. 2025-08. Upon adoption, the ordinance will become effective January 1, 2026, replacing the 2022 editions of the California Building Standards Code within the City of Costa Mesa.

ORDINANCE NO. 2025-08

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, AMENDING TITLE 5: BUILDING AND STRUCTURES, SECTION 5-1, 5-1.1, 5-1.3 AND ADDING SECTION 5-1.4. TITLE 7: FIRE PROTECTION AND PREVENTION OF THE COSTA MESA MUNICIPAL CODE TO ADOPT BY REFERENCE THE 2025 CALIFORNIA BUILDING STANDARDS CODE INCLUDING SPECIFIED APPENDICES AND LOCAL AMENDMENTS, AND ADOPTING THE ORANGE COUNTY GRADING AND EXCAVATION CODE AND ASSOCIATED SUPPLEMENTS THERETO, AND REPEALING THE ADOPTION OF THE 2022 EDITIONS OF THE CALIFORNIA CODES WITH THE EFFECTIVE DATE OF JANUARY 1, 2026

THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA DOES HEREBY ORDAIN AS FOLLOWS:

Section 1.

TITLE 5 BUILDINGS AND STRUCTURES

The following sections of Title 5 of the Costa Mesa Municipal Code are hereby amended to read as follows:

5-1 Construction Codes Adopted.

For the purpose of prescribing regulations for erecting, construction, enlargement, alteration, repair, improving, removal, conversion, demolition, occupancy, equipment use, height, and area of buildings and structures, the following construction codes subject to the modifications set forth in this Chapter, are hereby adopted. The California Building Code, 2025 Edition, based on the 2024 International Building Code as published by the International Code Council, including Chapter 1, Division II. The California Residential Code, 2025 Edition, based on the 2024 International Residential Codes published by the International Code Council, including Chapter 1, Division II; including Appendix AX Swimming Pool Safety Act. The 2025 California Fire Code based on the 2024 International Fire Code. The 2025 California Green Building Standards Code. The 2025 Existing Building Code, based on the 2024 International Existing Building Code. The 2025 California Wildland-Urban Interface Code, based on the 2024 International Wildland-Urban Interface Code. The 2021 International Swimming Pool & Spa Code. The California

Plumbing Code, 2025 Edition, based on the 2024 Uniform Plumbing Code as published by the International Association of Plumbing and Mechanical Officials. The California Mechanical Code, 2025 Edition, based on the 2024 Uniform Mechanical Code as published by the International Association of Plumbing and Mechanical Officials. The California Electrical Code, 2025 Edition, based on the 2023 National Electrical Code as published by the National Fire Protection Association. The California Energy Code, 2025 Edition, based on the 2024 International Energy Conservation Code. The International Property Maintenance Code, 2024 Edition, as published by the International Code Council. The Uniform Code for the Abatement of Dangerous Buildings, 2021 Edition, as published by the International Code Council. For the purpose of prescribing regulations for grading and excavation, the Orange County Grading and Excavation Code will be hereby adopted, in addition, to Appendix “J” of the 2025 California Building Code and the more restrictive provisions of the two will prevail. The provisions of these Construction Codes as amended by this chapter shall constitute the Building Regulations of the City of Costa Mesa. Where the California Code of Regulations and State Building Standards Code of Regulations differ from any sections of the Construction Codes, State regulations shall prevail over the Construction Codes.

One (1) copy of all the above codes and standards therefore are on file in the office of the building official pursuant to Health and Safety Code section 18942(d)(1) and are made available for public inspection.

Notwithstanding the provisions of the above-referenced construction codes, all fees for services provided pursuant to the construction codes shall not take effect until a resolution for such fees is adopted by the City Council pursuant to California Government Code sections 66016 and 66020.

5-1.1 Amendments to the 2025 California Building Code.

The following amendments to the California Building Code shall apply in the City:

- a) Administration. Division II of Chapter 1, entitled "Scope and Administration", is applicable in the City.
- b) Revision. Insert City of Costa Mesa into the text as the name of jurisdiction in Section 101.1.
- c) Section 101.4 is deleted in its entirety (including sections 101.4.1, 101.4.2, 101.4.3, 101.4.4, 101.4.5, 101.4.6 and 101.4.7), and replaced with the following:
"101.4. Referenced Codes. The California Codes listed in Section 5-1 of this Ordinance shall be considered part of the requirements of this code to the extent of each such reference.
- d) Section 105.2 is revised by amending exception 2, 9, and adding 14 as follows:
 - 2. Wood, Steel, Vinyl, or Iron fences not over 6 feet in height. Stucco, concrete, and masonry brick fences not over 3 feet high.
 - 9. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 18 inches (457.2 mm) deep, do not exceed 5,000 gallons (18,927.059L) and are installed entirely above ground.
 - 14. Decks not exceeding 200 square feet (18.58 m²) in area, that are not more than 30 inches (762 mm) above grade at any point, are not attached to a dwelling and do not serve the exit door required by Section R311.2.
- e) Board of Appeals. Section 113.3 is amended to provide as follows:

Board of Appeals, when used in the Building Standards Codes shall mean the City Planning Commission. The Board of Appeals is hereby established for each of the Building Standards Codes. Depending on the subject of the appeal, specialized expertise may be solicited for the purpose of providing input to the Appeals Board.

- f) Table 1505.1 is amended, by the deletion of Table 1505.1 and the addition of a new Table 1505.1 thereto, to read as follows:

TABLE 1505.1 ^a
MINIMUM ROOF COVERING CLASSIFICATIONS
TYPES OF CONSTRUCTION

IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
B	B	B	B	B	B	B	B	B

For SI: 1 foot = 304.8 mm, 1 square foot = 0.0929 m².

- a. Unless otherwise required in accordance with Part 7, California Wildland Urban Interface Code (WUI)

1505.1.2 Roof coverings within all other areas other than Fire Hazard Severity Zones or Wildland -Urban Interface (WUI). The entire roof covering of every existing structure where more than fifty 50 percent of the total roof area is replaced within any one-year period, the entire roof covering of every new structure, and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure, shall be a fire-retardant roof covering that is at least Class B.

Section 1505.4 is amended, by the deletion of the entire section.

Section 1505.5 is amended, by the deletion of the entire section.

Section 1807.1.6 is amended to read as follows:

1807.1.6 Prescriptive design of concrete and masonry foundation walls. Concrete and masonry foundation walls that are laterally supported at the top and bottom shall be permitted to be designed and constructed in accordance with this section. Prescriptive design of foundation walls shall not be used for structures assigned to Seismic Design Category D, E or F.

5-1.3. Amendments to the 2015 California Residential Code.

Pursuant to the Assembly Bill 130 (AB 130), effective from October 1, 2025, through June 1, 2031, no new amendments are proposed for to the California Residential Code. The existing amendments shall remain in effect as currently adopted.

(a) Amend item number 2” in section R105.2, Work exempt from permit, as follows:

2. Wood, Steel, Vinyl, or Iron fences not over 6 feet in height. Stucco, concrete, and masonry brick fences not over 3 feet high.

(b) Table R301.2, is revised to read as follows:

TABLE R301.2 CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA												
Ground Snow Load ^a	WIND DESIGN				Seismic Design Category ^f	SUBJECT TO DAMAGE FROM			Ice Barrier Underlayment Required ^h	Flood Hazards ^g	Air Freeze Index ⁱ	Mean Annual Temp ^j
	Speed ^d (mph)	Topographic Effects ^k	Special Wind Region ^l	Windborne Debris Zone ^m		Weathering ^a	Frost Line Depth ^b	Termite ^c				
Zero	95	No	No	No	D ² or E	Negligible	No	Very Heavy	No	No	Zero	60
MANUAL J DESIGN CRITERIAⁿ												
Elevation	Altitude Correction Factor ^e	Coincident Wet Bulb	Indoor Winter Design Relative Humidity		Indoor Winter Design Dry-Bulb Temperature		Outdoor Winter Design Dry-Bulb Temperature		Heating Temperature Difference			
98	1.0	69	-		70		43		27			
Latitude	Daily Range	Summer Design Grains	Indoor Summer Design Relative Humidity		Indoor Summer Design Dry-Bulb Temperature		Outdoor Summer Design Dry-Bulb Temperature		Cooling Temperature Difference			
34	Low	23	50% RH		75		85		10			

For SI: 1 pound per square foot = 0.0479 kPa, 1 mile per hour = 0.447 m/s.

- a. Where weathering requires a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code, the frost line depth strength required for weathering shall govern. The weathering column shall be filled in with the weathering Index, “negligible,” “moderate” or “severe” for concrete as determined from Figure R301.2(1). The grade of masonry units shall be determined from ASTM C34, ASTM C55, ASTM C62, ASTM C73, ASTM C90, ASTM C129, ASTM C145, ASTM C216 or ASTM C652.

- b. Where the frost line depth requires deeper footings than indicated in Figure R403.1(1), the frost line depth strength required for weathering shall govern. The jurisdiction shall fill in the frost line depth column with the minimum depth of footing below finish grade.
- c. The jurisdiction shall fill in this part of the table to indicate the need for protection depending on whether there has been a history of local subterranean termite damage.
- d. The jurisdiction shall fill in this part of the table with the wind speed from the ultimate design wind speeds map [Figure R301.2(2)]. Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.
- e. The jurisdiction shall fill in this section of the table to establish the design criteria using Table 10A from ACCA Manual J or established criteria determined by the jurisdiction.
- f. The jurisdiction shall fill in this part of the table with the seismic design category determined from Section R301.2.2.1.
- g. The jurisdiction shall fill in this part of the table with: the date of the jurisdiction's entry into the National Flood Insurance Program (date of adoption of the first code or ordinance for management of flood hazard areas); and the title and date of the currently effective Flood Insurance Study or other flood hazard study and maps adopted by the authority having jurisdiction, as amended.
- h. In accordance with Sections R905.1.2, R905.4.3.1, R905.5.3.1, R905.6.3.1, R905.7.3.1 and R905.8.3.1, where there has been a history of local damage from the effects of ice damming, the jurisdiction shall fill in this part at the table with "YES." Otherwise, the jurisdiction shall fill in this part of the table with "NO."
- i. The jurisdiction shall fill in this part of the table with the 100-year return period air freezing index (BF-days) from Figure R403.3(2) or from the 100-year (99 percent) value on the National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32°F)."
- j. The jurisdiction shall fill in this part of the table with the mean annual temperature from the National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32°F)."

- k. In accordance with Section R301.2.1.5, where there is local historical data documenting structural damage to buildings due to topographic wind speed-up effects, the jurisdiction shall fill in this part of the table with "YES." Otherwise, the jurisdiction shall indicate "NO" in this part of the table.
 - l. In accordance with Figure R301.2(2), where there is local historical data documenting unusual wind conditions, the jurisdiction shall fill in this part of the table with "YES" and identify any specific requirements, Otherwise, the jurisdiction shall indicate "NO" in this part of the table.
 - m. In accordance with Section R301.2.1.2 the jurisdiction shall indicate the wind-borne debris wind zone(s). Otherwise, the jurisdiction shall indicate "NO" In this part of the table.
 - n. The jurisdiction shall fill in these sections of the table to establish the design criteria using Table 1a or 1b from ACCA Manual J or established criteria determined by the jurisdiction.
 - o. The jurisdiction shall fill in this section of the allowable stress design table using the Ground Snow Loads in Figure R301.2(3).
- (c) Section R902.1 is amended by revising it to allow only class A or B roofs as follows:
- R902.1 Roofing covering materials.** Roofs shall be covered with materials as set forth in Sections R904 and R905. A minimum Class A or B roofing shall be installed in areas designated by this section. Class A or B roofing required by this section to be listed shall be tested in accordance with UL 790 or ASTM E 108.

Exceptions:

- 1. Class A roof assemblies include those with coverings of brick, masonry and exposed concrete roof deck.
- 2. Class A roof assemblies also include ferrous or copper shingles or sheets, metal sheets and shingles, clay or concrete roof tile, or slate installed on noncombustible decks.

3. Class A roof assemblies include minimum 16 oz/ft² copper sheets installed over combustible decks.

- (d) Section R902.1.3 is amended by revising it to require a minimum Class B as follows:

R902.1.2 Roof coverings within all other areas. The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any one-year period, the entire roof covering of every new structure, and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure, shall be a fire-retardant roof covering that is at least Class B.

- (e) Section R902.2, first paragraph is amended by revising it to allow only class A or B treated wood roofs as follows:

R902.2 Fire-retardant-treated shingles and shakes. Fire-retardant-treated wood shakes and shingles are wood shakes and shingles complying with UBC Standard 15-3 or 15-4 which are impregnated by the full-cell vacuum-pressure process with fire-retardant chemicals, and which have been qualified by UBC Standard 15-2 for use on Class A or B roofs.

Fire-retardant-treated wood shakes and shingles shall comply with ICC-ES EG107 and with the weathering requirements contained in Health and Safety Code section 13132.7(j). Each bundle shall bear labels from an ICBO accredited quality control agency identifying their roof-covering classification and indicating their compliance with ICC-ES EG107 and with the weathering requirements contained in Health and Safety Code section 13132.7(j).

Health and Safety Code section 13132.7(j) No wood roof covering materials shall be sold or applied in this state unless both of the following conditions are met:

- (1) The materials have been approved and listed by the State Fire Marshal as complying with the requirements of this section.

- (2) The materials have passed at least five years of the 10-year natural weathering test. The 10-year natural weathering test required by this subdivision shall be conducted in accordance with Standard 15-2 of the 1994 Edition of the Uniform Building Code at a testing facility recognized by the State Fire Marshal.

Section 5-1.4 of Chapter I, Title 5, of the Costa Mesa Municipal Code is hereby added to read as follows:

Sec. 5-1.4 Adoption of the Orange County Grading and Excavation Code.

Orange County Grading and Excavation Code adopted with modifications. The Orange County Grading and Excavation Code is hereby adopted with modifications.

Sec. 5-1.4.1 Amendments to the Orange County Grading and Excavation Code.

Article 8 of Title 7 of the Codified Ordinances of the County of Orange, including the Grading Manual, is adopted in its entirety, except that section 7-1-805(i) and 7-1-805(l) are modified as follows:

Section 7-1-805(i) (i). A fill less than one (1) foot in depth which (1) is placed on a natural grade with a slope less steep than five horizontal to one vertical (5:1), (2) does not exceed twenty (20) cubic yards on any one lot and (3) does not obstruct a drainage course. This does not exempt the project proponent from submitting a compaction report, to the Building Official, for review and approval, on the fill placed.

Section 7-1-805(l). A fill less than three (3) feet in depth for a landscape planter, which does not exceed twenty (20) cubic yards on any one lot and does not obstruct a drainage course.

Section 2.

TITLE 7 FIRE PROTECTION AND PREVENTION

Section 7-14 and 7-15 of Chapter II, Title 7, of the Costa Mesa Municipal Code are hereby amended to read as follows:

Chapter II. – FIRE PREVENTION

Sec. 7-14. Adoption of the California Fire Code and the California Wildland-Urban Interface Code.

California Fire Code and California Wildland-Urban Interface Code Adopted with Modifications.

The 2025 California Fire Code and the 2025 California Wildland-Urban Interface Code, as published by the International Code Council and as adopted and amended by the California Building Standards Commission and the Office of the State Fire Marshal, are adopted by reference, except as further amended in this title. Only those sections, appendices, and referenced standards adopted by the Office of the State Fire Marshal are adopted by reference unless expressly adopted or amended herein. Additional local modifications are set forth in this title, and the required findings supporting those modifications have been adopted and filed. Copies of these codes are on file in the Office of the City Clerk. These codes may be cited as the “Fire Code” and the “Wildland-Urban Interface Code” of the City of Costa Mesa.

Sec. 7-15 Amendments to the 2025 California Fire Code

Chapter 1

Scope and Administration

Chapter 1 Scope and Administration is adopted in its entirety, except that Sections 104.7, 105.5.19 through 105.5.21, and 105.5.34 are deleted; Section 105.6.1.1 is added; and Sections 101.1, 101.3, 105.5.18(10), 105.5.18(11), and 112.4 are amended as follows:

Section 101.1 Title is hereby amended as follows:

101.1 Title. These regulations shall be known as the Fire Code of the City of Costa Mesa, hereinafter referred to as “this code.”

Section 103.1 Creation of agency is hereby amended as follows:

103.1 Creation of agency. The Costa Mesa Fire and Rescue Department (CMFR) is hereby created and the official in charge thereof shall be known as the fire code official. The function of the agency shall be the implementation, administration, and enforcement of the provisions of this code.

Section 105.5.18 Flammable and combustible liquids is hereby amended as follows:

105.5.18 Flammable and combustible liquids. An operational permit is required:

10. To engage in the dispensing of liquid fuels into the fuel tanks of motor vehicles at commercial, industrial, governmental, or manufacturing establishments in accordance with Section 5706.5.4.
11. To utilize a site for the dispensing of liquid fuels from tank vehicles into the fuel tanks of motor vehicles, marine craft and other special equipment at commercial, industrial, governmental or manufacturing establishments in accordance with Section 5706.5.4.

Section 105.6.1.1 Private Fire Underground System is hereby added as follows:

105.6.1.1 Private Fire Underground System. A separate construction permit is required for the installation or modification of private fire underground system. Maintenance performed in accordance with this code is not considered to be a modification and does not require a permit.

Section 106.1 Submittals is hereby amended as follows:

106.1 Submittals. Construction documents and supporting data shall be submitted with each application for a permit and in such form and detail as required by the fire code official. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed.

Section 106.4 Retention of construction documents is hereby amended as follows:

106.4 Retention of construction documents. One set of construction documents shall be retained by the fire code official for a period of not less than 180 days from date of completion of the permitted work, or as required by state or local laws. An approved digital set of construction documents shall be made available to the applicant, and a printed copy of said set shall be kept on the site of the building or work at all times during which the work authorized thereby is in progress.

Section 113.4 Violation penalties is hereby amended as follows:

113.4 Violation penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair, or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of a misdemeanor as provided in Section 1-33 of the Costa Mesa Municipal Code. Each day that a violation continues after due notice has been served shall be deemed a separate

offense.

Chapter 2

Definitions

Chapter 2 Definitions is adopted in its entirety without amendment.

Chapter 3

General Requirements

Chapter 3 General Requirements is adopted in its entirety, except that Sections 311.5 through 311.5.5 and 318 are deleted; Sections 305.6, 305.7, and 307.6 through 307.6.2 are added; and Sections 307 and 308.1.7 are amended as follows:

Section 305.6 Hazardous Conditions is hereby added as follows:

305.6 Hazardous conditions. Outdoor fires burning wood or other solid fuel are not allowed when any of the following conditions applies:

1. When predicted sustained winds exceed 8 MPH and relative humidity is less than 25%, or a red flag condition has been declared when an official sign was caused to be posted by the fire code official, or a public announcement is made.
2. No outdoor fires using any fuel type are permitted when predicted sustained winds exceed 20 MPH or when such fires present a hazard as determined by the fire code official.

Section 305.7 Disposal of rubbish is hereby added as follows:

305.7 Disposal of rubbish. Rubbish, trash, or combustible waste material shall be burned only within an approved incinerator and in accordance with Section 307.2.1.

Section 307 Open Burning, Recreational Fires and Portable Outdoor Fireplaces is hereby amended as follows:

307 Open Burning, Recreational Fires, Fire Pits, Fire Rings, and Portable Outdoor Fireplaces

Section 307.6 Outdoor Fireplaces, Fire Pits, Fire Rings, or similar devices used at Group R Occupancies is hereby added as follows:

307.6 Outdoor Fireplaces, Fire Pits, Fire Rings, or similar devices used at Group R Occupancies. Outdoor fireplaces, fire pits, fire rings, or similar exterior devices used at Group R occupancies shall comply with this section.

Exception: Barbeques, grills, and other portable devices intended solely for cooking.

Section 307.6.1 Gas-fueled devices is hereby added as follows:

307.6.1 Gas-fueled devices. Outdoor fireplaces, fire pits and similar devices fueled by natural gas or liquefied-petroleum gas are allowed when approved by the Building Department and the device is designed to only burn a gas flame and not wood or other solid fuel. At R-3 occupancies, combustible construction and vegetation shall not be located within three feet of an atmospheric column that extends vertically from the perimeter of the device. At other R occupancies, the minimum distance shall be ten feet. Where a permanent Building Department approved hood and vent is installed, combustible construction may encroach upon this column between the bottom of the hood and the vent opening. Where chimneys or vents are installed, they shall have a spark arrester as defined in Section 202.

Section 307.6.2 Devices using wood or fuels other than natural gas or liquefied-petroleum gas is hereby added as follows:

307.6.2 Devices using wood or fuels other than natural gas or liquefied-petroleum gas. Permanent outdoor fireplaces burning wood or other solid fuel shall be constructed in accordance with the California Building Code with clearance from combustible construction and building openings as required therein. Fires in a fireplace shall be contained within a firebox with an attached chimney. The opening in the face of the firebox shall have an installed and maintained method of arresting sparks.

The burning of wood or other solid fuel in a device is not allowed within 25 feet of combustible structures unless within an approved permanent fireplace, Conditions which could cause a fire to spread within 25 feet of a structure or to vegetation shall be eliminated prior to ignition. Fires in devices burning wood or solid fuel shall be in accordance with Sections 305, 307, and 308.

Exceptions:

1. Portable fireplaces and fire rings/pits equipped with a device to arrest sparks shall be located at least 3' from combustible construction at R-3 occupancies,
2. Portable fireplaces, and fire pits/rings equipped with a device to arrest sparks, shall be located at least 15 feet from combustible structures at other R occupancies.

Section 308.1.7 Sky lanterns is hereby amended as follows:

308.1.7 Sky lanterns. A person shall not ignite, release, or cause to be released a sky lantern.

Chapter 4

Emergency Planning and Preparedness

Chapter 4: Emergency Planning and Preparedness is adopted in its entirety without amendment.

Chapter 5

Fire Service Features

Chapter 5 Fire Service Features is adopted in its entirety, except that Section 510.2 is deleted, and Sections 503.2 and 510.1 are amended as follows:

Section 503.2 Specifications is hereby amended as follows:

503.2 Specifications. Fire apparatus access roads shall be installed and arranged in accordance with Sections 503.2.1 through 503.2.8 and the Costa Mesa Fire & Rescue Department Plan Submittal Checklist Specifications.

Section 510.1 Emergency responder radio coverage in new buildings is hereby amended as follows:

510.1 Emergency responder communications enhancement systems in new buildings. Approved in-building emergency responder communications enhancement systems (ERCES) providing two-way radio coverage for emergency responders shall be provided in all new buildings. In-building ERCES shall be based on the existing coverage levels of the public safety communications systems utilized by the jurisdiction, measured at the exterior of the building. The ERCES, where required, shall be of a type determined by the fire code official and the frequency license holder(s). **The ERCES shall comply with the Orange County Sheriff's Department, Communications and Technology Division guidelines and specifications and, where the functionality or performance requirements in the California Fire Code are more stringent, this code.** This section shall not require improvement of the existing public safety communications systems.

Exceptions:

1. Where approved by the building official and the fire code official, a wired communications system in accordance with Section 907.2.13.2 shall be permitted to be installed or maintained instead of an approved ERCES.
2. Where it is determined by the fire code official that an ERCES is not needed.

3. In facilities where emergency responder communications coverage is required and such systems, components, or equipment could have a negative impact on normal operations, the fire code official is authorized to accept an automatically activated ERCES.
4. One-story buildings not exceeding 12,000 square feet (1115 m²) with no below-ground area(s).

Chapter 6

Building Services and Systems

Chapter 6 Building Services and Systems is adopted in its entirety without amendment.

Chapter 7

Fire and Smoke Protection Features

Chapter 7 Fire and Smoke Protection Features is adopted in its entirety without amendment.

Chapter 8

Interior Finish, Decorative Materials and Furnishings

Chapter 8 Interior Finish, Decorative Materials and Furnishings is adopted in its entirety without amendment.

Chapter 9

Fire Protection and Life Safety Systems

Adopt Chapter 9 Fire Protection and Life Safety Systems is adopted in its entirety, except that Section 901.11 is added, and Section 912.2 is amended as follows:

Section 901.11 False Alarms is hereby added as follows:

901.11 False Alarms. False alarms shall not be given, signaled or transmitted or caused or permitted to be given, signaled or transmitted in any manner.

(a) The owner and any person in possession of any building shall be assessed a fee to be set by resolution whenever the Fire Department is required to respond to more than two false alarms during a one-year period consisting of January 1-December 31 of any given year. Continued false alarms generated from the same location within the same one-year period shall also be assessed a fee set by resolution for each successive false alarm.

(b) Notwithstanding Subsection (a), whenever the Fire Department is required to respond to a false alarm while the system is being repaired or otherwise modified, and the person performing the work has failed to notify the Fire Department in advance that such work was being done, the persons performing the work shall also be assessed a fee set by resolution for each such occurrence.

(c) For purposes of this Section, "false alarm" shall mean the activation of any local or central station alarm because of malfunction, including, but not limited to, mechanical or electrical defects, water surges, or because of improper installation, operation testing or maintenance of such system. Whenever the Fire Department responds to the location of a false alarm and finds that there is no evidence of a fire or of external causes beyond the control of the owner or person in possession that may have caused the alarm, the activation shall be presumed to be a false alarm. Not included as a false alarm will be those activations caused by earthquakes or other phenomena beyond the control of the owner or person in possession.

(d) Whenever an owner, person in possession or alarm system workman is notified of such assessment and believes that he should be excused from paying because any occurrences did not constitute a false alarm, as defined above, he or she shall have the right to appeal said assessment to the Fire Chief within ten (10) calendar days of his receipt of the notice of assessment. The Fire Chief is authorized to excuse the assessment if he determines that a false alarm as defined, did not occur.

(e) Any person, firm or corporation who receives notification of penalties due and fails to pay such penalties within the specified amount of time, no less than 30

days, a 10 percent per month late fee will be assessed until penalties have been paid.

Section 912.2 Location is amended as follows:

912.2 Location. With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. The location shall be approved and be no more than 150 feet from a public hydrant. The FDC may be located within 150 feet of a private fire hydrant when approved by the fire code official. The size of piping and the number of 2½" inlets shall be approved by the fire code official. If acceptable to the water authority, it may be installed on the backflow assembly. Fire department inlet connections shall be painted OSHA safety red or as approved. When the fire sprinkler density design requires more than 500 gpm (including inside hose stream demand), or a standpipe system is included, four 2½" inlets shall be provided.

Chapter 10

Means of Egress

Chapter 10 Means of Egress is adopted in its entirety without amendment.

Chapter 11

Construction Requirements for Existing Buildings

Chapter 11 Construction Requirements for Existing Buildings. Adopt only those sections and subsections that are listed below:

1103.3.3

1103.7

1103.7.3

1103.7.3.1

1103.7.8 – 1103.7.8.2

1103.7.9 – 1103.7.9.10

1103.8 – 1103.8.5.3

1103.9
1103.9.1
1105.12
1105.12.1
1107
1108
1113
1114
1115
1116

Chapter 12

Energy Systems

Chapter 12 Energy Systems is adopted in its entirety, with Section 1207.11.5.1 added and Section 1207.4.1 amended as follows:

Section 1207.4.1 Electrical disconnects is amended as follows:

1207.4.1 Electrical disconnects. The ESS disconnecting means shall be within 36-inches of the main electrical service disconnecting means. The ESS disconnecting means shall be labeled “ESS Emergency Stop”.

Exception: Electrical disconnects for lead-acid and nickel-cadmium battery systems at facilities under the exclusive control of communications utilities and operating at less than 50 VAC and 60 VDC shall be permitted to have electrical disconnects signage in accordance with NFPA 76.

Section 1207.11.5.1 ESS Electrical disconnect in Group R-3 and R-4 occupancies is hereby added as follows:

1207.11.5.1 ESS Electrical disconnect in Group R-3 and R-4 occupancies. The ESS disconnecting means shall be provided within 72-inches of, and readily visible from, the

main electrical service disconnecting means. The ESS disconnecting means shall be labeled “ESS Emergency Stop”.

Chapter 20

Aviation Facilities

Chapter 20 Aviation Facilities is adopted in its entirety without amendment.

Chapter 21

Dry Cleaning

Chapter 21 Dry Cleaning is adopted in its entirety without amendment.

Chapter 22

Combustible Dust-Producing Operations

Chapter 22 Combustible Dust-Producing Operations is adopted in its entirety without amendment.

Chapter 23

Motor Fuel-Dispensing Facilities and Repair Garages

Chapter 23 Motor Fuel-Dispensing Facilities and Repair Garages is adopted in its entirety without amendment.

Chapter 24

Flammable Finishes

Chapter 24 Flammable Finishes is adopted in its entirety without amendment.

Chapter 25

Fruit and Crop Ripening

Chapter 25 Fruit and Crop Ripening is deleted in its entirety.

Chapter 26

Fumigation and Insecticidal Fogging

Chapter 26 Fumigation and Insecticidal Fogging is deleted in its entirety.

Chapter 27

Semiconductor Fabrication Facilities

Chapter 27 Semiconductor Fabrication Facilities is adopted in its entirety without amendment.

Chapter 28

Lumber Yards and Agro-Industrial, Solid Biomass and Woodworking Facilities

Chapter 28 Lumber Yards and Agro-Industrial, Solid Biomass and Woodworking Facilities is adopted in its entirety without amendment.

Chapter 29

Manufacture of Organic Coatings

Chapter 29 Manufacture of Organic Coatings is adopted in its entirety without amendment.

Chapter 30

Industrial Ovens

Chapter 30 Industrial Ovens is adopted in its entirety without amendment.

Chapter 31

Tents, Temporary Special Event Structures and Other Membrane Structures

Chapter 31 Temporary Special Event Structures and Other Membrane Structures

is adopted in its entirety, except that Section 3103.8.1 is deleted, and Sections 3103.8 and 3103.8.1.1 are amended as follows:

Section 3103.8 Structural stability and anchorage required is hereby amended as follows:

3103.8 Structural stability and anchorage required. Tents or membrane structures and their appurtenances shall be designed and installed to withstand the elements of weather and prevent collapsing. Documentation of structural stability shall be furnished to the fire code official. Anchorage shall be installed to meet or exceed the Costa Mesa Fire & Rescue Tent Guideline.

3103.8.1.1 Water-filled vessels is hereby amended as follows:

3103.8.1.1 Water-filled vessels. Water-filled vessels shall not be used to anchor a tent or membrane structure unless approved in writing by the Fire Code Official and in accordance with the tent or membrane structure manufacturer's instructions.

Chapter 32

High-Piled Combustible Storage

Chapter 32 High-Piled Combustible Storage is adopted in its entirety without amendment.

Chapter 33

Fire Safety During Construction and Demolition

Chapter 33 Fire Safety During Construction and Demolition is adopted in its entirety without amendment.

Chapter 34

Tire Rebuilding and Tire Storage

Chapter 34 Tire Rebuilding and Tire Storage is adopted in its entirety without amendment.

Chapter 35

Welding and Other Hot Work

Chapter 35 Welding and Other Hot Work is adopted in its entirety without amendment.

Chapter 36

Marinas

Chapter 36 Marinas is adopted in its entirety without amendment.

Chapter 37

Combustible Fibers

Chapter 37 Combustible Fibers is adopted in its entirety without amendment.

Chapter 39

Processing and Extraction Facilities

Chapter 39 Processing and Extraction Facilities is adopted in its entirety without amendment.

Chapter 40

Storage of Distilled Spirits and Wines

Chapter 40 Storage of Distilled Spirits and Wines is adopted in its entirety without amendment.

Chapter 41

Temporary Heating and Cooking Operations

Chapter 41 Temporary Heating and Cooking Operations is adopted in its entirety without amendment.

Chapter 48

Motion Picture and Television Production Studio Sound Stages, Approved Production Facilities and Production Locations

Chapter 48 Motion Picture and Television Production Studio Sound Stages, Approved Production Facilities and Production Locations is adopted in its entirety without amendment.

Chapter 50

Hazardous Materials – General Provisions

Chapter 50 Hazardous Materials – General Provisions is adopted in its entirety without amendment.

Chapter 51

Aerosols

Chapter 51 Aerosols is adopted in its entirety without amendment.

Chapter 53

Compressed Gases

Chapter 53 Compressed Gases is adopted in its entirety without amendment.

Chapter 54

Corrosive Materials

Chapter 54 Corrosive materials is adopted in its entirety without amendment.

Chapter 55

Cryogenic Fluids

Chapter 55 Cryogenic Fluids is adopted in its entirety without amendment.

Chapter 56

Explosives and Fireworks

Chapter 56 Explosives and Fireworks is adopted in its entirety, with Sections 5608.2, 5608.3, and 5609.2 through 5609.17 added, and Section 5609.1 amended as follows:

Section 5608.2 Firing is hereby added as follows:

5608.2 Firing. All fireworks displays, regardless of mortar, device, or shell size, shall be electrically fired.

Section 5608.3 Application for Permit is hereby added as follows:

5608.3 Application for Permit. A diagram of the grounds on which the display is to be held showing the point at which the fireworks are to be discharged, the fallout area based on 100 feet per inch of shell size, the location of all buildings, roads, and other means of transportation, the lines behind which the audience will be restrained, the location of all nearby trees, telegraph or telephone line, or other overhead obstructions shall be provided to CMFR.

Section 5609.1 General is amended as follows:

5609.1 General. Where the temporary storage of consumer fireworks, 1.4G is allowed by Section 5601.1.3, Exception 4, such storage shall comply with the applicable requirements of NFPA 1124. In addition to the requirements of NFPA 1124, all temporary stands for the display and sale of fireworks shall be located, maintained and operated subject to the following provisions:

5609.2. No fireworks display or stand shall be erected within one hundred (100) feet of any gasoline dispensing device or room in which vehicles containing gasoline are repaired or within thirty-five (35) feet of any other structure. Minimum setback from a public sidewalk shall be five (5) feet; setback from street curbing shall be not less than ten (10) feet where no sidewalk exists.

5609.3. There shall be maintained in each premises or stand within which fireworks are sold or offered for sale, a fire extinguisher with a minimum rating of 2A, 10BC located adjacent to each exit.

5609.4. No person shall light or cause or permit to be lighted any ~~fireworks~~ open flame, match, lighter, or any other article or material within any such stand or within fifty (50) feet thereof.

5609.5. No smoking shall be allowed in any structure used for the sale and display of fireworks or within fifty (50) feet of said structure. "No smoking" signs shall be displayed

prominently and in a number prescribed by the fire chief.

5609.6. All such temporary stands shall be constructed to existing city requirements and specifications.

5609.7. All such temporary stands for the display and sale of fireworks shall obtain an electrical permit from the City of Costa Mesa prior to performance of any electrical work. An electrical permit shall be required for the use of a portable generator or other temporary power source.

5609.8. All power and lighting shall be GFCI protected. Battery-powered equipment, electrical equipment, and electrical cords that are used in conjunction with a CFRS facility area shall be listed and shall be used in accordance with their listing.

5609.9. Where temporary electrical conductors are placed on top of an outdoor surface to connect the permanent power source to the temporary CFRS facility's temporary electrical system, the conductors shall be provided with physical protection against damage caused by pedestrian or vehicular traffic.

5609.10. Reserved.

5609.11. The permittee shall strictly comply with all of the provisions of the State Fireworks Law, Sections 12500 et seq. of the Health and Safety Code of the State of California.

5609.12. Fireworks shall be stored and kept only in the permittee's sale booth. It shall be unlawful to store any fireworks intended for sale in any building, residence, garage, home or automobile within the City of Costa Mesa.

5609.13. There shall be at least one (1) adult in attendance during any open or sale hours of the fireworks stand. No person under the age of eighteen (18) years, and no person who is physically or mentally unable to move himself shall be permitted within a fireworks stand.

5609.14. The permittee shall provide an adult night watchman to act and serve during

the hours of storage. Under no circumstances shall any night watchman sleep within any fireworks stand.

5609.15. No alcoholic beverages shall be allowed on the premises.

5609.16. All fireworks fuses shall be taped.

5609.17. All permits must be posted in a conspicuous place.

Chapter 57

Flammable and Combustible Liquids

Chapter 57 Flammable and Combustible Liquids is adopted in its entirety, except that Section 5707 is deleted and Section 5701.1.1 is added as follows:

Section 5701.1.1 On-Demand Mobile fueling is added as follows:

5701.1.1 Mobile fueling. On-demand mobile fueling of Class I, II, and III liquids into the fuel tanks of vehicles is prohibited.

Chapter 58

Flammable Gases and Flammable Cryogenic Fluids

Chapter 58 Flammable Gases and Flammable Cryogenic Fluids is adopted in its entirety, except that Section 5809 is deleted and Section 5801.1 is amended as follows:

Section 5801.1 Scope is amended as follows:

5801.1 Scope. The storage and use of flammable gases and flammable cryogenic fluids shall be in accordance with this chapter, NFPA 2 and NFPA 55. Compressed gases shall also comply with Chapter 53 and cryogenic fluids shall also comply with Chapter 55. Flammable cryogenic fluids shall comply with Section 5806. Hydrogen motor fuel-dispensing stations and repair garages and their associated above-ground hydrogen storage systems shall also be designed, constructed and maintained in accordance with

Chapter 23. Mobile fueling of gaseous and liquid hydrogen, compressed natural gas (CNG), and liquefied natural gas (LNG) into the fuel tanks of vehicles is prohibited.

Exceptions:

1. Gases used as refrigerants in refrigeration systems (see Section 605).
2. Liquefied petroleum gases and natural gases regulated by Chapter 61.
3. Fuel-gas systems and appliances regulated under the California Mechanical Code and the California Plumbing Code other than gaseous hydrogen systems and appliances.
4. Pyrophoric gases in accordance with Chapter 64.

Chapter 59

Flammable Solids

Chapter 59 Flammable Solids is adopted in its entirety without amendment.

Chapter 60

Highly Toxic and Toxic Materials

Chapter 60 Highly Toxic and Toxic Materials is adopted in its entirety without amendment.

Chapter 61

Liquefied Petroleum Gases

Chapter 61 Liquefied Petroleum Gases is adopted in its entirety without amendment.

Chapter 62

Organic Peroxides

Chapter 62 Organic Peroxides is adopted in its entirety without amendment.

Chapter 63

Oxidizers, Oxidizing Gases, and Oxidizing Cryogenic Fluids

Chapter 63 Oxidizers, Oxidizing Gases, and Oxidizing Cryogenic Fluids is adopted in its entirety without amendment.

Chapter 64

Pyrophoric Materials

Chapter 64 Pyrophoric Materials is adopted in its entirety without amendment.

Chapter 65

Pyroxylin (Cellulose Nitrate) Plastics

Chapter 65 Pyroxylin (Cellulose Nitrate) Plastics is adopted in its entirety without amendment.

Chapter 66

Unstable (Reactive) Materials

Chapter 66 Unstable (Reactive) Materials is adopted in its entirety without amendment.

Chapter 67

Water-Reactive Solids and Liquids

Chapter 67 Water-Reactive Solids and Liquids is adopted in its entirety without amendment.

Chapter 80

Referenced Standards

Chapter 80 Referenced Standards is adopted in its entirety with the following amendments:

NFPA 13, 2025 Edition, Standard for the Installation of Sprinkler Systems is hereby amended as follows:

Section 9.2.1.7 is hereby amended as follows:

9.2.3.3 (1) Combustible concealed spaces filled entirely with non-combustible insulation shall not require sprinkler protection when approved by the fire code official.

9.2.1.7 Concealed spaces filled with noncombustible insulation shall not require sprinkler protection when approved by the fire code official.

Section 9.4.3.1 is hereby amended as follows:

9.4.3.1 When fire sprinkler systems are installed in shell buildings of undetermined use (Spec Buildings) other than warehouses (S occupancies), fire sprinklers of the quick-response type shall be used. Use is considered undetermined if a specific tenant/occupant is not identified at the time the fire sprinkler plan is submitted. Sprinklers in light hazard occupancies shall be one of the following:

1. (1) Quick-response type as defined in 3.3.215.4.16
2. (2) Residential sprinklers in accordance with the requirements of Chapter 12
3. (3) Quick response CMSA sprinklers
4. (4) ESFR sprinklers
5. (5) Standard-response sprinklers used for modifications or additions to existing light hazard systems equipped with standard-response sprinklers
6. (6) Standard-response sprinklers used where individual standard-response sprinklers are replaced in existing light hazard systems

Section 16.11.2.1 is hereby amended as follows:

16.11.2.1 Local Waterflow Alarms. A local waterflow alarm shall be provided for all sprinkler systems and shall be connected to the building fire alarm or water flow monitoring system where provided. Group R occupancies not requiring a fire alarm system by the California Fire Code shall be provided with at least one approved interior alarm device in each unit, or interconnection to the unit smoke alarm system. Sound levels in all sleeping areas shall be a minimum of 15 DBA above the average ambient sound or a minimum of 75 DBA with all intervening doors closed. Alarms shall be audible within all other living areas within each dwelling unit. When not connected to a fire alarm or water-flow monitoring system, audible devices shall be powered from an uninterruptible circuit (except for over current protection (GFI), serving normally operated appliances in the residence.

Section 16.12.3.3 is hereby amended as follows:

16.12.3.3 Fire department connections (FDC) shall be of an approved type. The location shall be approved and be no more than 150 feet from a public hydrant. The FDC may be located within 150 feet of a private fire hydrant when approved by the fire code official. The size of piping and the number of 2½" inlets shall be approved by the fire code official. If acceptable to the water authority, it may be installed on the backflow assembly. Fire department inlet connections shall be painted OSHA safety red or as approved. When the fire sprinkler density design requires more than 500 gpm (including inside hose stream demand), or a standpipe system is included, four 2½" inlets shall be provided.

Section 16.12.5.7 is hereby amended as follows:

16.12.5.7 Fire Department Connections. Fire department connections shall be located at the nearest point of fire department apparatus accessibility or at a location approved by the authority having jurisdiction. They shall be installed immediately adjacent to the approved fire department access road and such that hose lines can be readily and conveniently attached to the inlets without interference from nearby objects including buildings, fence posts, or other fire department connections.

Section 19.1.1.1 is hereby added as follows:

19.1.1.1 When fire sprinkler systems are required in buildings of undetermined use other than warehouses, they shall be designed and installed to have a fire sprinkler density of not less than that required for an Ordinary Hazard Group 2 use, with no reduction(s) in density or design area. Warehouse fire sprinkler systems shall be designed to Figure 21.4.1.2.2.1 (d) curve “C”. Use is considered undetermined if a specific tenant/occupant is not identified at the time the sprinkler plan is submitted. Where a subsequent use or occupancy requires a system with greater capability, it shall be the responsibility of the occupant to upgrade the system to the required density for the new use or occupancy.

Section 19.2.3.1.1.1 is hereby added as follows:

19.2.3.1.1.1 The available water supply for fire sprinkler system design shall be determined by one of the following methods, as approved by the fire code official:

- 1) Subtract the project site elevation from the low water level for the appropriate pressure zone and multiply the result by 0.433;
- 2) Use a maximum of 40 psi, if available;
- 3) Utilize the CMFR water-flow test form/directions to document a flow test conducted by the local water agency or an approved third party licensed in the State of California.

Section 28.4.5.2 (19) (g) Summary Sheet is hereby added as follows:

28.4.5.2 (19) (g) Water supply certification shall be not more than six months prior to the plan submittal to the authority having jurisdiction.

NFPA 13D 2025 Edition, Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes is hereby amended as follows:

Section 4.6 Stock of Spare Sprinklers is hereby added as follows:

4.6.1 A supply of at least two sprinklers for each type shall be maintained on the premises so that any sprinklers that have operated or been damaged in any way can be promptly replaced.

4.6.2 The sprinklers shall correspond to the types and temperature ratings of the sprinklers in the property.

4.6.3 The sprinklers shall be kept in a cabinet located where the temperature to which they are subjected will at no time exceed 100°F (38°C).

4.6.4 A special sprinkler wrench shall be provided and kept in the cabinet to be used in the removal and installation of sprinklers. One sprinkler wrench shall be provided for each type of sprinkler installed.

Section 7.1.2 is hereby amended as follows:

7.1.2 The sprinkler system piping shall not have a separate control valve installed unless supervised by one of the following methods:

- (1) Central station, proprietary or remote station alarm service.
- (2) Reserved.
- (3) Reserved.

Section 7.3 Pressure Gauges is hereby amended as follows:

7.3.1. At least one water pressure gauge shall be installed on the riser assembly.

Section 7.6 Alarms is hereby amended as follows:

7.6 Alarms. Exterior water flow alarm indicating devices shall be listed for outside service and audible from the street from which the house is addressed. Exterior audible devices shall be placed on the front or side of the structure and the location subject to final approval by the fire code official. Additional interior alarm devices shall be required to provide audibility throughout the structure. Sound levels in all sleeping areas with all intervening doors closed shall be a minimum of 15 dba above the average ambient sound level but not less than 75 dba. Audible devices shall be powered from an uninterruptible circuit (except for over-current protection) serving normally operated appliances in the residence.

Exception:

- (1) When an approved water flow monitoring system is installed, interior audible devices may be powered through the fire alarm control panel.
- (2) When smoke detectors specified by the CBC or CRC are used to sound an interior alarm upon water flow switch activation.

Section 8.3.5 is hereby amended as follows:

8.3.5 Sprinklers shall not be required in attics without storage, penthouse equipment rooms, elevator machine rooms, concealed spaces dedicated for exclusively to and containing only dwelling unit ventilation equipment, floor/ceiling spaces, elevator shafts, crawl spaces, and other concealed spaces that are not intended for living purposes.

Section 8.3.5.1.1 is hereby amended as follows:

8.3.5.1.1 Where fuel-fired equipment is located other than beneath an occupied area of the dwelling unit, at least one quick-response intermediate-temperature sprinkler shall be installed above the equipment or at the wall separating the space with the fuel-fired

equipment from the occupied space.

Section 8.3.5.1.3 is hereby added as follows:

8.3.5.1.3 At a minimum, attics with storage access shall be protected with an intermediate temperature quick response sprinklers, which shall be located to protect attic penetrations created by the access scuttles or mechanical equipment.

NFPA 13R 2025 Edition, Standard for the Installation of Sprinkler Systems in Low-Rise Residential Occupancies is hereby amended as follows:

Section 6.6.6 is hereby amended as follows:

6.6.6 Sprinklers shall not be required in attics without storage, penthouse equipment rooms, elevator machine rooms, concealed spaces dedicated exclusively to and containing only dwelling unit ventilation equipment, crawl spaces, floor/ceiling spaces, vertical chases, elevator shafts where the elevator installation complies with ASME A17.1/CSA B44, Safety Code for Elevators and Escalators, and other concealed spaces that are not intended for living purposes or storage and do not contain fuel-fired equipment.

Section 6.6.6.3 is hereby amended as follows:

6.6.6.3 Where the fuel-fired equipment is above all occupied areas, at least one quick-response intermediate-temperature sprinkler shall be installed above the equipment or at the wall separating the space with the fuel-fired equipment from the occupied space.

Section 6.16.1 is hereby amended as follows:

6.16.1 A local water-flow alarm shall be provided on all sprinkler systems and shall be connected to the building fire alarm or water-flow monitoring system where provided.

Group R occupancies containing less than the number of stories, dwelling units or occupant load specified in Chapter 9 of the California Fire Code as requiring a fire alarm system shall be provided with a minimum of one approved interior alarm device in each unit. Sound levels in all sleeping areas shall be a minimum of 15 DBA above the average ambient sound or a minimum of 75 DBA with all intervening doors closed. Alarms shall be audible within all other living areas within each dwelling unit. When not connected to a fire alarm, residential smoke detection or water-flow monitoring system, audible devices shall be powered from an uninterruptible circuit (except for over-current protection) serving normally operated appliances in the residence. There shall also be a minimum of one exterior alarm indicating device, listed for outside service and audible from the access roadway that serves that building.

NFPA 14, 2024 Edition, Standard for the Installation of Standpipe and Hose Systems is hereby amended as follows:

Section 7.3.1.1 is hereby is deleted in its entirety and replaced as follows:

7.3.1.1 Class I and III Standpipe hose connections shall be unobstructed and shall be located not less than 18 inches or more than 24 inches above the finished floor. Class II Standpipe hose connections shall be unobstructed and shall be located not less than 3 feet or more than 5 feet above the finished floor.

NFPA 24, 2025 Edition, Standard for the Installation of Private Fire Service Mains and Their Appurtenances is hereby amended as follows:

Section 6.2.8.1 is hereby added as follows:

6.2.8.1 All indicating valves controlling fire suppression water supplies shall be painted OSHA red.

Exceptions:

1. Brass or bronze valves on sprinkler risers mounted to the exterior of the building may be left unpainted.
2. Where OS&Y valves on the detector check assembly are the only control valves, at least one OS&Y valve shall be painted red.

Section 6.2.9 is hereby amended as follows:

6.2.9. All connections to private fire service mains for fire protection systems shall be arranged in accordance with one of the following so that they can be isolated:

- (1)*A post indicator valve installed not less than 40 ft (12 m) from the building
 - (a) For buildings less than 40 ft (12 m) in height, a post indicator valve shall be permitted to be installed closer than 40 ft (12 m) but at least as far from the building as the height of the wall facing the post indicator valve.
- (2) A wall post indicator valve.
- (3) An indicating valve in a pit, installed in accordance with Section 6.4
- (4)*A backflow preventer with at least one indicating valve not less than 40 ft (12 m) from the building
 - (a) For buildings less than 40 ft (12 m) in height, a backflow preventer with at least one indicating valve shall be permitted to be installed closer than 40 ft (12 m) but at least as far from the building as the height of the wall facing the backflow preventer.
- (5)* When approved by the Costa Mesa Fire & Rescue Department, a nonindicating valve, such as an underground gate valve with an approved roadway box, complete with T-wrench, located not less than 40 ft (12 m) from the building
 - (a) For buildings less than 40 ft (12 m) in height, a nonindicating valve, such as an underground gate valve with an approved roadway box, complete with T-wrench, shall be permitted to be installed closer than 40 ft (12 m) but

at least as far from the building as the height of the wall facing the non-indicating valve.

b) A nonindicating valve, such as an underground nonrising stem gate valve with an approved roadway box complete with T-wrench shall be allowed to be closer than 40 ft (12 m) to the building when a property line or other physical barriers make it impossible to have the valve 40 ft (12 m) away.

(6) Control valves installed in a fire-rated room accessible from the exterior

(7) Control valves in a fire-rated stair enclosure accessible from the exterior as permitted by the AHJ.

Section 10.1.5 is hereby added as follows:

10.1.5 All ferrous pipe and joints shall be polyethylene encased per AWWA C150, Method A, B, or C. All fittings shall be protected with a loose 8-mil polyethylene tube or sheet. The ends of the tube or sheet shall extend past the joint by a minimum of 12 inches and be sealed with 2 inch wide tape approved for underground use. Galvanizing does not meet the requirements of this section.

Exception: 304 or 316 Stainless Steel pipe and fittings

Section 10.4.1.1 is hereby amended as follows:

10.4.1.1 All bolted joint accessories shall be cleaned and thoroughly coated with asphalt or other corrosion-retarding material after installation.

Exception: Bolted joint accessories made from 304 or 316 stainless steel.

Section 10.4.1.1.1 is hereby added as follows:

10.4.1.1.1 All bolts used in pipe-joint assembly shall be 316 stainless steel.

Appendices

APPENDIX CHAPTER 4 is adopted in its entirety without amendments.

Appendix A is deleted in its entirety without amendments.

Appendix B is adopted in its entirety with amendments outlined in CMFR Plan Submittal Checklist Specifications.

Appendix BB is adopted in its entirety without amendments.

Appendix C is adopted in its entirety without amendments.

Appendix CC is adopted in its entirety without amendments.

Appendix D is deleted in its entirety without amendments.

Appendix E is deleted in its entirety without amendments.

Appendix F is deleted in its entirety without amendments.

Appendix G is deleted in its entirety without amendments.

Appendix H is adopted in its entirety without amendments.

Appendix I is deleted in its entirety without amendments.

Appendix J is deleted in its entirety without amendments.

Appendix K is deleted in its entirety without amendments.

Appendix L is deleted in its entirety without amendments.

Appendix M is deleted in its entirety without amendments.

Appendix N is adopted in its entirety without amendments.

Appendix O is deleted in its entirety without amendments.

Appendix P is deleted in its entirety without amendments.

Appendix Q is deleted in its entirety without amendments.

Sec. 7-16. Amendments to the California Wildland-Urban Interface Code.

The 2025 California Wildland-Urban Interface, as published by the International Code Council and as adopted and amended by the California Building Standards Commission and the Office of the State Fire Marshal (including the State Fire Marshal adoption matrix), is adopted in its entirety, including only those sections, appendices, and referenced standards adopted by the Office of the State Fire Marshal. There are no local amendments.

Section 3. Severability.

If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council of the City of Costa Mesa hereby declares that it would have adopted this ordinance and each section, subsection, sentence, clause, phrase or portion thereof irrespective of the fact that any one or more sections, subsection, sentence clause, phrases or portions be declared valid or unconstitutionally.

Section 4. Inconsistencies; Repeal of 2022 Building, Construction and Fire Codes.

Any provision of the Costa Mesa Municipal Code or appendices thereto inconsistent with

the provisions of this Ordinance, to the extent of such inconsistencies and no further, are repealed or modified to that extent necessary to affect the provisions of this Ordinance, including the 2022 California Codes and amendments thereto set forth in Titles 5 and 7.

Section 5. Penalties.

Unless otherwise provided for by state law, any violation of this Ordinance for which a penalty is not provided for hereinabove shall be punishable pursuant to the provisions of section 1-33 and/or section 5-6 of the Costa Mesa Municipal Code.

Section 6. Effective date.

The Mayor shall sign and the City Clerk shall attest to the passage of this Ordinance. The City Clerk shall cause the same to be published and/or posted in a manner required by law. This Ordinance shall become effective on January 1, 2026 pursuant to Government Code section 36937(e) and Health & Safety Code sections 17958 and 18941.

PASSED AND ADOPTED this ____ day of _____, 2025.

John Stephens, Mayor

ATTEST:

APPROVED AS TO FORM:

Brenda Green, City Clerk

Kimberly Hall Barlow, City Attorney

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss
CITY OF COSTA MESA)

I, BRENDA GREEN, City Clerk of the City of Costa Mesa, DO HEREBY CERTIFY that the above and foregoing Ordinance No. 2025-xx was duly introduced for first reading at a regular meeting of the City Council held on the ____ day of _____ 2025, and that thereafter, said Ordinance was duly passed and adopted at a regular meeting of the City Council held on the ____ day of _____, 2025, by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

IN WITNESS WHEREOF, I have hereby set my hand and affixed the seal of the City of Costa Mesa this ____ day of _____, 2025.

Brenda Green, City Clerk



CITY OF COSTA MESA

Agenda Report

77 Fair Drive
Costa Mesa, CA 92626

File #: 25-563

Meeting Date: 11/18/2025

TITLE:

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

DEPARTMENT: PARKS AND COMMUNITY SERVICES

PRESENTED BY: BRIAN GRUNER, PARKS AND COMMUNITY SERVICES
DIRECTOR

CONTACT INFORMATION: KELLY DALTON, FAIRVIEW PARK ADMINISTRATOR (714) 754-5009

RECOMMENDATION:

Staff recommends the City Council:

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

BACKGROUND:

The Draft Master Plan update provides a framework to guide the enhancement, restoration, and management of Fairview Park's unique assets and open recreational space within existing environmental and cultural constraints. The Master Plan also serves as a management tool to inform sustainable park maintenance and operations, recreational activities, educational and interpretive opportunities.

Fairview Park is the City's largest park, spanning 208 acres of open space. The park has been in existence for approximately 3,500 years and forms an integral component of the 1,000-acre lower Santa Ana River ecological corridor. Within the 208 acres of open space, there are two Native American Nationally Registered Historic Sites, and five different habitat ecosystems, which are home to an array of sensitive, rare and endangered plant and animal species. The park also offers users multiple passive recreational opportunities and trails for walking, running, bicycling, and wildlife observation throughout the park's various habitats. The following key factors identify Fairview Park as a cultural, ecological and recreational resource of regional significance.

Cultural and Ecological Resources

- Cultural and historical significance: The park contains nationally registered cultural resource historic sites and is a sacred site to the tribal community.
- Habitat diversity: Fairview Park encompasses several distinct habitat types, including wetlands, riparian areas, coastal sage scrub, coastal bluff scrub, and flower fields. These habitats support a wide array of plant and animal species, many of which are designated as endangered, rare, or special-status wildlife.
- Vernal pools: The park is home to rare vernal pools, which are ephemeral wetlands that provide critical habitat for a variety of unique and specialized organisms, including the San Diego fairy shrimp and Riverside fairy shrimp, both listed as endangered by the federal government.
- Wildlife corridor: Fairview Park serves as a crucial wildlife corridor, connecting the Santa Ana River system of trails and parks to other open spaces in the region, such as Talbert Regional Park.
- Wildlife refuge and human ecology: Fairview Park provides a valuable refuge for wildlife within the urban landscape of coastal Orange County, offering a unique space for people to connect with nature.

Organized Recreational Activities and User Groups

Fairview Park offers approximately seven (7) miles of trails, providing passive recreational opportunities such as walking, running, bicycling, wildlife observation, environmental interpretation, and connectivity to the Santa Ana River bikeway system. The park also hosts unique organized activities, including the narrow-gauge railroad, hobbyist model glider flying, and community-based restoration and educational activities.

In addition, the following non-profit organizations provide year-round programs and events at Fairview Park:

- Coastal Corridor Alliance (CCA): CCA partners with the City to host community-based restoration events, guided educational tours, volunteering opportunities and other programs to support community stewardship.
- Fairview Park Alliance (FPA): FPA partners with the City to organize volunteer-based restoration activities and educational activities in support of Fairview Park preservation, restoration, and protection.
- Harbor Soaring Society (HSS): HSS is a radio-controlled soaring club, offering model glider flying activities for model aircraft enthusiasts in Fairview Park.
- Institute for Conservation Research and Education (ICRE): ICRE works with schools and educational institutions to conduct student-led research in local natural environments, including Fairview Park.
- Orange County Model Engineers (OCME): OCME operates the narrow-gauge model railroad on the east side of Fairview Park, offering free public train rides through Fairview Park on the model train circuit.

- Sea and Sage Audubon Society: Sea and Sage Audubon conduct organized bird surveys to document bird activity in Fairview Park and offers other programs, including guided educational tours and workshops.

Master Plan Timeline

Over the past 30 years, the City has periodically updated the original Fairview Park Master Plan to comply with new regulatory agency requirements, community requests and ecological findings. Below is a timeline of notable years when the plan was updated and/or impacted by certain events:

- 1996 to 1998: The City of Costa Mesa prepared and adopted the Fairview Park Master Plan ("Master Plan") to provide a framework for existing and future park improvements, public uses, interpretive elements, and restoration opportunities.
- 2000 and 2002: City Council subsequently adopted revisions to the Master Plan to address specific changes in park features, and in 2008 to account for an updated biological survey of the park.
- 2016: Costa Mesa voters adopted the citizen-initiated Ballot Measure AA, which became codified in the Costa Mesa Municipal Code. Measure AA requires that further development and significant permanent constructed improvements in Fairview Park must be approved by the Costa Mesa electorate prior to being constructed, with certain exceptions for purposes of restoration, public safety, preservation, and maintenance.
- 2017: City Council established the Fairview Park Steering Committee, which is tasked with providing advice and recommendations to the City Council on the implementation of the Fairview Park Master Plan and on Measure AA.
- 2019 to 2020: City Council allocated funding for the Fairview Park Master Plan from the Capital Improvement Program (CIP) Budget.
- 2023: The City Council awarded the Professional Services Agreement to MIG for the Fairview Park Master Plan Update.

Master Plan Process

Since March 2023, the consultant team has undergone an intensive process of analyzing a large amount of information about Fairview Park, while evaluating conditions of the site and engaging with the site's diverse stakeholders through the community outreach process.

The key activities completed by the consultant team are:

- Review of historical biological reports, surveys, and other technical reports from the site.
- Conducted botanical investigations to develop a comprehensive list of plant species in the park.
- Review of relevant codes, regulations, and legal information pertaining to the site's biological resources, environmental resources and cultural resources.
 - Evaluated recreational features, public use patterns, furnishings, amenities, and other features.

- Confirmed the presence of over twenty rare and endangered species, including Western burrowing owl, Coastal California gnatcatcher, Least Bell's vireo, Crotch's bumble bee, San Diego Button Celery, Southern tar plant, and several others.
- Prepared and completed three technical reports addressing biological resources, vegetation community mapping and restoration opportunities, and cultural/historical resources assessment.

Outreach and Engagement

The Master Plan update process recognizes the interdependence of meaningful stakeholder engagement. In order to receive community input, staff and the consultant team engaged in the following activities:

- Conducted public outreach sessions, including a combination of community workshops, informational sessions, and presentations to the Parks and Community Services Commission, Fairview Park Steering Committee, and the City Council.
- Consultation with representatives of the Tribal Advisory Group, both in-person at the site and in virtual format.
- Conducted a series of site reviews at various times, seasons, and periods of the day and week to examine use patterns by park visitors throughout the 208-acre site.

The project team synthesized the information gathered during the outreach activities to develop a framework for identifying key findings and recommendations for the Fairview Park Master Plan Update. The consultant team relied on the following criteria in the development of the recommendations for the Master Plan Update:

- Community need and public benefit
- Scientific integrity
- Feasibility
- Sustainability (economic and environmental)
- Legal and regulatory implications
- Consistency with the stated objectives of the Master Plan Update

Fairview Park Steering Committee Recommendations

In July and October 2024, the consultant team presented the Master Plan Update findings and recommendations to the Fairview Park Steering Committee. During these meetings, the Committee discussed, revised and approved 25 recommendations as provided by the consultant from community engagement sessions, Attachment 2. The Committee's general direction was to maintain Fairview Park as a cultural and environmentally sensitive resource. The Committee supports conservation and restoration of native plants, hiking trails and the natural habitat while encouraging community engagement and passive use access.

Special Council Meeting

On January 28, 2025, staff presented to Council a status update on the development of the Draft Fairview Park Master Plan. The overview included key updates on the progress of the community

outreach efforts, ecological conditions, a summary of historical documentation and completed restoration efforts, and highlights of resource assessment, technical investigations and field surveys. City Council discussed the Draft Master Plan update and provided feedback to staff, including a balancing of resource protection and public use which reflects the interest of the community and City.

ANALYSIS:

The Draft Master Plan was developed to reflect the following City Council direction and goals:

1. To restore and preserve the park as an environmental resource and provide interpretive opportunities to educate users of the park's unique ecology, cultural history and resources.
2. To manage the park as a balanced recreational opportunity for all users.
3. To engage stakeholders, users, and the community at large in developing a blueprint to manage the park, which accounts for passive use recreation, environmental restoration and preservation, and funding considerations for years to come.

Project Objectives

The primary objectives of the Draft Master Plan are:

- Incorporate mitigation commitments and new conservation obligations associated with restored areas and conservation easements. (e.g., wetlands and riparian habitat restoration projects, Headlands coastal sage scrub mitigation, vernal pools restoration)
- Reflect the passing of Ballot Measure AA.
- Account for completed improvements, trails, and access features (e.g., North Bluff stairs, Placentia Ave. bridge, Vernal Pool 1 boardwalk)
- Account for resource protection measures based on current regulatory requirements.
- Account for documented species and resources present within the site and produce current biological and cultural resource assessments for the site.
- Carry out tribal consultation in accordance with new State requirements, which require lead agencies to consult with California indigenous tribes traditionally and culturally affiliated with a geographic area of a proposed project.
- Utilize contemporary technology and asset mapping tools to support informed land management.
- Conduct community outreach and engage the local community in planning the future enhancement and improvement of the park.
- Evaluate and account for current and future recreational activities.

Existing Conditions and Regulatory Framework

Fairview Park's biological, cultural, and environmental resources are protected under a comprehensive regulatory and legal framework at federal, state, and local levels, including the State

and Federal Endangered Species Acts, National Historic Preservation Act, National and California Registers of Historic Places, California Fish and Game Code, California Environmental Quality Act (CEQA), and Tribal Cultural Resource provisions. These regulations prohibit unauthorized “take” of endangered wildlife resources, and require that projects and activities consider, avoid, or mitigate impacts to significant ecological, historical, and cultural resources. Additionally, local regulations such as Measure AA ensure that major changes to the park’s facilities and infrastructure receive community oversight, reinforcing the protection of sensitive natural and cultural areas.

Master Plan Significant Findings and Recommendations

The Master Plan provides a framework for future improvements, enhancements, restoration efforts, and management of the 208-acre site. Significant findings and recommendations in the Master Plan Draft compared to the previous Master Plans are as follows:

- The tribal cultural significance of the Fairview Park site to the tribal community, and the need for continued coordination, site preservation, and relationship building between the City and tribes.
- The need to improve protection of the site’s sensitive archeological resources and treat the Fairview Park site as culturally sensitive at a landscape scale rather than as isolated cultural resource sites.
- Discovery of the vernal pool watershed’s expansive area, the interconnectedness between the vernal pools and surrounding watershed habitats, and the connectivity of the vernal pool complex on the west side of Fairview Park.
- Improved understanding of the park’s biological diversity and ecological sensitivity including several State and Federally listed endangered species found in the park, as well as sensitive habitats which provide habitat for native wildlife.
- The importance of ecologically appropriate maintenance, operations, and management protocols to guide sustainable land management activities around sensitive resources.
- Relocate the fly field from its current location to a non-biological sensitive area of Fairview Park and to avoid environmental impacts to documented resources.
- The importance of maintaining park accessibility to all community members, including incorporation of ADA accessible facilities.
- Recognition of the need for additional public access features such as elevated boardwalks to improve public access and trail connectivity, and to preserve sensitive features.
- Recognition of the need to revegetate areas of excessive barren ground to prevent erosion, improve public safety, and provide users clear definitions for the designated trail system.
- Recognition of the importance of Fairview Park as an exercise hub for community members, and the park’s value for physical and mental wellness.
- Recognition of the community’s interest in local stewardship activities including volunteering, community-based restoration, and educational tours, and the value of non-profit partnerships in fulfilling this interest.
- Potential for a native plant growing space to supply restoration needs within the park, and to provide other community and educational benefits.
- The scientific value of the site as an open laboratory for scientific research, citizen science,

and student learning opportunities in various scientific disciplines (biology, ecology, geology, hydrology, archeology, etc.).

- The educational value of the site for cultural historical storytelling at the site, and opportunities to educate the public about the connectedness between humans and their natural environment.

Community Input on the Draft Master Plan

On October 3, 2025, the City released the Draft Fairview Park Master Plan Update for a 30-day public review period. Comments received from the public comment period are included in Attachment 3.

The general community feedback themes are:

1. Conservation and education: Community members emphasized the importance of conserving sensitive features and educating the public to protect sensitive biological and cultural resources.
2. Trail management and public access: Participants supported consolidating and maintaining a system of well-defined trails while limiting off-trail use using natural barriers, physical barriers, and clear signage.
3. Resource protection measures: participants expressed strong support for prioritizing sensitive resource protection, including vernal pools and watersheds, sensitive flora and fauna, and cultural sites.
4. Enhanced park operations and amenities: feedback emphasized the need for increased ranger/staff presence onsite, incorporation of ADA-accessible furnishings near the lawn area, additional dog waste receptacles, and improved trails.
5. Opinions of recreational activities: participants had mixed opinions on some recreational activities. While some expressed support for retaining current non-authorized trail use, and the dirt fill mounds used as bike features, others expressed concern over adverse environmental impacts from these activities. Participants also emphasized safety concerns about BMX activity on the dirt fill features, and concerns with high-speed motorized bike and E-bike activity on trails.

Fairview Park Steering Committee Recommendations

On October 15, 2025, the Committee discussed the previous recommendations and agreed to keep the recommendations as reflected in the Draft Master Plan.

Parks and Community Services Commission Recommendations

On October 30, 2025, the Parks and Community Services Commission held a special meeting to discuss and provide recommendations on the Draft Fairview Park Master Plan Update. The meeting had approximately 35 public speakers advocating for various initiatives. Some advocated maintaining current programming/activities in their current locations and providing accessibility to all trails, while others focused on an environmentally sensitive approach to conserve Fairview Park.

The Commission's recommendations were the following: include language to adhere to the City's

adopted Active Transportation Plan, explore fly field options outside of the park, add multi-language signs, address public safety concerns and encourage the public to participate in tribal coordination and storytelling.

Summary

The Draft Fairview Park Master Plan Update represents several years of research and public outreach to develop a blueprint for future enhancements and improvements to Fairview Park. The recommendations in the Draft Master Plan are intended to reflect Fairview Park as a community focused park that encourages community interaction and accessibility while preserving its unique resources. By balancing resource protection and public use and exercising prudent management, Fairview Park can be an accessible ecological and recreational resource to all.

Next Steps

In order to implement the various elements of the Master Plan the following actions need to be completed:

- Staff will finalize the Fairview Park Master Plan Update per City Council direction.
- Consultant will prepare CEQA (California Environmental Quality Act) documentation.
- CEQA documentation and draft Final Master Plan will be released for 30 day CEQA review period.
- Staff will return to the City Council for adoption of the Final Fairview Park Master Plan Update.

ALTERNATIVES:

The City Council may provide direction to staff to incorporate other recommendations and/or pursue other alternatives.

FISCAL REVIEW:

Funding for the Fairview Park Master Plan Update is available in the Park Development Fees Fund (Fund 208).

LEGAL REVIEW:

There is no legal review required for this item as the direction will be advisory in nature.

CITY COUNCIL GOALS AND PRIORITIES:

This item supports the following City Council Goals:

- Strengthen the Public's Safety and Improve the Quality of Life.
- Maintain and enhance the City's facilities, infrastructure, and technology.
- Advance environmental sustainability and climate resiliency.

CONCLUSION:

Staff recommends the City Council:

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



Fairview Park

Master Plan Update DRAFT 2025-09-29

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"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*

Facing page photo by City of Costa Mesa.

01 Introduction

- 7 Executive Summary
- 12 Goals & Objectives
- 13 The Master Plan Process
- 17 Outreach Summary

02 Existing Planning Conditions

- 21 The Site & Adjacent Uses
- 23 Previous Plans
- 24 Regulatory Framework
- 28 General Plan
- 29 Open Space Master Plan
- 30 Local Coastal Program
- 30 Utilities & Easements
- 31 Transportation Plans

03 Existing Site Conditions

- 33 Site History
- 36 Geology & Soils
- 38 Site Drainage & Hydrology
- 39 Cultural, Tribal Cultural, Paleontological & Archaeological Resources
- 43 Biological Resources
- 51 Site Features

04 Opportunities & Constraints

- 55 Considerations
- 56 Constraints
- 58 Opportunities
- 60 Habitat Restoration

Contents

DRAFT

05 Design Objectives

- 64 Public Use
- 65 Cultural, Tribal Cultural & Restoration

06 The Master Plan

- 67 The Master Plan
- 68 Park Entrance & Parking
- 69 West of Placentia Avenue
- 73 East of Placentia Avenue
- 74 The Northwestern Lowlands
- 75 Passive Uses & Circulation Trails
- 77 Interpretive Program
- 78 Habitat Restoration & Enhancement
- 79 Habitat Restoration & Enhancement Targets
- 81 Other Management Opportunities
- 82 Strategic Habitat Restoration Project Opportunities
- 86 Long-Term Invasive Plant Management Plan
- 87 Existing Fill Soil Removal
- 88 Drainage Issues
- 89 Erosion Control Measures
- 91 Developed Park Drainage & Hydrology
- 92 Security & Fire Prevention

07 Implementation

- 96 Design Guidelines

08 Appendices

- Appendix A: Outreach Documents
- Appendix B: Biological Resources Technical Report
- Appendix C: 2023 Vegetation Map and Habitat Restoration Opportunities, with Attachment A: Habitat Restoration Guidelines, and Attachment B: Long-term Invasive Plant Management Plan
- Appendix D: Cultural, Tribal Cultural, and Paleontological Resources Assessment

*Appendices can be found at:
www.costamesaca.gov/lvpmp

DRAFT Contents

01 Introduction

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Executive Summary

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The Fairview Park Master Plan Update has attracted enthusiasm for the task of refining the master plan document to reflect current conditions and concepts for restoring and preserving the park as an environmental resource for study, interpretation, and education as well as passive recreation and a range of compatible public uses. These include walking and jogging trails, picnicking, wildlife viewing and nature exploration, unique hobbyist activities and other low-impact activities that connect community residents to the natural environment. Balancing resource protection and public use, which reflects the vested interests of the community and the City, is the essential purpose of this plan update. The Master Plan plays an important part in telling the greater story of this 208-acre parkland and conservation area. Fairview Park is a beloved cultural and natural resource asset for the community of Costa Mesa and the region and residents are deeply invested in preserving the region's natural and cultural resources and ensuring future generations have the same opportunity to enjoy this beloved and unique place.

Additionally, the Master Plan Update builds upon the success of the original plan and updates, but importantly maintains the momentum generated by recent initiatives to establish a more robust set of strategies to facilitate the continuing improvement of Fairview Park. By incorporating the information presented in this report, the Fairview Park Master Plan Update can effectively address the critical need for a Long-Term Management Plan that safeguards cultural resources and conserves biological resources, including the essential vernal pool habitat. This report serves as a valuable tool for informed decision-making and planning to ensure the future preservation and enhancement of Fairview Park's unique ecological features and cultural significance.



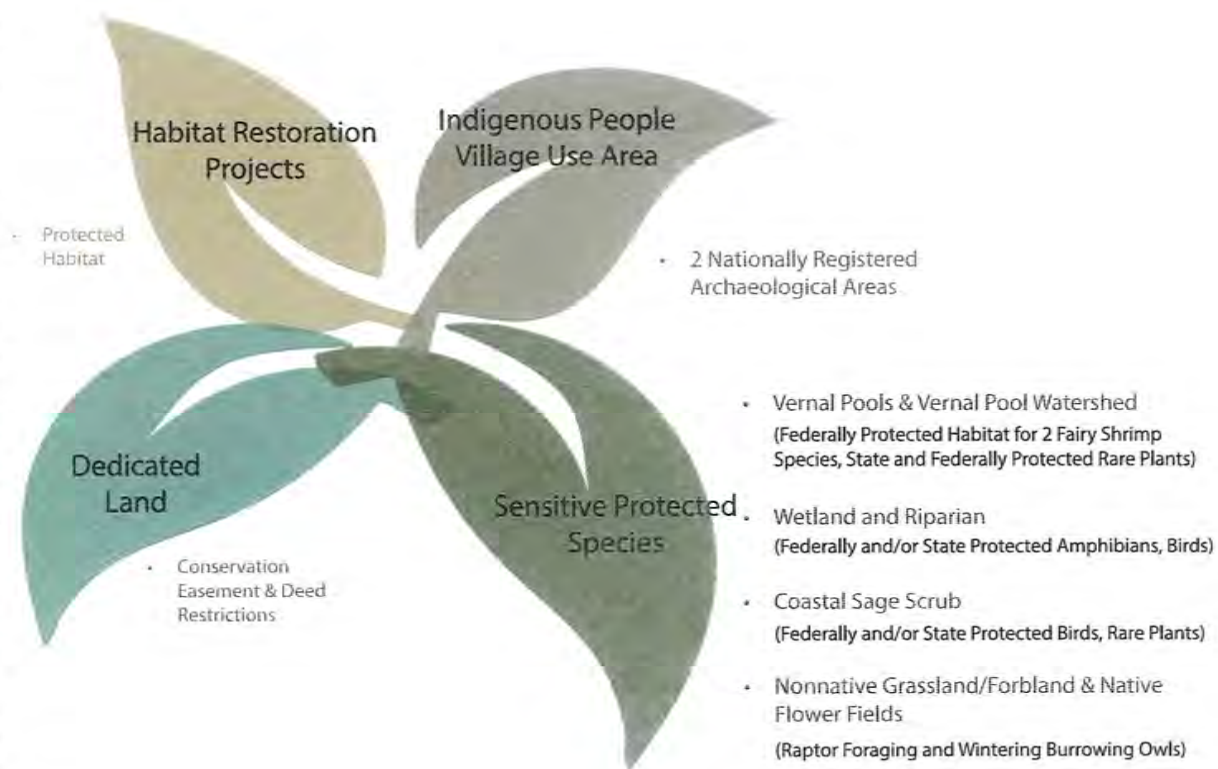
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Photo by Robert A. Hamilton

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Critical Themes and Initiatives

- Findings from the technical investigations serve as a valuable tool for informed decision-making and planning to ensure the future preservation and enhancement of Fairview Park's unique ecological features and cultural significance.
- Fairview Park supports a remarkable array of special-status plant and wildlife species, several of which are listed as threatened or endangered by state and/or federal governments. The park's combination of riparian habitats, coastal scrub, grasslands, and vernal pools is unique in Orange County, and rare anywhere in Southern California. Fairview Park is a regionally significant biodiversity hotspot, supporting 197 plant species—including 10 rare species—18 vegetation alliances, and critical habitat for protected wildlife such as Least Bell's Vireo, Coastal California Gnatcatcher, Burrowing Owl, and Crotch's Bumblebee. Its federally protected vernal pools sustain San Diego and Riverside fairy shrimp and eight rare vernal pool plants, while over 220 bird species and 20 butterfly species underscore its importance as a vital wildlife corridor in Southern California.
- Fairview Park provides an exceptional level of public access, featuring approximately 6.5 miles of trails the park has one of the highest trail densities in the region. This allows residents and visitors to enjoy passive recreational activities while experiencing diverse habitats and biological resources, a level of public access rarely permitted in other regional natural open spaces with comparable ecological and cultural significance.



BIODIVERSITY HOTSPOT

197 
Plant Species

10 
Rare
Plant Species

20 
Butterfly Species

220 
Species of Birds

18 
Vegetation Community Alliances

Wildlife Corridor

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



Least Bell's Vireo



Coastal California
Gnatcatcher



Crotch's Bumblebee

VERNAL POOL

8 Special Status
Vernal Pool Plants 

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

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- Threats to sensitive biological and cultural resources in Fairview Park come from human actions that destroy, degrade, and fragment the park's natural communities and erode protective soil cover. These threats should be mitigated with a combination of education, management and physical protection measures and actions.
- **Regulatory Protections and Resource Management:** Fairview Park's biological, cultural, and paleontological resources are protected under a comprehensive regulatory framework at federal, state, and local levels, including the National Historic Preservation Act, National and California Registers of Historic Places, National Environmental Policy Act (NEPA), California's Environmental Quality Act (CEQA), and Tribal Cultural Resource provisions. These laws require that projects consider,

avoid, or mitigate impacts to significant ecological, historical, and cultural resources. Additionally, local regulations such as Measure AA ensure that major changes to the park's facilities and infrastructure receive community oversight, reinforcing the protection of sensitive natural and cultural areas.

- **Prevent further damage to cultural resources through site management.** Erosion, unauthorized trails, vegetation clearing, pedestrian and bicycle activity are degrading sensitive areas. Stabilization should be achieved through revegetation with no-till methods, signage, barriers, and raised walkways to protect sediments and prevent trail proliferation.

- **Honor Tribal stewardship and ensure respectful handling of cultural materials.** Any Native American cultural materials encountered will remain on-site for reburial in locations kept confidential, in accordance with law and Tribal consultation. Ongoing collaboration with Tribal representatives will guide all management actions to ensure cultural integrity.

Key Findings from Community Engagement:

- **Strong Support for Conservation and Education:** Community members, and representatives from local Native American Tribes, emphasized the importance of protecting Fairview Park's sensitive biological and cultural resources while balancing public access and enhancing opportunities for education. There was broad consensus on interpretive



Photo by City of Costa Mesa.

signage, a central educational area, and guided or self-guided learning experiences focused on Tribal cultural history, ecology, archaeology, and biological resources.

- **Trail Management and Public Access:** Participants supported consolidating and maintaining well-defined trails including elevated walkways in vernal pool areas, while limiting off-trail use, motorized vehicles, and e-bikes. Fencing, natural barriers, and clear signage were encouraged to protect sensitive habitats while maintaining passive public access.
- **Resource Protection Measures:** The community supports science-based habitat restoration and enhancement strategies presented in the Master Plan Update, including natural weed abatement and minimal herbicide use, along with maintaining views and access for educational purposes. There was strong support for protecting vernal pools, sensitive flora and fauna, and cultural sites throughout the park.
- **Enhanced Park Operations and Amenities:** Feedback highlighted the need for increased ranger presence, ADA-accessible furnishings, additional dog waste receptacles, and improved trail and overlook access. The community endorsed the addition of a consolidated growing space on the east side of the park.
- **Conflicting Opinions on Recreational Activities:** While some stakeholders desired continued use of BMX trails, dirt bike mounds, and glider/model aircraft activities, others expressed concern over their impacts on biological and cultural resources. These conflicting viewpoints indicate the need for careful balancing of recreational activities with conservation priorities in the Master Plan Update and application of regulatory requirements.

Recommendations

- **Recognize and protect Fairview Park as a unified Tribal cultural landscape.** As the entire site has extremely high sensitivity for buried Native American origin cultural resources (not just recorded locations), additional signage and physical barriers to prevent the use of existing user-defined trails and new trails is recommended. All ground-disturbing activities must involve qualified cultural resource specialists and Tribal monitors, with an Archaeological Treatment Plan prepared in consultation with Tribes.
- **Prevent further damage to cultural resources through site management.** Erosion, unauthorized trails, vegetation clearing, pedestrian and bicycle activity are degrading sensitive areas. Stabilization should be achieved through revegetation with no-till methods, signage, barriers, and raised walkways to protect sediments and prevent trail proliferation.
- **Honor Tribal stewardship and ensure respectful handling of cultural materials.** Any Native American cultural materials encountered will remain on-site for reburial in locations kept confidential, in accordance with law and Tribal consultation. Ongoing collaboration with Tribal representatives will guide all management actions to ensure cultural integrity.
- **Prevent Resource Degradation.** Reduce erosion, unauthorized trails, and impacts from pedestrian, bicycle, and off-trail

activity through targeted revegetation, no-till stabilization methods, signage, fencing, barriers, and raised walkways. Protect archaeological sites from unauthorized collection or disturbance while maintaining public access where appropriate.

- **Restore and Enhance Habitat.** Implement 80 acres of habitat restoration and 14.5 acres of habitat enhancement to support native plants and wildlife, remove artificial fill where feasible, and improve ecological health and biodiversity over the long term.
- **Define and Manage Trails:** Establish a clearly defined trail system that restores eroded or user-created paths, uses natural materials for trail delineation, and incorporates physical measures to prevent the creation of new informal trails, particularly in sensitive biological and cultural areas.
- **Enhance Public Amenities and Accessibility:** Concentrate park enhancements—including nature play, outdoor educational spaces, benches, picnic areas, and accessible trails—within existing developed areas such as the central lawn and east side of the park, minimizing impacts on sensitive habitats.
- **Manage Recreational Impacts:** Coordinate with organized user groups (i.e. model gliders and trains) to allow the continuation of designated uses while mitigating potential environmental impacts. In accordance with Resource Agency recommendations, relocate the model glider flying field with the goal of reducing ongoing impacts to sensitive biological resources.

Goals & Objectives

The following goals and objectives were defined in the consultant's scope of work, and were adopted during the City Council meeting of January 17, 2023 when the contract was approved by the City Council.

- 01 Protect, preserve, and enhance the unique natural and cultural resources of Fairview Park.
- 02 To restore and enhance the park as an environmental resource, and provide interpretive opportunities to educate users of the park's unique ecology, cultural history, and resources.
- 03 To manage the park as a passive recreational opportunity.
- 04 To engage stakeholders, users, and the community at large in developing a blueprint to manage the park, which accounts for passive use recreation, environmental restoration and preservation, and funding considerations for years to come.

Photo by City of Costa Mesa.



The Master Plan Process

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The Master Plan Update process recognizes the interdependence of meaningful stakeholder engagement, biological investigations, environmental documentation, and public use of the park. MIG staff has provided park planning, engagement, biological and environmental analysis and documentation. Land IQ has provided biological resource and restoration ecology services in collaboration with Hamilton Biological, who conducted several field investigations and provided an avian inventory and vegetation survey. Cogstone Resource Management Group led the Tribal Advisory Group, archeology, paleontology, and Tribal cultural resource services.

The project included the following tasks:

- Review of existing documentation
- Community outreach
- Resource assessment and analysis of existing conditions
- Update findings and recommendations
- Environmental compliance documentation

The project kicked off with the compilation and review of relevant project documents including the following: planning documents; existing biological surveys and observations; environmental documentation; relevant codes, regulations, and legal documents; and existing historical and cultural documents and reports. The MIG Team prepared a memo report summarizing the findings.

Community Outreach

Additionally, a Community Outreach Plan was developed, reviewed, and approved by City staff. General direction to the consultant team has been given by the general public in open meetings, and at city and community events such as Fairview Park Habitat Restoration Days and Earth Day 2024.

Below is a summary of community and stakeholder meetings conducted:

Fairview Park Steering Committee Meeting 1 (June 14, 2023) – The MIG Team presented an overview of the project scope, schedule, background documents, existing conditions, potential approaches and strategies for restoration and habitat enhancement. There was a facilitated discussion with the purpose of gaining an understanding of the committee members' vision for Fairview Park regarding elements for consideration in the Master Plan Update including lessons learned from previous restoration efforts.

Community Workshop 1 (August 31, 2023) – The MIG Team presented an overview of the project purpose, process, schedule, and background. Initial observations about existing site conditions and opportunities and constraints were presented. Small group discussions were conducted and were the primary method to capture community feedback to inform the Master Plan Update.

Fairview Park Steering Committee Meeting 2 (October 11, 2023) – The MIG Team presented findings from field investigations of biological resources, habitat restoration and enhancement opportunities. Public comment on items presented was provided.

Tribal Advisory Group (TAG) Site Visit (October 18, 2023) - The City and members of the MIG Team conducted a site visit so that representatives of local Native American Tribes can better understand project elements and potential impacts on sensitive cultural areas.



Photo by City of Costa Mesa.

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Tribal Advisory Group (TAG) Meetings – The MIG Team presented an overview of the Master Plan Update to obtain feedback from experts that have a local understanding of the potential impacts on park use and proposed restoration activities, or park improvements on cultural, archaeological and paleontological resources at the park.

Parks and Community Services Commission Meeting (June 27, 2024) – MIG presented progress on the Master Plan Update, an overview of public feedback, and summary of resource assessment findings to inform Commissioners of the progress of the work and present, discuss, and gather feedback about the emerging recommendations for the Fairview Park Master Plan Update.

Fairview Park Steering Committee Meeting 3 (July 10, 2024) – The MIG Team presented 20 recommendations for discussion to determine adoption of proposed recommendations.

Community Workshop 2 (September 4, 2024) – The MIG Team presented an overview of completed studies, resident feedback, selection criteria guiding recommendations and draft recommendations of the Master Plan Update. Interactive open house stations followed the presentation and covered the following: Trails and Public Access, Public Education and Interpretation, Resource Conservation and Preservation, Operations and Maintenance, Site Activities and Uses.

City Council Study Session (January 28, 2025) – The MIG Team presented progress on the Master Plan Update to inform City Council of the progress of the work and present, discuss, and gather feedback about the draft recommendations for the Fairview Park Master Plan Update and review next steps for environmental documents.

To complete resource assessments and analysis of existing conditions, site investigations began in the spring of 2023. A team meeting occurred on March 29, 2023 and biological field investigations began late winter and early spring of 2023 to provide the basis for the biological field surveys. Investigations of site cultural and paleontological resources and analysis of park resources, uses and activities were conducted in the summer of 2023 followed by a final field visit on March 25, 2025 and the final Biological Resources Technical Report dated May 8, 2025. This technical report can be found in Appendix B.

Botanical field investigations were completed by botanist James Bailey on April 28, May 21, and June 8, 2023, to develop a comprehensive list of plants in the park and to search all habitat communities for special-status species potentially present. Each botanical survey lasted seven to eight hours, and covered the western side of the park, focusing on the vernal pools, grasslands, and scrub-covered bluff. The northern riparian lowlands were visited on April 28 and the area east of Placentia Avenue was visited on June 8. Due to the extended rainy season, many plants flowered about a month later than usual during the first half of 2023. The earliest vernal pool indicator species detected was slender woolly-marbles (*Psilocarphus brevissimus*), and the latest was mud fiddleleaf (*Nama stenocarpa*). During the more typical year of 2017, James Bailey observed that these two species had reached maturity and produced inflorescences by early March and mid-April respectively. In 2023, however, these milestones were pushed back to mid-April for *Psilocarphus* and mid-June for *Nama*. Specifically, late-season showers on May 3, 4, and 5 refilled the vernal pools with nearly 1 inch of water. While early season species had already developed by this time, later season species were stalled by repeated submergence, until the ponds dried again in mid to late May.

Focused surveys in June and July, 2024, for Crotch's Bumble Bee were conducted by Endemic Environmental Services across 16.5 acres of the park planned for habitat restoration. These surveys produced photographic records of 13 Crotch's Bumble Bees utilizing a variety of native and non-native shrubs and forbs. (Endemic Environmental Services. 2024. Crotch's Bumble Bee photo-only survey report for the Fairview Park Mesa Restoration Project located in the City of Costa Mesa, California. Technical report submitted to the California Department of Fish and Wildlife).

Biologist Robert Hamilton conducted wildlife investigations on nine dates between February 10 and June 8, as summarized in Table A, below.

Table A: Wildlife Survey Summary

DATE	TIMES	TEMPS (°F)	SKY CONDITIONS	WIND (MPH)
2/10/23	1615–1700	66	80% overcast	2–3
3/28/23	1330–1730	58–59	50% overcast	3–5
3/31/23	1520–1700	62	90% overcast	4–8
4/7/23	1530–1700	64	20% overcast	4–6
4/14/23	1555–1645	63–61	40–80% overcast	2–5
4/28/23	0805–1205	57–65	100% overcast	1–4
5/19/23	1530–1655	64	100% overcast	3–5
5/28/23	0700–10:20	59–63	100% overcast	1–3
6/8/23	0905–1115	65	60% overcast to hazy	1–6

The purpose of the wildlife visits in 2023 was to collect current information on the distribution of plant and wildlife species across Fairview Park. Nearly all of the survey effort was expended west of Placentia Avenue, with an emphasis on attempting to detect (a) special-status species potentially present, and (b) species detectable only when the vernal pools have water (as they did during and after the exceptionally wet rainy season of 2022/2023).

MIG staff conducted a reconnaissance-level field visit in 2023 to prepare a current GIS-based map of vernal pools, wetlands, and other features that fall within the jurisdiction of the U.S. Army Corps of Engineers and areas within Fairview Park, but outside of existing wetland mitigation sites.

The project archaeologist requested a search of the California Historical Resources Information System (CHRIS) from the South Central Coastal Information Center (SCCIC), which included the entirety of Fairview Park. Results of the record search indicate that 17 previous studies have been completed within the Park; seven of these postdate the 2002 Fairview Park Master Plan. Additionally,

the project archaeologist requested a Sacred Lands File (SLF) search from the Native American Heritage Commission (NAHC). The NAHC responded on December 4, 2023 with a positive search result indicating that a tribal cultural resource is located within the same township, range, and section as the Project Area. The NAHC recommended that the Gabrieleño Band of Mission Indians – Kizh Nation, the Gabrieleño/Tongva San Gabriel Band of Mission Indians, the Juaneño Band of Mission Indians, and the Juaneño Band of Mission Indians Acjachemen Nation – Belardes be contacted for more information and provided a list of nine groups and individuals that may have information about the Project Area. Cogstone sent letters inviting all groups and individuals on the NAHC to engage in Native American tribal consultations under Assembly Bill (AB) 52 and Senate Bill (SB) 18 via United States Postal Service certified mail on October 7, 2024. Cogstone followed up via electronic mail (original consultation letter was attached) message on October 25, 2024 and by telephone call on November 8, 2024. (Appendix D). Cogstone also sent Native American Scoping letters to two individuals representing groups that are not on the NAHC list but may have information about

the Project Area, on the same schedule. Cogstone is aware of five responses total.

On October 25, 2024, Juaneño Band of Mission Indians, Belardes Cultural Resources Director Joyce Perry responded via electronic mail indicating that Tribes want to engage in formal consultation on this project, noting, "this project is located in an extremely sensitive area to our tribe." Fairview Park is located on the sacred village site and known burial area of Genga. This place is also identified as the archaeological site CA-ORA-58, which is listed on the National Register of Historic Places.

On April 3, 2024, Cogstone archaeologists Pamela Gutierrez and Alyssa Polito conducted a field survey of the boundaries of the previously documented cultural resources P-30-000058 and P-30-000506 to assess damage to the resources caused by runoff, unauthorized "social" walking trails, vegetation clearing, etc. Ms. Gutierrez and Ms. Polito conducted the survey in 10-meter transects and by following the narrow, cleared paths along the park and site boundaries. Cogstone archaeologist Sandy Duarte



Photos by City of Costa Mesa.

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returned to the park to complete the damage assessment survey on April 19, 2024 and was able to identify and quantify additional areas of disturbance to the cultural resources.

MIG staff has visited the site nine times to document and evaluate existing site uses and facilities. These visits occurred in a variety of seasons to observe and analyze site conditions during both wet and dry weather. Additionally, MIG staff visited the site during typical and high-use days to observe site usage patterns during events including OCME Free Train Ride Days. MIG recorded this data and developed an inventory of GIS-based assets management inventory.

Together, these field investigations and mapping tasks informed the development and delivery of a Biological Resources Technical Report, a 2023 Vegetation Map and Habitat Restoration Opportunities Report and a Cultural, Tribal Cultural, and Paleontological Resources Assessment.

To complete the Master Plan Update findings and recommendations, the MIG Team evaluated the park's diverse resources and assets. Along with City staff, the team developed planning-level preliminary recommendations in accordance with findings and community input. Twenty-four recommendations were developed, presented to and approved by the Fairview Park Steering Committee. Recommendations were grouped by topic areas including trails and public access, public education and interpretation, resource conservation and preservation, operations and maintenance, and site activities and uses. The MIG Team developed plans, graphics and exhibits to illustrate the recommendations, which were presented during the outreach process. These findings and recommendations have been

summarized and synthesized into the DRAFT Master Plan Update document. The next steps are to share the DRAFT Master Plan Update for public comment for a 30-day period and to receive and incorporate feedback into a final document.

The DRAFT Master Plan Update will be utilized to initiate the environmental compliance documentation phase of work. Because no specific development projects within the park are detailed in the Master Plan, it was determined that a programmatic Initial Study/Mitigated Negative Declaration (IS/MND) would be suitable for the Master Plan. The environmental impact analysis presented in the Initial Study will focus on those policies and programs in the Master Plan Update that could have a direct or indirect physical impact on the environment. In order for the City to approve the Master Plan Update with an IS/MND, all identified direct and indirect impacts must be mitigated to less than significant levels. The MIG Team will prepare the necessary technical reports to support the Initial Study. These technical reports will identify avoidance measures and Best Management Practices to be applied to each future project developed under the Master Plan to avoid significant environmental impacts, as defined by CEQA.

The MIG Team will prepare an Initial Study based on the City's Environmental Checklist to analyze the Master Plan Update's potential impacts and provide thorough and comprehensive answers to each checklist question including an environmental and regulatory setting discussion, impact discussion, and mitigation measures, as appropriate. The impact analysis will be supported by tables, figures, maps, and graphics, as appropriate. Source information will be referenced

The steps for preparation of the environmental documentation are outlined below:

- Submit draft project description
- Receive city staff feedback on project description
- Revise project description
- Submit admin draft IS/MND
- Receive city staff feedback on admin draft IS/MND
- Submit public review draft IS/MND
- 30-day public review of IS/MND
- Submit draft Response to Comments (RTC), Mitigation Monitoring and Reporting Program (MMRP), Notice of Determination (NOD)
- Receive city/staff feedback on RTC, MMRP, NOD
- Submit final RTC, MMRP, NOD
- Planning commission/City Council hearing
- Agency review meetings
- Prepare permitting flow chart document and narrative

The final deliverables for environmental compliance documentation will be new and updated environmental documents and a regulatory permitting memo.

Outreach Summary

General direction to the consultant team has been given by the public in open meetings, the Fairview Park Steering Committee, City of Costa Mesa Parks and Community Services Department, and the City of Costa Mesa City Council. Additionally, input from local Native American Tribes has been provided separate from the general public in recognition of their standing as sovereign Nations. Due to the sensitive nature of the information provided, the reports and feedback provided by the Tribal Advisory Group will remain confidential and only shared with the City of Costa Mesa.

Community Workshops

As part of the community outreach strategy, two community workshops were conducted.

Workshop 1: On August 31st, 2023, the first workshop was conducted to introduce the community to the Fairview Park Master Plan and get initial feedback from the community, present initial findings from investigations, and learn from residents about their ideas on improving Fairview Park. Small group discussions were conducted and were the primary method to capture community feedback on items that will inform the Master Plan Update. Approximately 100 community members and park stakeholders turned out to participate in the workshop. Participants discussed six key features of the park including: Trails, Fencing, Signage, Furnishings, Nature Play, and a Museum/Field House. Emerging themes from the workshop regarding park features are summarized below. Full summary memos for each workshop are provided in Appendix A.

Trails: Consensus was generally formed around a desire for well maintained and clearly defined trails along with the removal of excess trails on the mesa to protect biological and cultural resources, while maintaining public access. Additionally, desires to utilize natural materials to define trails and prioritization of enforcement to control the use of motorized vehicles was emphasized. There was disagreement among attendees about the appropriate use of the dirt mounds as some expressed a desire to start allowing use by bikes and others expressed desire to remove the mounds and associated use.

Fencing: Most attendees agreed that fencing should enhance and improve clarity of public use for trails and that natural materials should be incorporated. Consensus around the need for fencing to protect biological and cultural resources was acknowledged.

Signage: Feedback centered around the need for upgraded and modernized signage that serves to increase appreciation of the park and park resources. Topics for signage include cultural, environmental and ecological subjects. All educational signage is to be presented in accessible and multilingual displays.

Furnishings: Community feedback centered around the desire for ADA accessible furniture and the use of natural materials for furnishings. Some respondents expressed a desire for existing park furnishings to remain, however, most respondents expressed desire for upgraded furnishings concentrated in the existing lawn area. Provision for improved and additional trash and dog waste receptacles throughout the park was identified as was the addition of benches and an accessible trail to the bluff overlook.

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Nature Play: Some respondents expressed a desire for nature play opportunities to be incorporated into the Master Plan Update, while others opposed providing facilities for nature play activities at the site. Consensus was formed around the desire to not provide any traditional structured playground and if provided, nature play should be located in the lawn area and coupled with educational features to enhance stewardship and appreciation of park natural resources.

Museum/Field House: Consensus among attendees was formed that a traditional museum was not desired and should be removed from the Master Plan Update. Some expressed desire for a centralized outdoor area to serve the educational and orientation program of a museum/field house. Others expressed enthusiasm for a field house that offered educational opportunities on numerous topics related to the park.

Additional topics addressed related to park use included consensus that E-bike use should be prohibited and is not compatible with and impacts user experiences at the park. There was strong disagreement about the compatibility and continued use of glider activities at the park. The opinion that glider flights

impact sensitive areas of the park and should be prohibited was voiced along with the position that glider flights have a history at the park and should continue.

Workshop 2: On September 4, 2024, the second workshop was conducted, and the design team presented the draft Master Plan Update recommendations to participants and gathered public feedback. The presentation included a project progress overview, discussion of the decision-making tree to evaluate recommendations, and an overview of recommendation categories. The five categories explored built on feedback received in Workshop 1 and included: Trails and Public Access, Interpretation and Education, Resource Conservation and Restoration, Operations and Maintenance, Site Activities and Uses.

Participant feedback on draft recommendations is summarized below.

Trails and Public Access:

Consensus was generally formed around the following items:

- Retain access to the natural and vernal pool areas on the Mesa

for passive recreation and educational purposes. Restore existing boardwalks and protect future trails on the Mesa and through the vernal pools with elevated walkways.

- Limit the use of vehicles on sensitive paths and develop protocols to regulate vehicle access to park trails.
- Regulate electric bike usage across the park.
- Utilize fencing and vegetation as barriers between sensitive habitat and trails.

Education and Interpretation:

Consensus was generally formed around the following items:

- Make signage accessible and multilingual.
- Provide a central interpretive area for education.
- Integrate self-guided educational opportunities through creative interpretive tools.
- Provide education on topics such as archaeology, geology, human/wildlife interaction.



Photos by MIG Inc.



Resource Conservation and Restoration:

Consensus was generally formed around the following items:

- Protect sensitive cultural and biological areas.
- Utilize natural non-native weed abatement strategies and limit the use of herbicides.
- Sustain and promote a balanced use of the park.

Operations and Maintenance:

Consensus was generally formed around the following items:

- Visitors would like to see an increased presence of park rangers at Fairview Park.
- Visitors understand the need for maintenance and emergency vehicle access to the park. Access protocols should be clear and work to protect sensitive areas.
- Provide more dog waste receptacles and protect sensitive areas from dog access.
- Maintain views within the vernal pool areas for educational purposes.
- Participants had positive feedback about the maintenance and growing space proposal and would like to see this space on the east side of the park.
- Participants find the presence of motorized bikes on sensitive trails and areas concerning. The Master Plan Update should outline specific enforcement and regulation of motorized bikes.

Site Activities and Uses:

Consensus was generally formed around the following items:

- Provide a dedicated educational space at the park.
- Program more guided educational opportunities.

Opposition and conflicting feedback focused primarily on the following items:

- Some attendees expressed the desire for additional active recreational activities at the park and to allow activities including BMX riding of the mounds and active sport activities in the lawn area. Others expressed concern that these uses are detrimental to both cultural and biological resources at the park and activities should be relocated to more appropriate park facilities.
- Attendees expressed strong desire to continue model aircraft flying at the park and questioned the validity of the biological resource findings and recommendation that the activity is incompatible with resource protection requirements. Other participants disagreed and expressed support for following the recommendation to remove the use from the park.

Fairview Park Steering Committee Meetings

Three public Steering Committee Meetings were conducted.

Meeting 1: On June 14, 2023, the first meeting was conducted with the purpose of presenting preliminary findings from research and obtain initial feedback from the Fairview Park Steering Committee to gain local and technical understanding of the project's impacts on the local community. The MIG Team presented an overview of the project scope, schedule, background documents, existing conditions, and potential approaches and strategies for restoration and habitat enhancement. There was a facilitated discussion with the purpose of gaining an understanding of the committee members' vision for Fairview Park regarding elements for consideration in the Master Plan Update including lessons learned from previous restoration efforts.

Meeting 2: On November 8, 2023, the second meeting was held with the purpose of presenting, discussing, and gathering feedback on the habitat restoration and enhancement opportunities for the Fairview Park Master Plan Update. The MIG Team presented findings from field investigations of biological resources and habitat restoration and enhancement opportunities. Travis Brooks along with biologist Robert Hamilton provided a presentation that outlined a historical overview of Fairview Park, restoration opportunities, and recommendations. Fairview Park stakeholders were provided an opportunity to ask questions and provide comments and feedback.

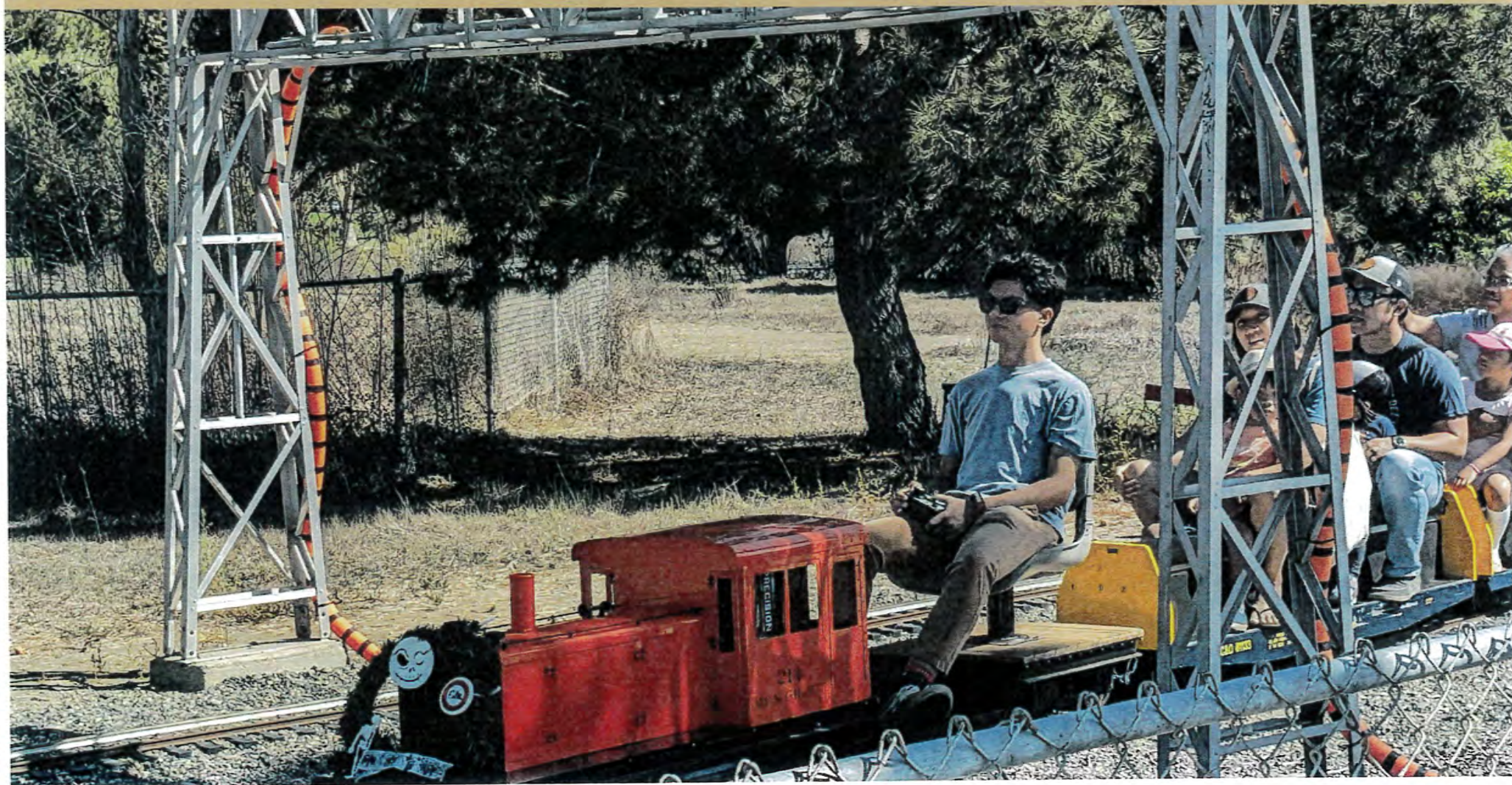
Meeting 3: On July 10, 2024, the third meeting was conducted with the purpose of presenting Master Plan Update updates to the committee for member consideration and approval. The MIG Team presented draft recommendations and committee members commented and reviewed. Public comments were also provided and recorded. The approved recommendations are included in Appendix A.

Parks & Community Services Commission Meeting

This meeting was conducted on June 27, 2024 with the purpose of introducing commissioners to the Fairview Park Master Plan Update process and share findings for restoration and recreational opportunities. MIG presented an overview of the Fairview Park Master Plan Update Process including an introduction and purpose of the project, findings from outreach, surveys, paleontological research, and restoration opportunities. Meeting notes for Community Workshops and Steering Committee meetings can be found in Appendix A.

02 Existing Planning Conditions

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The Site & 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 Avenue

The western border of the western section of Fairview Park is joined by Talbert Regional Park (also referred to as Talbert Nature Preserve). At 180 acres, Talbert Regional Park consists of North Talbert and South Talbert, which is a restored natural habitat with public access trails. The park is owned and managed by the County of Orange, OC Parks. The presence of Talbert Regional Park is a strong influence upon the planning of Fairview Park. An opportunity exists to build upon the existing natural habitat at Talbert Regional Park as a crucial wildlife corridor, connecting to the Santa Ana River system of trails and parks to other open spaces in the region, including Randall Preserve and the Huntington Beach Wetlands. Talbert Regional Park has no parking facilities and is currently entered by trails only. A major access trail to north of Talbert Regional Park exists through Fairview Park along the northwestern bluffs. The County of Orange has expressed interest in a joint parking facility located off Placentia Avenue in the lowlands area with a new trail into Talbert, but this is not recommended in the Master Plan Update.

The bluffs to Swan Drive (Wetland and Riparian Area)

The northwest portion of the site, 45 acres, joins Talbert Regional Park to the west, private residences on 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. Habitat restoration

projects have been implemented in northwest portion of the site including 35 acres of created wetlands and native scrub habitat as part of the Fairview Wetlands and Riparian Habitat Project and the Headlands Project Mitigation Area. Fairview Channel is a major storm drain structure which serves a broad area outside of the park boundary. The channel connects to the Greenville-Banning Channel to the west of Talbert Nature Preserve. The Fairview Channel lies approximately fifty feet from the backyards of adjoining residential properties on Swan Drive. The Swan Drive residents strongly oppose the introduction of active public use in close proximity to their backyards. 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 North Talbert.

The bluffs area, south to Pacific Avenue (Bluff and Mesa Area)

Approximately 110 acres lie west of Placentia Avenue and are defined by bluffs dropping down into Talbert Regional Park to the west, into the Fairview Park lowlands to the north, and south to 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. Waldorf School Orange County and Estancia High School form the remainder of the south border of the western area.

The southeastern portion of this area contains approximately 1.62 acres utilized by the Harbor Soaring Society for flying model aircraft. Model aircraft enthusiasts have been participating in this activity at Fairview Park since the early 1960s. Review of historical aerial imagery shows that the area devoted to the flying field

has varied considerably from year to year, but has remained in the southern part of the western mesa. In 2005, a reconfigured fly field (approximately 150-ft by 470-ft) was graded within the existing vernal pool watershed, which the Harbor Soaring Society used with City's permission until the COVID-19 pandemic led to temporary closure of the park in March of 2020. In 2023, the City provisionally re-opened the fly field for use on weekends. Currently, flying is limited to non-powered gliders on the first and third Saturdays of the month.



Photo by MIG, Inc.



Photo by City of Costa Mesa.

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This area is also referred to as the Mesa, and is a vernal pool watershed. Several restoration projects have occurred in this area including planting of coastal sage scrub, purple sage scrub, and vernal pool habitats. Non-native grasslands on the Mesa occur on soils that have been historically disturbed, including areas impacted by grading for the fly field and numerous informal paths. Non-native cover exceeds 75 percent, with wild oats, annual bromes, and redstem filaree being dominant throughout. Nonnative weeds occurring in patches include fennel, black mustard, wild radish, cheeseweed mallow, and tocalote. Clustered tarplant, a disturbance-tolerant native herb, also occurs commonly in these grasslands along with scattered patches of coast goldenbush, big saltbush, mulefat, and California buckwheat.

While the entire park area should be considered a single unified Native American cultural landscape, 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. With the intent of capping the archaeological site prior to construction of new park amenities, fill material was placed on the Mesa in 1987 and 1988. The fill material did not, however, meet standards for capping an archaeological site, and included chemically active construction and paving debris that can degrade archaeological artifacts instead of preserving them. In addition to the fill material being improper cover for the protection of indigenous cultural resources, it also created three new threats to biological resources on the Mesa. First, the fill material covers and takes away habitat for native flower fields and fairy shrimp. Second, the fill material impairs the hydrologic function of the vernal pool watershed by reducing the amount of precipitation that would feed the vernal pool complex, which is especially critical in below-average rainfall years when the pools do not typically

form. 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 the following chapters of this document.

Existing Developed Park (Lawn Area)

This section of the site contains the developed portion of Fairview Park consisting of approximately 13 acres of lawn and trees with restrooms, picnic facilities, and informal gathering areas and parking for 109 cars. These existing facilities are to be retained and improved.

East of Placentia Avenue

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 crosses the channel. The east and west sections of Fairview Park are connected by a pedestrian bridge crossing Placentia Avenue.

North of 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 park boundary, there is a grade separation of approximately 15 feet; the park being higher. The slope varies, 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 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, and excessive traffic.

South of Fairview Channel (Model Train Area)

The southern portion of the east side of the park site contains approximately 45 acres and is currently utilized by the Orange County Model Engineers (OCME) railroad. Installed as a volunteer project over a ten-year period, with nearly five miles of narrow gauge rail track, the 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. The current parking is on unimproved soil and gravel. The Goathill Junction Station has a restroom, gift shop, and picnic tables. These facilities are used for gathering for train rides and private parties. The Chris Anten Memorial Compound is a train maintenance and storage facility and is not open to the public.

Previous Plans

The first Fairview Park Master Plan was adopted in March 1998. The Master Plan has undergone two revisions, the most recent update was completed in 2008. The open space of Fairview Park is included and referenced in other City and County planning efforts.

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

1998 Fairview Park Master Plan

2001 Fairview Park Master Plan Revised

2002 Fairview Park Master Plan Revised

2008 Fairview Park Master Plan Update

The Master Plan updates and related studies 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.

Since the 2008 Master Plan, several changes to resources and management of the Park have occurred including the following:

1. In 2014, Phase 1 of the Fairview Wetlands and Riparian habitat Project was completed, and Phase 2 of the project to establish 35 acres of created wetlands and native scrub habitat in the northwestern portion of the park was begun and is ongoing.
2. In 2005, a reconfigured fly field was graded within the existing vernal pool watershed, which the Harbor Soaring Society has used with City's permission until the COVID-19 pandemic led to temporary closure of the park in March of 2020. In 2023, the City provisionally re-opened the fly field for use on weekends.
3. In 2016, Measure AA passed with over 70% of the vote, amending the Costa Mesa Municipal Code to subject certain changes to Fairview Park to voter approval.
4. In 2017, the City created and filled the Fairview Park Administrator staff position to help manage the natural and cultural resources provided within Fairview Park.
5. In 2017, the City created the Fairview Park Steering Committee to provide advice to the City Council on the implementation of the Master Plan and Measure AA. The Committee is comprised of seven members appointed by the City Council. The Committee meets bimonthly, complies with the Brown Act, and includes the Fairview Park Administrator and other City staff as City staff liaisons.

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MASTER PLAN FAIRVIEW PARK CITY OF COSTA MESA

Fairview Park City of Costa Mesa Master Plan

Regulatory Framework

Planning for Fairview Park is shaped by an extensive framework of federal, state, and local regulations that protect cultural, biological, and historical resources while guiding responsible public access and use. These laws ensure that restoration activities, proposed improvements, and long-term management decisions avoid or mitigate environmental impacts, respect cultural and Tribal cultural resources, and preserve the park's unique character for future generations.

At the federal level, the National Historic Preservation Act, National Environmental Policy Act, and Antiquities Act establish requirements to identify and safeguard resources of historic, cultural, and scientific significance. State protections, including the California Environmental Quality Act, Tribal Cultural Resources statutes, and the California Register of Historical Resources, require careful evaluation of potential project impacts and the integration of mitigation measures. Locally, Costa Mesa's Measure AA provides additional oversight by requiring voter approval for certain park improvements and changes in use.

Applicable laws protecting vernal pool species and their habitat include the California Endangered Species Act (CESA) and the Federal Endangered Species Act (ESA) provide for the conservation of threatened and endangered species and their ecosystems. These Acts prohibit the take of threatened and endangered species except under certain circumstances and only with authorizations from the California Department of Fish and Wildlife (CDFW) and/or the U.S. Fish and Wildlife Service (USFWS). Under CESA and ESA, take is defined as to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct.

Together, these regulations provide the foundation for responsible stewardship of Fairview Park. They ensure that the Master Plan Update supports the City's commitment to preserving sensitive resources while balancing community access, environmental restoration, and long-term park sustainability.

National Historic Preservation Act

The National Historic Preservation Act (NHPA) is the primary federal law governing the preservation of cultural and historic resources in the United States. The law establishes a national preservation program and a system of procedural protections which encourage the identification and protection of cultural and historic resources of national, state, tribal and local significance. A primary component of the act requires that federal agencies take into consideration actions that could adversely affect historic properties listed or eligible for listing on the National Register of Historic Places, known as the Section 106 Review Process.

National Register of Historic Places

The National Register of Historic Places is the nation's official list of buildings, structures, objects, sites, and districts worthy of preservation because of their significance in American history, architecture, archeology, engineering, and culture. The National Register recognizes resources of local, state and national significance which have been documented and evaluated according to uniform standards and criteria.

National Environmental Policy Act

NEPA directs federal agencies to use all practicable means to "Preserve important historic, cultural, and natural aspects of our national heritage...". If the presence of a significant environmental resource is identified during the scoping process, federal agencies and their agents must take the resource into consideration when evaluating project effects. Consideration of paleontological resources may be required under NEPA when a project is proposed for development on federal land, or land under federal jurisdiction. The level of consideration depends upon the federal agency involved.

Antiquities Act

The Antiquities Act states, in part: That any person who shall appropriate, excavate, injure or destroy any historic or prehistoric ruin or monument, or any object of antiquity, situated on lands owned or controlled by the Government of the United States, without the permission of the Secretary of the Department of the Government having jurisdiction over the lands on which said antiquities are situated, shall upon conviction, be fined in a sum of not more than five hundred dollars or be imprisoned for a period of not more than ninety days, or shall suffer both fine and imprisonment, in the discretion of the court.

Although there is no specific mention of natural or paleontological resources in the Act itself, or in the Act's uniform rules and regulations [Title 43 Part 3, Code of Federal Regulations (CFR)], "objects of antiquity" has been interpreted to include fossils by the National Park Service, the Bureau of Land Management, the Forest Service, and other Federal agencies.

California Environmental Quality Act

CEQA states that: It is the policy of the state that public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects, and that the procedures required are intended to assist public agencies in systematically identifying both the significant effects of proposed project and the feasible alternatives or feasible mitigation measures which will avoid or substantially lessen such significant effects.

CEQA declares that it is state policy to: "take all action necessary to provide the people of this state with...historic environmental qualities." It further states that public or private projects financed or approved by the state are subject to environmental review by the state. All such projects, unless entitled to an exemption, may proceed only after this requirement has been satisfied. CEQA requires detailed studies that analyze the environmental effects of a proposed project. In the event that a project is determined to have a potential significant environmental effect, the act requires that alternative plans and mitigation measures be considered.

Tribal Cultural Resources

As of 2015, CEQA established that "[a] project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment" (Public Resources Code, § 21084.2). PUBLIC RESOURCES CODE Section 5097.5: No person shall knowingly and willfully excavate upon, or remove, destroy, injure or deface any historic or prehistoric ruins, burial grounds, archaeological or vertebrate paleontological site, including fossilized footprints,

inscriptions made by human agency, or any other archaeological, paleontological or historical feature, situated on public lands (lands under state, county, city, district or public authority jurisdiction, or the jurisdiction of a public corporation), except with the express permission of the public agency having jurisdiction over such lands. Violation of this section is a misdemeanor. As used in this section, "public lands" means lands owned by, or under the jurisdiction of, the state, or any city, county, district, authority, or public corporation, or any agency thereof.

California Register of Historical Resources

The California Register of Historical Resources (CRHR) is a listing of all properties considered to be significant historical resources in the state. The California Register includes all properties listed or determined eligible for listing on the National Register, including properties evaluated under Section 106, and State Historical Landmarks No. 770 and above. Per the California Register statute, historical resources listed, or determined eligible for listing on the California Register by the State Historical Resources Commission, must be given consideration under CEQA. Resources that meet the California Register criteria must also be given consideration under CEQA. Other resources, such as resources listed on local registers of historic resources or in local surveys, may be listed if they are determined by the State Historic Resources Commission to be significant in accordance with criteria and procedures to be adopted by the Commission and are nominated; their listing in the California Register is not automatic.

Photo by City of Costa Mesa.



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Measure AA

In 2016, Measure AA passed with over 70% of the vote, amending the Costa Mesa Municipal Code to subject certain changes in use at Fairview Park to voter approval. Changes 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 are subject to voter approval.

California Endangered Species Act (CESA):

CESA prohibits the unauthorized take of any species listed as endangered or threatened under the Act. Burrowing Owl (*Athene cunicularia*) and Crotch's Bumble Bee (*Bombas crotchii*) are candidate species for listing under CESA and receive the same legal protections as listed species. California Orcutt Grass (*Orcuttia californica*) and San Diego Button-Celery (*Eryngium aristulatum* var. *parishii*) are listed as endangered and occur in the vernal pools. Any activity that may lead to take could potentially violate CESA. The City would need an Incidental Take Permit (ITP) or other authorization from CDFW to legally conduct such an action, but otherwise, such take is illegal under state law.

To obtain an ITP, the City would need to demonstrate that the take is "incidental" to an otherwise lawful activity, that any impacts from the take will be minimized and fully mitigated, and that adequate funding exists to implement minimization and

mitigation measures. No ITP will be issued if CDFW determines that a project would "jeopardize the continued existence" of the listed species covered by the permit.

Citation: Cal. Fish & Game Code § 2050 et seq.

California Protections for Birds

The California Fish and Game Code (FGC) states that it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by this code or any regulation made pursuant thereto.

The FGC contains several sections outlining protections for birds, their eggs and nests. FGC section 3503 covers unlawful take, possession or needless destruction of nests or eggs of any bird. FGC section 3503.5 covers unlawful take, possession or destruction of birds of prey or their nests or eggs. FGC Section 3513 covers unlawful take of any migratory nongame bird.

Citation: Cal. Fish & Game Code § 3503 and § 3513

California Fully Protected Species

FGC Fully Protected species include White-tailed kite (*Elanus leucurus*), a raptor that forages in the vernal pool watershed and other areas of Fairview Park. Fully protected species cannot be taken or possessed without special authorization.

Citation: Cal. Fish & Game Code § 3511



Biodiversity Hotspot Map

Lake and Streambed Alteration (LSA)

Notification to CDFW requires notification and an agreement for activities that substantially divert or obstruct the natural flow, or change or use material from the bed, channel, or bank of any river, stream, or lake, including ephemeral bodies of water such as vernal pools and their flood plains.

Vernal pools are unique aquatic habitats that support sensitive species and are protected by CDFW regulations, which mandate an LSA Agreement if an activity could alter their flow, bed, banks, or channel, or adversely affect fish and wildlife resources.

Citation: Cal. Fish & Game Code § 1602

Porter-Cologne Water Quality Control Act

The Porter-Cologne Water Quality Control Act is the primary California law for regulating water quality, establishing a comprehensive program to protect all state waters and their beneficial uses, including surface waters, wetlands, and groundwater, from both point and nonpoint pollution sources. Wetland protections include isolated and ephemeral waters, such as vernal pools and their watersheds. It grants the State Water Resources Control Board and nine Regional Water Quality Control Boards the authority to set water quality objectives, issue permits, and enforce regulations, including through various orders, civil liabilities, and court actions.

The Water Boards have the authority to issue permits, such as Waste Discharge Requirements (WDRs), and to enforce compliance through Cleanup and Abatement Orders, Cease

and Desist Orders, Administrative Civil Liabilities, and Criminal Prosecutions.

Citation: California Water Code § 13000 et seq.

Migratory Bird Treaty Act (MBTA)

The MBTA implements four international conservation treaties that the U.S. entered with Canada in 1916, Mexico in 1936, Japan in 1972, and Russia in 1976. It is intended to ensure the sustainability of populations of all protected migratory bird species. The law has been amended with the signing of each treaty, as well as when any of the treaties were amended, such as with Mexico in 1976 and Canada in 1995.

The MBTA prohibits the unauthorized take (including killing, capturing, selling, trading, and transport) of protected migratory bird species without prior authorization by USFWS.

Citation: Migratory Bird Treaty Act of 1918 (16 U.S.C. 703-712)

Federal Endangered Species Act (ESA)

The ESA prohibits the take of any species listed as endangered or threatened under the Act. Take includes harassing, harming, pursuing, hunting, shooting, wounding, killing, trapping, capturing, or collecting any endangered species. In this case, California Orcutt Grass, and San Diego Button-Celery, Riverside Fairy Shrimp (*Streptocephalus woottoni*), and San Diego Fairy Shrimp (*Branchinecta sandiegonensis*) are federally-listed endangered species, and any activity that may lead to take could

potentially violate Section 9 of the ESA. Violation of this section may result in civil or criminal penalties.

The City would need an Incidental Take Permit (ITP) under Section 10(a)(1)(B) of the ESA from USFWS, which requires developing an approved Habitat Conservation Plan (HCP). The HCP details how you will avoid, minimize, and mitigate the impacts of the activity on listed species and must demonstrate funding for these measures.

Citation: 16 U.S.C. § 1531-1544

California State Wetlands and Riparian Area Protection Policy could be mentioned here, if not addressed in other regs.

https://www.waterboards.ca.gov/water_issues/programs/cwa401/wrapp.html

California State Wetlands and Riparian Area Protection Policy

In California, wetlands and riparian areas are protected by the State Water Resources Control Board's (SWRCB) Wetland Riparian Area Protection Policy. In 2019 the State Water Board adopted the State Wetland Definition and Procedures for Discharges of Dredged or Fill Material to Waters of the State (Procedures), and the Procedures became effective May 28, 2020. The Procedures consist of four major elements: 1) a wetland definition; 2) a framework for determining if a wetland is a water of the state; 3) wetland delineation procedures; and 4) procedures for the submittal, review, and approval of applications for dredge or fill activities.

General Plan

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The Costa Mesa 2015-2035 General Plan sets forth the vision, goals, objectives, and policies for the City through 2035. Over the long term, general plan implementation will ensure that development decisions and improvements to public and private infrastructure are consistent with this plan. Included in the General Plan and relevant to Fairview Park is the Conservation Element, Recreation and Open Space Element, and the Historical and Cultural Resources Element.

The **Conservation Element** describes Fairview Park and its importance as an open space, linking to Talbert Regional park and the Santa Ana River system of trails and parks. Additionally, the Conservation Element identifies the ecological importance of riparian habitat restoration through the creation of wetlands within the north section of Fairview Park and the unique significance of the vernal pools. The document includes an inventory of biological resources found in Costa Mesa natural areas, many of which are

found in Fairview Park. Included in the Goals, Objectives and Policies is, "Policy CON-1.A.4: Promote and protect native plant species within Fairview Park, and remove and control the spread of invasive species, including plants, animals, and fungi."

The **Open Space and Recreation Element** classifies Fairview Park as a Community Park, encompassing approximately 210 acres. The Open Space and Recreation Element describes the site in the following excerpt: "This passive open space park consists of bluffs, vernal pools, trails, native plant communities, and wildlife. Park visitors can also enjoy special events that occur at the park, as well as take a train ride on the Goat Hill Junction Model Railroad." Future classification of Fairview Park as an ecological preserve, rather than a community park, should be considered in future updates to this Element. As 195 acres of Fairview Park are dedicated to natural open space and wildlife habitat, it is among the largest urban parks in Orange County. The habitat diversity,

unique vernal pools, and wildlife connectivity to the Santa Ana River system make this a significant regional natural resource to be recognized as such.

The **Historic and Cultural Resources Element**, generally describes the recorded and potential prehistorical archaeological and sites located within City limits and the paleontological resources located within City limits. Included in the Goals, Objectives and Policies is, "Policy HCR-1.DA.4: Require, as part of the environmental review procedure, an evaluation of the significance of paleontological, archaeological, and historical resources and the impact of proposed development on those resources." And, "Policy HCR-1.6: Encourage development of an interpretive center for paleontological, archaeological, and historical resources at Fairview Park. The center may contain resources found in the park area as well as resources found throughout the City."

Photo by City of Costa Mesa.



Open Space Master Plan

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The City's Open Space Master Plan serves as a guide for the development and management of the City's park facilities. The original Open Space Master Plan was adopted by City Council in 1969 as a part of the Long Range Comprehensive Plan. It has been updated multiple times, including 1996 and again in 2003 and is currently in the process of being updated.

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 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.



Photo by MIG Inc.

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Local Coastal Program Utilities & Easements

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.

Utilities & 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 Canyon 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.

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 along Placentia Avenue.



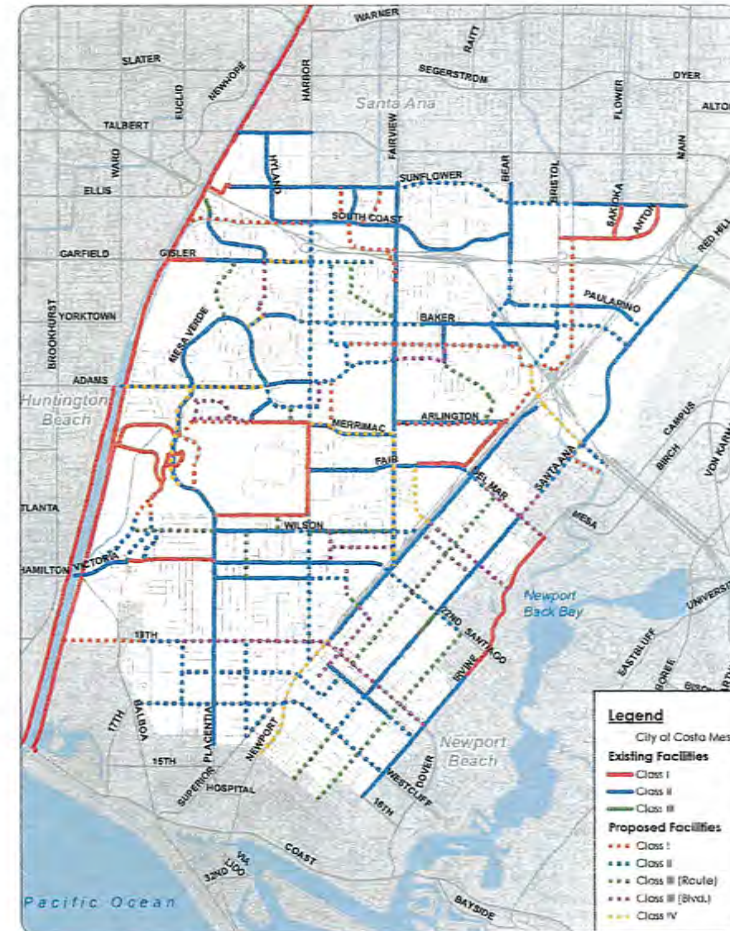
Photo by City of Costa Mesa.

Transportation Plans

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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 for access to Fairview Park.

Several local and regional bicycle routes are connected to Fairview Park including local routes to school and connection to the Santa Ana River Trail. Fairview Park provides Class I off-street bicycle paths within the park and Class II buffered bicycle lanes are located along Placentia Ave. The Costa Mesa Bicycle Master Plan DRAFT, prepared in 2017, outlines the vision, strategies, and actions that will be implemented to improve the cycling experience in Costa Mesa. This Master Plan focuses on the completion of the bicycle network by identifying existing and absent connectivity and providing recommendations for potential improvements to the system and programs.



Proposed Bicycle Facilities Map

03 Existing Site Conditions

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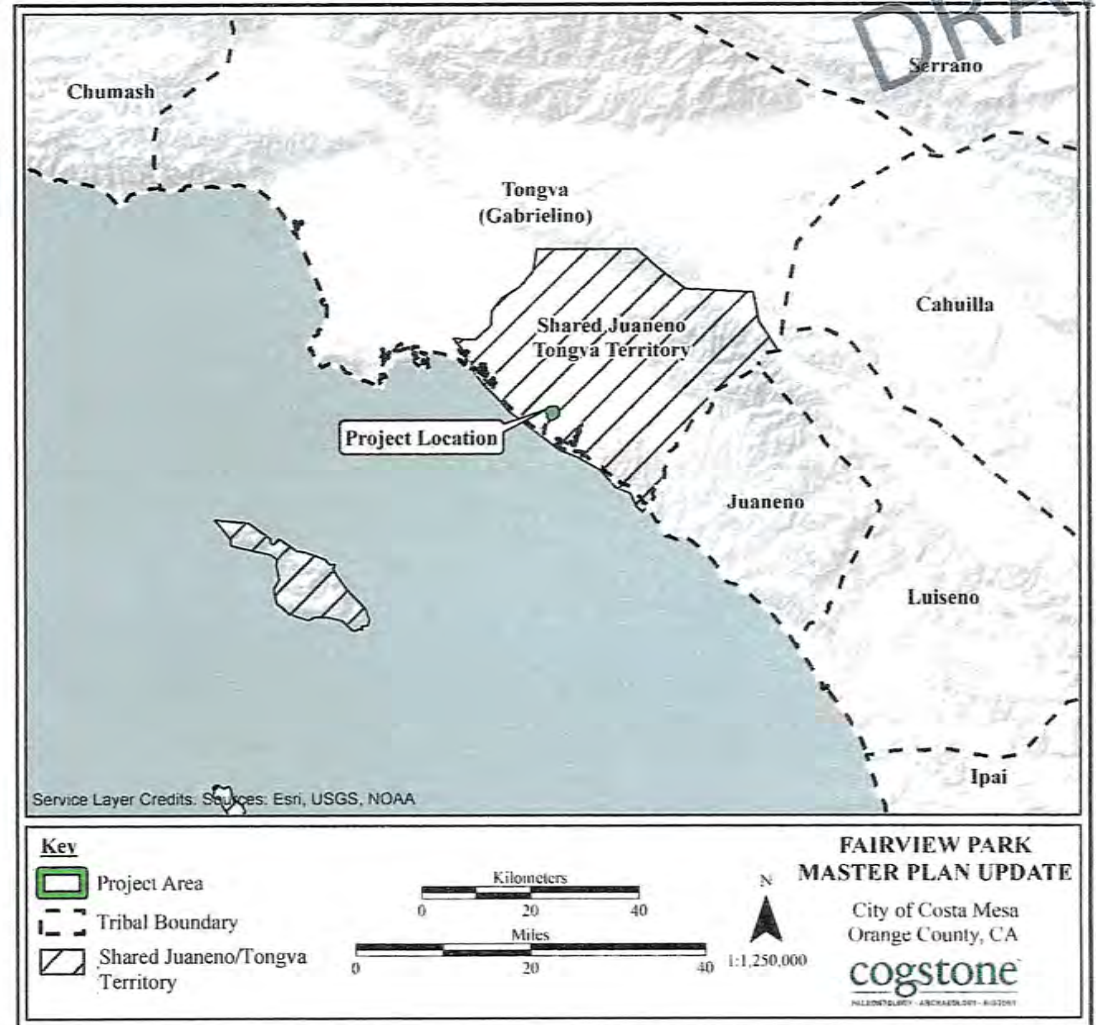


Site History

Prehistoric Cultural Setting

For thousands of years, indigenous peoples inhabited coastal Southern California, establishing a complex network of groups and villages. Their settlements were strategically situated near freshwater sources and ecosystems that provided essential resources, such as food and fuel (Anderson 2007). By the time Spanish explorers arrived, the region was already home to a well-established and thriving indigenous society. This historical context underscores the importance of considering long-standing human relationships with the natural environment when planning management and conservation of Fairview Park.

Prior to the Spanish Mission Colonization Period, which began in 1769 (Mooney and Zavaleta 2016), the Greater Los Angeles Basin, which extends to the San Joaquin Hills east of Fairview Park, exhibited a rich tapestry of diverse ecosystem types. These included coastal dunes and estuaries, fast-flowing and highly seasonal rivers, expansive flower fields, and southern California walnut (*Juglans californica*) and oak (*Quercus* spp.) woodlands (Ethington et al. 2020, Longcore and Ethington 2023). The varied landscape was shaped by the array of abiotic and biotic conditions characteristic of coastal southern California (Stein et al. 2007). Referring to the pre-colonial setting as the "Indigenous Landscape," Longcore and Ethington (2023) emphasized the role of humans in manipulating the region's natural communities during the long period that predated large-scale introduction of non-native plants and animals from Europe and elsewhere. This historical context serves as a reminder of the region's ecological diversity and the importance of human-environment interactions in shaping the landscape of Fairview Park and its surroundings.



Tribal territories map

Facing page photo by MIG Inc.

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Spanish Period

Fairview Park was part of the 63,414-acre Rancho Santiago de Santa Ana, granted to José Antonio Yorba and his nephew Pablo Peralta in 1810 by California Governor José Joaquín de Arrillago. Yorba built an adobe residence at what is now First and Sullivan Streets in Santa Ana. 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 Polloreno 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 Diego Sepulveda Adobe, and the Rice Adobe. The Diego Sepulveda Adobe remains today and is located at Estancia Park.

City of Costa Mesa History

From 1810 to 1868, the majority of what would later become the City of Costa Mesa fell within the boundaries of the Spanish land grant Rancho Santiago de Santa Ana. After the Mexican War of Independence, the land fell under Mexican governance and was retained by Yorba. Through California's Spanish and Mexican periods, the land was primarily used for the rearing of cattle. Following the annexation of California by the United States in 1848, the Rancho heirs began the process of breaking up the land into smaller portions and property was continuously sold and subdivided which made the area ideal for the California land boom of the 1880s. The three communities of Fairview, Polloreno,

and Harper arose from this period and united to form Costa Mesa (Miller 1970).

With the expansion of railroads to the American west coast, affordable transportation and cheap land opportunities drove a flood of new settlers into California. As a response, various land syndicates formed which contracted survey teams to outline new land tracts. The Fairview Development Company (FDC) was one such entity which filed their plans for the Fairview Tract with the City of Santa Ana in 1887. FDC sales soared resulting in the rapid growth of the area near the corner of Adams and Placentia, restored by the City of Costa Mesa.

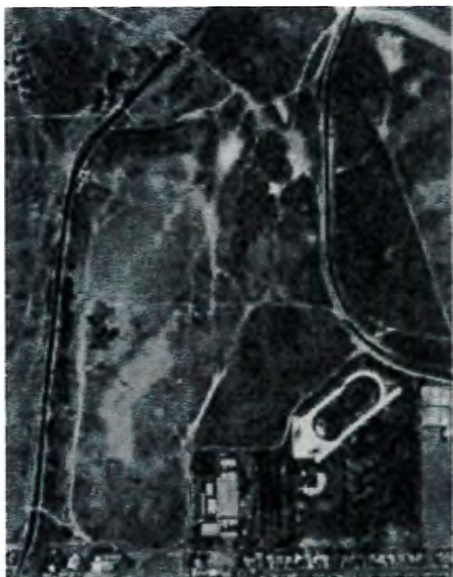
The land changed hands several times and was used for agricultural purposes, escaping development perhaps due to the topography of the eastern portions and the wet conditions of the western area. In 1926 the first documented archaeological remains were discovered during plowing operations. Important 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. In the 1970's the County of Orange and the City of Costa Mesa purchased the land of Fairview Park 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 Regional Park.

Project Area History

The earliest known U.S. Geological Survey (USGS) topographic map of the area shows no development in 1896 within the area which would become Fairview Park (Santa Ana, 1:62,500, 1896). By 1932, multiple unimproved roads are visible within the Project Area along with several large retaining ponds (Newport Beach, 1:31,680, 1932). By 1935, three buildings are visible within the northern half of the Project Area (Newport Beach, 1:32,680, 1935). By 1949, only one building remains near the center of the Project Area and a long intermittent stream cuts through the north/south on its western boundary (Newport Beach, 1:24,000, 1949). A 1953 USDA aerial photograph of the Project area depicts a single building with small ancillary buildings near the middle of the Project Area and a narrow water channel (NETROnline 1953). By 1963, the building in the middle of the Project Area is no longer extant (NETROnline 1963). A large concrete channel (currently extant) traverses along the east and northern boundary of the Project Area. By 1972, what is now Placentia Avenue is present, cutting through the eastern section of the Project Area (NETROnline 1972). Between 1987 and ca. 2000, a network of unimproved roads is established through the Project Area (NETROnline 1987 and 2000). Between 1987 and 1992, the facility near 2480 Placentia Avenue at the southeast area of the Project Area is extant (NETROnline 1987 and 1992).

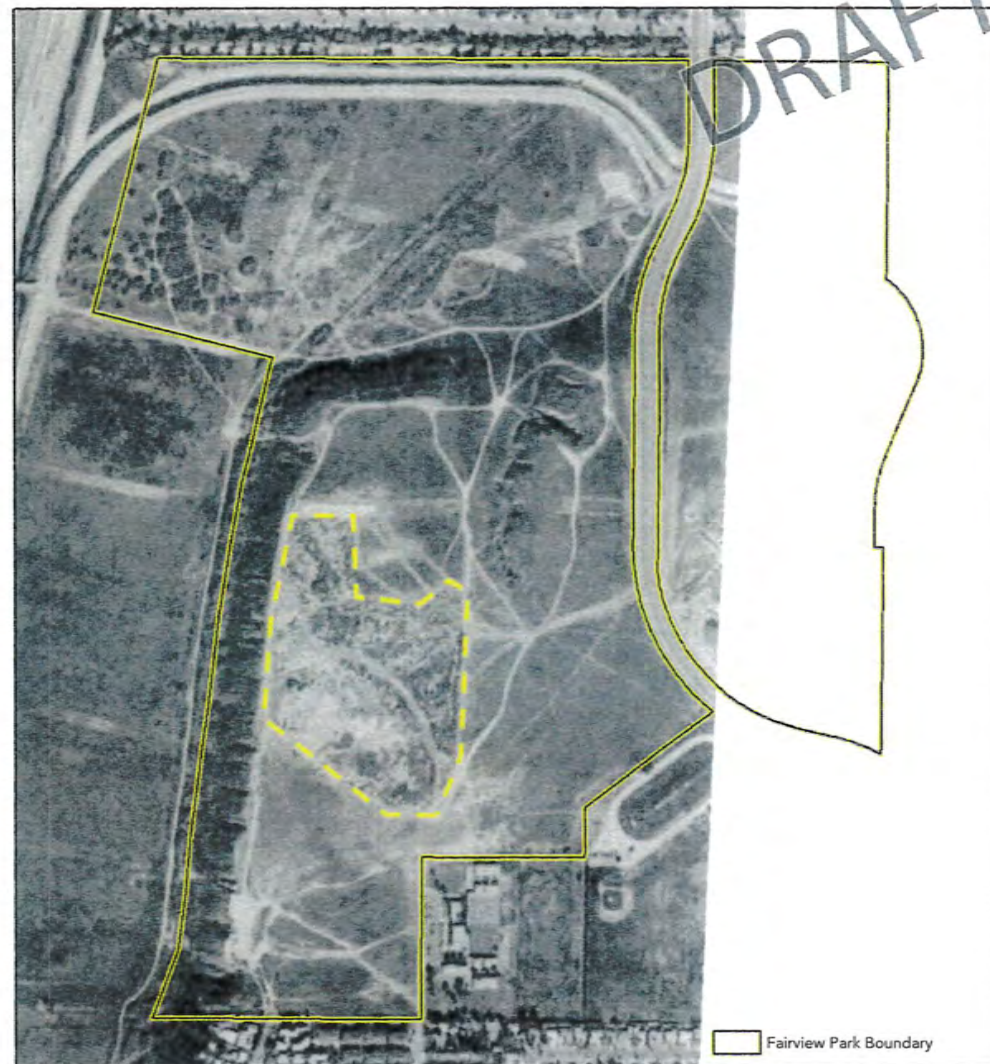
1970



1980



[http:// www.ocgis.com/ocpw/historicalimagery/](http://www.ocgis.com/ocpw/historicalimagery/)



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Geology & Soils

The broad, valley portion of the study area is called the Tustin Plain. The Tustin Plain is bounded by the Santa Ana Mountains to the east, the Puente and Coyote Hills to the north, the Pacific Ocean to the west, and the San Joaquin Hills to the south. Orange County is in the northern extent of the California Geomorphic Province known as the Peninsular Ranges. This geomorphic province is located in the southwestern corner of California and is bounded by the Transverse Ranges Geomorphic Province to the north and the Colorado Desert Geomorphic Province to the east. It extends from Mount San Jacinto in the north, through the tip of Baja California, Mexico in the south. The Peninsular Ranges Geomorphic Province is characterized by elongated northwest-trending mountain ranges separated by sediment-filled valleys. Faults branching off from the San Andreas Fault to the east create the local mountains and hills. The northwestwards motion of the Pacific Plate relative to the North American Plate has created these ranges and their corresponding valleys (Wagner 2002).

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.



Photo by City of Costa Mesa.

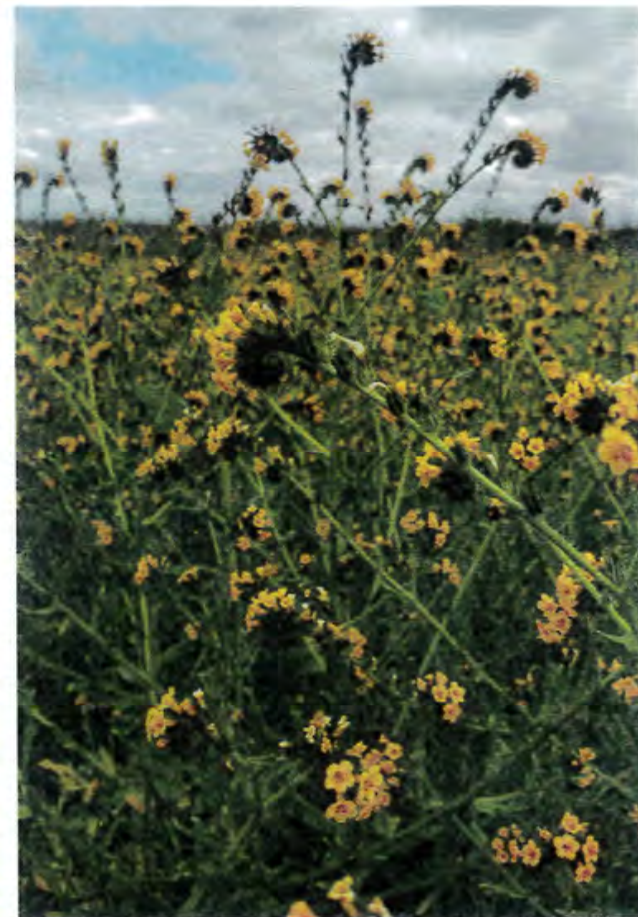
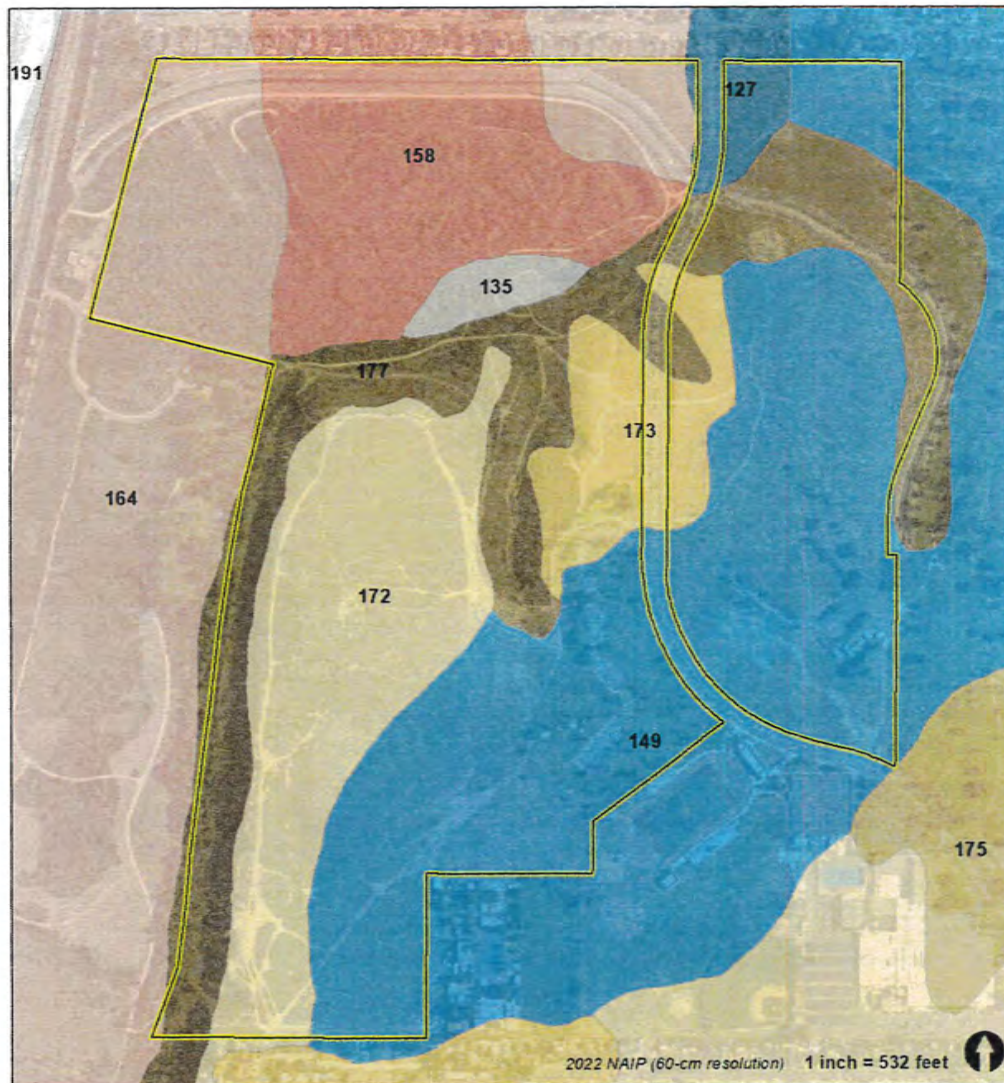


Photo by City of Costa Mesa.

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Map Unit Code | Soil Series Name

- 127 | Bosanko clay, 15 to 30 percent slopes
- 135 | Capistrano sandy loam, 2 to 9 percent slopes
- 149 | Copley clay, 2 to 9 percent slopes
- 158 | Hueneme fine sandy loam, drained
- 164 | Metz loamy sand, moderately fine substratum
- 172 | Myford sandy loam, 0 to 2 percent slopes
- 173 | Myford sandy loam, 2 to 9 percent slopes
- 175 | Myford sandy loam, 9 to 15 percent slopes
- 177 | Myford sandy loam, 9 to 30 percent slopes, eroded
- 191 | Riverwash
- Fairview Park Boundary

Soils Map of Fairview Park.

Site Drainage & Hydrology

Fairview Park is predominantly vegetated with little impervious surfaces making it an important natural ecosystem for supporting water filtration, and flood management functions for the City. The deep, well-drained, carbon rich soils of the Fairview Park floodplain terrace can store a great deal of water, and the natural depressions of the vernal pools slow and store rainfall, helping reduce peak flows. Rainfall not absorbed into the soil eventually flows into the Santa Ana River and Newport Bay.

Fairview Park is located on a bluff and is not impacted by sea level rise or storm surges. The flat bluff and natural depressions characteristic of much of Costa Mesa's developed watershed tend to facilitate ponding and large storm events can overwhelm the exiting storm drain system and potentially cause pluvial flooding. The Canyon storm drain, which begins at the southern edge of Fairview Park near Pacific Avenue is identified in the 2024 Existing Conditions Assessment Report (ECAR) Storm Drain System Master Plan Update as an area prone to chronic ponding. The Canyon storm drain discharges near Canyon Drive in Canyon Park.

Fairview Park lies within the West watershed subarea studied in the ECAR. At the northwestern and northeastern portions of the park, Fairview Channel conducts flows from the northern portion of the West watershed to the Greenville Banning Channel, which drains to the Santa Ana River. 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 Regional Park. The drain is filled in places and currently has no clear flow line through its full length.

Erosion of the bluffs is attributed to the poor condition of the vegetation, pedestrian and wheeled 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.

Vernal Pool watersheds occur both on the west and east sides of Fairview Park. A large portion of the mesa, with a drainage connecting to the southern border of the site is included in the vernal pool watershed. This area contains large vernal pools features that support several rare and endangered plant and animal species. The vernal pool and a description of the depressional features can be found in Appendix B.

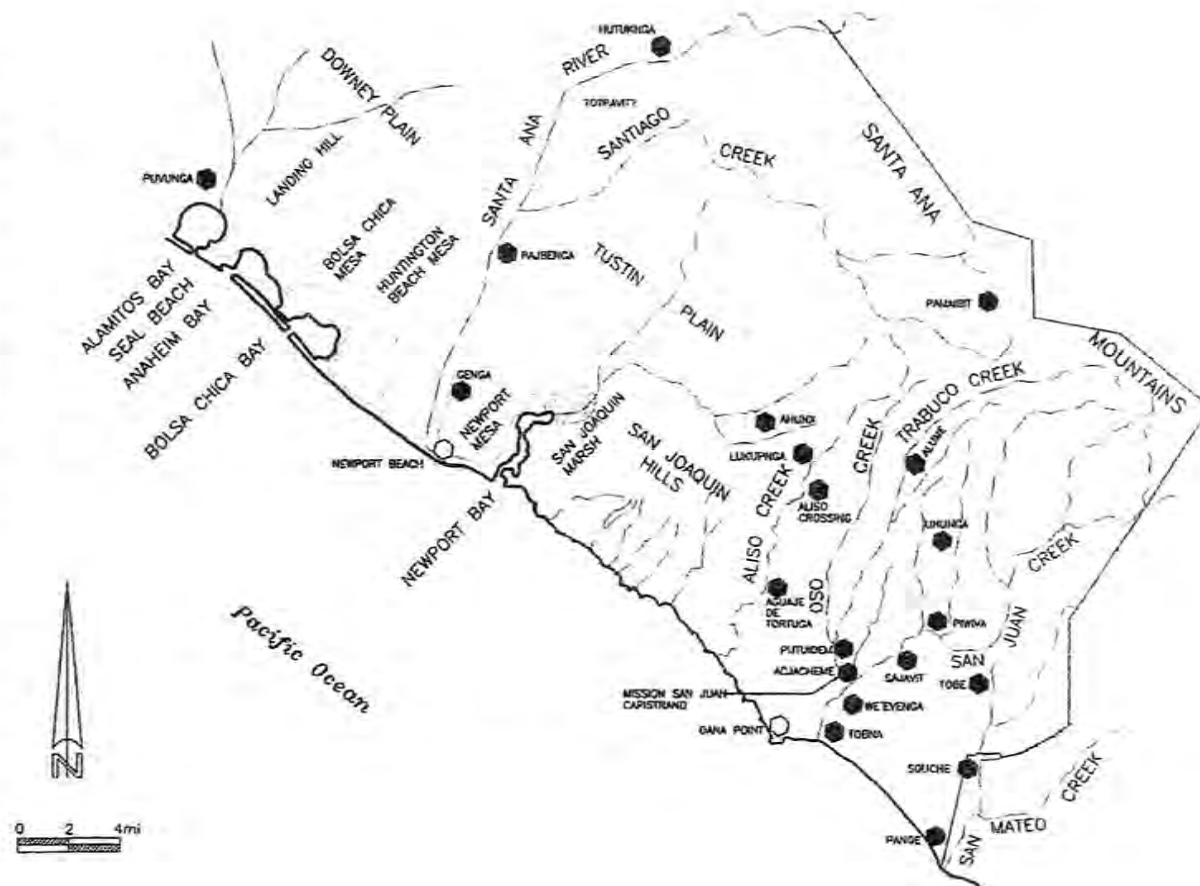
At the southern site border near Canyon Drive, rainwater collects on park property and extends into the adjoining residential property during heavy rain. This border flooding condition is south of the sensitive vernal pool watershed area. The City has reviewed potentially adding a new storm drain along the southern boundary of the park to divert flows west down the bluff into Talbert Regional Park. This potential solution needs further study.

Photo by City of Costa Mesa.



Resources

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



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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.

A total of four cultural resources have been previously recorded within the park. These consist of two prehistoric archaeological sites (one NRHP listed and one unevaluated), one multicomponent archaeological site, and one historical archaeological site. This project is located in an extremely sensitive tribal cultural area. Surveys have been completed to assess damage to the resources caused by runoff, unauthorized "social" walking trails, vegetation clearing, etc. Disturbances identified were in the form of social trails that de-vegetated the ground surface and resulted in erosion due to water movement and pedestrian and bicycle-based travel. Disturbances averaged approximately two feet wide and five to eight inches in depth.

Most cultural resources, including burials, have been found within the areas currently recorded as P-30-000058, P-30-000506. As such, these areas are considered most sensitive within a highly sensitive landscape. Efforts to stabilize the sediments in these areas are most important. Stabilization methods include re-vegetation and keeping visitors from further eroding the site. Methods include barriers signing, physical barriers restricting social trails, and constructing raised walkways.

As the entire site has extremely high sensitivity for buried Native American origin cultural resources, additional signage and physical barriers to prevent the use of existing, and creation of new, social trails is recommended throughout the park. Additionally, re-

vegetation of existing social trail areas, in coordination with plant biologists, with no till options is also recommended.

Mitigation Measures include the following:

- The City staff shall ensure that qualified cultural resources and Native American monitors are present for all ground disturbing activities, and all vegetation clearance that is beyond normal maintenance that occurs within Fairview Park.
- The City shall ensure that an Archaeological Treatment Plan including a presence/absence testing program and a contingent data recovery program is prepared by a qualified archaeologist in consultation with Tribes prior to ground disturbing activities that extends below the historic ploughzone.
- Native American-origin cultural materials encountered during ground disturbing activities, including vegetation clearing activities, shall be stored on site at Fairview Park pending reburial on site at a location not to be disclosed to the public.

Disposition of tribal cultural resources will be in accordance with applicable law and in consultation with the consulting tribes.

Paleontological Resources

Orange County has a complicated paleoenvironmental history which began at the age of dinosaurs about 250 million years ago. The past 250 million years has seen the region transition from marine in the Triassic through the Cretaceous, to coastal lowlands during the Paleocene to Oligocene, to shallow marine during the early Miocene, to deep marine during the early to early-late

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Fossils from the vicinity of the Project from unnamed Quaternary deposits.

Common Name	Taxon	Depth below original surface	Age	Locality	Location	Reference
ground sloth	† <i>Megalonyx</i> sp.	unknown	Pleistocene	LACM 186	Along MacArthur Blvd. N of intersection with Jamboree Road, Irvine	Bell 2020
ground sloth	† <i>Paramylodon</i> sp.	unknown	late Pleistocene, Rancholabrean	LACM 1068	East of MacArthur Boulevard and north of what is now Bison Avenue, Irvine	McLeod 2018
California tapir	† <i>Tapirus californicus</i>					
horse	† <i>Equus</i> sp.					
yesterday's camel	† <i>Camelops</i> sp.					
deer	<i>Odocoileus</i> sp.					
bison	† <i>Bison</i> sp.					
rabbit	<i>Sylvilagus</i> sp.					
mammal	Mammalia	unknown	Quaternary	LACM 1069	South side of University Drive east of MacArthur Boulevard, Irvine	McLeod 2018
ground sloth	Edentata	unknown	Pleistocene	LACM 1089	General McArthur Blvd Bridge, Newport Beach	Jefferson 1991b
111 taxa of mammals, sharks, rays, fish, amphibians, reptiles, or birds, including fossils belonging to 17 extinct taxa	multiple	unknown	Pleistocene	15 localities with LACM	older Quaternary sediments on the eastside of Newport Bay	McLeod 2013
mammoth	† <i>Mammuthus</i> sp.	~15 feet	Pleistocene	LACM 1339	Adams Ave east of the Santa Ana River, Costa Mesa	McLeod 2011, 2017, 2018
camel	Camelidae					
proboscidean	Proboscidea	unknown	Pleistocene	LACM 3267	near 19th Street and Anaheim Ave., Costa Mesa	McLeod 2019
even-toed ungulate	Artiodactyla	unknown	Quaternary	LACM 3978	Adjacent to the SE side of the intersection of University Drive and MacArthur Boulevard	McLeod 2018
turkey	<i>Meleagris</i> sp.					
deer	<i>Odocoileus</i> sp.	unknown	Holocene or Pleistocene	LACM 4018	Oceanview High School, Seal Beach	Jefferson 1991b
mammoth	† <i>Mammuthus</i> sp.	6-8 feet	late	LACM	Warner Ave. close to	McLeod 2017
bison	† <i>Bison</i> sp.	14-20 feet	Pleistocene	65113	Bolsa Chica St. Warner	

Common Name	Taxon	Depth below original surface	Age	Locality	Location	Reference
horse	† <i>Equus</i> sp.	unknown	Pleistocene	LACM 6370	Hoag Hospital lower campus near Superior Ave. and the Pacific Coast Hwy, Costa Mesa	McLeod 2019
Harlan's ground sloth	† <i>Paramylodon harlani</i>	unknown	late Pleistocene, Rancholabrean	LACM 69121	Bolsa Chica State Park	Jefferson 1991b
mammoth	† <i>Mammuthus</i> sp.					
ancient bison	† <i>Bison</i> sp.	12-20 feet	late Pleistocene, Rancholabrean	OCPC, no number as yet	North of Jamboree and Michelson, Irvine	Scott and Gust 2007, Gust 2010
Harlan's ground sloth	† <i>Paramylodon harlani</i>					
ground sloth	† <i>Paramylodon</i> sp.					
sabre-toothed cat	† <i>Smilodon fatalis</i>					
carnivore?	Carnivora?					
western horse?	† <i>Equus occidentalis?</i>					
yesterday's camel	† <i>Camelops hesternus</i>					
ancient bison	† <i>Bison antiquus</i>					
bison	† <i>Bison</i> sp.					
Columbian mammoth	† <i>Mammuthus columbi</i>					
rabbit?	Leporidae?					
Botta's pocket gopher	<i>Thomomys bottae</i>					
gopher	Geomysidae					
squirrel	Sciuridae					
black vulture	† <i>Corygyps occidentalis</i>					
bird	Aves					
rattlesnake	<i>Crotalus</i> sp.					
pine snake	<i>Pituophis melanoleucus</i>					
snakes	Serpentes					
alligator lizard	<i>Elegania</i> sp.					
oak	<i>Quercus</i> sp.					

† = extinct taxon.

Miocene, back to shallow marine in the latest Miocene through the Pliocene, and finally to increasingly arid terrestrial deposits from the Pleistocene to the Holocene. In addition, younger sediments have been washed into the ocean by the action of streams.

The geology of the Fairview Park consists of middle to late Pleistocene old paralic deposits emplaced between 774,000 [774 ka] to 126 ka and late Pleistocene to Holocene young alluvial fan deposits less than 126 ka. No fossils were observed during the survey conducted for this project. Unnamed Pleistocene deposits have produced fossils of mammoth and camel less than half a mile to the north of the Project Area. While these fossils were approximately 15 feet below the surface, other nearby localities have been recovered from as little as six feet deep. Other extinct vertebrates recovered from unnamed Pleistocene deposits near to the Project Area include ground sloths, sabre-toothed cat, California tapir, horses, camels, bison, mammoths, proboscidean, and black vulture. Other megafauna recovered locally include deer and sea turtle, as well as a variety of small vertebrates that are found in southern California today.

Fossils recovered from the "Palos Verdes Sand" appear to have come from the old paralic deposits (Qopf) which are also mapped within the study area. This is a highly productive unit which has produced numerous marine and nonmarine fossils, many of which are still found in the California area today. Extinct vertebrates recovered from these sediments include ground sloths, dire wolf, tapirs, horse, llama, camels, bison, Pacific mastodon, Del Rey gannet, and flightless sea duck. Other megafauna recovered include mule deer, pronghorn, Steller sea lion, California sea lion, sea otter, elephant seal, whale, and sea turtles. The marine invertebrate record from these deposits is extensive with over 200 species known from the Newport Bay area.



Photos by Cogstone. Potential shell midden.



Photo by City of Costa Mesa.

Biological Resources

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The field investigations conducted, and resource reports developed for the Master Plan Update, build upon a tremendous body of scientific field work that has been conducted at the project site for decades. In October of 1995 the City of Costa Mesa engaged Robert A. Hamilton, Consulting Biologist, to survey the existing biological conditions, along with biologist Tony Bomkamp to survey the vernal pools section and to make recommendations regarding the planning of the park. In June of 2007 LSA Associates performed an update to the 1995 survey of existing biological conditions. These reports and recommendations guided the development of the 2008 Fairview Park Master Plan Update. Since the 2008 update, additional field investigations and summary reports have been developed including the following:

- 2015 LSA BUOW Management Plan
- 2017, Glenn Lukos Associates Wet Season Survey for Listed Branchiopods
- 2019 Endemic Environmental Services Branchiopods Wet Season Survey
- 2019 Endemic Environmental Services OCME Train Track Nesting Bird Survey
- 2019 Tania Asef Wet Season Focused Surveys for Listed Fairy Shrimp Species
- 2020-2022 Sea and Sage Audubon Society Fairview Park Point Count Avian Survey

Rather than repeat studies documenting existing conditions, this master plan update leverages current knowledge about the

park and conducted targeted investigations focused on mapping existing habitat; evaluating habitat quality for targeted species; and specifying what measures to include to protect the species, minimize permit requirements, and improve overall habitat quality. Two technical reports were developed including:

- 2023 Hamilton Biological Resources Technical Report Fairview Park (Appendix B)
- 2023 Vegetation Map and Habitat Restoration Opportunities for Fairview Park (Appendix C)

These technical reports support the Fairview Park Master Plan Update by offering an updated assessment of the park's vegetation communities, identifying appropriate habitat restoration and enhancement opportunities, and providing best practices for restoration projects. The report also presents invasive plant control guidelines to be integrated into the Long-Term Management Plan for the Fairview Park Master Plan Update to ensure the ongoing preservation of the park's resources. The report synthesizes biological resource findings made since the last Fairview Park Master Plan Update in November 2008, incorporating data from recent biological surveys conducted in winter, spring, and summer of 2023 by MIG, Land IQ, and Hamilton Biological.

Key components of the report found in Appendix B include:

- Description of 2023 vegetation communities in Fairview Park: Section 3 provides an overview of the various plant communities present in the park, including the unique vernal pool habitat, and highlights any changes observed since the previous Master Plan Update.

- Identification of ecologically appropriate habitat restoration and enhancement opportunities: Section 4 incorporates the vegetation assessment to identify targeted opportunities for habitat restoration and enhancement that will support the conservation of biological resources and protect cultural resources within the park.
- Best practices for restoration projects: Attachment A offers guidelines and recommendations to promote cost-efficient, high-quality outcomes for restoration projects in Fairview Park.
- Long-term invasive plant management plan: Attachment B provides recommendations for managing invasive plant species, which are crucial to maintaining the ecological health of the park and protecting its sensitive habitats.

The findings and recommendations made in these biological resources reports guide and inform the following chapters in this document including Chapter 04: Opportunities and Constraints, Chapter 05: Design Objectives, Chapter 06: Master Plan Recommendations, and Chapter 07: Implementation. By incorporating the information presented, the Fairview Park Master Plan Update can effectively address the critical need for a Long-Term Management Plan that safeguards cultural resources and conserves biological resources, including the essential vernal pool habitat. These reports serve as a valuable tool for informed decision-making and planning to ensure the future preservation and enhancement of Fairview Park's unique ecological features and cultural significance.



44 Existing Site Conditions

Botanical Resources

The botanical surveys in 2023 recorded 197 species of vascular plants in the park system, including several special-status species, most of them associated with vernal pools.

Plant Communities and Associations

Apart from 13 acres of turf and developed areas, vegetation at Fairview Park occurs within 195 acres of natural communities and vegetation associations, each hosting a suite of characteristic plant species.

Grasslands, which occupy the flatter upland portions of the park on either side of Placentia Avenue, consist mainly of non-native grass and forb species. A handful of native species are represented, including clustered tarweed (*Deinandra fasciculata*), great valley gumweed (*Grindelia camporum*), coast goldenbush (*Isocoma menziesii*), fiddleneck (*Amsinckia menziesii* ssp. *intermedia*), small-flowered microseris (*Microseris douglasii* var. *platycarpa*), and purple needlegrass (*Nassella pulchra*).

Scattered across the southern grasslands are vernal pools, the species composition and ratio of which varies considerably from pond to pond and month to month during the time of year when the soil is moist. All of the roughly 18 vernal pool indicator species previously recorded at Fairview Park were recorded during the 2023 field visits. The most widespread of these indicator species include low woolly-marbles (*Psilocarphus brevissimus*), common spike-rush (*Eleocharis palustris*), bigbract verbena (*Verbena bracteata*), water clover (*Marsilea vestita*), golden dock (*Rumex fueginus*), flowering quillwort (*Triglochin scilloides*), California

waterwort (*Elatine californica*), shortseed waterwort (*Elatine brachysperma*), pygmyweed (*Crassula aquatica*), Virginia cress (*Planodes virginicum*), American pillwort (*Pilularia americana*), and water starwort (*Callitriche* sp.). Rarer indicators of this sensitive habitat include San Diego button-celery (*Eryngium aristulatum* var. *parishii*), California Orcutt grass (*Orcuttia californica*), mud nama (*Nama stenocarpa*), little mousetail (*Myosurus minimus* ssp. *apus*), and prostrate vernal pool navarretia (*Navarretia prostrata*). Fairview Park supports the only Orange County population of several of these rare species.

Coastal bluff scrub, most of which shows signs of disturbance and invasion by non-native weeds, occurs on the west-facing slope above Talbert Regional Park. Characteristic native plants in this association include California boxthorn (*Lycium californicum*), bladderpod (*Cleomella arborea*), coast prickly-pear (*Opuntia littoralis*), and wishbone bush (*Mirabilis laevis*). Chilicothe (*Marah macrocarpa*) formed an extensive blanket over large areas of bluff scrub on this bluff in response to wet conditions in 2023. A few southern California black walnuts (*Juglans californica*) occur on the bluff in the southeastern corner of the park.

Alluvial scrub formerly occurred widely across the sandy northern lowlands of Fairview Park, prior to conversion of most of this area to created ponds and associated riparian scrub and woodland. Remnants of the alluvial scrub remain in the northwestern corner of the park, represented by sandbar willow (*Salix exigua* ssp. *hindsiana*), California evening-primrose (*Oenothera californica*), California croton (*Croton californicus*), Lewis's evening-primrose (*Camissoniopsis lewisii*), and coyote brush.

The riparian woodlands and scrub established around the ponds created in the northern lowlands include several species of willow (*Salix lasiolepis*, *S. laevigata* and *S. gooddingii*), yerba mansa (*Anemopsis californica*), California wild rose (*Rosa californica*), California bulrush (*Schoenoplectus californica*), California mugwort (*Artemisia douglasiana*), western sycamore (*Platanus racemosa*), marsh fleabane (*Pluchea odorata*), trailing blackberry (*Rubus ursinus*), and mule fat (*Baccharis salicifolia*).

Coastal sage scrub vegetation has been restored in the dry canyon north and west of the main park entrance off Placentia Avenue. Dominant species in this community include California Sagebrush (*Artemisia californica*), California buckwheat (*Eriogonum fasciculatum*), black sage (*Salvia mellifera*), purple sage (*Salvia leucophylla*), white sage (*Salvia apiana*), lemonade berry (*Rhus integrifolia*), coyote brush, coastal brittlebush (*Encelia californica*), and laurel sumac (*Malosma laurina*).

The 2023 surveys also recorded some expanses of non-native, invasive weed species that, in some cases, effectively exclude most native plants. These include black mustard (*Brassica nigra*), devil's thorn (*Ernex spinosus*), sweet fennel (*Foeniculum vulgare*), artichoke thistle (*Cynara cardunculus* ssp. *flavescens*), and crown daisy (*Glebionis coronaria*).

Wildlife

Two federally listed invertebrates, San Diego fairy shrimp (*Branchinecta sandiegonensis*) and Riverside fairy shrimp (*Streptocephalus woottoni*), have been documented in some of the park's vernal pools. Their more common relative, the versatile fairy shrimp (*Branchinecta lindahli*), occurs more widely in pools

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Map Code | Habitat Restoration Targets (Common Veg Name)

- 1810 | Mulefat Thickets
- 1830 | Southern California Walnut Groves (W)
- 3120 | California Sagebrush – California Buckwheat Scrub
- 3140 | California Sunflower Bush – Ashy Buckwheat Scrub
- 3190 | California Sagebrush – Coast Prickly Pear Scrub
- 3210 | Black Sage Scrub
- 4310 | Fiddleneck – Phacelia Fields
- 6500 | Clustered Tarplant Fields

- Fairview Park Boundary
- Improper Fill Material (Extent in 2023)

2023 Vegetation Map and Habitat Restoration Opportunities for Fairview Park

and small depressions. The two listed species were last observed at the park in 2017 (Glen Lukos Associates 2017); they were not detected during surveys conducted two years later (Asef 2019). Although it was not possible to collect and identify fairy shrimp during our field visits in 2023, fairy shrimp were observed in several ponds, and we consider it likely that all three species persist in the park.

Twenty species of butterfly were seen in Fairview Park during 2023, including the funereal duskywing (*Erynnis funeralis*), western pygmy-blue (*Brephidium exilis*), Reakirt's blue (*Echinargus isola*), Lorquin's admiral (*Limenitis lorquini*), American lady (*Vanessa virginiensis*), and western giant swallowtail (*Papilio rumiko*). Other invertebrates found in vernal pools at Fairview include unknown species of ostracods (*Ostracoda* spp.) and at least one species of copepod (*Copepoda* spp.).

Five species of amphibian have been reported in Fairview Park: Western toad (*Anaxyrus boreas*), California tree frog (*Pseudacris cadaverina*), Baja California tree frog (*Pseudacris hypochondriaca*), black-bellied slender salamander (*Batrachoseps nigriventris*), and southern California slender salamander (*Batrachoseps major*). Three species of snake and five species of lizard have been reported in Fairview Park: California kingsnake (*Lampropeltis californiae*), gopher snake (*Pituophis catenifer*), southern pacific rattlesnake (*Crotalus oreganus*), southern alligator lizard (*Elgaria multicarinata*), western fence lizard (*Sceloporus occidentalis*), common side-blotched lizard (*Uta stansburiana*), western skink (*Plestiodon skiltonianus*), and western whiptail (*Aspidoscelis tigris*).

Birds are the most conspicuous forms of wildlife at Fairview Park, where approximately 220 species have been recorded. Most have been reported to eBird; citations for additional taxa recorded during biological studies of the park are provided in the Appendix B species list. With the establishment of permanent ponds in the northern lowlands, various waterfowl have become regular there. Year-round residents include the Canada Goose, Mallard, Ruddy Duck, Pied-billed Grebe, various herons and egrets, Common Gallinule, and American Coot. Small numbers of White-faced Ibis, a special-status species, have nested in the created wetlands in recent years. Riparian scrub and woodland provide habitat for many species, including such special-status species as the Least Bell's Vireo, Yellow-breasted Chat, and Yellow Warbler.

During wet winters and springs, an array of waterfowl and shorebirds rely on the park's vernal pools for foraging and as resting areas. Ducks that use the pools include Blue-winged Teal, Cinnamon Teal, Gadwalls, American Wigeon, and Mallards. Shorebirds observed using the pools include Black-necked Stilts, American Avocets, Long-billed Curlews, Long-billed Dowitchers, Greater Yellowlegs, and Lesser Yellowlegs. Large flocks of swallows forage over the pools, including Barn, Tree, Cliff, Northern Rough-winged, and Violet-green.

Grasslands on either side of Placentia Avenue provide foraging habitat for several species of raptor, including Burrowing Owls, Northern Harriers, White-tailed Kites, and Red-tailed Hawks. Insectivores found in the park include Vermilion Flycatchers, Ash-throated Flycatchers, Western Kingbirds, Cassin's Kingbirds, Black Phoebe, and Say's Phoebe. Wintering species include various sparrows, such as White-crowned and Savannah, along with American Pipits, Western Meadowlarks, and other open-country

species. Stands of non-native mustard that have developed on the mesa provide nesting habitat for Red-winged Blackbirds and Song Sparrows.

Coastal bluff scrub and coastal sage scrub in the park support small numbers of resident California Gnatcatchers, along with more widespread species, such as Song Sparrows, California Towhees, Spotted Towhees, Common Yellowthroats, and Orange-crowned Warblers.

Turf and trees in the developed parts of the park provide habitat for a number of species tolerant of humans, including Western Bluebirds, House Finches, Lesser and American Goldfinches, and wintering Yellow-rumped Warblers.

Sensitive Biological Resources

Federal, state, and local regulations exist to protect and conserve sensitive biological resources. For purposes of this report, a biologically sensitive resource refers to any of the following:

- A natural community recognized as having special-status by federal, state, and/or local governments, and requiring a permit or agreement prior to its disturbance.
- A plant or animal species identified by federal or state governments as endangered, threatened, rare, protected, sensitive, vulnerable, or a Species of Special Concern.
- A plant or animal species that is a candidate, or that is proposed for federal or state listing.



Sensitive Natural Communities

The State of California (CDFW 2023) identifies as “Sensitive” the following natural communities that occur in Fairview Park:

- Vernal Pools/Native Grasslands
- Coastal Bluff Scrub
- Coastal Sage Scrub
- Riparian Scrub and Woodland

Special-Status Species

The special-status plants and wildlife that occur in Fairview Park, or that have realistic potential to occur there, are identified and briefly discussed are listed in Appendix B. To help determine which species warrant consideration in the report, the project team conducted a nine-quadrangle query of the California Natural Diversity Database CNDDDB (2023), which yielded recent and historical records of 177 special-status species:

- 52 plant taxa
- 2 crustacean taxa
- 11 insect taxa
- 4 mollusk taxa
- 5 fish taxa
- 2 amphibian taxa
- 10 reptile taxa
- 72 bird taxa
- 19 mammal taxa

Through critical review of this extensive list, Hamilton Biological excluded numerous species that have no potential to occur at Fairview Park, except possibly very rarely. For example, the Fork-tailed Storm-Petrel is a special-status bird of deep ocean waters that could conceivably be carried onshore by gale-force winds, but because Fairview Park provides no effective conservation value for this seabird it has been excluded from further consideration. Furthermore, some wildlife taxa are given special status only during certain parts of their annual cycle—usually on the nesting grounds. Such species are considered “sensitive” at Fairview Park only if they have potential to occur in the designated manner. For example, the Sharp-shinned Hawk is considered a Species of Special Concern on its nesting grounds, but this raptor occurs in Orange County only during migration and winter and so is not included in Table B in Appendix B.

For special-status plant species, Table B in Appendix B includes 10 taxa known to occur in Fairview Park; one taxon that occurred in recent years but that may now be extirpated; four taxa with moderate potential to occur; and five taxa with low potential to occur. Table B also includes one plant taxon that has been erroneously reported to occur in Orange County.

For special-status wildlife species, Table B includes 24 taxa known to occur in Fairview Park; two taxa apparently extirpated from the park; five taxa with high potential to occur; five taxa with moderate potential to occur; and 15 taxa with low potential to occur. Table B also clarifies that Fairview Park lies outside of the described range of one mammal taxon found within several miles of the park, farther north along the coast.

Resource Protection Recommendations

Fairview Park supports a remarkable array of special-status plant and wildlife species, several of which are listed as threatened or endangered by state and/or federal governments. The park's combination of riparian habitats, coastal scrub, grasslands, and vernal pools is unique in Orange County, and rare anywhere in Southern California. In the past three decades, for reasons not fully understood but likely related to habitat degradation and fragmentation, at least two special-status species, the Cactus Wren and San Diego black-tailed jackrabbit, have become extirpated from the park and surrounding areas. Chaparral sand-verbena, a special-status plant species may also have died out, possibly due to brush clearance activities. Species that persist only in small numbers and/or in very limited patches of suitable habitat include southern tarplant, San Diego button-celery, vernal barley, little mousetail, prostrate vernal pool navarretia, California Orcutt grass, southwestern pond turtle, burrowing owl, and California gnatcatcher.

The most important threats to sensitive biological resources in Fairview Park come from human actions that destroy, degrade, and fragment the park's natural communities. The placement of numerous piles of fill dirt across the western mesa during the late 1980s, with the intent to cap archaeological resources prior to establishing sports fields that were planned but never built, created an ecological limbo for natural resources on the mesa. Approximately two acres of this fill were later removed to restore a large vernal pool that had been buried, but this left more than 20 acres of disturbed, weedy habitat, crisscrossed by an extensive lattice of informal trails.

Facing page photo by Robert A. Hamilton

Not only do the dense weeds in this area persist and spread to other parts of the park, but they render the northern half of the mesa effectively incapable of being maintained and managed through routine methods. In recent years, cyclists, e-bike riders, and remote-controlled vehicle enthusiasts have expanded a barren area on the east side of the mesa while establishing a new riding track farther west, in the middle of the fill-pile area. To prevent and reverse the loss of natural lands to such unauthorized active uses, the recommendations in Chapters 06 and 07 of this document provide guidance and a feasible approach to restoring and managing the most disturbed parts of the park to protect and enhance these unique resources.

Additionally, Hamilton Biological has documented evidence of intentional destruction of listed plant species in some of the vernal pools at Fairview Park. The Master Plan recommendations and implementation guidelines incorporate specific protections against such malicious actions including protective fencing and educational opportunities for the public to learn about the federal Endangered Species Act and consequences of its violation.

Photo by Robert A. Hamilton



Site Features

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Fairview Park offers a blend of natural open space, recreational amenities, and unique attractions that support passive recreation and community use. The park contains an extensive network of trails for walking and bicycling, which link to other recreational areas and provide access to diverse landscapes. Supporting infrastructure includes pedestrian bridges, benches, picnic tables, a shaded picnic pavilion, restrooms, interpretive and monument signage, trash receptacles, and dog waste bag stations, ensuring accessibility and user comfort.

Approximately 13 acres of lawn area provide more traditional park amenities within the predominantly natural setting. Two unique facilities are operated in partnership with non-profit organizations including a narrow-gauge miniature railroad, which offers an educational and recreational attraction for visitors, and a model glider flying field, which serves as a dedicated space for hobbyists.



Photos by MIG Inc.



Fairview Park Site Signage Maps



Fairview Park Site Furniture Maps

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Fairview Park Site Existing Conditions

04 Opportunities & Constraints

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Considerations

Alignment with goals and objectives

Fairview Park is a beloved cultural and natural resources asset for the community of Costa Mesa and the region. The park is a unique and culturally and ecologically valuable site for the region. Fairview Park has two Nationally Registered Cultural Resource Historic Sites and serves as the gateway to the Santa Ana River Trail and a connection to rich natural coastal resources for residents and visitors. The Master Plan Update presents the opportunity to play an important part in telling the greater story of this 208-acre parkland and conservation area. Restoring and preserving the park as an environmental resource for study, interpretation, and education as well as passive recreation is a challenging and meaningful goal in alignment with the project goals and objectives outlined in chapter 01 including:

- Protect, preserve, and enhance the unique natural and cultural resources of Fairview Park.
- Restore, and enhance the park as an environmental resource, and provide interpretive opportunities to educate visitors about the park's unique ecology, cultural history, and resources.
- Manage the park as a passive recreational opportunity.
- Engage stakeholders, users, and the community at large in developing a blueprint to manage the park, which accounts for passive use recreation, environmental restoration and preservation, and funding considerations for years to come.

Maximizing benefits

Protecting biodiversity is central to regional conservation and human well-being. In cities like Costa Mesa, nature regulates

Facing page photo by Robert A. Hamilton.

flooding, mitigates water pollution, and captures carbon from the atmosphere. Urban nature can improve human health by reducing air pollution and exposure to extreme heat, promoting active lifestyles, and improving psychological well-being. While traditional parks also can provide similar benefits, there is a wide range of positive health responses to cues from environments that are more natural and more biodiverse, such as lowered heart rates, increased concentration, lower cortisol levels and improved mood. Protecting and enhancing biodiversity at Fairview Park is critical for preserving natural spaces where people and other species can thrive. In addition to the human health benefits, exposure to wildlife can inspire awe and foster a sense connection to place for residents, which can motivate stewardship and investment in conservation of place. Evidence of this effect can be seen in the active community-based organizations supporting and invested in this special place.

Balancing human activities with ecological process

Understanding and working within the natural, cultural, and ecological processes of the site will be a touchstone throughout the planning process. The Master Plan Update provides the opportunity to incorporate ecologically-friendly design and to strategically plan for the protection and enhancement of biological and cultural resources on the site. Achieving this objective requires planning and guidance informed by science including the following ecological principles:

- **Patch Size** – One of the most predictable patterns in ecology is the relationship between the size of a habitat patch and the number of species found within it. At 208 acres, Fairview Park is a large and ecologically important habitat, especially for the area-sensitive species that are restricted to this type of regional biodiversity hub for rare and threatened species.

Preserving large habitat areas without human disturbance provides the opportunity to support the life cycle and habitat needs of substantial populations of plant and animal species.

- **Connections** – Features in the landscape that facilitate the movement of plants and animals and landscape with high connectivity support higher numbers of species. Opportunities to increase connectivity exists by filling in breaks where the continuity of vegetation is created either by human use, erosion or invasive species. Additionally, removing barriers, or increasing connections across existing barriers allow organisms to move freely to access resources and a variety of habitats during different life stages. By considering the vernal pool watershed as interconnected, rather than discrete features, we can enhance hydrological connectivity by removing barriers and reconnecting the entire watershed to the vernal pool features. This will enable movement of aquatic species among different habitat types across seasons and life stages. Opportunities exist to prioritize hydrological connectivity and connections between different habitats.
- **Management** – Improving the way humans manipulate the landscape can help support more species and strategic stewardship of vegetation can improve its habitat value. Avoiding vegetation removal during bird and mammal breeding seasons can help reduce the impact of these activities on wildlife. Retaining vegetative debris and leaf litter, seeds and fruit can also increase food availability and improve soil health. Soil compaction and degradation can impede native vegetation communities from establishing. Opportunities for soil quality improvements through mulching, soil decompaction, and in some cases removal of degraded soil, can benefit native plants and the animal communities that depend on them.

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Constraints

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 improvement and opportunities for another and therefore are listed as both opportunities and constraints.

Placentia Avenue

The major vehicular arterial of Placentia Avenue divides the site into two distinct sections. This division has been somewhat relieved by the signalization of the existing park entrance intersection and construction of a pedestrian bridge connecting over Placentia Avenue. However, the road continues to physically separate the park for users and serves as a barrier for species that can not effectively cross the street, such as small ground-dwelling species.

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 pedestrian bridge to pedestrian and bike traffic creates a link between these two sections of the park. On the western side of Placentia Avenue 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.

Steep Slopes

The topography of the western bluffs constrains development of park activities other than habitat restoration and enjoyment of the views afforded by their elevated position. These bluffs must be protected from erosion associated with pedestrians and wheeled traffic. The northeastern park area also contains steep slopes in the vicinity of the Fairview Channel.

Bluffs and Erosion

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

Archaeological Resources

The important resources of the archaeological sites require protection and preservation. Development of active uses or construction of fencing, signage and trail enhancements in the entire park site will require compliance with measures outlined in the Cultural, Tribal Cultural, and Paleontological Resources Assessment for the Fairview Park Master Plan including monitoring and study by a qualified cultural resources and Native American monitor.

Existing Park Entrance

The existing entrance represents significant prior investment and is located in a suitable location for traffic safety on Placentia Avenue. Improvement of existing signage and landscaping along with removal of traffic spike strips will improve visitor experience of the park.

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. 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 become 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 and is no longer required for protection as the old plans for development of sports fields and active recreation have been removed from the Master Plan Update recommendations.

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 create bluff erosion.

Vernal Pools

The discovery of the vernal pool complex more than 30 years ago has significantly affected subsequent planning in the park. These resources fall under the protection and control of the US Army 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 regulatory agency restrictions on management and protection of these resources will guide the recommendations of the Master Plan Update.

Existing Park Facilities

The park contains an existing thirteen-acre area of lawn and trees with parking. The parking is centralized within the park; allowing

access to all areas, and the parking area and lawn areas provide for picnicking and gathering within the park.

Existing Narrow-Gauge Railroad

Since 1988, the Orange County Model Railroad Engineers, Inc., a club open to the public, has been granted permission to construct and operate a rail system in Fairview Park, on the east side of Placentia Avenue. 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. 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 habitat enhancement.

Sewer Connection

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

Measure AA/Costa Mesa Municipal Code

In 2016, citizens adopted Measure AA, which requires that new permanent constructed improvements and significant changes require approval by a majority vote of the Costa Mesa electorate. The Code also includes several exceptions to the voter approval requirement including changes for restoration purposes, preservation purposes, public safety, and other exceptions as defined in the code.



Photos by MIG Inc.



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Opportunities

Remnant Native Plant Species

All areas of the site have been changed from their natural conditions by human activity. Pockets of remnant native plant communities exist on the site and the opportunity exists to preserve and restore these plant communities. These plant communities are described in Appendix B. Though all areas of the site are disturbed and contain many non-native species, remnant habitats and analysis of existing soils and historical ecology indicate the potential for restoration of healthy plant communities and wildlife habitat.

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.

Trail Linkage

The Costa Mesa General Plan includes a Master Plan of Bikeways 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. 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.

The bridge over the Fairview Channel, which exists at the eastern tip of the site, allows for pedestrian and bike traffic. The connection of trails to this bridge provides an important link to the isolated northeast corner of the site from the railroad area.

Photo by MIG Inc.



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 Nature Preserve.

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.

Existing Narrow-Gauge Railroad

The existing railroad operation is a popular feature of the park by providing free train rides to the general public and accommodating private gatherings. The low traffic on the rails and minimal impact upon the landscape, allow for the introduction of other low-impact activities such as walking, bicycle riding and a small picnic 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.

Existing Park Facilities and Parking

The existing 13 acres of lawn and trees with parking for 106 cars represents an open space asset for the Costa Mesa community. These facilities are able to accommodate picnicking and passive recreational activities as well as orientation and a trailhead to locations throughout the park. A centralized interpretive area for the entire park can be located within the developed park area.

Vernal Pools

The vernal pool watershed is a rare and sensitive biological area and is a constraint to park management and recreational activities. When viewed in the context of a passive park 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 human disturbance, consolidated trails along their perimeter provide access and interpretive opportunities and enjoyment of these unique and interesting ecosystems.

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 pedestrian bridge was constructed in 2006 to connect the east and west portions of the park.

Photo by Robert A. Hamilton



Habitat Restoration

Fairview Park supports a remarkable array of special-status plant and wildlife species, several of which are listed as threatened or endangered by state and/or federal governments. The park's combination of riparian habitats, coastal scrub, grasslands, and vernal pools is unique in Orange County, and rare anywhere in Southern California. The most significant threats to sensitive biological resources in Fairview Park come from human actions that destroy, degrade, and fragment the park's natural communities. However, this Master Plan Update provides the tremendous opportunity to reverse those threats and conserve, restore, and enhance the astounding diversity and abundance that remains through strategic habitat restoration management and planning. Restoration efforts have been occurring on this site for decades and have made substantial positive impact on the people and plant and animal species that call Costa Mesa home.



Habitat Restoration Opportunities

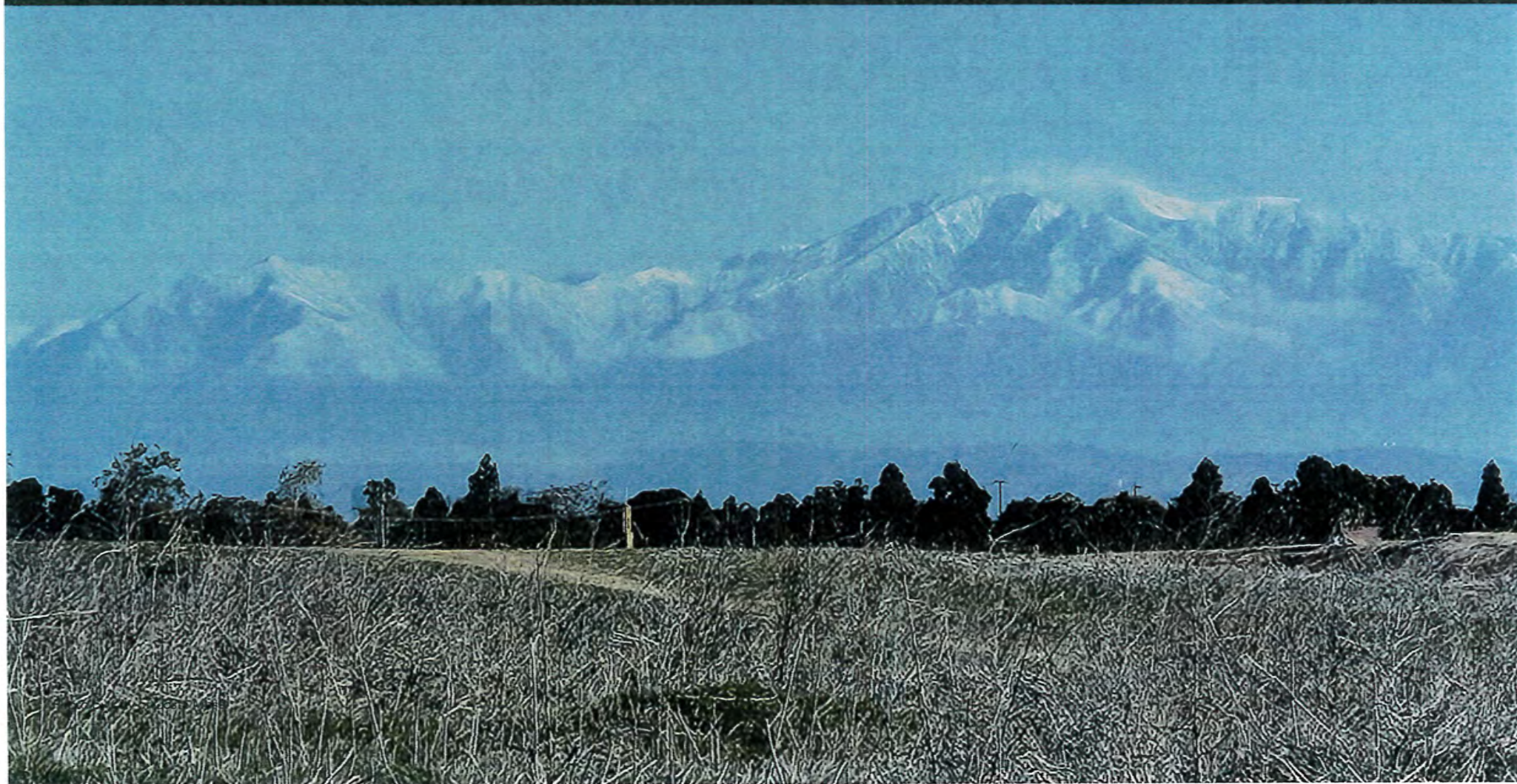
Facing page photo by Robert A. Hamilton.

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05 Design Objectives

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The overall master planning goals and objectives are drawn from the writings, minutes and statements of the Fairview Park Steering 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 Steering 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 Update chronicles the scientific basis for a naturally restored park, but in addition, a critical function of the Master Plan Update 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:



RESTORATION



PUBLIC USE



BIOLOGICAL

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Public Use

1. 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 impact, so as not to distract from the natural setting.

2. 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.

3. 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 developed recreational amenities and uses from the more natural portions of the site.
- Provide features for more intensive public use (such as lawn, picnic, and nature play areas) within the existing developed park site or existing more developed uses (such as the model railroad site).
- Provide for the continuation of the organized uses that have historically occurred on the site, including model railroading, model airplane, and model glider flying in accordance with resource agency recommendations for the protection and preservation of biological and cultural and Tribal cultural resources.
- Provide for walking, running, and bicycling along defined trails.
- Utilize and improve existing trails as much as possible.
- Consolidate and define walking trails to minimize fragmentation of natural habitat communities and restrict public access and the establishment of user defined trails within the vernal pool watershed.

4. Provide additional opportunities and services for low-impact park use.

- Provide an enhanced setting for the model railroad area and model gliders.
- Provide a landscaped setting on the eastern area of the park that will enhance ecologically appropriate habitat and support conservation of biological species throughout the park and enhance the visitor experience.
- Enhance existing picnic areas and provide additional picnic facilities for small groups and on the eastern portion of the site within the footprint of exiting developed landscape areas.
- Provide nature play areas.

5. 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 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.

Cultural, Tribal Cultural & Restoration

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- 01 Remove existing artificial fill with minimal damage to the resources underneath.
- 02 Protect archaeological sites from unauthorized collecting and damage. Enhance and re-establish habitat for native plants and wildlife.
- 03 Base restoration plans on scientific recommendations related to the existing site characteristics and the best available information on pre-existing natural habitat areas.
- 04 Conform to the federal and state restrictions concerning existing ecological resources.
- 05 Coordinate restoration plans with regional and adjacent restoration and preservation efforts, in order to provide continuity of habitat and address endangered habitat concerns.
- 06 Protect restoration areas from damage and intrusion.



Photo by Robert A. Hamilton.

06 The Master Plan

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The Master Plan Update is intended to provide a framework for the habitat restoration and enhancement and improved trails and signage system. Completion of the recommendations of the Master Plan Update will undoubtedly be by phases. Some change in anticipated uses may be expected, however, the overall policy direction for passive, natural habitat preservation and restoration is to guide all detail development decisions. The Master Plan Update will guide the creation of a rich and varied park which will serve the residents of Costa Mesa for generations to come.

The following pages provides detail to the Master Plan Update by geographic section of the park.



Park Entrance & Parking

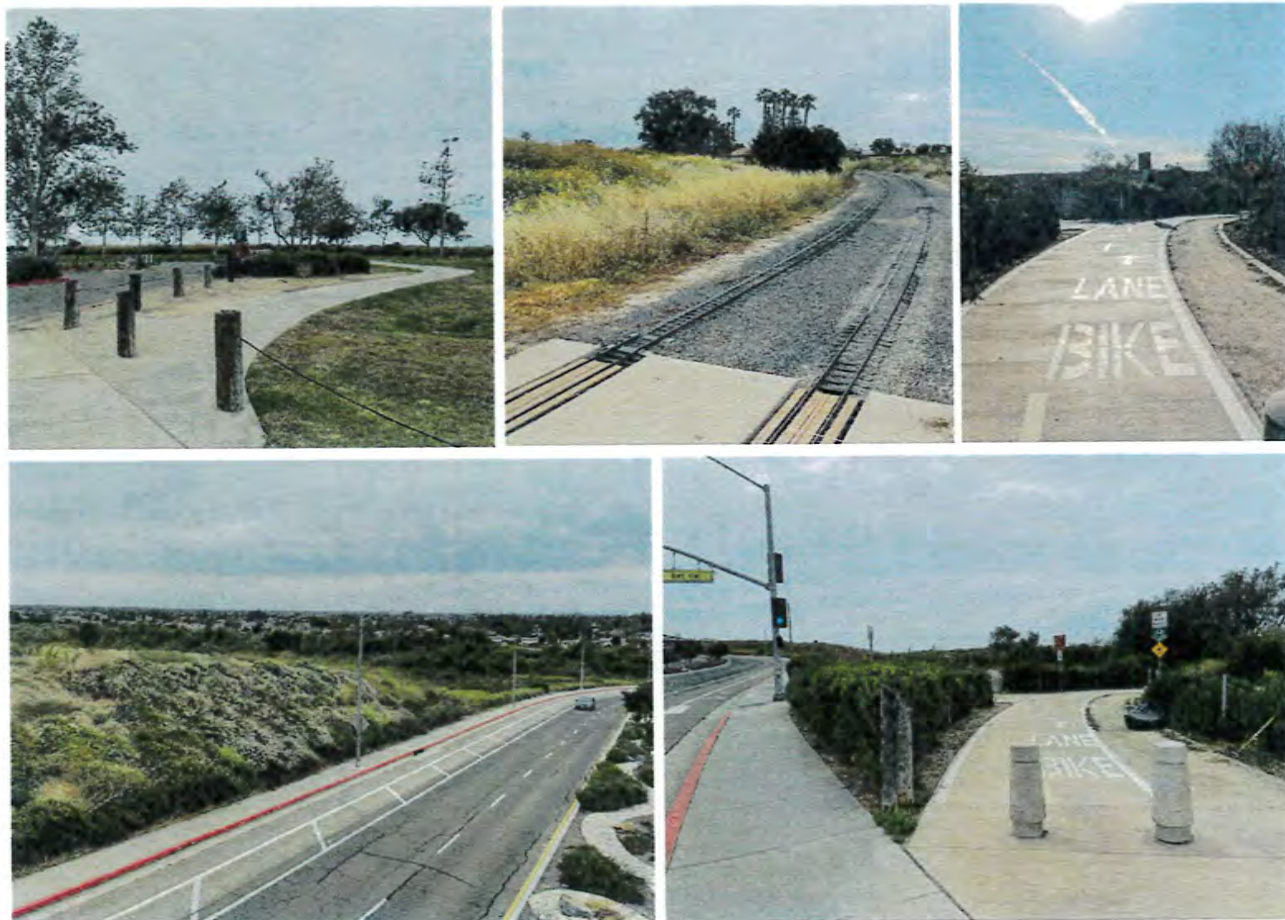
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The main vehicular entrance to Fairview Park is located on the west side of Placentia Avenue near the north end of the lawn area, and can be accessed from northbound or southbound Placentia Avenue. This existing entrance to Fairview Park is currently controlled by a traffic signal. 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 Waldorf School is to be retained.

The eastern vehicular entrance connects to informal 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 controlled by the traffic signal in the southeastern corner of the park at the Estancia High School intersection.

Buses unload in the paved parking areas near the interpretive area or near the train station. Buses park in car spaces or stage in nearby circulation areas. In order to make efficient use of parking and paving areas, no "bus only" parking is provided.

Park entrances and parking areas will be enhanced through the use of native vegetation, pollinator patches, and signage to reflect the unique identity of Fairview Park. Removing invasive ornamental species, such as Pride-of-Madeira, and replacing these areas with native species representative of the vegetation communities found within the park and applying a strong aesthetic composition will serve to enhance the street appeal of the park and entice exploration.



Photos by MIG Inc.

West of Placentia Avenue

Existing Park Improvements

The thirteen acres of existing lawn, trees, and parking are to remain. As funding or volunteers are available, additional trees should be planted to shade the parking lot to enhance human comfort. The addition of trees is not encouraged outside the parking areas west of Placentia. Trees are only to be replaced if removed at a one-to-one ratio. Open and unobstructed lawn is to be maintained for play activities and gathering spaces. The western edge of the existing lawn is to be bordered with native vegetation and delineated trailheads to create a sense of exploration and orientation to the park trails system.

Group Picnic Site and Restroom Facilities

This location serves the existing developed park area and users of the trail system, small group gathering spaces and the play lawn. Proposed nature play features, enhanced site amenities, and a central interpretive area will enhance and expand the educational and conservation goals of the Master Plan Update. Consolidating program spaces for passive recreational and educational activities in this area will focus energy and connection, while limiting the footprint of these activities.

A large picnic shelter provides shade and rain protection. Restroom facilities are also provided in this area of the park located near the central interpretive area on the route to and from parking. This location serves the existing developed park area, the trail system and visitors to the central interpretive area.

Central Interpretive Area

The proposed central interpretive area is located west of the existing park lawn, near the existing restroom and picnic shelter. This area is to serve as a starting point for learning about the Native American Tribes cultural history, European settlement history, ecology, archaeology and biological resources of the site. The center is not to contain buildings or other structures. The story of the site can be told through creative and low-profile signage elements. The site will allow for self-guided discovery suitable to children and adults. 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.

Glider Launching Sites

The existing fly field activity, currently located within the vernal pool watershed should be relocated due to detrimental impacts to sensitive biological resources associated with the activity and required maintenance of the fly field.

The Master Plan Update recommends moving the current site to another portion of the park to comply with resource agency recommendations. To avoid regular mowing and prevent colonization by ground-dwelling species, a compacted and stabilized decomposed granite paving area should be provided for the relocated launch site. Proposed improvements for the relocation site include an approximately 300-by-50-foot runway (partially surfaced with decomposed granite), pilot stations and

pit area, a storage shed, an information kiosk, and installation of a low post-and-cable barrier.

Vernal Pools

The vernal pools are discussed in depth in Appendix B. The pools and basins are to be retained, restored, and protected. Protection involves prohibiting pedestrian and bicycle traffic from entering the seasonal boundary of the pool or basin with fencing and signage, while making only a limited visual intrusion. The plan calls for a fence to be located at the trail edge to keep visitors on established trails.

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 D 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. Access to the general area of the site is to be discouraged in order to protect cultural and Tribal cultural resources.

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Trail Delineation

To protect sensitive cultural and biological resources within the park, large areas of the park will require enhanced protection from bike and pedestrian traffic. Where trails pass through habitat restoration areas the route is to be defined by post and rope, or post and rail fencing. This delineation system should be held back from the trail edge approximately two feet in order to recede into the planting as much as possible. 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 two points along the western boundary of the site. At the north a pedestrian trail passes through the Sandbar Willow habitat to join the Talbert trail near the Greenville-Banning Channel. A constructed staircase located at northwestern portion of the Mesa connects Fairview Park to Talbert Nature Preserve across the existing bluff.

Bluff Erosion and Access

Improper use of the bluff face for recreational riding of wheeled vehicles 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. Existing fencing along the bluff trail should be repaired and educational signage enhanced to further preserve and protect this unique natural feature.



Photos by MIG Inc.

Section 07 discusses 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 facing bluffs are to be restored with Coastal Bluff Scrub and the north facing bluffs are to be restored as Black Sage Scrub. These plant communities reflect the natural vegetation for this soil, topography and exposure and is valuable

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 erosion and further degradation.

Mesa Restoration

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 flower-field-like feel of a broad open wild area. A portion of the Mesa Restoration includes the Coastal Sage Scrub

(CSS) and Flower Fields Restoration Project, which the City of Costa Mesa, in partnership with Orange County Transportation Authority (OCTA), will restore 15.35 acres of critical habitat on the northern mesa. This initiative will fulfill mitigation obligations, improve conditions for native wildlife, and reinforce the City's commitment to the Master Plan. The project includes 11.91 acres of habitat restoration, 1.27 acres of habitat enhancement, and 2.17 acres of revegetation and weed management buffers to protect and improve ecological integrity. Restoration will focus on native plant communities such as Black Sage Scrub (6.78 acres), Fiddleneck-Phacelia Fields (7.3 acres), California Sagebrush-California Buckwheat Scrub (0.1 acre), and Purple Sage Scrub (1.17 acres), while ensuring protection of biological and cultural resources during implementation.



Photos by MIG Inc.

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Although part of the site lies within the historic vernal pool watershed, decades of farming, grading, and improper fill placement have disrupted the hardpan soils, preventing seasonal ponding and vernal pool formation. Restoration of the watershed through fill removal is identified in this master plan as a key long-term goal. Surveys conducted in 2017 (Glenn Lukos Associates) and 2023 (Hamilton Biological) confirmed no ponding, rare plants, or fairy shrimp within the project footprint, though these species persist in nearby natural-grade ponding areas where openings in the fill allow for water to collect.

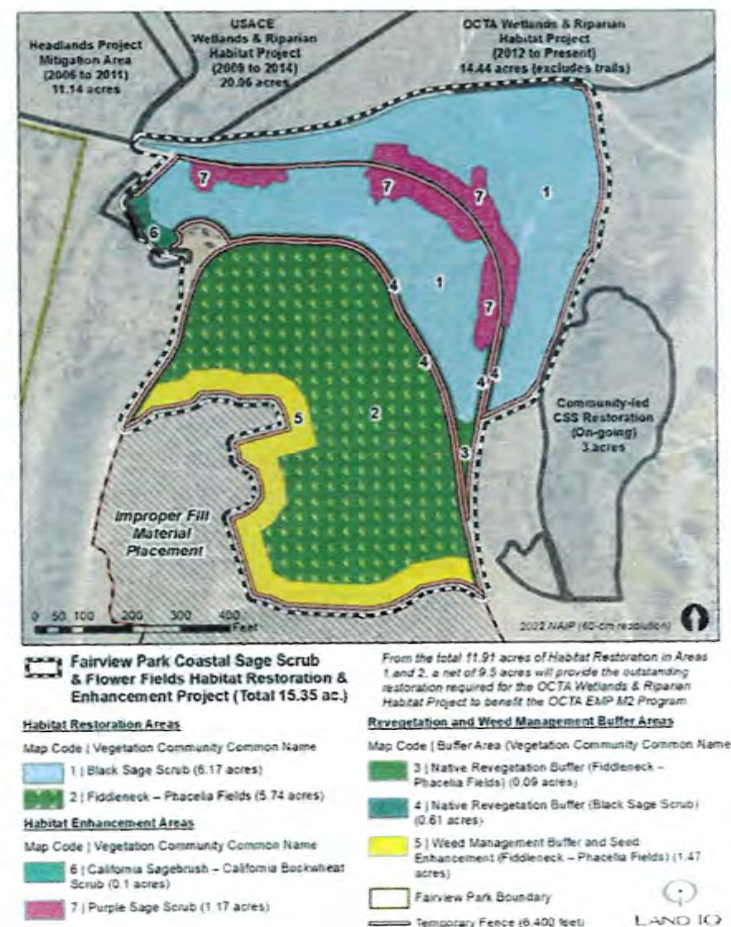
Execution of this project will contribute significantly to the conservation and restoration of critical habitats within Fairview Park. It is also a significant step toward park stewardship benefiting local wildlife, protecting Tribal cultural and biological resources and providing visitors a restored place to connect with nature.



Example of Native Common Fiddleneck on the Northern Mesa in Late Winter 2023.



Example of Nonnative Shortpod Mustard, Black Mustard, and Tocalote on the Northern Mesa in Spring 2023.



East of Placentia Avenue

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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 provides for local community access to Fairview Park. 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. The northern boundary is to be connected to a water source providing irrigation within 100 feet into the park and following defensible space guidelines established by the Orange County Fire Authority and The California Department of Forestry and Fire Protection (Cal Fire).

Narrow-Gauge Railroad Operations

South of the Fairview Channel and east of Placentia is the site of the existing narrow-gauge 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 consisting 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 has been expanded to include permanent toilet facilities and a gift shop. Space is available for minimal expansion of the station, which provides shade for

waiting passengers and small group gatherings. 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. The train tracks are not to extend their footprint into existing, or proposed habitat restoration areas. Development and implementation of an interpretive program is encouraged for the train operations offering passengers the opportunity to learn about the early human occupation of the site, the historic ecology and the native plant communities and wildlife of Fairview Park.

Bridge over Placentia Avenue

By connecting the east and west portions of the park with a pedestrian bridge, an iconic view and safe passage for pedestrians and bicyclists is created; overcoming some of the park fragmentation created by Placentia Avenue.

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 pedestrian 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. Multi-purpose and pedestrian trails are indicated on the Trails Plan.

Archaeological Site CA-ORA 506

Approximately, 5/8 of the northern portion 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. Any ground disturbing activities require archaeological monitoring.

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The Northwestern Lowlands

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, eliminating 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 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.

Sandbar Willow adjoining Talbert Nature Preserve

The permanent ponds in the northern lowlands of Fairview Park provide important habitat for wildlife associated with open water and emergent vegetation, supporting species such as the Mexican Amberwing damselfly, Western Toad, Baja California Tree Frog, Mallard, Ruddy Duck, Pied-billed Grebe, Common Gallinule, American Coot, Double-crested Cormorant, Great Blue Heron, White-faced Ibis, Belted Kingfisher, Clark's Marsh Wren, and Great-tailed Grackle.

The retention pond receives water that circulates through this wetland system, with riprap channels connecting the ponds. Vegetation such as bulrush, cattails, pondweed, and algae frequently obstructs flow between ponds, reducing conveyance below design levels. To address this, the City annually removes emergent vegetation under a CDFW permit to prevent stagnant water and mosquito breeding, as required by the Orange County Mosquito and Vector Control District.

Additionally, a drain at the base of the bluff carries surface water from the southwestern detention pond, shaded by willow and blue elderberry. Further south, sediment accumulation forces water below the surface, creating subsurface flow.

The northern boundary where Talbert Nature Preserve meets Fairview Park contains Sandbar Willow and Sandbar Willow-Blue Elderberry Thicket plant communities. At the western boundary at the base of the bluff and along the naturalized drainage path and floodplain terrace is California Bulrush - Cattail Marsh and Poison Hemlock or Fennel Patches.



Photo by Land IQ.

Passive Uses & Circulation Trails

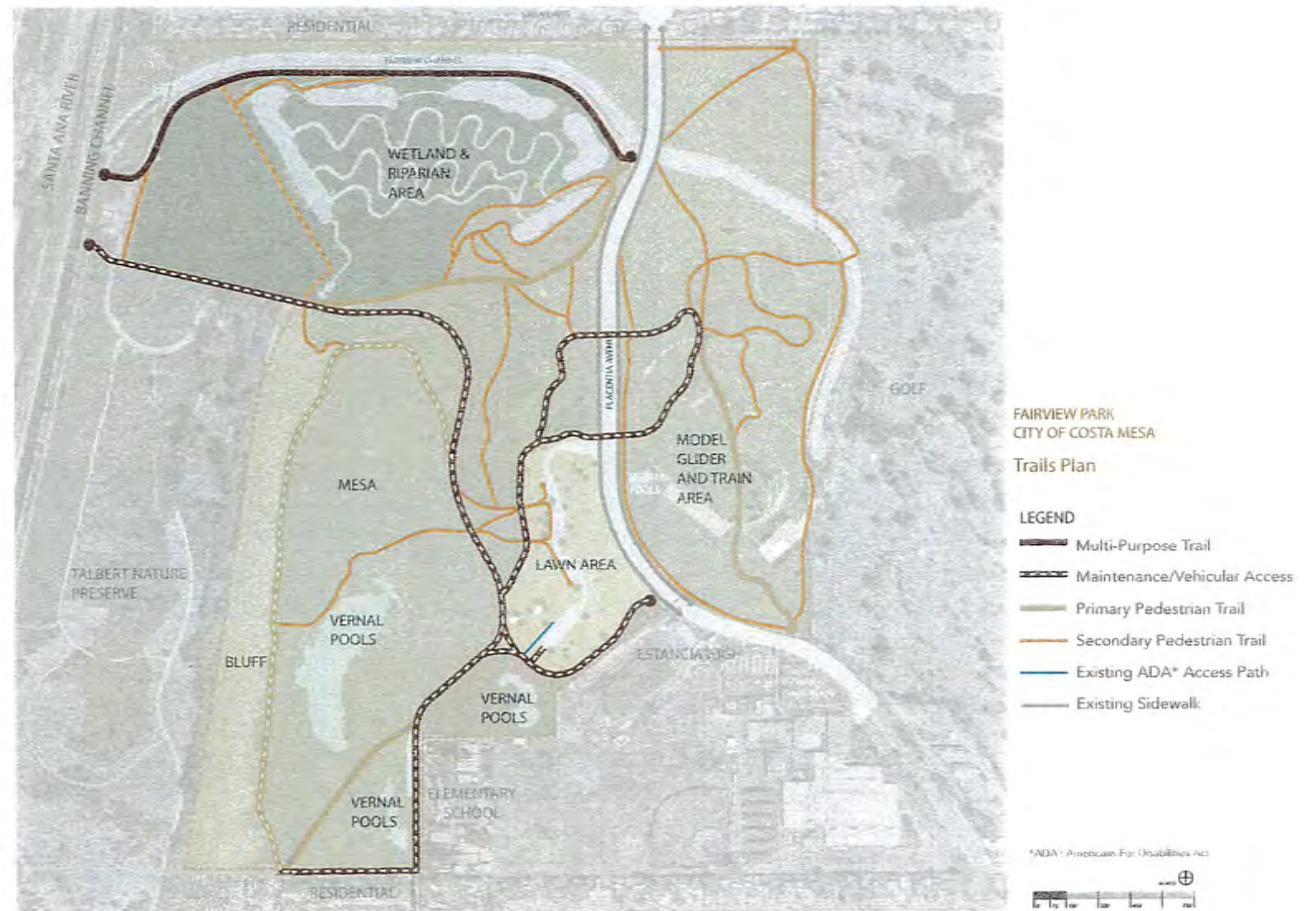
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Passive uses of the park include walking, running, walking of leashed dogs, flying glider planes, model railroading, flying kites, picnics, and other small group functions. Organized team sports requiring formal facilities or sports operated as a concession 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, in quantity and variety for frequent park visiting, but limited in order to provide large blocks of habitat undivided by trails or the interruption of human use.

The Trails Plan is a park-wide trail system intended to achieve the following:

- Provide clearly defined trails and establish a designated hierarchy of trails for the park.
- Developed design standards for the trail system, including widths, materials, and designated modes of travel by trail type.
- Removal of unauthorized user-defined trails that have formed through the vernal pool watersheds.
- Establish functional and pedestrian pathways allowing for pedestrian access in both wet and dry seasons for approved trails.

The diagram on the right illustrates the Trails Plan and the hierarchy of trails which are multi-purpose trails, designated maintenance and vehicular access routes, primary and secondary pedestrian trails. Multi-purpose trails are to accommodate both bicycle and pedestrian traffic. The maintenance and vehicular access routes occur on both multi-purpose trails and primary and secondary pedestrian trails. These routes are only to be used by vehicles for emergency access and approved maintenance activities. Primary



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pedestrian trails accommodate the highest use pedestrian routes and are designed to accommodate people walking side-by-side while secondary pedestrian routes are more meandering, less frequently used and designed for a single pedestrian. Primary pedestrian trails are surfaced with compacted soil, or decomposed granite. An existing boardwalk, located near the largest vernal pool, provides pedestrian access to this area while protecting biological resources. A proposed boardwalk along a portion of the existing trail running diagonally from the north terminus of Canyon Drive southwest to Pacific Avenue, allowing for pedestrian access in both wet and dry seasons is recommended. This will facilitate public access to the bluff and the Mesa trail loop. This pathway is periodically closed during the rainy season due to ponding water and shall be planned and designed in a manner that protects the integrity of the vernal pools and the vernal pool watersheds.

The bluff top trail is a primary pedestrian trail and does not accommodate bicycle traffic. The multi-purpose trails focus on connecting bicycle circulation through the park to adjacent destinations leaving pedestrian trails for exploration and meandering. Bicycle traffic should be limited to asphalt or concrete surfaces only to protect damage and degradation of site.

One overlook with one or two benches is recommended to be provided along the bluff trail. See also the Design Guidelines in Chapter 07 Implementation. No additional paved trails are proposed.

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.



Photo by MIG Inc.

Interpretive Program

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The Interpretive program for Fairview Park offers a unique opportunity to highlight the park's historical, ecological, and cultural and Tribal cultural significance in the region. The Master Plan Update recommends enhancing visitor understanding through updated interpretive signage and materials conveying the park's exceptional conservation value, its role in protecting local and global biodiversity, and its deep cultural history. Signage and interpretive elements should also recognize the site's significance to Tribal nations and native ecology.

Interpretive programming should emphasize the connection between ecological health, conservation of natural open space, and human well-being, fostering community awareness

and stewardship. Partnerships with organizations invested in environmental conservation can be strengthened through involvement with the interpretive program. The design of interpretive features should be subtle and integrated into the landscape, following the guidance in Section 07, with signage that is simple, low to the ground, and informative. The central interpretive area can provide a broad overview while encouraging visitors to explore trails for deeper learning. Programs prioritizing self-directed discovery, and docent-led group tours are recommended. Given the size and diversity of the site, visitors should expect that multiple visits will be required to fully engage with all interpretive elements.

Interpretive content should convey the natural river setting prior to flood control projects and its influence on prehistoric and historic uses, including prehistoric village sites and areas listed on the National Register of Historic Places. The history of Spanish exploration and Mission and Rancho-era land use, the location of the Diego Sepulveda Adobe, the diverse native plant communities, resident wildlife species, and the history of archaeological research on the site should also be included. These measures will collectively enrich the educational, cultural, and ecological value of Fairview Park, providing visitors with a meaningful, multi-layered experience of the park's history and biodiversity.



Photos by MIG Inc.

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Habitat Restoration & Enhancement

The City of Costa Mesa is a steward of Fairview Park. Restoration and enhancement of the park's diverse natural communities, and protection of the area's native wildlife populations, are the community's top priorities for this public resource. The habitat restoration and enhancement goals for Fairview Park are:

- Conserve natural vegetation communities and native wildlife populations.
- Protect archaeological and culturally significant materials (e.g., indigenous village use area, including two nationally recognized cultural resource historic sites).
- Restore ecologically appropriate and sustainable native habitat to benefit special-status plant and wildlife species.
- Provide low-impact recreational opportunities that promote human wellness and connecting with nature.



Photo by City of Costa Mesa.

Habitat Restoration & Enhancement Targets

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Utilizing the 2023 vegetation map and field observations conducted in 2023, ecologically suitable habitat restoration (Figure 6-1) and enhancement (Figure 6-2) targets for various locations within Fairview Park were identified. These targets were identified for vegetation map units that were highly degraded and in need of habitat restoration or would benefit from habitat enhancement, such as weed management and/or native seed addition.

The selection of ecologically appropriate restoration targets was based on a thorough assessment of several factors including:

- Environmental characteristics (e.g., soil, landscape position, slope aspect, slope angle) in each location;
- Physiological or ecological relationships of the dominant or co-dominant species in each map unit;
- The identity of nearby vegetation communities, expert opinion based on habitat restoration experience; and
- A review of potential vegetation modeling outputs from the Nature Reserve of Orange County Habitat Restoration and Enhancement Plan Update (Brooks et al. 2019).

Based on this analysis, a total of 80.17 acres of habitat restoration opportunities and 14.52 acres of habitat enhancement opportunities have been identified within Fairview Park (Table 6-1). By focusing on these targeted areas and implementing suitable restoration strategies, the ecological health and biodiversity of Fairview Park can be significantly improved and maintained for the long term.

Habitat Restoration Guidelines for Fairview Park are provided in Appendix C.



Figure 6-1 - 2023 Vegetation Map and Habitat Restoration Opportunities for Fairview Park

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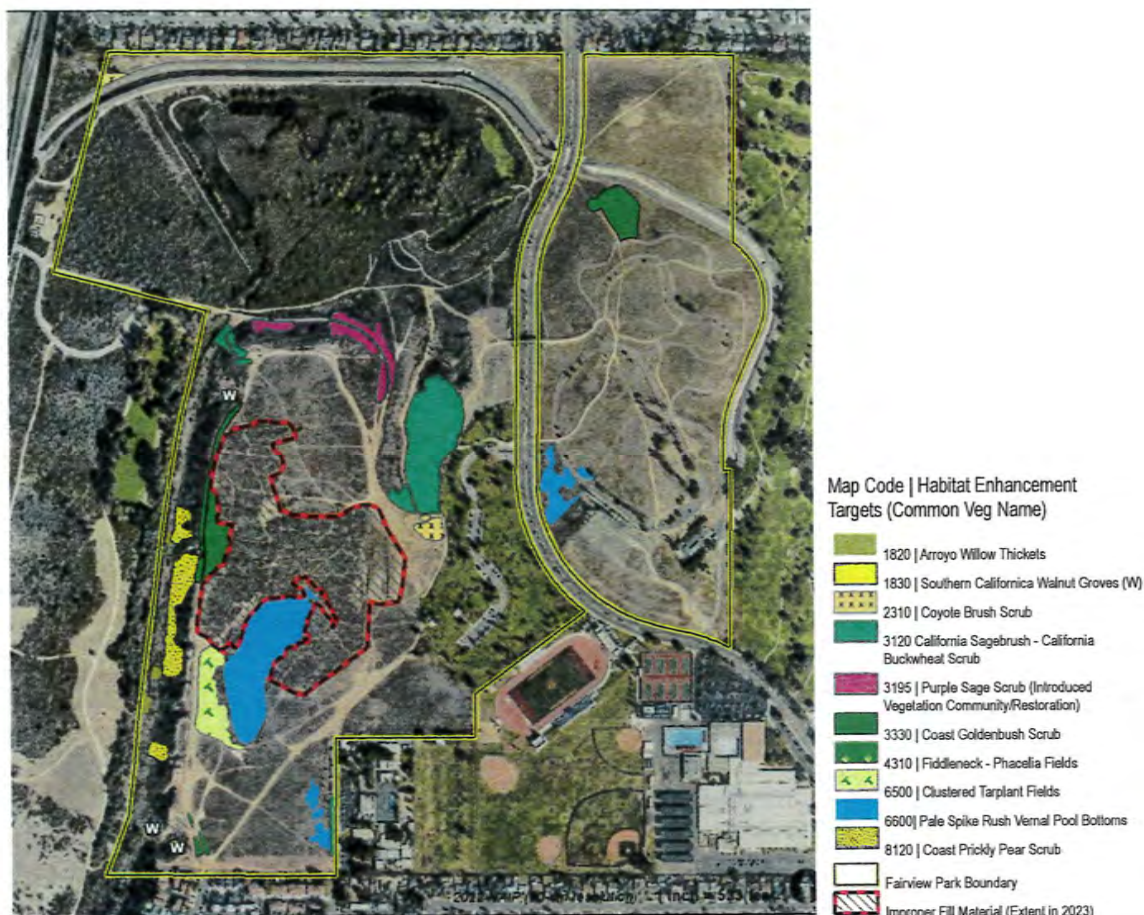


Figure 6-2 - Habitat Enhancement Targets of Fairview Park

Summary of Habitat Restoration and Enhancement Opportunities in Fairview Park

Scientific Vegetation Map Unit Name	Map Code	Common Map Unit Name	Restoration or Enhancement Opportunities
Southwestern North American Riparian/Wash Scrub Group			
<i>Baccharis salicifolia</i> Shrubland Alliance	1810	Mulefat Thickets	3.5 acres of Restoration
<i>Salix lasiolepis</i> Shrubland Alliance	1820	Arroyo Willow Thickets	0.16 acres of Enhancement
Californian Broadleaf Forest and Woodland Group			
<i>Unguis californica</i> Forest & Woodland Alliance	1830	Southern California Walnut Groves	0.04 acres of Enhancement; 0.04 acres of Restoration
California Coastal Evergreen Bluff and Dune Scrub Group			
<i>Baccharis pilularis</i> Shrubland Alliance	2310	Coyote Brush Scrub	0.39 acres of Enhancement
Central and South Coastal Californian Coastal Sage Scrub Group			
<i>Artemisia californica</i> - <i>Eriogonum fasciculatum</i> Association	3120	California Sagebrush - California Buckwheat Scrub	3.48 acres of Enhancement; 22.46 acres of Restoration
<i>Encelia californica</i> - <i>Eriogonum cinereum</i> Shrubland Alliance	3140	California Sunflower Bush - Ashy Buckwheat Scrub	7.38 acres of Restoration
<i>Artemisia californica</i> - <i>Opuntia littoralis</i> Association	3190	California Sagebrush - Coast Prickly Pear Scrub	1.02 acres of Restoration
<i>Salvia leucophylla</i> Association (Introduced Vegetation Community/Restoration Area)	3195	Purple Sage Scrub (Introduced Vegetation Community/Restoration Area)	1.17 acres of Enhancement
<i>Solvia mellifera</i> Shrubland Alliance	3210	Black sage scrub	9.89 acres of Restoration
<i>Isocoma menziesii</i> Shrubland Alliance	3330	Coast Goldenbush Scrub	2.01 acres of Enhancement
California Annual Herb/Grass Group			
<i>Amstrackia (menziesii, tessellata)</i> - <i>Phacelia</i> spp. Herbaceous Alliance	4310	Fiddleneck - Phacelia Fields	0.13 acres of Enhancement; 7.64 acres of Restoration
Californian Mixed Annual/Perennial Freshwater Vernal Pool/Swale Bottomland Group			
<i>Deinandra fasciculata</i> Herbaceous Alliance	6500	Clustered Tarplant Fields	1.18 acres of Enhancement; 28.24 acres of Restoration
<i>Eleocharis macrostachya</i> Herbaceous Association	6600	Pale Spike Rush Vernal Pool Bottoms	4.5 acres of Enhancement
Coastal Baja California Norte Maritime Succulent Scrub Group			
<i>Opuntia littoralis</i> - <i>Opuntia arizala</i> - <i>Cylindropuntia prolifera</i> Shrubland Alliance	8120	Coast Prickly Pear Scrub	1.46 acres of Enhancement

Other Management Opportunities

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In areas that would benefit from enhancement from higher native cover and diversity but are not suitable for habitat restoration (e.g., fuel modification areas, smaller areas, or areas mowed regularly, such as in the immediate vicinity of the narrow-gauge railroad tracks), other management opportunities have been identified (Figure 4-3).

Other Management Opportunity 1

To protect the resources in Fairview Park, highly invasive plants need to be controlled in perpetuity by the City. As an urban park with significant cultural and sensitive biological resources, new introductions of invasive plants and reintroductions of existing invasive plants will always pose ongoing threats. This includes areas that have already been restored or will be restored in the future.

The long-term management of the park should include control of high-priority invasive species following an adaptive management approach, as presented in Appendix C.

Other Management Opportunity 2

Prepare long-term management guidelines and actions to protect the vernal pools and vernal pool watersheds as described in this report, and as requested by the USFWS (2014) to conserve the San Diego fairy shrimp in compliance with the federal Endangered Species Act.

Other Management Opportunity 3

Approximately six acres of land within the 100-ft fuel modification zone are currently maintained along property lines with neighboring properties to the north and south of Fairview Park. Working with the local fire authorities, a fuel modification plan can be developed that will allow for increased native diversity and habitat structure while still achieving the fuel modification goals for fire safety.

Other Management Opportunity 4

Approximately 24 acres within the narrow-gauge railroad network east of Placentia Avenue that are not suitable for habitat restoration because of the current use and maintenance of the associated open space. These areas could be (a) enhanced with higher native cover and diversity using plants that are tolerant of periodic mowing, and (b) managed for highly invasive weeds, especially larger stature perennial weeds, such as black mustard, wild radish, fennel, and poison hemlock, to establish and maintain suitable habitat for grassland birds, including winter occupancy by burrowing owls.

Other Management Opportunity 5

There are about 11 acres of manicured lawn and landscaping trees, a small portion of which could be repurposed to create an area for "nature play" (e.g., soil mounds that can be manipulated for sensory and spontaneous, creative play) to maintain this activity at the Park, while moving it out of the vernal pool watershed where that use is not compatible with the protection of biological and cultural resources.



Other Management Opportunities

- 1 | High-Priority Invasive Plant Management (Entire Park Area)
- 2 | Long-Term Management Plan for Vernal Pool Habitat
- 3 | Fuel Modification Zone (FMZ) Plan that Anticipates Native Plant Palette Tolerant of Annual Summer Mowing
- 4 | Native Vegetation Enhancement, including Wintering Burrowing Owl Habitat
- 5 | Nature Play Programming for Portions of the Manicured Lawn Area

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Strategic Habitat Restoration Project Opportunities

Based on the assessed constraints and opportunities, nine strategic projects were identified to achieve the habitat restoration and enhancement goals (Section 1). These projects are categorized into three main groups: habitat restoration (Projects 1 to 4), habitat enhancement (Project 5), and wetland and riparian habitat remediation (Projects 6 and 7), along with two projects dedicated to long-term habitat management (Projects 8 and 9).

The following objectives encompass the nine strategic project opportunities, each targeting multiple benefits and prospects to accomplish the habitat restoration and enhancement goals for Fairview Park:

- **Habitat Restoration (Projects 1-4):** These projects aim to restore degraded habitats, emphasizing improved ecological function and promotion of native biodiversity.
- **Native Plant Enhancement (Project 5):** This project focuses on boosting native plant species presence across the park, prioritizing species that are rare or that have distinctive ecological roles.
- **Wetlands and Riparian Habitat Remediation (Projects 6-7):** These projects address restoration and improvement of wetland and riparian habitats, supporting native species and ecosystem services.
- **Long-Term Habitat Management (Projects 8-9):** These projects will establish sustainable management practices, including monitoring and adaptive strategies, to ensure the success of restoration efforts and preservation of the park's ecological health in the long term.

By implementing these strategic projects, the City can make significant progress towards achieving its habitat restoration and enhancement goals in Fairview Park, ensuring the conservation of its unique biological and cultural resources for future generations.

Project 1. Mesa Habitat Restoration and Indigenous Village Site Protection

Objective 1a: Collaborate with tribal representatives on the development and implementation of the project plan.

Objective 1b: Remove the improper fill material to expose the natural soils and restore the historic viewshed of the Mesa without damage to the soil biota or archaeological resources (CA-ORA-58).

Objective 1c: Eliminate incompatible uses of the vernal pool watershed, including maintenance mowing of the fly field, to protect the hydrological connection and upland nutrient supply for the conservation of the federally protected San Diego fairy shrimp in the vernal pool complex of Fairview Park.

Objective 1d: Do not disturb the native soil on the Mesa by tilling, unnecessary grading, or digging, other than related to the removal of the improper fill material and to maintain the hydrological function of the vernal pool features.

Objective 1e: Provide appropriate fencing, educational signage, and trail improvements to organize human movement around the perimeter of the Mesa, with a suitable connection to the existing boardwalk and viewing platform adjacent to the large vernal pool.

Objective 1f: Design Mesa trail improvements to protect archaeological resources with an appropriate trail surface that can both adequately cap the natural soil and prevent further trail erosion (e.g., super-stabilized decomposed granite product).

Objective 1g: Construct an elevated vernal pool boardwalk with fencing to preserve the trail connecting the lawn area to the southwest corner of the Mesa while safeguarding the vernal pool watershed. The boardwalk will be raised above the grade of the vernal pool basins, and its supports will not have footings excavated in natural soils, thus preventing disruption of the underlying impermeable soil layer essential for the ponds' formation.

Objective 1h: Deplete the weed soil seed bank with a consistent, multi-year adaptive weed management program prior to installing new native seed material.

Objective 1i: Restore the native flower fields and vernal pool watershed habitat that were covered by the improper fill material with diverse, ecologically appropriate seed mixes, approved by USFWS and CDFW.

Objective 1j: Enhance the native annual herbaceous plant diversity of the remainder of the Mesa not directly impacted by the improper fill material.

Objective 1k: Assess and implement enhancements to the function and diversity of the vernal pool features, including east of Placentia Avenue, which is part of the historic extent of the Mesa.

Project 2. Bluff Stabilization and Habitat Restoration Project

Objective 2a: Develop and implement an engineering solution (see, e.g., Dudek 2003) to stabilize highly erosive features along the bluff, including restoration of ecologically appropriate native perennial plants in drainages (e.g., southern California walnut, blue elderberry). Prioritize the use of native plants and stabilizers that allow native plants to grow to stabilize the bluffs, rather than engineering solutions that eliminate habitat (e.g., use of shotcrete and concrete channels).

Objective 2b: Deplete the weed soil seed bank with a consistent, multi-year adaptive weed management program prior to installing new native seed material.

Objective 2c: Restore cactus scrub and maritime succulent scrub on the slopes using diverse, ecologically appropriate seed mixes together with container plantings of selected species (e.g., cactus cuttings, California boxthorn).

Objective 2d: Restore ecologically appropriate habitat along the drain at the base of the bluff, including mulefat scrub, willow scrub, and sandbar willow – blue elderberry thickets.

Project 3. California Coastal Sage Scrub Slopes Restoration Project (Slopes North of the Mesa and East of Placentia)

Objective 3a: Deplete the weed soil seed bank with a consistent, multi-year adaptive weed management program prior to installing new native seed material.

Objective 3b: Restore CSS on the slopes with diverse, ecologically appropriate seed mixes with the goal of providing sufficient resources to support a California Gnatcatcher population in the park and adjacent natural areas along the lower Santa Ana River that will be viable over the long term.

Objective 3c: Use limited container plantings and/or cactus cuttings to establish faster shrub cover to close informal trails, to manage erosive features, or to increase the frequency of plants that do not establish easily from seed and are either underrepresented in the community or provide an essential ecological service for wildlife.

Project 4: Community-Supported California Coastal Sage Scrub (CSS) Restoration in the Canyon

Objective 4a: Restore the native soil biota by consistent, multiyear weeding efforts led by the City, or an identified community organization, and supported by community volunteer events.

Objective 4b: Increase the diversity and cover of natives from seed and nursery grown container plants that are installed and maintained by the City, or an identified community organization, and supported by community volunteer events.

Objective 4c: Maintain the existing plantings by hand weeding around natives prior to significant seed set of the weeds.

Photo by Robert A. Hamilton



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Project 5. Native Plant Enhancement of the Railroad Mesa

While the railroad improvements and the fragmentation of the open space precludes complete restoration of this area, the habitat can be improved by controlling non-natives and enhancing native diversity and cover with species that are tolerant of mowing.

Objective 5a: Deplete the weed soil seed bank with a consistent, multi-year adaptive weed management program prior to installing new native seed material.

Objective 5b: Seed the area with a native seed mix with primarily native herbaceous life-forms (e.g., perennial grass, annual forbs) that are compatible with burrowing owls and other grassland birds, along with low rates of native shrubs that can tolerate periodic mowing during summer dormancy (e.g., coast goldenbush, California bush sunflower).

Project 6. Wetlands and Riparian Habitat-Phase 2 (OCTA) 9.5-acre CSS/Grassland Restoration Project

Objective 6a: From the opportunities described above, identify 9.5 acres of habitat restoration to satisfy the outstanding obligation to OCTA, focused on CSS and flower field habitat restoration that is ecologically appropriate for Fairview Park.

Objective 6b: Prepare a Habitat Restoration and Monitoring Plan for approval by OCTA, CDFW and USFWS, which includes at least 3 years of natural rainfall-driven weed grow-and-kill prior to native seed installation (or at least, two years of weed grow-and-kill with a temporary overhead irrigation system, if feasible), followed by installation of a diverse locally collected seed mix following habitat restoration best practices described in Appendix B.

Objective 6c: Implement the Plan, and monitor post-seeding establishment for five years, or until all the success criteria have been met.

Objective 6d: Place the successfully completed habitat restoration areas in a conservation easement to benefit OCTA.

Project 7. Wetlands and Riparian Habitat-Phase 2 (OCTA) Water Conveyance Remediation Project

Objective 7a: Follow engineering recommendations to remediate flow through the pond and channel system to minimize maintenance costs for the City to annually remove emergent vegetation from the ponds to meet vector control requirements.

Project 8. Fuel Modification Plan

Objective 8a: Consult with the Orange County Fire Authority (OCFA) and the Costa Mesa Fire and Rescue (CMFR) to develop a fuel modification plan for the existing fuel modification zones (FMZs) (i.e., 100-ft zones from the property lines of habitable structures) that balance the need for fire risk reduction and managed vegetation that complements the surrounding native habitat.

Objective 8b: Prioritize control of invasive plants, such as crown daisy, to meet fuel modification objectives for the Fuel Modification Zone (FMZ).

Objective 8c: Develop plant palettes of ecologically suitable large native shrubs that tolerate pruning (i.e., removal of lower limbs to create vertical fuel breaks on larger plants), and native grasses and forbs that tolerate annual summer mowing.

Objective 8d: Develop a typical planting plan that allows for groupings of native shrubs that are interspaced with native plantings (e.g., needlegrasses, *Stipa* spp.) that are mowed to within 6 inches of the ground to create at least 50 percent cover of horizontal fuel breaks in the FMZ.

Project 9. Long-Term Habitat Maintenance Plan

Objective 9a: Implement a weed management program to maintain the function and habitat quality of the natural communities in the park, as well as the visitor experience.

Objective 9b: Follow the approved Fuel Modification Plan.

Objective 9c: Provide patrols to manage impacts from off-trail activity and unpermitted uses of the park.

Objective 9d: Maintain conservation easements (e.g., Headlands Dana Point Project Mitigation Area, Wetlands and Riparian Habitat Project – Phase 1 and 2) by implementing an Early Detection Rapid Response (EDRR) management program in Fairview Park to maintain the quality of the habitat and to manage costs by controlling invasive plant populations when they are small.

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Objective 9e: Coordinate weed maintenance and biological monitoring with regional reserve and open space managers (e.g., Nature Reserve of Orange County, Randall Reserve, Talbert Nature Preserve, City of Costa Mesa Golf Course) to leverage resources and knowledge.

Objective 9g: Prepare long-term management guidelines and actions to protect the vernal pools and vernal pool watersheds as described in this report, requested by USFWS (2014) to the San Diego fairy shrimp, and summarized in Appendix E.

Objective 9f: Conform to federal and state environmental and wildlife laws.

Photo by Robert A. Hamilton



Long-term Invasive Plant Management Plan

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To protect the sensitive vegetation communities, rare plant populations, and important wildlife habitats in Fairview Park, it is crucial to implement a sustained control program for high-priority invasive plants. These invasive species have significant negative impacts on the park's biological resources and should be a primary focus of ongoing maintenance efforts. While numerous non-native plants are present in Fairview Park, prioritizing the control of highly invasive species is essential for effective biological resource protection. Some invasive plants may require only one treatment per year while others may necessitate repeated treatments, depending on factors such as plant traits, phenology, weather, and suitable treatment methods. Any constraints, such as avoiding herbicide use in vernal pool inundation areas, must also be considered.

Consistency and appropriate timing of invasive plant treatments are key factors in successful control and the protection of native habitats. The primary goals are 1) to prevent excessive biomass production from invasive plants that could displace native species, and 2) to control invasive plant populations before they produce viable seeds, ensuring their long-term management. By prioritizing the control of high-priority invasive plants, the City can work toward maintaining and restoring the ecological health of Fairview Park. A Long-Term Invasive Plant Management Plan is presented in Appendix E.



High-Priority Invasive Plant Control Priority Areas

Existing Fill Soil Removal

Fill Placement on the Mesa

With the intent of capping the archaeological site on the Mesa (CA-ORA-58), prior to construction of new park amenities, fill material was placed on the Mesa in 1987 and 1988 (see Figure 2-14). The fill material did not, however, meet standards for capping an archaeological site, and included chemically active construction and paving debris that can degrade archaeological artifacts instead of preserving them (City of Costa Mesa 2008).

Not only was the fill material improper for the protection of indigenous cultural resources, but it also created three new threats to biological resources on the Mesa. First, the fill material covers and takes away habitat for native flower fields and fairy shrimp. Second, the fill material impairs the hydrologic function of the vernal pool watershed by reducing the amount of precipitation that would feed the vernal pool complex, which is especially critical in below-average rainfall years when the pools do not typically form. Third, the fill material creates an unnatural state of low soil microorganism and plant diversity, which sustains large infestations of invasive plants (e.g., black mustard, poison hemlock) that produce large quantities of seed, which is then transported into other locations in the park, threatening the diversity and function of native habitat.

In 1993, The Keith Companies dug east/west-trending strips in the fill to allow study of the archaeological site limits, resulting in the topography of the fill area today (see Figure 2-16) (City of Costa Mesa 2008). Between 1996 and 2009, improper fill material that covered a significant portion of Vernal Pool 1 was removed as part of two restoration efforts. It is not well documented whether this fill material was disposed of offsite or moved to another location

on the Mesa. Today, significant portions of the historic vernal pool watershed remain covered by the improper fill material, degrading significant cultural and biological resources in Fairview Park (Figure 2-21).

The hydrological function, biodiversity, and extent of the Mesa vernal pool watershed and the vernal pools would be significantly improved with the removal of the improper fill material. Remove the improper fill material to the natural soil grade with special attention to not disturbing the natural soil and protecting the cultural resources. Fill removal should be completed in combination with native habitat restoration efforts as described in Strategic Habitat Restoration Project Opportunities.

Fill material may be compatible for re-use in the creation of natural play features, or soil mounds that can be manipulated for sensory and spontaneous, creative play within the footprint of the narrow-gauge railroad track located outside of culturally and biologically sensitive areas.

Fill Placement in the Canyon

During the construction of the Fairview Park Wetlands and Riparian Project, the bottom of the canyon was filled with material excavated to create the wetland features. The material used to fill the bottom of the canyon has not been analyzed but is presumed to be natural alluvial soil material. The fill areas are primarily dominated by nonnative plants with some recruitment of native vegetation, including from the adjacent community-led CSS habitat restoration work. Habitat restoration targets for this area are identified in Section 04.



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Drainage Issues

The site contains two areas where erosion is a concern. Both areas are discussed in Chapter 03. The bluff erosion can be addressed by discouraging park users from walking on the bluff faces at points other than stairs or trails (e.g. by using fencing and signage), and by implementing a combination of engineered bluff stabilization and natural revegetation methods in areas showing persistent erosion issues.



Photo by City of Costa Mesa.



Photo by City of Costa Mesa.



Photos by MIG Inc.

Erosion Control Measures

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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:

- Retain the natural vegetation
- Minimize grading
- Vegetate denuded areas
- Divert runoff away from exposed slopes where consistent with natural grade
- Keep runoff velocities low
- 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,



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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 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.



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Developed Park Drainage & 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.

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Security & 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



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Facing page photo by City of Costa Mesa.

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07 Implementation

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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 AND
PUBLIC ACCESS**



**PUBLIC
EDUCATION AND
INTERPRETATION**



**RESOURCE
CONSERVATION AND
PRESERVATION**



**OPERATIONS AND
MAINTENANCE**



**SITE ACTIVITIES
AND USES**

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Design Guidelines

Trails

Trails facilitate movement around Fairview Park and are extensively used by the public to enjoy the unique resources and features of the park. Preserving and enhancing passive use recreation is a central goal of the Master Plan Update and trails are the primary method for accommodating park access. During public outreach activities conducted during the Master Plan Update process, consensus was generally formed around a desire for well maintained and clearly defined trails along with the removal of excess trails on the Mesa to protect sensitive biological and cultural resources. Additional desires were expressed to utilize natural materials to define trails and the prioritization of enforcement to control use by motorized vehicles were emphasized.

Key Master Plan Update recommendations regarding trails are the following:

- Provide clearly defined trails and establish a designated trail system for the park.
- Develop and adopt design standards for the designated trail system, including widths, materials, and designated modes of travel by trail type.
- Establish functional and pedestrian pathways allowing for pedestrian access in both wet and dry seasons for approved trails, including from the north end of Pacific Avenue to the north end of Canyon Drive.
- Pathways shall be planned and designed in a manner that protects the integrity of the vernal pools and the vernal pool watersheds.
- Provide for long-term preservation of the vernal pools and their

associated watersheds by using suitable fencing, interpretive displays, and the removal of unauthorized user-defined trails that have formed through the vernal pool watersheds.

- Provide ADA-accessible pathway(s) from the main parking lot to the existing paved multi-purpose path west of the main parking lot.
- Provide an emergency and service vehicular access point into the park from Pacific Avenue. Develop protocol guidelines for vehicular use of this access point. See Attachment # for reference.
- Remove excess trails on the Mesa.
- Include multi-use, possibly separated trails.
- Ensure wide trails for loop, narrow trails for others.
- Utilize natural materials for trail rather than synthetic.
- Prioritize enforcement or prohibition of motorized bikes on park trails.
- Create improved connectivity to key adjacent sites such as the Santa Ana River.
- Ensure regular maintenance to trails.

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

Trail Delineation/Fencing

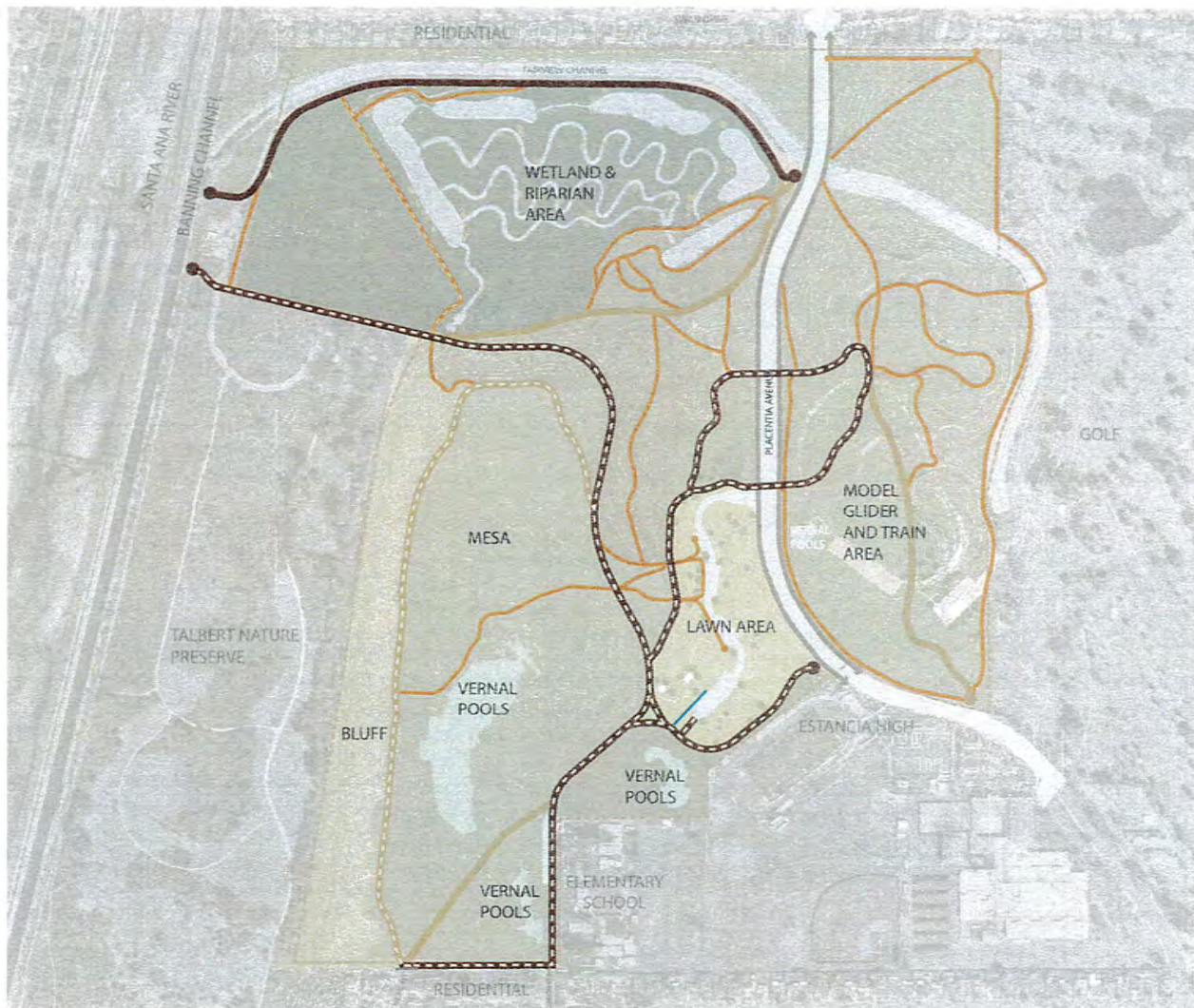
Trail delineators shall be utilized to protect and preserve sensitive cultural and biological resources by directing human movement around these areas. Because of the dynamic nature and seasonal movement of vegetation and sensitive wildlife species, trail delineation locations should be regularly evaluated for effectiveness in protecting resources.

Key Master Plan Update recommendations regarding trails are the following:

- Incorporate natural materials for fencing.
- Apply research-informed strategies for locating fences across the park.
- Fence-off biologically sensitive areas.
- Provide wildlife-friendly fencing.
- Ensure fencing allows for natural plant growth.

Trail delineators should be constructed of natural materials such as post and rope, or post wire materials. Wood post and rail fencing may be required in high traffic areas. To limit ground disturbing activities, posts are to be driven into undisturbed soil and not excavated or placed in concrete footings. When trails cross the vernal pool, alternative trail delineation is to be used that does not penetrate the soil including gabion baskets, or stacked wood fencing design.

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FAIRVIEW PARK
CITY OF COSTA MESA

Trails Plan

LEGEND

- Multi-Purpose Trail
- Maintenance/Vehicular Access
- Primary Pedestrian Trail
- Secondary Pedestrian Trail
- Existing ADA* Access Path
- Existing Sidewalk

*ADA: Americans For Disabilities Act



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Trail delineators are to be placed two feet off the edge of trails. If no significant intrusion is apparent into the restoration areas, vernal pool areas, 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 cans with restraints. Drinking fountains should be sandblasted exposed aggregate concrete.

Key Master Plan Update recommendations regarding park furniture are the following:

- Use natural materials for park furniture.
- Retain and repair existing park furniture.

- Provide additional trash and dog waste receptacles.
- Ensure ADA accessible furniture.
- Install bike racks at park.
- Include benches to enhance the experience of views at the bluffs.
- Concentrate most furniture in the lawn area.

Lighting

Pedestrian scale security lighting should occur only in the developed parts of the park site (the entrance and picnic areas on the west side, and the parking lot and train station area on the

Trail Type / Mode of Travel	Width	Material
Pedestrian Trails / Walking and running	3'-4'	Compacted earth, decomposed granite
Multi-purpose Trail / Walking, running and non-motorized bicycle riding	8'	Compacted earth, decomposed granite, concrete or asphalt
Bike / Safety / Maintenance Trail / Walking and running and non-motorized bicycle riding and maintenance vehicles	8' paved trail with markings separating movement /	Concrete, or asphalt
Separated Bike / Safety / Maintenance Trail / Walking and running and non-motorized bicycle riding and maintenance vehicles	8' paved trail with 4' vegetated separation and 4' wide pedestrian trail	Compacted earth, decomposed granite, concrete, asphalt
Boardwalk / Walking and running and non-motorized bicycle riding and maintenance vehicles	8' wide	Wood or composite boards
ADA Accessible Pathways	6' wide paved trail	Stabilized decomposed granite, asphalt or concrete

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east side). The remainder of the park 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

Existing stairway down the bluff should be repaired and maintained in good condition to match original design intent. Signage and adjacent trails should be designed to discourage use of informal trails on the bluff surface.

Nature Play

Play areas at the park should enhance the educational goals of the park and develop future community stewardship and appreciation of the unique features of the park. Traditional structured playground features are not desired at the park.

Key Master Plan Update recommendations regarding nature play are the following:

- Locate nature play features on the lawn or on the east side of the park.
- Create a centralized natural and educational play area.
- Utilize the site to enhance community education about the nexus between (1) human health and (2) ecological health and (3) conservation of natural open spaces.



Site Activity and Uses

FAIRVIEW PARK CITY OF COSTA MESA

PROPOSED SITE FEATURES

LEGEND

- Dense Planting
- Interest Nodes
- Trailhead Kiosk
- Fence
- Existing Tree
- New Tree At Parking Lot
- Area For Added Benches



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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

No new park structures are planned on the west side of the park. Instead of a park structure, a centralized outdoor area can serve the educational and orientation program function for education and interpretation on numerous topics related to the park.

On the east side, provide for a potential native plant growing space in a location that avoids impacts to native habitat. The growing space shall be planned and designed in consultation with a qualified restoration ecologist. Additionally, provide for an on-site maintenance and storage facility, or designated area for efficient storage and use of Fairview Park restoration tools and equipment, and to support the operations of the native plant growing space.

Entrance

The design vocabulary of park entrances should be further refined to highlight the unique features of the park. The entrances, both to east and west should be designed to echo the other designed elements such as signage and site furnishings. Ornamental planting areas around the entrances and the developed portions of the site, on both the east and west, should be replanted with a variety of Southern California native and pollinator plant species. Introduce plantings that will occur in the naturally occurring habitats of the rest of the site. Priority should be given to removing invasive species, such as Pride of Madeira, from these high visibility areas.

Parking lots

No new parking is proposed in this Master Plan Update, but the character of the parking lots should be maintained as rustic as their function will allow. For example, existing railroad tie boundaries should be replaced in kind. In the parking areas on the west side bordering the lawn, new trees should be incorporated to relieve the urban appearance and to mitigate the urban heat island effect. This is an ideal location for donated trees to be planted as all other locations of the site are not appropriate for tree donations.

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.

Erosion and Drainage Control

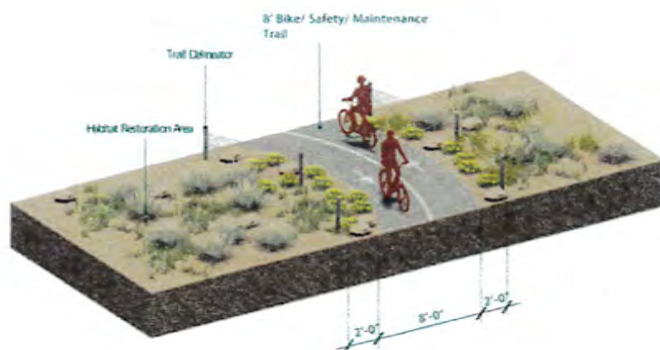
Construct erosion control measures along the western bluff. This measure will arrest the deteriorating land area and protect the CAL ORA-58 archaeological site.

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.

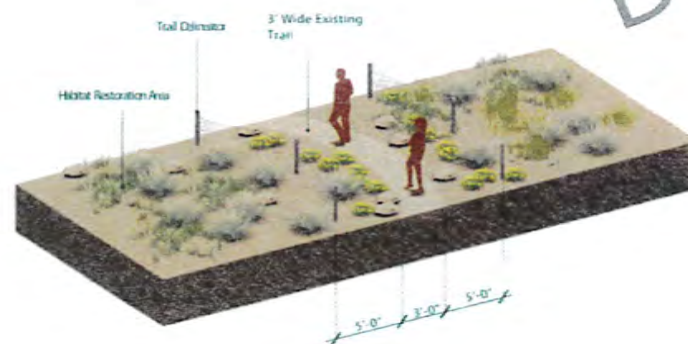
Removal of Improper Fill Soils

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 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 is removed, the area should be re-vegetated.

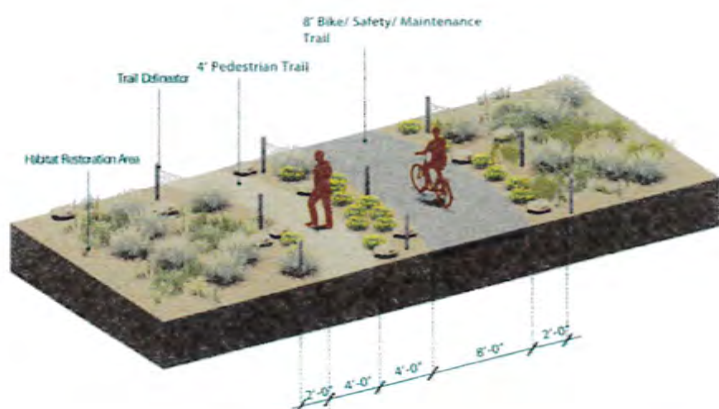
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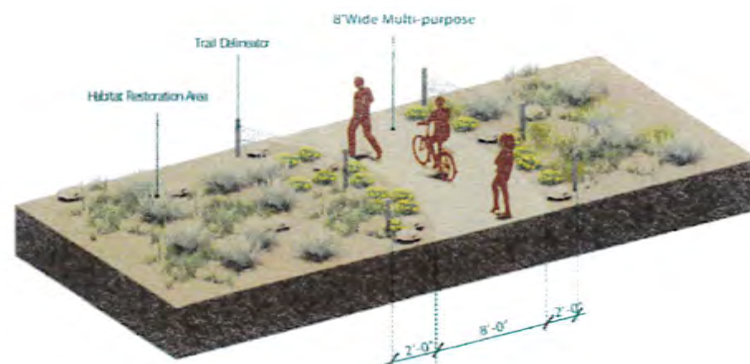
8' Wide Bike/ Safety/ Maintenance Trail



3' Wide Pedestrian Trail



Separated Bike/ Safety/ Maintenance Trail



8' Wide Multi-Purpose Trail

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Mesa 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.

Northwestern 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.

Group Picnic Area – Lawn Area

Improvements to gathering and picnic areas, as well as centralized education, interpretation and nature play features, will be located within the developed lawn area. Additionally, revegetation of bare and denuded areas along with new trail delineation and signage linking trail connections can be completed along with trail overlooks allowing views to the Pacific Ocean, Catalina and the restored northwestern lowlands.

East Side and Model Railroad Area

In addition to landscape enhancements and improvements to the picnicking sites, it is recommended that an on-site maintenance and storage facility, or designated area is incorporated for efficient storage and use of Fairview Park restoration tools and equipment. Additionally, proposed enhancements for the east side include a native plant growing space on the east side of Fairview Park in a location that avoids impacts to sensitive habitat. The growing space shall be planned and designed in consultation with a qualified restoration ecologist. The on-site maintenance and storage facility will also complement the operation of the native plant growing space.

Appendices

Appendices completed as part of the Fairview Park Master Plan Update are summarized below.

Please visit costamesaca.gov/fvmp to review full appendices.

Appendix A: Outreach Documents

This document includes a summary of community feedback gathered during the outreach process, as well as individual written responses collected from community meeting participants. This document also includes a description of outreach activities for each meeting conducted as part of the Master Plan Update project.

Appendix B: Biological Resources Technical Report

This report contains an inventory of documented biological resources present in Fairview Park based on site investigations conducted during the Master Plan Update project, and documented species observations from other recently completed projects and biological studies. This report also includes an assessment of special-status plant and wildlife species present in Fairview Park, and a description of sensitive vegetation communities and habitat features.

Appendix C: 2023 Vegetation Map and Habitat Restoration Opportunities Report

This report supports the Fairview Park Master Plan Update by providing an updated assessment of the park's vegetation communities, soils, and other site conditions to identify ecologically appropriate habitat restoration and enhancement opportunities. This report also outlines changes observed since the original Master Plan, completed restoration projects, and long-term vegetation targets to support the conservation of biological resources. In addition, this report contains a guide to support best practices for restoration projects, as well as a long-term invasive plant management plan, which are crucial to support the ecological health of the park and its sensitive habitats.

Appendix D: Cultural, Tribal Cultural, and Paleontological Resources Assessment Report

This report includes a description of the site's cultural, tribal cultural, and paleontological resources, and a description of the site's prehistoric cultural setting. This report also synthesizes previously completed cultural resources and historical resources investigations completed at the site, as well as ethnographic information based on previous study. The report underscores the site's high sensitivity due to the site's extensive history of human occupation dating back over 3500 years. This report also establishes mitigation measures to protect the site's various sensitive cultural resources.



Photo by MIG Inc.



Fairview Park Master Plan Update Recommendations			
Rec. #	Draft Recommendations	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.	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.	Pages 75-76, 96-99	Yes.
3	Finalize and adopt the habitat restoration and enhancement opportunities technical report for Fairview Park.	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.	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.	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.	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.	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.	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.	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.	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.	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.	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.	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.	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.	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.	Pages 81-86, Appendix C	No. No O&M plan was prepared at the time of the 2008 Master Plan.
17	Continue to build community partnerships with local organizations invested in environmental conservation, and expand opportunities to participate in community-based restoration, stewardship, and nature-based educational activities.	Page 64, 77	Yes, partially.
18	Provide continuing opportunities for tribal coordination and participation in the implementation of the Updated Fairview Park Master Plan.	Pages 10-11, 39-40, 82, Appendix D	No.
19	Provide an ADA-accessible pathway from the main parking lot to the existing paved multi-purpose path west of the main parking lot.	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.	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.	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.	Page 82	Yes.
23	Incorporate a nature play area near the central interpretive area.	Page 11, 64, 81, 99, 102	Partially. The 2008 Master Plan shows a small play area on the south end of the park near Canyon Drive, but not in the lawn area.
24	Incorporate a native pollinator area to attract butterflies and other pollinators. The native pollinator area would replace the ornamental vegetation including invasive species currently located in the planter area.	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.	N/A	No.

GREEN, BRENDA

From: Turner, Jennifer@Wildlife <Jennifer.Turner@wildlife.ca.gov>
Sent: Wednesday, September 24, 2025 7:37 PM
To: FVPMP
Subject: Comments on the draft Fairview Park Master Plan Update
Attachments: Fairview_Park_Letter_CDFW.docx.pdf

Hello,

Please see attached for CDFW's comments on the technical documents provided for the draft Fairview Park Master Plan Update. CDFW requests that our letter is addressed at the upcoming City Council meeting where this item is agendized.

Sincerely,

Jennifer Turner

Senior Environmental Scientist (Supervisor)

California Department of Fish and Wildlife

South Coast Region 5

3883 Ruffin Road

San Diego, CA 92123

Mobile: (858) 539-9109

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State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
South Coast Region
3883 Ruffin Road
San Diego, CA 92123
wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director



September 25, 2025

Brenda Green
City Clerk's Office
77 Fair Drive
Costa Mesa, CA 92626
brenda.green@costamesaca.gov

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

Dear Brenda Green:

The California Department of Fish and Wildlife (CDFW) has reviewed the technical reports which provide the framework for the Draft Fairview Park Master Plan (Plan) 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 Guidelines¹ (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

¹ 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
September 25, 2025
Page 2 of 21

regulatory authority (Fish & G. Code, § 1600 *et seq.*). Likewise, to the extent implementation of the Project as proposed may result in “take” as defined by State law² 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 City’s website, the objective of the Fairview Park Master Plan Update (Update) is to revise the 1998 Fairview Park Master Plan, last updated in 2008. In addition to the goals of aligning the existing Plan with current biological assessments, land uses, and environmental regulations/policies, it will also be used to create priorities and strategies for long-term management, preservation of natural resources, and future park projects. Future projects include, but are not limited to, restoration projects, trail improvements, park amenities, and special events.

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 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 is 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.

² “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
September 25, 2025
Page 3 of 21

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 [*Polioptila 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*; 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).

Please see Attachment A for a complete list of sensitive species present or with potential to occur at Fairview Park (Hamilton Biological 2025).

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). Despite repeated engagement with the City on natural resources matters at the Park, our attempts to partner with the City on these outstanding issues are largely ineffective. As outlined below, many of these obligations are incomplete or their status is unknown.

Brenda Green
September 25, 2025
Page 4 of 21

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).

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). These issues remain unresolved (Comment 4).

COMMENTS AND RECOMMENDATIONS

CDFW offers the comments and recommendations below to assist the City in reaching the stated goals of the Plan update; 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.** CDFW strongly supports relocation of the model airplane fly field, as its continued operation in the vernal pool complex is in direct conflict with preservation and management of this important park feature. The goals of the Master Plan Update, as stated in the publicly available technical documents, cannot be achieved while private citizens continue take it upon themselves to grade and mow these sensitive habitats to maintain fly field runways on City property. Additionally, while these recreational activities have largely been considered passive, the degradation and improper maintenance of the pools is leading to a long-term reduction in vernal pool function and degradation.

Brenda Green
 September 25, 2025
 Page 5 of 21

Not only would relocation of the model airplane fly field reduce habitat degradation and risk of unauthorized take of CESA candidate species, but it would also reduce the regulatory burden for the City. Based on current seasonal survey data, operation and maintenance of the fly field in its current location would likely require a CESA Incidental Take Permit (ITP) for western burrowing owl and Crotch's bumble bee. Western burrowing owl over-winters regularly on the Park's mesa, within proximity of the existing fly field. Mowing, grading, or any other maintenance of the fly field could cause unauthorized take of these species.

On October 15, 2024, the Fish and Game Commission published a Notice of Findings that designates western burrowing owl as a CESA candidate species. If the fly field is not relocated, no avoidance measures are implemented, and regular survey data is not collected, unauthorized take could occur. Furthermore, without Park enforcement, inadvertent attempts to flush western burrowing owl from the site may lead to indirect impacts to the species. Crotch's bumble bee has also been recently observed in Fairview Park (Endemic Environmental Services 2024). The California Fish and Game Commission accepted a petition to list 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. At the fly field's current location, its operations and ongoing maintenance will substantially modify habitat and potentially reduce or impair the viability of future populations of bees. The Project may also reduce the number and range of the species without considering the likelihood that special status species on adjacent and nearby natural lands, such as Talbert Regional Park or Randall Preserve, may rely upon the habitat that occurs on the proposed Project site.

Finally, there is scientific evidence to support that the fly field activities lead to harassment of sensitive avian species, including raptors. Behavioral responses to model aircraft disturbances add to the daily energy expenditure of birds. When birds are disturbed, they can react with altered behaviors, such as agitation or flushing. Also, a bird may exhibit no outward signs of distress but experience an elevated heart rate (Ellenberg, Mattern and Seddon 2013), increased oxygen consumption, and change in metabolic rate, thus disrupting the bird's energy budget (Kempf and Hüppop 1998). Even outside breeding season, such disturbances can have a high impact to the individual bird as well as to the population. During the non-breeding season birds need to forage as much as possible to build up fat stores for migration, upcoming breeding activity, or harsh winter conditions (Kempf and Hüppop 1998). Birds that rely on Fairview Park for food and shelter could temporarily abandon these habitats during fly field use, leading to a loss of critical resources during key times, such as during migration or overwintering periods. This disruption can have significant consequences for their overall health, survival, and reproductive success. Depending on a species' breeding cycle, disturbances can have varying results (Ellenberg, Mattern and Seddon 2013). For fly field activities that occur at the beginning of nesting season, birds may choose not to nest in the area at all.

Brenda Green
September 25, 2025
Page 6 of 21

As southern California's rare coastal open spaces are important stopovers for annual migration, model aircraft disturbances in those areas will affect many birds. Migratory birds rely on specific cues, including environmental factors such as light, temperature, and quiet, to guide their journeys. The presence of even lower-decibel noise and physical disturbances from fly field can interfere with these cues, potentially delaying or disrupting migration. This disruption could affect the birds' ability to arrive at their destination on time, impacting their survival and reproductive success (Schummer and Eddleman 2003). It can also interfere with the birds' flight paths, leading to potential collisions or forced changes in migration patterns. Noise and physical presence of model aircraft also affect the landscape and vegetation used by birds for cover and nesting. This is particularly concerning considering the known grading and mowing activities associated with the fly field maintenance.

2. **Enforcement.** To meet the stated goals of the Master Plan Update, CDFW strongly recommends that the Update include a discussion regarding the necessity for Park enforcement of adopted policy. Park enforcement is necessary to ensure the City complies with Fish and Game Code, as well as conditions as described in any forthcoming CDFW-issued permits (e.g., CESA ITP or LSAA). Without enforcement, continued habitat degradation through off-trail activity is likely, and unauthorized take under CESA is possible. We strongly recommend the City includes line-item funding for this purpose in its annual budget.
3. **Permitting Obligations.** The Fairview Park Master Plan Update should address in specific terms how and when it will meet its prior and ongoing wetland permitting obligations. CDFW has been engaging with the City since 2018, when CDFW was contacted regarding vegetation clearing in the artificial pond complex. Five years later in 2023, the City submitted a notification for routine maintenance in and around the ponds (EPIMS-ORA-38510-R5). On July 3, 2024, CDFW deemed that notification incomplete. To date, the City has not responded to CDFW regarding the outstanding items in our Notification Incomplete letter. It can only be assumed that, despite our efforts to negotiate in good faith with the City regarding wetland permitting obligations, seven years' worth of unauthorized impacts are likely to have occurred to areas subject to Fish and Game Code Section 1602. A Master Plan Update would not be complete without addressing the outstanding Routine Maintenance Agreement notification and any other one-time projects in the Park; this includes how they will be completed, funded, when, and by whom.

Given the City continues to disregard our requests for compliance, CDFW is within our rights to issue a Notice of Violation associated with the ongoing unauthorized impacts. FGC Section 1602 requires an entity to submit a written Lake and Streambed Alteration Notification to CDFW before: 1) substantially diverting or obstructing the natural flow of a river, stream, or lake; 2) substantially changing the bed, channel, or bank of a river, stream, or lake; 3) using any material from the bed, channel, or bank of a river, stream, or lake; and/or 4) depositing or disposing of debris, waste, material containing crumbled, flaked, or ground pavement where it may pass into a river, stream, or lake. Hence, any entity who engages in an activity

Brenda Green
September 25, 2025
Page 7 of 21

subject to FGC Section 1602 without first notifying CDFW violates Section 1602. However, we continue to assert that it is in the best interest of the wetland resources, the City, and CDFW to issue an LSAA to authorize the impacts, if possible.

CDFW is available to meet regarding wetland permitting issues at the City's earliest convenience.

4. **Mitigation Obligations.** It is CDFW's understanding that restoration efforts associated with the Fairview Park Mesa, for which the City applied for a Restoration Management Plan (RMP) under CDFW's Cutting the Green Tape Program, were approved at the City Council meeting held on September 16, 2025. This restoration is aligned with the stated goals of the Master Plan Update and would fulfil the City's outstanding OCTA mitigation obligations. The draft restoration plan and the proposed CEQA addendum, prepared by the City, provide a sufficient level of detail regarding the work which will be authorized by the RMP, such that a contract can be bid in the absence of an issued permit.

In 2010, the City nominated the subject 23-acre Fairview Park Restoration Project (Restoration) for funding consideration to the OCTA. The Wildlife Agencies supported the recommendation for OCTA to fund the Restoration within Fairview Park. This Restoration was planned to be integrated into the OCTA Measure 2 (M2) NCCP/HCP as it has high potential to support similar vegetation communities to mitigate for identified M2 freeway construction activities; restores sensitive species listed under the California Natural Diversity Database; and should result in ecological benefits to the NCCP/HCP Covered Species. Once the Restoration is completed and approved by the Wildlife Agencies, OCTA will be able to use the restored habitat for mitigation as part of the OCTA M2 NCCP/HCP. The City agreed to ensure the long-term conservation of the natural resources at Fairview Park through verification of a conservation easement or other approved conservation instrument.

Below are the outstanding concerns pertaining to the Restoration that we have communicated to the City during meetings and phone calls over the past several years:

- a. Failure to restore the agreed upon habitat restoration acreage and implement a solution to resolve this shortcoming;
- b. Lack of documentation to demonstrate that adjacent mitigation for other projects does not overlap with the Project;
- c. Lack of progress on developing and recording a conservation easement or other approved conservation instrument over the entire project area; and,
- d. Lack of Lake and Streambed Alteration Notification for one-time work and ongoing maintenance of the Fairview Park ponds subject to Fish and Game Code section 1600 *et seq.*

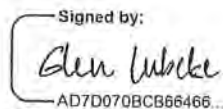
Brenda Green
September 25, 2025
Page 8 of 21

CDFW is committed to assisting the City in fulfilling its outstanding obligations. We look forward to working with the City to provide a complete RMP application package so that issuance of the RMP can move forward.

CONCLUSION

CDFW appreciates the opportunity to comment on the technical documents associated with the Master Plan Update to advise the City of Costa Mesa in identifying and mitigating the Updates' impacts on biological resources. Questions regarding this letter or further coordination should be directed to Jennifer Turner³, Senior Environmental Scientist, Supervisor.

Sincerely,

Signed by:

AD7D070BCB66466...

Glen M. Lubcke
Environmental Program Manager
South Coast Region

ATTACHMENTS

Attachment A: Sensitive Species at Fairview Park

cc: 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, Christine_Medak@fws.gov

Office of Planning and Research
State.Clearinghouse@opr.ca.gov

³ Phone: 858-539-9109; Email: jennifer.turner@wildlife.ca.gov

Brenda Green
September 25, 2025
Page 9 of 21

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Brenda Green
September 25, 2025
Page 10 of 21

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Brenda Green
September 25, 2025
Page 11 of 21

Attachment A: Sensitive Species at Fairview Park

Latin name Common name	Fed.	Global/ State	CNPS	Habitat/Regional Status	Potential to Occur in Fairview Park
Plants					
<i>Abronia villosa</i> var. <i>aurita</i> Chaparral Sand-Verbena	—	G5T2/S2	1B.1	Open sandy soils in alluvial washes, chaparral, and coastal sage scrub. Mainly in Riverside and San Diego Counties. Last extant Orange County population is at Fairview Park.	Possibly Extirpated. Small numbers found in northern lowlands in recent years; not detected in 2023, possibly due to brush clearance in area.
<i>Atriplex coulteri</i> Coulter's Saltbush	—	G3/S1S2	1B.2	Clay soils on bluffs, mesas and open coastal areas. San Luis Obispo County south.	Moderate. Occurs within 5- 10 miles of park.
<i>Atriplex pacifica</i> South Coast Saltscale	—	G4/S2	1B.2	Clay soils on bluffs, mesas and open coastal areas. Santa Barbara County south.	Moderate. Historically occurred within 5-10 miles of park.
<i>Atriplex serenana</i> var. <i>davidsonii</i> Davidson's Saltscale	—	G5T1/S1	1B.2	Coastal cliff faces and bluffs. Santa Barbara County south to Orange County.	Moderate. Historical records within 5-10 miles of park.
<i>Calystegia sepium</i> ssp. <i>binghamiae</i> Santa Barbara Morning- Glory	—	G5TXQ/SX	1A	Coastal saltmarshes and stream banks. Localized populations in western Central Valley and southern California.	None. Name misapplied erroneously to plants in Orange County.
<i>Camissoniopsis lewisii</i> Lewis's Evening-Primrose	—	G4/S4	3	Sandy or clay soils on bluffs, mesas, and open coastal areas. San Luis Obispo County south.	Present. Scattered small populations along trail margins and other open areas.
<i>Centromadia parryi</i> ssp. <i>australis</i> Southern Tarplant	—	G3T2/S2	1B.1	Disturbed ground in saltmarshes and coastal sage scrub. Santa Barbara County south.	Present. Occurs along disturbed margins of trails; numbers fluctuate from year to year; more abundant in the park before creation of ponds in the northern lowlands.

Brenda Green
September 25, 2025
Page 12 of 21

<i>Chaenactis glabriuscula</i> var. <i>orcuttiana</i> Orcutt's Pincushion	—	G5T1/S1	1B.1	Coastal dunes, bluffs, and mesas. Ventura County south; mostly in San Diego County.	Low. Potentially suitable habitat present, but species not known to occur within 15 miles of the site.
<i>Dudleya multicaulis</i> Many-stemmed Dudleya	—	G2/S2	1B.2	Clay banks, slopes, and sandstone outcrops. Kern County south to northwestern San Diego County.	Moderate. Occurs within 5–10 miles of the park.
<i>Eryngium aristulatum</i> var. <i>parishii</i> San Diego Button-Celery	E	E	1B.1	Vernal pools. Mainly in San Diego County; the only Orange County population is at Fairview Park.	Present. Found in Ponds 4a, 4b, 4c. Numbers have declined over time; in recent years, plants appear to have been intentionally removed.
<i>Hordeum intercedens</i> Vernal Barley	—	G3G4/S3S4	3.2	Grasslands and vernal pools. Santa Barbara County south; scattered populations in the Central Valley.	Present. Occurs in grasslands and vernal pools; numbers in 2023 greatly reduced from previous years, probably due to increasing competition from non-native species.
<i>Horkelia cuneata</i> var. <i>puberula</i> Mesa Horkelia	—	G4T1/S1	1B.1	Sheltered coastal chaparral. San Luis Obispo County south to northwestern San Diego County.	Low. Occurs within 5–10 miles, but park lacks coastal chaparral habitat.
<i>Lasthenia glabrata</i> ssp. <i>coulteri</i> Coulter's Goldfields	—	G4T2/S2	1B.1	Alkali soils and vernal pools. San Luis Obispo County south; scattered populations in the Central Valley.	Present. Pools 5 and 6 hold the County's largest population, with 100s to 1000s of plants; smaller numbers occur in a vernal wet half-pipe feature in the central mesa, adjacent to a large, disturbed area.
<i>Lycium californicum</i> California Boxthorn	—	G4/S4	4.2	Scrub habitats, mainly along the coast. Los Angeles County south.	Present. Occurs in coastal bluff scrub on the park's western slope.
<i>Microseris douglasii</i> ssp. <i>platycarpa</i> Small-flowered Microseris	—	G4T4/S4	4.2	Vernal pools and seasonally wet plains. Los Angeles County south; one record from southern Central Valley.	Present. Occurs in vernal pools and grasslands in the park on both sides of Placentia Avenue.

Brenda Green
September 25, 2025
Page 13 of 21

<i>Myosurus minimus</i> <i>ssp. apus</i> Little Mousetail	—	G5T2Q/ S2	3.1	Alkali soils and vernal pools. Mainly in the Central Valley and western Riverside County; the only Orange County population is at Fairview Park.	Present. Occurs around the margins of Pool 1; very few plants recorded in 2023, apparently due to competition from non-native plants and trampling.
<i>Namia stenocarpa</i> Mud Nama	—	G4G5/ S1S2	2B.2	Vernal pools and seasonally wet plains. Los Angeles County south; one record from southern Central Valley.	Present. Occurs in deepest parts of Pool 1.
<i>Nasturtium gambellii</i> Gambel's Watercress	E	T	1B.1	Freshwater marshes, streams, and drainage areas. San Luis Obispo County south to Orange County.	Low. Potentially suitable habitat present, but no extant populations known in Orange County.
<i>Navarretia prostrata</i> Prostrate Vernal Pool Navarretia	—	G2/S2	1B.2	Seasonally wet alkali soil and vernal pools. Central Valley; coastal slope from Alameda County south; one of two Orange County populations is at Fairview Park.	Present. Occurs around the margins of Pool 1, but fewer plants than expected were recorded in 2023, apparently due to competition from non-native plants and trampling.
<i>Orcuttia californica</i> California Orcutt Grass	E	E	1B.1	Vernal pools. Ventura County south; scattered populations in the Central Valley; the only Orange County population is at Fairview Park.	Present. Found in Pool 4a; several dozen plants emerged in 2023 after exceptional rains.
<i>Pentachaeta aurea</i> ssp. <i>alleni</i> Allen's Daisy	—	G4T1/S1	4.3	Clay grasslands and openings in coastal sage scrub. Known from San Joaquin Hills and Santa Ana Mountains of Orange County.	Low. Occurs within 5-10 miles of the park, but suitable habitat may not be present.
Saltspring Checkerbloom <i>Sidalcea neomexicana</i>	—	G4/S2	2B.2	Alkali springs and marshes. Ventura County south.	Low. Potentially suitable habitat present, but species not known to occur within 15 miles of park.
Invertebrates					
San Diego Fairy Shrimp <i>Branchinecta sandiegonensis</i>	E	G2/S1		Vernal pools and other ephemeral wetlands. Orange County south,	Present. Documented in seasonal pools on both sides of Placentia Avenue.

Brenda Green
September 25, 2025
Page 14 of 21

Riverside Fairy Shrimp <i>Streptocephalus woottoni</i>	E	G1G2/ S2		Vernal pools and other ephemeral wetlands. Ventura County south.	Present. Documented in seasonal pools on west side of Placentia Avenue.
<i>Bombas crotchii</i> Crotch's Bumble Bee	—	C/S1S2	—	Many habitats. California and northwestern Baja California; most records from southern California.	Present. Uses native and non-native flowering habitats in the park (Endemic Environmental Services 2024). Nests in burrows, tufts of vegetation, cavities, rock piles, etc.
<i>Danaus plexippus</i> Monarch	C	G4T1T2 Q/S2	—	Breeds in areas with milkweed from Mendocino County south. In southern California, overwinters mainly in large stands of eucalyptus near the coast.	Present. Occurs as a transient; not known to breed or overwinter in the park.
<i>Panoquina errans</i> Wandering Skipper	—	G4G5/ S2	—	Coastal salt marsh with the required food plant, salt grass (<i>Distichlis spicata</i>). Santa Barbara County south.	Present. James Bailey observed one in the northern lowlands, but scarcity of salt grass in the park may preclude the species from becoming established.
<i>Helminthoglypta traskii traskii</i> Trask Shoulderband	—	G1G2T1 /S2S3	—	Many habitats. Coastal slope from Ventura County south.	High. Likely occurs in the less disturbed parts of the park.
Amphibians					
<i>Spea hammondi</i> Western Spadefoot	PT	SSC	—	Seasonal pools with nearby uplands suitable for aestivation. Shasta County south, excluding deserts.	Low. The species likely occurred at Fairview Park historically, because suitable habitat is present, but no records exist.
Reptiles					
<i>Actinemys pallida</i> Southwestern Pond Turtle	PT	SSC	—	Expansive natural areas that include permanent water and generally lack non-native turtles or exotic predators. Alameda County south, excluding deserts.	Present. One reported in Pond D in the northern lowlands (Endemic Environmental 2021).
<i>Phrynosoma blainvillii</i> Coast Horned Lizard	—	SSC	—	Expansive natural areas with sandy openings and native harvester ants. Shasta County south, excluding deserts.	Low. Unlikely to occur due to degradation and fragmentation of habitat, including presence of

Brenda Green
September 25, 2025
Page 15 of 21

					Argentine ants.
<i>Aspidoscelis tigris stejnegeri</i> Coastal Whiptail	—	SSC	—	Widespread, in various habitats. Coastal slope from Santa Barbara County south.	Present. One reported at base of the park's western slope (Dudek 2003).
<i>Anniella stebbinsi</i> Southern California Legless Lizard	—	SSC	—	Various habitats with sandy soil or deep leaf-litter. Coastal slope from Ventura and Kern Counties south.	Moderate. May occur in areas with loose soils.
<i>Arizona elegans occidentalis</i> California Glossy Snake	—	SSC	—	Widespread, but uncommon, in habitats with loose soil. Coastal slope from Contra Costa County south.	Moderate. May occur in areas with loose soils.
<i>Salvadora hexalepis virgulata</i> Coast Patch-nosed Snake	—	SSC	—	Brushy and rocky habitats. Coastal slope from San Luis Obispo County south.	Low. Unlikely to occur due to degradation and fragmentation of habitat.
<i>Thamnophis hammondi</i> Two-striped Garter Snake	—	SSC	—	Widespread in the region, in and around perennial water.	Moderate. May occur in and around perennial water.
<i>Crotalus ruber</i> Red Diamond Rattlesnake	—	SSC	—	Various rocky habitats. Coastal slope from Los Angeles County south.	Low. Along the coast, not recorded west of the San Joaquin Hills. Records from Seal Beach area reportedly involve released animal(s).
Birds					
<i>Aythya americana</i> Redhead	—	SSC	—	Nests in various freshwater habitats; winters on lakes and bays. Range includes most of North America.	Present. A few have been recorded during winter. Some potential exists for nesting in the northern lowland ponds.
<i>Plegadis chihi</i> White-faced Ibis	—	G5/S3S4	—	Various freshwater habitats. Breeding range includes most of western North America; winters south to Central America.	Present. Up to several dozen non-breeders occur in the park in fall, winter, spring; small numbers have been recorded breeding in the northern lowland ponds.
<i>Sternula antillarum browni</i> California Least Tern	E	E	—	Breeds on sandy beaches, and in similar open coastal habitats, from Solano County south. Winters in western Mexico.	Present. Not expected to nest in the park, but local breeders occasionally forage in ponds in the northern

Brenda Green
September 25, 2025
Page 16 of 21

					lowlands.
<i>Nannopterum auritum</i> Double-crested Cormorant	—	G5/S2	—	Freshwater and nearshore marine environments across most of North America. Nests in trees and snags near water.	Present. Non-breeders regularly forage in ponds in the northern lowlands. Could nest there as trees around the ponds mature.
<i>Ixobrychus exilis</i> Least Bittern	—	SSC	—	Resident of freshwater marshes with extensive emergent vegetation across large parts of North and South America.	Present. Small number of records from ponds in the northern lowlands; may nest in tules.
<i>Elanus leucurus</i> White-tailed Kite	—	FP	—	Nests in trees within expansive open space areas; more widespread during migration and winter. Forages in rangelands and marshy areas. Range includes large parts of North and South America.	Present. Forages regularly in the park. Could potentially nest in riparian woodlands.
<i>Aquila chrysaetos</i> Golden Eagle	—	FP	—	Extensive open areas across a cosmopolitan range; nests on cliffs and in tall trees away from settlements. In Orange County, occurs mainly in the foothills and mountains.	Low. Transients could occur rarely.
<i>Circus hudsonius</i> Northern Harrier	—	SSC	—	Nests on the ground in expansive open space areas; more widespread during migration and winter. Range includes most of North America.	Present. Small numbers regularly forage in the park's grassland and scrub habitats in fall, winter, and spring. Could possibly nest in the local area.
<i>Haliaeetus leucocephalus</i> Bald Eagle	—	E	—	Nests in tall trees, usually near water; forages in lakes, rivers, and marine environments. Range includes most of North America.	Present. Occurs rarely as a transient.
<i>Buteo regalis</i> Ferruginous Hawk	—	G4/S3S4	—	Breeds in central North America and winters mainly in expansive rangelands and agricultural areas to the south.	Present. Occurs rarely as a transient.

Brenda Green
September 25, 2025
Page 17 of 21

<i>Buteo swainsoni</i> Swainson's Hawk	—	G5/S4	—	Breeds in Canada and western North America and winters from western Mexico to southern South America.	Present. Occurs rarely as a transient.
<i>Athene cunicularia</i> Burrowing Owl	—	C/SSC	—	Occurs across large parts of North America; nesting population west of the deserts nearly extirpated. Rare winter visitor in coastal southern California.	Present. Up to three often winter in Fairview Park, using open habitats on either side of Placentia Avenue. Not known to nest in the park.
<i>Asio flammeus</i> Short-eared Owl	—	SSC	—	Extensive open areas across a cosmopolitan range; nests in northern North America. Very rare fall/winter visitor across most of southern California.	Present. Occurs rarely as a transient.
<i>Empidonax traillii extimus</i> Southwestern Willow Flycatcher	E	E	—	Formerly a widespread breeder in southern California but now highly localized in areas of extensive riparian woodlands. Uncommon during migration.	Low (as a breeder). Habitat is marginal; no recent nesting records from Orange County. Occurs regularly, but uncommonly, as a transient.
<i>Pyrocephalus rubinus</i> Vermilion Flycatcher	—	SSC	—	Open country with trees. Formerly nested in the desert Southwest and into Mexico; now nests sparingly across southern California, including Orange County.	Present. Now apparently resident in small numbers; courtship behavior by a pair on 3/25/25.
<i>Vireo bellii bellii</i> Least Bell's Vireo	E	E	—	Nests uncommonly in riparian scrub and woodlands from Ventura County south; winters in western Mexico.	Present. Small numbers nest in riparian habitats in Fairview Park and elsewhere along the lower Santa Ana River.
<i>Lanius ludovicianus</i> Loggerhead Shrike	—	SSC	—	Occurs in open habitats across most of North America; nesting population on coastal slope of southern California nearly extirpated. Rare winter visitor in coastal southern California.	Present. Occurs rarely in fall and winter; does not nest.
<i>Poliophtila californica californica</i> Coastal California Gnatcatcher	T	SSC	—	Resident of coastal sage scrub habitat, favoring shallow slopes and elevations below 1,500 feet; Ventura County south.	Present. Small numbers resident in scrub habitats in Fairview Park and elsewhere along the lower Santa Ana River.

Brenda Green
September 25, 2025
Page 18 of 21

<i>Campylorhynchus brunneicapillus</i> Cactus Wren, coastal populations	—	SSC	—	Rare and declining resident of cactus scrub habitat on the coastal slope from Ventura County south.	Extirpated. Small numbers formerly resident along the western bluff and elsewhere along the lower Santa Ana River have died out in recent years.
<i>Cistothorus palustris clarkae</i> Clark's Marsh Wren	—	SSC	—	Resident of marshes with extensive emergent vegetation; Los Angeles County to San Diego County.	High. A few late spring and summer records of Marsh Wren in the lowland ponds likely refer to <i>C. p. clarkae</i> , the local breeder. Records of Marsh Wren in fall and winter may involve migrant subspecies from elsewhere.
<i>Ammodramus savannarum</i> Grasshopper Sparrow	—	SSC	—	Nests in expansive grasslands and rangelands across most of North America. In Orange County, breeds mainly in the San Joaquin Hills and Lomas de Santiago; occurs rarely in fall and winter.	Low (as a breeder). Occurs rarely as a transient or winter visitor. Nesting unlikely, but possible, east of Placentia Avenue.
<i>Poocetes gramineus affinis</i> Oregon Vesper Sparrow	—	SSC	—	Breeds in the Pacific Northwest and winters mainly in expansive open areas on the coastal slope of California.	High. Vesper Sparrows of unknown subspecies recorded in the park; <i>P. g. affinis</i> likely to occur occasionally in fall and winter.
<i>Passerculus sandwichensis rostratus</i> Large-billed Savannah Sparrow	—	SSC	—	Breeds in the northern Gulf of California; winters on the coast of southern California.	Present. Occurs rarely in fall and winter.
<i>Icteria virens</i> Yellow-breasted Chat	—	SSC	—	Nests uncommonly and locally in riparian woodlands with dense tangles across most of North America.	Present. Small numbers nest in riparian habitats in Fairview Park and elsewhere along the lower Santa Ana River.
<i>Agelaius tricolor</i> Tricolored Blackbird	—	T	—	Nests in wetlands near expansive grasslands and rangelands required for foraging, mainly in California. Winters in rangelands and parks.	Low (as a breeder). Occurs rarely as a transient or winter visitor. Nesting unlikely, but possible.

Brenda Green
September 25, 2025
Page 19 of 21

<i>Xanthocephalus xanthocephalus</i> Yellow-headed Blackbird	—	SSC	—	Nests in wetlands with tall emergent vegetation across much of central and western North America. Winters mainly in Mexico.	Low (as a breeder). Occurs rarely as a transient or winter visitor. Nesting unlikely, but possible.
<i>Setophaga petechia</i> Yellow Warbler	—	SSC	—	Nests in woodlands across most of North America. Winters mainly from Mexico to South America.	Present. Small numbers nest in riparian habitats in Fairview Park and elsewhere along the lower Santa Ana River.
Mammals					
<i>Microtus californicus stephensi</i> South Coast Marsh Vole	—	SSC	—	Wetland communities and associated grasslands along the coast from southern Ventura County to northern Orange County (Sunset Beach).	None. Fairview Park lies seven miles southeast of the described range of this taxon; voles along the Santa Ana River should be <i>M. C. sanctidiegi</i> (Hall 1981).
<i>Perognathus longimembris pacificus</i> Pacific Pocket Mouse	E	SSC	—	Shrublands, coastal dunes, coastal sage scrub, and river alluvium habitats with loose, sandy soil. Coastal areas from Los Angeles County to San Diego County.	Low. Not recorded in Fairview Park or elsewhere along the Santa Ana River but may have occurred there historically. Very little sandy habitat potentially suitable for this species remains in the northern lowlands.
<i>Sorex ornatus salicomicus</i> Southern California Salt Marsh Shrew	—	SSC	—	Coastal salt marshes, and nearby freshwater wetlands, from Ventura County to Orange County.	Low. Fairview Park lacks the coastal salt marsh habitat with which this species is most closely associated.
<i>Neotoma lepida intermedia</i> San Diego Desert Woodrat	—	SSC	—	Widespread in scrub habitats, especially those with cactus, but sensitive to habitat fragmentation. Coastal slope from Monterey County south.	Moderate. Suitable cactus scrub occurs in the park, but this species may not be present due to fragmentation of the habitat.
<i>Lepus californicus bennettii</i> San Diego Black-tailed Jackrabbit	—	SSC	—	Occurs in various open settings, usually in expansive open space areas, from Santa Barbara County south.	Extirpated. Formerly recorded in the park (Hamilton 1995) and elsewhere along the lower Santa Ana River, but no recent observations known.

Brenda Green
September 25, 2025
Page 20 of 21

<i>Choeronycteris mexicana</i> Mexican Long-tongued Bat	—	SSC	—	Ventura County south to Central America, often in coastal areas. Roosts in caves, crevices, under tree roots, and in man-made structures. Forages on nectar and pollen of agaves.	Low. Fairview Park generally lacks suitable roosting habitat and the agaves associated with this species.
<i>Eumops perotis californicus</i> Western Mastiff Bat	—	SSC	—	Roosts in crevices in cliffs and in tall buildings; feeds aerially. Widely distributed in California and Desert Southwest.	Low. The species may occasionally fly over the site while foraging, but suitable roosting is absent.
<i>Lasiurus frantzii</i> Western Red Bat	—	SSC	—	Roosts in foliage of many types of trees; feeds over a wide variety of habitats, often close to water in coastal lowlands. Widespread from western North America south to northern South America.	High. Riparian woodlands in the park appear suitable for roosting, and the park contains ample water and suitable foraging habitat.
<i>Lasiurus xanthinus</i> Western Yellow Bat	—	SSC	—	Roosts primarily or entirely in palms; often forages over water but also grasslands and scrub habitats. Southwestern United States south to Central America.	Moderate. Fairview Park lacks the palm trees most closely associated with this species, but Western Yellow Bats could roost in riparian woodlands and/or forage in the park.
<i>Antrozous pallidus</i> Pallid Bat	—	SSC	—	Widespread in western North America, in chaparral and similar habitats. Forages on the ground and in vegetation. Roosts in rock crevices and under tree bark.	Low. Fairview Park lacks extensive rocky areas or oak woodlands that would provide suitable roosting habitat, but Pallid Bats from other areas could potentially forage in the park.
<i>Taxidea taxus</i> American Badger	—	SSC	—	Occurs in expansive open space areas across most of western and central North America. In Orange County, recent records from the mountains and foothills.	Low. American Badgers have not been recorded at Fairview Park or elsewhere along the lower Santa Ana River. It is likely that the natural habitat is too reduced and fragmented to support a population.

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Brenda Green
September 25, 2025
Page 21 of 21

From: Fairview Park Alliance <info@fairviewparkalliance.org>
Sent: Sunday, November 2, 2025 4:03 PM
To: FVPMP
Subject: Fairview Park Alliance Comments
Attachments: 2005 PACS ruling on fly field.pdf

Please accept Fairview Park Alliance's comments for the Fairview Park Master Plan update.



Nov. 3, 2025

Dear City of Costa Mesa,

Fairview Park Alliance (FPA) thanks you for the opportunity to comment on the Fairview Park Master Plan (FPMP) update Draft.

FPA was very impressed with how much background research was done to understand the site from the beginning of time. The details are very extensive and thorough and show why the site is what it is today; biologically and archaeologically. (Appendix B,C,D)

Our first comment is a format one.

1. Add technical reports to the end of the FPMP update.

The Technical Reports that were released months ago, are the meat of the FPMP update since they contain the history, surveys, and reports. There has been an incredible amount of science-based research, investigating, and outreach to produce these reports and recommendations. The reports are referenced in the FPMP update but not included. It would be easier and more efficient for people to have the information available that is being referenced in the update. This was partially done in the 2008 FPMP and was very helpful.

Fairview Park is a unique park in Costa Mesa biologically and archaeologically. It is a biodiversity hotspot that supports a variety of special-status plant and wildlife species, several of which are listed as threatened or endangered and protected by state and/or federal governments. (pg.8) Archaeologically, the entire park should be considered a single unified Native American protected site that is sensitive and should be preserved. (pg. 22, 24,39,40)

“As the entire site has extremely high sensitivity for buried Native American origin cultural resources.” (pg.40)

2. Change name to Fairview Nature Park or Fairview Park Preserve

A name change is mildly suggested in the update when talking about the Open Space and Recreation Element of the Costa Mesa General Plan, but it is not really stressed. (pg. 28) FPA would like to stress that a name change would identify the uniqueness of the park and help people understand what Fairview Park has to offer. It would allow for grant and funding opportunities and offer the whole community the beautiful nature park they want. A name change was recommended by the Fairview Park Steering Committee (FVPSC) and Parks and Community Services Commission (PAC's).

FPA likes that the update states the goals and objectives adopted during the City Council meeting of Jan. 17, 2023, when the contract was approved, and the outline of the 'Regulatory Framework' to ensure those goals are met legally. (pg.12, 24)

This is very important since goals of Jan. 17, 2023 may not align with past direction by city council on Jan. 28, 2025 or regulatory requirements. At the Jan. 28, 2025 city council meeting, City Council was very unhappy that MIG did not recommend gliderplanes in Fairview Park due to the negative high-impact it had on Fairview Park. City Council told MIG consultants that they (City Council) wanted a flyfield in Fairview Park so put one in somewhere. So now this update has included a flyfield on the east side. (pg. 67,69) The Fairview Park Steering Committee had voted months ago to recommend no gliderplanes in Fairview Park, but unfortunately their recommendations were not included in the update. USFW, CDFW, and all the biologists and restoration experts working in Fairview Park recommend no gliderplanes in Fairview Park.

3. Remove gliderplane flying from Fairview Park.

Although getting the high-impact gliderplane activity off of a vernal pool watershed is an obvious good thing, inserting it on the east side is not solving the problem. There are sensitive and threatened species on the east side that use that area for hunting and nesting. Flying

gliderplanes would kick them out. Putting a flyfield anywhere on the east side does not support the City's commitment to preserving sensitive resources, balance community access, environmental restoration, or long-term park sustainability. Archaeologically, all of Fairview Park is sensitive and should be protected.

If the city council is determined to keep gliderplane flying in Costa Mesa, then why not give the gliderplanes a home where they can really thrive at and relocate it to Fairview Developmental Center or another park without endangered and threatened species? That way they would be able to fly more than their gliders and have more days of flying. In fact, the small gliderplane club's disregard for the vernal pool watershed and the creatures they're kicking out should never have been allowed by the city. In 2005 when the city proposed moving the gliderplanes to PACs it shows they are next to the restrooms NOT in a vernal pool watershed. (see attached 2005 PACs Ruling) This mishap needs to be finally corrected and the gliderplanes need to find a home outside of Fairview Park. This would be a balanced approach and I hope everyone listens to the PAC's Special Meeting Oct. 30, 2025 on YouTube to hear what is said about balance by Ms. Kelly Brown and how Ms. Liz Dorn Parker starts off the commissioner comments recognizing the overused and misused piece of unique nature we call Fairview Park, but gives us a kind of inspirational message by Maya Angelou about doing the best you can until you know better. When you know better you do better. I really hope City Council has strived to know more so they can do better.

Our next comment has to do with the vegetation communities suggested in the update. Since grasslands are an essential component to Fairview Park's unique ecosystems, we think they should be identified in detail and proposed as a more dominant ecosystem to be carried over from the 2008 FPMP.

4. Native grasses need to be identified with a plant palette and planned for the west side mesa and the east side hills and mesa.

Although the update recognizes grasslands as existing and although being mostly nonnative, they still retain many species of native grasses and support wildlife. (pg.14, 22, 71) FPA's concern is that the grassland areas restored on the west and east side of Placentia do not have vegetation communities with grasses being dominant. If these areas are talked about as being grasslands, then why aren't the grasses dominant in the vegetation communities suggested? FPA understands the difference between a "vegetation community" and a "plant palette" – the former being more general containing different percentages of plants and a plant palette calls out specific plants.

The 2008 FPMP update clearly called out for Purple Needlegrass, Vernal Barley, Meadow Barley, or grassland flowers like Coastal Goldfields, Common Tidy Tips, Bicolored Lupine, or Blue-eyed Grass. (pg. 40 FPMP 2008)

In the updates Technical Report, '2023 Vegetation Map', it talks about seeding the area on the east side near the railroads with high rates of perennial grasses and forbs, and low rates of native shrubs tolerant of mowing

“...in order for it to be suitable for burrowing owls and other grassland birds”(pg. 81)

That is great! But, what about the hills and mesa on the east side and the mesa on the west side?

The east side mesa also has Habitat Restoration Opportunity suggested to be Clustered Tarplant Fields and of Coast Goldenbush *seed mix with 3 native grasses included* in the seed mix on page 42. Those grasses aren't identified and their percentage in the seed mix isn't identified. FPA thinks the grasses should be identified and if in a seed mix with other dominant plants, the percentage of grasses should be identified.

The next comment is about bicycle riding on the bluffs. (pg. 75,76) The update says the bluff top trail is a primary pedestrian trail and does not accommodate bicycle traffic and that bicycle traffic should be limited to asphalt or concrete surfaces only to protect damage and degradation of the site. FPA wonders if there is any way to protect the bluff trail and still allow bicycle traffic (not ebikes).

5. Is there any way to protect the bluff trail and allow bicycle traffic (not ebikes)

6. FPA does not think a Secondary Pedestrian Trail should be constructed down the canyon. because there are already Secondary Pedestrian Trails on either side of the canyon not identified on page 75. The Secondary Pedestrian Trails were established long before the city filled and graded the canyon area unlawfully. The canyon area was a nesting place for a California Gnatcatcher before it was graded. The canyon is finally starting to recover and doesn't need more human traffic.

Fairview Park Alliance supports everything else in the update and hopes it is passed with these few amendments.

Thank you,

Kim Hendricks

Fairview Park Alliance – President



PARKS AND RECREATION COMMISSION AGENDA REPORT

MEETING DATE: JANUARY 26, 2005

ITEM NUMBER: 9b

SUBJECT: FAIRVIEW PARK MASTER PLAN - SILENT FLYER LAUNCH/LAND SITE

DATE: DECEMBER 28, 2004

FROM: PUBLIC SERVICES DEPARTMENT/ENGINEERING DIVISION

PRESENTATION BY: BART MEJIA, PARKS PROJECT MANAGER

FOR FURTHER INFORMATION CONTACT: BART MEJIA, PARKS PROJECT MANAGER
(714) 754-5291

RECOMMENDATION

Confirm that improvements to the Silent Flyer Launch/Land Site conform to the intent of the approved Fairview Park Master Plan.

BACKGROUND

The Fairview Park Master Plan (Attachment 1) was originally approved in March 1998, revised in February 2001, and revised again in November 2002. The latest version designates a portion within Area D as a Silent Flyer Launch/Land Site. The location of the site is directly north of the elementary school, and west of the park's restroom facility. The future site will provide a safe recreational facility designed for the launch and landing of model airplanes such as those flown by members of the Harbor Soaring Society Model Glider Club.

ANALYSIS

The Harbor Soaring Society requested in their correspondence dated September 22, 2004 that the City of Costa Mesa assist in the grading of a portion of the area within Fairview Park designated for a landing site and provide irrigation water for the maintenance of said site (Attachment 2).

Staff met with members of the Harbor Soaring Society on Friday December 3, 2004, to examine the current conditions of the proposed launching and landing site. The current conditions of the site consist of a non-irrigated area of park land made up of compacted earth, non-native annual grasses, and small mounds of imported soils. Upon discussion, a conclusion was reached that City Maintenance staff could rough grade the site as per specifications detailed in the Fairview Park Master Plan, and the working drawings prepared by David Evans and Associates, and that the installation of irrigation improvements would be performed by members of the Harbor Soaring Society under the supervision of Maintenance Services staff.

The implementation of this portion of the master plan will have little to no effect on other elements of Fairview Park. The intent is to create a designated area for launching and landing of model airplanes, while maintaining the integrity of the surrounding areas, including vernal pools, bike trails, and passive use turf areas.

The proposed improvements have been submitted to various City departments as described in Section C-2 of Council Policy 500-11 (Attachment 3). Since staff believes that the proposed improvements are consistent with the approved Master Plan, this element would not require City

Council review. Staff, therefore, recommends that the Parks and Recreation Commission confirm that the requested improvements are in conformance with the approved Fairview Park Master Plan.

ALTERNATIVES CONSIDERED

The Parks and Recreation Commission may give input or suggestions regarding the proposed improvement projects, and/or deem the improvement projects inconsistent with the approved Fairview Park Master Plan. If deemed inconsistent with the approved Fairview Park Master Plan, the proposed improvement project should be processed as a "substantial amendment to the Fairview Park Master Plan" pursuant to Council Policy 500-11 (Attachment 3).

FISCAL REVIEW

It is estimated that the cost to rent grading equipment and dispose of non-native fills will not exceed \$4,000. Funding for this work is available from existing allocations for Fairview Park improvements.

LEGAL REVIEW

A legal review is not required.

CONCLUSION

Staff recommends the Parks and Recreation Commission confirm that the improvements to the Silent Flyer Launch/Land Site conform to the intent of the approved Fairview Park Master Plan.

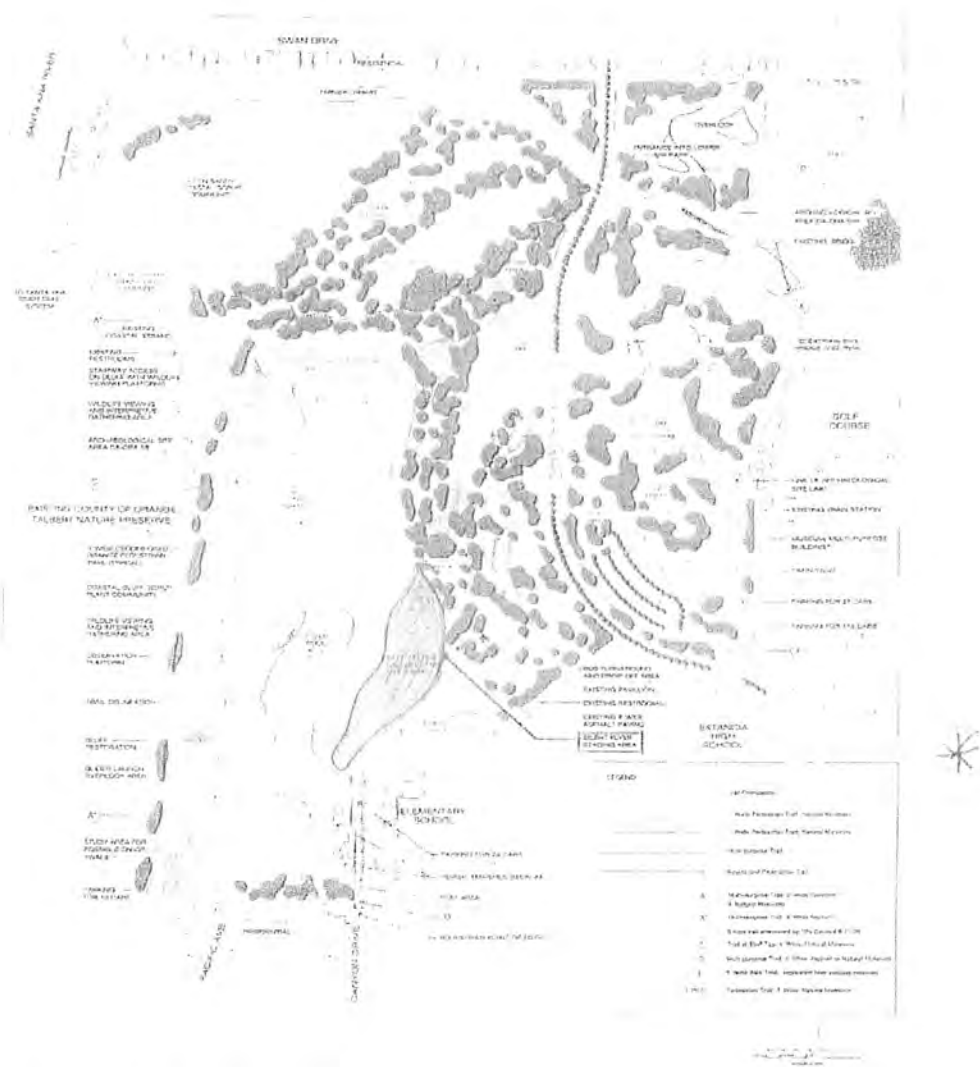
WILLIAM J. MORRIS
Director of Public Services

ERNESTO MUNOZ
City Engineer

BART MEJIA
Parks Project Manager

Attachments: 1. Fairview Park Master Plan
 2. Letter from Harbor Soaring Society
 3. Council Policy 500-11, Section 2.a.

cc: Bruce Hartley, Maintenance Services Manager
 Jana Ransom, Recreation Manager
 Kyle Quatman, Administrative Intern
 Harbor Soaring Society



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

Approved by City Council March 1998
 Revised February 2011
 City of Costa Mesa, CA



HARBOR SOARING SOCIETY

Karl V Hawley
296 16 th Place #B
Costa Mesa, Ca. 92627
Phone 949 574 9379

To the Parks and Recreation Commission

Harbor Soaring Society, Would like to make two request.

#1. For water for the glider landing area at Fairview Park.
(See attach map, red # 1)

#2. To have a smooth area, North of the asphalt walkway, about 150 feet by 300 feet
long for a runway for the electric airplanes.
(See attach map, red #2)

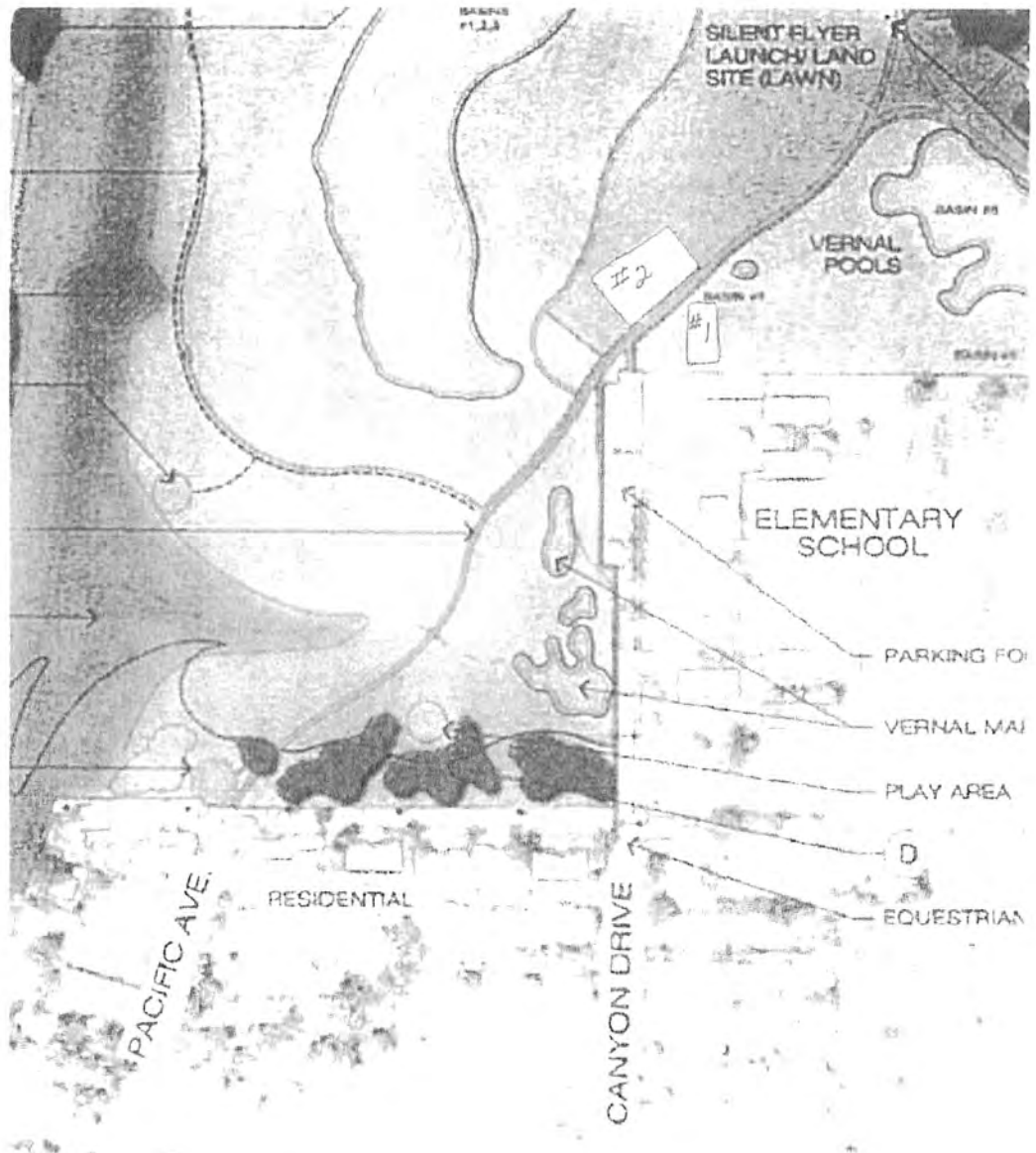


Right now the electric airplanes are taking off and landing right over the walkway. I
feel that moving electric flyer to area #2 would make it more compatible with the
user of the walkway. Plus it would give more parking area for the Summer Concerts
in the Park.

Sincerely Karl Hawley

Karl V Hawley
07/02/02

Fig. 2 Attach 2



Meeting Minutes *at 794 0011014 #*

**CITY OF COSTA MESA
PARKS AND RECREATION COMMISSION**

January 26, 2005

The Parks and Recreation Commission of the City of Costa Mesa met in regular session at 6:30 p.m., January 26, 2005, at City Hall, 77 Fair Drive, Costa Mesa, California. The meeting was called to order by Chairman Harris, followed by the Pledge of Allegiance by Commissioner Burciaga.

ROLL CALL:

Commissioners Present:

Mark Harris, Chairman
Byron de Arakal, Vice Chairman
Mirna Burciaga, Commissioner
James Fisler, Commissioner
Wendy Leece, Commissioner

Also Present:

William J. Morris, Public Services Director
Jana Ransom, Recreation Manager
Bart Mejia, Parks Project Manager

MINUTES

Motion made by Vice Chairman de Arakal, seconded by Commissioner Leece and carried five to zero to approve the minutes of October 27, 2004 and November 17, 2004.

ORAL COMMUNICATIONS

No Oral Communications.

CONSENT CALENDAR

No Items.

PUBLIC HEARING

No Items.

OLD BUSINESS

No Old Business.

NEW BUSINESS

**FAIRVIEW PARK – ORANGE
COUNTY MODEL
ENGINEER'S PROJECTS
UPDATE**

Mr. Bart Mejia made a power point presentation and introduced Terry Cummings, an OCME representative, to provide additional information and answer any questions or concerns.

In response to questions from Commissioner Leece, Mr. Mejia stated that the life expectancy of the canopy was approximately ten years but that a five-year life expectancy was more realistic.

Mr. Terry Cummings, Vice President for Facilities of OCME, 3046

Capri Lane, Costa Mesa, stated that the premise of the Club, when it was first established and continues to this day, is to create a first rate facility for public use and, in the process, improve the park. He continued to mention that the trees were planted by people in the Club, who are volunteers, and that they operate on a volunteer basis. The OCME members have put in over 10,000 hours of time over the past few years. Also, a great deal of that time was dedicated to serving the public with train rides and maintaining the park facility.

In response to questions from Commissioner Leece regarding the expense to get a green canopy, Mr. Cummings mentioned that the blue canopy sticks out and that OCME is willing to purchase a better color canopy.

In response to questions from Chairman Harris regarding the use of the canopy when work is being done on the trains in the area, Mr. Cummings stated that, at the moment, they are not working on any major track construction but that, in the future, they would place construction benches under there, on a temporary basis.

In response to questions from Vice Chairman de Arakal, Mr. Cummings mentioned that they currently have five to six portable shade structures, roughly ten or twelve feet square, which they move around. He also stated that they are not very effective because they are usually too small.

In response to Vice Chairman de Arakal's questions regarding the gates for the loading dock, Mr. Cummings described the requirements needed for the rail. He mentioned that there would be four chain link gates or two pairs, that would be 42" wide and swing open to give access for the trains.

In response to questions from Commissioner Fisler, directed to Mr. Bill Morris, regarding what type of control the City may have over what goes on at the Fairview Park in reference to the Fairview Park Master Plan, Mr. Morris mentioned that there is an agreement between the City and the OCME, which lays out what can and cannot be done out at the site. He stated that City staff are the curators and overseers of the park; however, in the past and in a few cases, there have been a few things that have been put up where the City was not involved. If the Commission approves the master plan, there would be control.

In response to Chairman Harris' question on whether or not the canopy is permanently mounted, Mr. Mejia stated that the City was aware of the canopy being constructed in the area and was fortunate to find out that it was not permanently attached to any structure.

In response to Vice Chairman de Arakal's question, which was directed to Mr. Bill Morris, regarding whether this is the first 10-Year Master Plan that was received from OCME over the course of the agreement between OCME and the City, Mr. Morris stated that there has been none since he took over responsibility for the implementation of the Fairview Park in 1999 and that he is not aware of any other master plan, prior to 1999.

Vice Chairman de Arakal stated that a master plan should be done and brought to the Commission before any type of improvement is done. He feels that these improvements are great, except for the canopy because everywhere else in the City canopies are frowned upon.

Commissioner Leece agreed with changing the color of the canopy from blue to a green one but wondered if maybe a few trees might solve the problem.

Chairman Harris fully supported the request for a canopy but would prefer that the OCME pay for a different color. He believes that trees planted in the area would not provide enough shade for the people who work in the area and that, as the trees mature, the canopy would be less noticeable.

Commissioner Fisler agreed with Chairman Harris' statement and believes that, because it is a work area, the canopy would be appreciated by the people working there.

Commissioner Burciaga also agreed with Chairman Harris' statement but would prefer that the color be changed from blue to a different shade of green.

MOTION

Motion made by Commissioner Leece, seconded by Chairman Harris, and carried four to one, with Vice Chairman de Arakal voting no, to confirm that the following improvements conform to the approved Fairview Park Master Plan: to construct a shade structure with the understanding that the canopy color should be other than blue and to work with staff to select an appropriate color; the Safety Gate at the Loading Dock; the Concrete Walkway Expansion; and the future 10-Year Improvement Projects, subject to detailed approval by the Public Services Department.

A discussion by Vice Chairman de Arakal as to his decision to not support the motion was due to the canopy issue. He does not believe that a canopy would match the intent of the Fairview Park Master Plan.

FAIRVIEW PARK MASTER PLAN – SILENT FLYER LAUNCH/LAND SITE

Mr. Bart Mejia made a power point presentation and introduced Karl Hawley, President of the Harbor Soaring Society, to provide additional information and answer any questions or concerns.

Karl Hawley, 296 16th Place, Apartment B, Costa Mesa, briefly summarized the types of planes that are being flown and the path used by flyers at Fairview Park.

In response to questions by Vice Chairman de Arakal regarding the quantity of electric planes being flown in the park since the closure of Mile Square Park, Mr. Hawley mentioned that there are approximately 60 or more flyers and roughly six to eight of them being flown at one time. Mr. Hawley went on to say that the electric planes fly in a condensed area.

In response to Chairman Harris' questions about the height of electric planes and if there are any federal laws restricting the height, Mr. Hawley stated that the electric planes would normally fly as high as it can be seen and that, currently, there are no federal laws restricting model airplanes from flying below 500 feet. He continued to say that the Harbor Soaring Society has a verbal agreement with the FAA that nobody would fly over 500 feet within a certain distance and, when there is a contest, he does notify the police department about the contest.

In response to questions from Chairman Harris on the growth of the electric planes being flown at Fairview Park, Mr. Hawley admitted that he is unable to answer Chairman Harris' question.

In response to Chairman Harris' question about the proposed irriga-

tion improvement, Mr. Mejia stated that it is proposed that it will tie in to the existing irrigation system and that it is a provision of the Maintenance Services staff.

In response to questions by Chairman Harris, which were directed to Mr. Bill Morris, on whether or not the two groups, Harbor Soaring Society and the Orange County Model Engineers, would be closely monitored by City staff, Mr. Morris shared his concern with anybody going out and moving dirt around on Fairview Park, other than City staff or under contract with the City. Mr. Morris also stated that any type of work being done is very sensitive and that he is under the direction of the Planning Department. He continued to say that, in some cases, the City would require an archeologist on the site to monitor the work being done. Mr. Morris feels comfortable that the responsibility of the City is to maintain control and closely monitor any type of work being done at Fairview Park.

In response to Vice Chairman de Arakal's question on whether the Planning Department needs to work on the grading because of its extent or to have an archeologist on site, Mr. Morris stated that the Planning Department would closely monitor the work being done and they would make the final decision.

MOTION

Motion made by Vice Chairman de Arakal, seconded by Commissioner Fisler and carried five to zero to confirm that the requested improvements to the Silent Flyer Launch/Land Site conform to the intent of the approved Fairview Park Master Plan.

BICYCLE TRIAL IMPROVEMENTS ON THE SOUTH SIDE OF GISLER AVENUE BETWEEN WASHINGTON AVENUE AND SANTA ANA RIVER

Mr. Bart Mejia made a power point presentation.

Chairman Harris stated that this would be a nice improvement and that the improvements could be made to the City in part utilizing grant monies.

In response to Chairman Harris' question on the expected date for the bid advertisement, Mr. Mejia stated that the Transportation Services Department had completed the design of the project and has scheduled to advertise the project sometime next month, which would place the project under construction towards the beginning of the Summer.

Chairman Harris recommended that City staff contact Relief Costa Mesa, to have some trees planted in conjunction with this project. Mr. Mejia reminded the Commission that the plant palette for this section at Gisler has already been approved by this Commission.

MOTION

Motion made by Chairman Harris, seconded by Commissioner Burciaga and carried five to zero to approve the removal of six (6) trees to allow the construction of a proposed bicycle trail and associated drainage improvements along the south side of Gisler Avenue between the Santa Ana River and Washington Avenue, and to contact Relief Costa Mesa about putting some trees into the location as desired by City staff.

RECREATION MANAGER'S REPORT

Ms. Jana Ransom made the presentation.

Ms. Ransom stated that there were not many field ambassador issues because of the rains at the end of December.

From: Sandra Zelasko <slzphoto@sbcglobal.net>
Sent: Tuesday, November 4, 2025 12:06 PM
To: FVPMP;PACS Comments;CITY CLERK;CITY COUNCIL
Subject: Support for the Fairview Park Master Plan Update

Dear Costa Mesa Mayor, City Council, City Staff, Fairview Park Steering Committee, and PACS Commissioners:

As a Californian concerned about the rare coastal natural resources of Fairview Park, I support the Draft Fairview Park Master Plan Update. It presents scientific findings that uphold the general public's wishes for Fairview Park to prioritize habitat protection, restoration, and low-impact recreation.

Airplane flying and illegal trail use have high impacts on habitats and are incompatible activities.

I support the recommendations made by the City's Master Planning expert consultants, the Fairview Park Steering Committee, the PACS commission, the resource agencies, and requirements of Federal law, to protect rare wildlife by stopping destructive glider and off-trail use and to preserve the seven miles of trails for low-impact recreation in the Master Plan Update.

Please also allocate more funding to Fairview Park to increase illegal activity enforcement.

Thank you for considering my views.

Sincerely,
Sandy Zelasko

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GREEN, BRENDA

From: Robin Ikeda <robin.ikeda@gmail.com>
Sent: Wednesday, November 5, 2025 8:54 AM
To: FVPMP;PACS Comments;CITY CLERK;CITY COUNCIL
Subject: Support for the Fairview Park Master Plan Update

Dear Costa Mesa Mayor, City Council, City Staff, Fairview Park Steering Committee, and PACS Commissioners:

As a Californian concerned about the rare coastal natural resources of Fairview Park, I support the Draft Fairview Park Master Plan Update. It presents scientific findings that uphold the general public's wishes for Fairview Park to prioritize habitat protection, restoration, and low-impact recreation.

Airplane flying and illegal trail use have high impacts on habitats and are incompatible activities.

I support the recommendations made by the City's Master Planning expert consultants, the Fairview Park Steering Committee, the PACS commission, the resource agencies, and requirements of Federal law, to protect rare wildlife by stopping destructive glider and off-trail use and to preserve the seven miles of trails for low-impact recreation in the Master Plan Update.

Please also allocate more funding to Fairview Park to increase illegal activity enforcement.

Thank you for considering my views.

Sincerely,

Robin Ikeda, Ontario

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Report any suspicious activities to the Information Technology Department.
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GREEN, BRENDA

From: Paul Waggoner <paul@coastalcorridor.org>
Sent: Tuesday, September 30, 2025 4:39 PM
To: CITY CLERK
Cc: FVPMP;STEPHENS, JOHN;CITY COUNCIL
Subject: Re: Attn: Costa Mesa City Council: CCA Letter for Fairview Park Master Plan UPDATED W/ ATTACHMENT
Attachments: 100125 Fairview Park Master Plan Update 2nd Letter.pdf

Apologies for not including the attachment with our letter initially. Here is the updated letter with the attachment.

Thanks

Paul Waggoner

Community Engagement Manager

Cell: (949) 820-9094



Follow: [Website](#), [Subscribe](#), [Facebook](#), [Instagram](#), [LinkedIn](#), [BlueSky](#)

On Tue, Sep 30, 2025 at 4:15 PM Paul Waggoner <paul@coastalcorridor.org> wrote:
Honorable Mayor and City Council,

Please find Coastal Corridor Alliance's comment and recommendation letter attached, regarding the Fairview Park Master Plan considerations.

Please confirm receipt of this email.

Thank you for the opportunity to comment.

Paul Waggoner

Community Engagement Manager

Cell: (949) 820-9094





September 30, 2025

Mayor John Stephens and City Council
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626

SUBJECT: Comments on the Fairview Park Master Plan Update

Dear Honorable Mayor and Councilmembers:

Coastal Corridor Alliance (CCA) is writing with comments on the upcoming Fairview Park Master Plan Update and to provide recommendations for the City Council to consider as it deliberates.

Fairview Park has seen enormous change in its existence. Less than 200 years ago, the land was a thriving ecological community. Since then, it has been used by agriculture, industry, and as a waste disposal site. For the last 30 years, it has been returning as a safe haven for plants and animals and a recreational destination for residents. Because of thoughtful policies, the land is coming full circle and is headed back toward a thriving ecological community.

CCA urges the Council to respect the plight of the rare plant and animal species that are living on this land and to uphold the public's designation (via the City's Conservation Element, the 1998 Master Plan, and Measure AA) of Fairview Park as natural habitat with passive human recreation. Habitat restoration at Fairview Park has made some strides, but there is much more to do to combat invasive non-native wildlife and human impacts. These are the main issues harming species, which we now know are more consequential to wildlife than once thought. The Council must decide how these priorities (and legal responsibilities) will be stewarded.

We urge the Council to view Fairview Park as what it once was—a thriving ecological community. Protecting habitat and species at Fairview Park creates a legacy that many cities no longer have the chance to make. What kind of legacy would you like to leave?

Why is Fairview Park so special within Costa Mesa?

The 125 natural acres in Fairview Park are the City's last remaining area containing suitable habitat for hundreds of species, and represent just 1% of Costa Mesa's total land area. It is smaller than the adjacent golf course. Fairview Park is also part of a larger network of protected lands and waters that extends from the coast along the Santa Ana River, providing key range areas for wildlife in the area.

This region has been recognized by scientists as containing a large diversity of plants and animals threatened with extinction due to development pressures. In fact, it is just one of 20 locations on the globe that has this level of species richness. It is also special because of the regular community investment in making it a more natural environment which encourages wildlife species to return to this park to make it their home.

Recommendation: Support the preservation and restoration of Fairview Park that encourages the protection of the suite of species that live, forage, nest, and migrate there as a first priority. Include low-impact human recreation as a secondary goal.

How has the science at Fairview Park progressed?

In the last few decades, the science and understanding of ecosystems, species needs, and habitat requirements have evolved and matured. Now with the 2025 Master Plan Update, the City funded scientific studies from MIG/Land IQ to better understand the environmental baseline. This led to an evolution in understanding about ecological needs and systems—and not just at Fairview Park. As the late great poet Maya Angelou once said, “Do the best you can until you know better. Then when you know better, do better.”

For example, we now know, due to these studies and the evolution of science, that each vernal pool is a piece of a larger vernal pool watershed. The entire complex and its plants and animals are legally protected features. Studies also indicate that there is increased bird nesting and foraging for permanent and migratory birds. We also understand more about individual species requirements for habitat, foraging, nesting, and just how sensitive wildlife is to human presence and our activities in the Park. All of this information has progressed due to new science since the original plan was conceived. This equates to the evolution of policy positions for Fairview Park as well.

Recommendation: Implement greater protections to reduce impacts to the suite of species so they remain as functional populations with enough space and peace to not just

survive, but thrive.

Where else can native plants and animals go?

Fairview Park offers space and resources to a wide array of species. Since other suitable areas and resources are already being used by other individuals, the plants and animals at Fairview Park have nowhere else to go and will cease to exist if evicted. Reducing functional habitat areas at Fairview Park becomes a housing crisis for hundreds of species of plants and animals. One unintended consequence of not providing enough room to roam is that coyotes, raccoons, and opossums—all of which are highly adaptable and opportunistic—head into neighborhoods to satisfy their daily survival needs. Residents don't like that and will ask for the City to step up to stop this. Less adaptable plants and animals, on the other hand, are unable to translocate and adjust, and instead must face impacts head-on, usually resulting in their demise.

Recommendation: Prioritize the restoration of the western 125 acres of Fairview Park to functional habitat for wildlife to thrive, while allowing compatible human recreation, thereby limiting direct, indirect, and cumulative human-use impacts.

What direction should the Master Plan Update take?

Following in the footsteps of the 1998 Master Plan, its updates, the Costa Mesa General Plan Conservation Element¹, and Measure AA, CCA supports continued use of the Park for low-impact recreational purposes and its designation as a natural park. To better serve the intent of a passive public park, we'd encourage a name change to one that supports the Master Plan goals and uses allowed.

Recommendations: Change the park's name to Fairview Nature Preserve.

How do people 'interact' with nature in Fairview Park in 'balance'?

It's not easy for humans to see how simply walking on a trail can cause an interruption in the life cycle of wildlife. Through ongoing science, we're learning that most wildlife are highly sensitive to disruptions, and already work so hard to stay alive, feed their young, and disperse plant seeds. CCA is invested in understanding the high, medium, and low impacts of human activity on ecosystems. This includes direct (social trails cutting through sensitive habitat), indirect (disrupted feeding sessions during peak visitor use that lead to lower survival rates), and

¹ General Plan Policy: CON-1.A.3: "Coordinate with the United States Fish and Wildlife service, the California Department of Fish and Wildlife, and other regulatory agencies to mitigate project impacts affecting open and natural spaces." and CON-1.A.4: "Promote and protect native plant species within Fairview Park."

cumulative impacts (permanent nest abandonment after multiple human interactions). We recommend further review to gain more insights on this topic.

Recommendations: Create a matrix of potential uses and locations at Fairview Park and categorize impacts into high, medium, and low categories (recreational impact analysis) to understand conflict points. Define which human activities and locations are allowed and prohibited based on those scientific findings, to preserve thriving ecosystem function and compatible human uses. Abandon the use of terms like “passive” and “active” human use or recreation unless it is clearly defined in the Master Plan Update.

What steps need to be taken to protect sensitive species?

CCA supports ensuring legal protections and requirements are followed for all ecological systems such as plants, animals, and watersheds. This includes laws such as: the California Environmental Quality Act, the state and federal Endangered Species Acts, the state and federal Migratory Bird Treaty Act, and water regulations. We also support regular habitat and biological monitoring at Fairview Park. We support the scientific findings of the studies completed by City contractors and the recommendations contained within them.

Recommendations: Follow all state and federal laws that govern Fairview Park. Follow the recommendations of the agencies and Costa Mesa contract biologists’ Fairview Park studies. Establish a regular species and habitat monitoring schedule.

What restoration is appropriate on the site?

Restoration has been going on for years at Fairview Park, and it is in line with the existing Master Plan and aligned with Measure AA. CCA supports continued restoration at Fairview Park. As part of this restoration work, we encourage the decommissioning of unauthorized trails (trails of convenience) as they bisect the park at irregular intervals, aren’t properly designed, and encroach on plants and animals. This work should come with proper trail signage so visitors know what is and what isn’t an authorized trail. We also support enforcement of these rules to reduce unauthorized trail re-establishment, vandalism, and encampments.

Recommendation: Fully restore Fairview Park’s 125 acres. Decommission unauthorized trails. Incorporate authorized trail and visitor signage. Enforce posted rules regularly and consistently.

What about 30x30 and durably protected lands?

Senate Bill 337 (Min) was approved by Governor Newsom in 2023. It put into law the state's goal to protect 30% of lands and waters by 2030 (30x30). It prioritizes protecting biodiversity, building climate resilience, and providing equitable access to nature. While the General Plan Land Use designation and Zoning Maps for the City indicate Fairview Park is public/institutional, it doesn't appear to be permanently protected. If the City wishes to help meet 30x30 goals, it could durably protect the 125 natural acres and submit it to the State for incorporation into the 30x30 database.

Recommendation: Record durable protections (conservation easement, deed restriction, or restrictive covenant) onsite.

Do we have a position on HSS and off-trail biking?

As noted previously, CCA supports the protection of ecological systems and has sent a letter to Harbor Soaring Society (HSS), asking its members to follow their existing rules posted on their website (See **Attachment 1**).

Recommendation: We urge the City to always follow the recommendations and directions of biological consultants and wildlife agencies in determining which activities have too-high an impact for the mesa and vernal pool watershed habitats at Fairview Park.

To summarize, CCA supports science-driven, nature-based decisions for Fairview Park that prioritize the plants and animals and support their protection over impactful human uses.

Should you have questions, we can be reached at (949) 216-0880.

Sincerely,



Terry M. Welsh, MD
President

Attachments: 1 - Harbor Soaring Society Flyfield Rules

HSS FLYING FIELD RULES

1. Field Rules:

The intent of these rules is to promote flying safety, financial responsibility and environmental protection by maintaining order, controlling frequency usage, educating and training fliers, and to act as good neighbors to the community. Rules are based upon the AMA Safety Code, FAA Advisory Circular AC 91-57B, and ordinances as established by the City of Costa Mesa. All pilots must follow these rules to fly at Fairview Park.

2. Environmental Protection:

Vernal pools are large, shallow depressions in the ground that acquire several inches of water during rainy seasons. These pools contain Fairy Shrimp that are an endangered species and are protected by Fairview Park ordinances. Everyone is restricted from walking in the vernal pool areas, whether wet or dry. Pilots should fly over the vernal pools only at an altitude that ensures they will not land in the pool area. In the event of an unavoidable landing in the vernal pool area, the pilot shall call the park ranger and wait for their arrival prior to recovering the model. Launching or landing aircraft equipped with floats is not permitted in the pools. Harassment of animals and birds is not allowed in the park. Do not disturb native plants.

3. Safety:

All pilots must follow the Official AMA National Model Aircraft Safety Code, which is posted at the flying site, in addition to the following field rules.

4.1 Before Turning on Transmitter: Before turning on a transmitter, each pilot must first check the frequency control board to ensure no other pilot is using the frequency the pilot wishes to use. The pilot must then place an identification clip on that frequency on the board. Identification clips are to have the channel number and the pilot's first and last name. Only then may the pilot turn on the transmitter and fly the aircraft. Radios using 2.4 GHz are excluded from frequency board requirements.

When finished flying, the pilot must remove the clip from the control board. No clip may be attached to an existing clip. A pilot may use only one frequency channel at a time. When other flyers are using the frequency the pilot wishes to use (and they have their clip on the frequency number), a pilot must make every reasonable attempt to locate those flyers. Check all cars in the parking lot and also flyers on the slope soaring area. Once the pilot using the desired frequency is identified, and if shared usage is agreed upon, flight reservations should be limited to no more than 20 minutes by each pilot. All pilots must display their City issued permit above their waist.

4.2 New Aircraft: All new aircraft must have a radio range check performed before its first flight. Any crashed aircraft should also be radio range checked after repair. Initial "Maiden Flight's" must be done by experienced pilots only, and/or, at other locations.

4.3 Model Aircraft Must Be Identified: All aircraft must have FAA registration visible on the outside of aircraft.

5. General Field Rules:

5.1 Approved types of planes: Approved types of planes include Radio-Controlled gliders, Free-Flight gliders, DGL Gliders (No electric powered aircraft), other types of model's that may not be flown include fuel (gas) powered internal combustion engines, rockets, and any aircraft exceeding the weight limit (10 pounds) set in the Costa Mesa Model Aircraft Ordinance.

5.2 Rules applicable to all model aircraft: Every pilot shall perform a pre-flight inspection prior to each launching of their aircraft to ensure that the aircraft is safe to fly and no unobserved damage was sustained from the previous flight.

5.3 All pilots must register with the FAA and aircraft must have FAA registration number visible on the outside of aircraft.

5.4 Excluded Flying Areas: Aircraft must not be flown over the Waldorf School, nor the parking lot, residences, and pedestrians on or off the paths. The approved flying area is shown on the maps near the flightline and frequency kiosk.

5.5 Altitude Limitations: Flying is limited to 400' above ground level.

5.6 Flying Methods: No Combat flying allowed. No high speed passes at low altitude over the runway. Flying near people is not allowed.

5.7 Days of Use: The field may be used during the first and third Saturdays of the month.

5.8 Pedestrian Traffic: Pilots MUST NOT fly close to pedestrians, skaters and bicyclists using the park. Maintain a safe distance between your aircraft and park users.

6. Specific Flying Areas and Rules. Consult Flying Field Map:

6.1 Gliders: Gliders shall be launched from the designated area marked on the map, using electric winches, or bungee hi-starts. Gliders should use the area north of the runway with care. Gliders in flight have the right-of-way over gliders being launched. Do not fly behind the flight line, (over the paved pedestrian path) or anywhere south of the winchline.

6.2 Hand launched gliders: Hand launched gliders are to be flown from the area designated on the map.

6.3 Free flight model aircraft: Free flight models are currently being flown on a grassy area within the developed part of the park.

7. Large Events

Harbor Soaring Society (HSS) is authorized to hold model aviation events that are scheduled by HSS and a Special Event Permit has been issued by the City. This applies to events anticipating the attendance of 25 or more participants. During these one 1 day events, the field will be closed to the general public flying for part of each day. The hours must be announced and posted at least two (2) weeks in advance.

8. Regulations Enforcement

Members of the Harbor Soaring Society are empowered by the city of Costa Mesa to enforce these rules by requesting an offender to cease inappropriate behavior. If the offender refuses to change his behavior, the HSS member will contact a Park Ranger who will cite the offender.

Furthermore... All model aircraft pilots must obey the aforementioned regulations, and cooperate with the Park Rangers, Police Officers, or City appointed enforcement delegates.

9. Emergencies. Who to contact

Medical emergency or injury or crimes: Call 911

Flying Field Rules violations and unauthorized activities:

Contact: Costa Mesa Police Communications at (714) 754-5252 and request Park Ranger.

Harbor Soaring Society: Officer: Vice President, Mike Costello

Address: P.O. Box 1673, Costa Mesa, CA 92626
harborsoaringsociety@gmail.com

Pilots who cause damage to another person's aircraft, the private property of another individual or to public property must pay for the damage.

From: mlrscz@icloud.com
To: [FVPMP](#); [PACS Comments](#); [CITY CLERK](#); [CITY COUNCIL](#)
Subject: Support for the Fairview Park Master Plan Update
Date: Wednesday, November 5, 2025 11:17:33 AM

To: fvpmp@costamesaca.gov, pacscomments@costamesaca.gov,
cityclerk@costamesaca.gov, citycouncil@costamesaca.gov

Subject: Support for the Fairview Park Master Plan Update

Dear Costa Mesa Mayor, City Council, City Staff, Fairview Park Steering Committee, and PACS Commissioners:

I lived in Huntington Beach for over twenty-five years and therefore still care very much about what happens along the coast. Fairview Park is a lovely place and I would hate to see it become degraded by activities that would ruin it as a natural area. I support the Draft Fairview Park Master Plan Update. It presents scientific findings that uphold the general public's wishes for Fairview Park to prioritize habitat protection, restoration, and low-impact recreation.

Airplane flying and illegal trail use have high impacts on habitats and are incompatible activities. These activities would ruin the quiet enjoyment of those people who wish to walk there.

I support the recommendations made by the City's Master Planning expert consultants, the Fairview Park Steering Committee, the PACS commission, the resource agencies, and requirements of Federal law, to protect rare wildlife by stopping destructive glider and off-trail use and to preserve the seven miles of trails for low-impact recreation in the Master Plan Update.

Please also allocate more funding to Fairview Park to increase illegal activity enforcement.

Thank you for considering my views.

Sincerely,

Mary Lou Rosczyk

24435 Village Walk Place, #304, Murrieta, CA 92562

Thank you!

From: Mike Kelly <kelly.mike8388@gmail.com>
Sent: Tuesday, November 4, 2025 5:47 PM
To: FVPMP;PACS Comments;CITY CLERK;CITY COUNCIL
Subject: Support for the Fairview Park Master Plan Update

Dear Costa Mesa Mayor, City Council, City Staff, Fairview Park Steering Committee, and PACS Commissioners:

As a San Diego concerned about the rare coastal natural resources of Fairview Park, I support the Draft Fairview Park Master Plan Update. It presents scientific findings that uphold the general public's wishes for Fairview Park to prioritize habitat protection, restoration, and low-impact recreation. I'm personally very familiar with endangered habitats, especially vernal pools.

Airplane flying and illegal trail use have high impacts on habitats and are incompatible activities.

I support the recommendations made by the City's Master Planning expert consultants, the Fairview Park Steering Committee, the PACS commission, the resource agencies, and requirements of Federal law, to protect rare wildlife by stopping destructive glider and off-trail use and to preserve the seven miles of trails for low-impact recreation in the Master Plan Update.

Please also allocate more funding to Fairview Park to increase illegal activity enforcement.

Thank you for considering my views.

Sincerely,

Mike Kelly, San Diego

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GREEN, BRENDA

From: Melanie Schlotterbeck <melanie@hillsforeveryone.org>
Sent: Thursday, August 28, 2025 9:21 PM
To: FVPMP;dphu@octa.net;lhill@octa.net
Subject: Fwd: SUPPORT: Fairview Park Restoration
Attachments: M2 Coalition letter Costa Mesa and the Fairview Park Mitigation Requirement 082825 FINAL.pdf

FYI

----- Forwarded message -----

From: **Melanie Schlotterbeck** <melanie@hillsforeveryone.org>
Date: Thu, Aug 28, 2025 at 9:13 PM
Subject: SUPPORT: Fairview Park Restoration
To: <cityclerk@costamesaca.gov>

Greetings,

Attached is a letter submitted by Hills For Everyone, on behalf of the Environmental Coalition that Supported Renewed Measure M. Please provide this to the City Council.

The Coalition supports the City completing its requirements for the restoration of Fairview Park Mesa immediately.

Please confirm receipt.

Thank you,

Melanie

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Submitted via email to the Costa Mesa City Clerk: cityclerk@costamesaca.gov

Mayor John Stephens
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626

RE: **SUPPORT** - Costa Mesa and the Fairview Park Mitigation Requirement

Dear Honorable Mayor Stephens and Council,

The Environmental Coalition that Supported Renewed Measure M (M2 Coalition) is writing to support the approval by the City of Costa Mesa for the Professional Services Agreement (PSA) with Endemic Environmental Services, Inc. (Endemic) for restoration work at Fairview Park. The M2 Coalition consists of more than 30 organizations involved in the passage of the half cent sales tax measure managed by the Orange County Transportation Authority (OCTA). This Coalition covers a broad range of organizations and interests that specifically supported OCTA's Environmental Mitigation Program (EMP).

As you know, the City of Costa Mesa successfully applied for and was awarded \$2.0 million of EMP funding to restore the Fairview Park Mesa. During this application process, the City committed to restoring 23 acres and owes a remaining 9.5 acres of restoration to fulfill that commitment. City staff, specifically Kelly Dalton (Fairview Park Administrator), has gone to extraordinary measures to not only meet the requirements of the M2 funding requirements, but to also solicit additional funds to complete the remaining acreage. It is clear about staff's intent to make good on the promise made to voters to complete this mitigation. It is now up to the Council to demonstrate the same commitment.

OCTA relied on both acquisition and restoration projects to get the permits it needed for the 13 freeway projects covered under M2 (now called OC Go). The permitting agencies, including the United States Army Corps of Engineers, United States Fish and Wildlife Service, the California Department of Fish and Wildlife, and two Regional Water Quality Control Boards, have all agreed to the list of acquisition and restoration projects, including the Fairview Park restoration. This means beyond OCTA, five regulatory agencies are counting on the City to complete its required actions for fulfilling the remaining 9.5 acres of restoration.

CA-ORA-58 is a large pre-contact village and burial site in Fairview Park that is listed on the National Register of Historic Places and the Native American Heritage Commission's sacred sites inventory. The restoration is supposed to include the removal of construction and paving debris that was deposited on CA-ORA-58 as a misguided protection measure. California Cultural Resource Preservation Alliance and Acjachemen and Tongva descendants have worked together for years to fend off numerous development plans that threatened the site. The restoration and proper capping of CA-ORA-58 must be supervised and monitored by a qualified professional archaeologist and a culturally related Native American.

The M2 Coalition is writing to urge the City to follow staff recommendations as outlined in the August 5, 2025 memo to City Council to:

1. Approve the Addendum to the 1997 Initial Study/Mitigated Negative Declaration for Fairview Park;
2. Award the PSA to Endemic;
3. Authorize a 10% contingency; and,
4. Authorize staff to execute the PSA and future amendments.

Immediate action assures all agencies, boards, and residents that Costa Mesa will fulfill its obligations under the EMP. Please do not risk Costa Mesa's good name by ignoring your obligations for this mitigation requirement. Please do not risk losing the California Department of Fish and Wildlife grant award by delaying action any further. The residents—and especially the Orange County voters—that approved M2 are awaiting completion of this work.

Since the City has been out of compliance for several years and the Environmental Oversight Committee and full OCTA Board are awaiting the City's action, we urge you to swiftly approve the staff recommendations without delay.

Sincerely,

Endangered Habitats League • Friends of Coyote Hills • Friends of Harbors, Beaches and Parks
• Hills For Everyone • California Cultural Resource Preservation Alliance • Saddleback Canyons
Conservancy • Wild Heritage Planners • Women For: Orange County • Amigos de Bolsa Chica •
Orange County Coastkeeper • Orange County Interfaith for the Environment • The Trust for
Public Land • Canyon Land Conservation Fund • Inter Canyon League • Laguna Greenbelt, Inc.
• Chino Hills State Park Interpretive Association • Laguna Canyon Conservancy • Newport Bay
Conservancy • Stop Polluting Our Newport/Still Protecting Our Newport • The Conservation
Fund • The Nature Conservancy • California Wildlife Foundation (California Oaks
Fund/California Oaks Coalition) • Inland Empire Waterkeeper • Latino Health Access • Planning
and Conservation League

From: Lori Whalen <lori@encenter.org>
Sent: Monday, November 3, 2025 3:36 PM
To: FVPMP;CITY CLERK;CITY COUNCIL
Subject: Fairview Park Master Plan Update – Public Comment

Mayor and Members of the Costa Mesa City Council,

My name is Lori Whalen, a Costa Mesa resident and Vice President of the Environmental Nature Center (ENC) and ENC Tucker Wildlife Sanctuary. I'm writing in strong support of the Fairview Park Master Plan Update's emphasis on passive recreation, habitat protection, and restoration. This direction reflects best practices we see across Southern California for balancing public access with ecological integrity.

What I Support

- Passive, nature-forward use as the guiding policy, with no night lighting in restoration areas and park hours limited to dawn–dusk.
- Habitat restoration at scale, including removal of improper fill on the mesa, bluff stabilization with living systems (not hardscape), and targeted Coastal Sage Scrub/flower-field restoration that benefits California gnatcatcher, pollinators, and grassland birds.
- Protection and interpretation of vernal pools, with boardwalk access that avoids puncturing the hardpan; fencing/signage to keep visitors on trail; and seasonal considerations. Protection of the vernal pools would be incomplete without relocation of the glider launch out of the vernal pool watershed and onto an appropriate surfaced pad.
- Trail hierarchy and delineation that concentrates bikes on designated multi-use/paved corridors and keeps the bluff-top trail pedestrian-only.
- Updated interpretive program that integrates Tribal history, archaeology, and local ecology with low-profile, place-sensitive design.
- Long-term invasive species management and an adaptive monitoring framework.
- Parking-lot shade trees and native planting at entries to reduce heat and reinforce a sense of place.

Recommendations to Strengthen the Plan

1. **Ecological Monitoring & Transparency**
Commit to a simple, public annual "State of Fairview Park" update (native cover, target-species presence, invasive control acres, trail compliance). Clear metrics help sustain funding and community trust.
2. **Seasonal Protections**
Allow temporary seasonal trail closures/reroutes during wet periods (vernal pool hydrology) and sensitive breeding/nesting windows.
3. **Dog & Bike Management**
Reiterate leash-only in natural areas and expand wayfinding so riders clearly see where bikes are and aren't permitted. Consider periodic ranger/volunteer patrols during peak seasons.
4. **Railroad Area Enhancements**
Where full restoration isn't possible, seed and manage for mow-tolerant natives to support burrowing owl winter use and other grassland species; pair with targeted invasive control.
5. **Fuel-Modification Zones**
Adopt native, fire-wise palettes (e.g., spaced shrubs with native bunchgrasses) to meet safety codes while contributing habitat and reducing re-seeding of invasives.
6. **Access & Inclusion**
Maintain ADA-compliant routes and consider quiet hours/sensory-friendly walks. Where feasible, include benches at overlooks and water-bottle fillers at developed nodes—not within restoration zones.

7. Operations & Enforcement

Plan for ongoing staffing (or formal volunteer ranger programs) to address off-trail use, rogue bike lines, and dumping—issues that can rapidly undermine restoration gains.

Overall, this Master Plan charts a thoughtful path that celebrates Fairview Park as living coastal open space first, and a place for low-impact recreation and learning second. With the refinements above, I believe the City can deliver a park that measurably improves biodiversity, safeguards cultural resources, and welcomes residents for generations.

Thank you for your leadership and for prioritizing nature in Costa Mesa.

Gratefully,

Lori Whalen
Costa Mesa Resident
Vice President, Environmental Nature Center

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From: John Green <bewickwren@earthlink.net>
Sent: Tuesday, November 4, 2025 11:04 PM
To: FVPMP;PACS Comments;CITY CLERK;CITY COUNCIL
Subject: Support for the Fairview Park Master Plan Update

Dear Costa Mesa Mayor, City Council, City Staff, Fairview Park Steering Committee, and PACS Commissioners:

As a professional wildlife biologist and a Californian concerned about the rare coastal natural resources of Fairview Park, I support the Draft Fairview Park Master Plan Update. It presents scientific findings that uphold the general public's wishes for Fairview Park to prioritize habitat protection, restoration, and low-impact recreation.

Airplane flying and illegal trail use have high impacts on habitats and are incompatible activities. It would set a bad precedent to reward illegal usage of the park by legalizing these harmful activities.

I support the recommendations made by the City's Master Planning expert consultants, the Fairview Park Steering Committee, the PACS commission, the resource agencies, and requirements of Federal law, to protect rare wildlife by stopping destructive glider and off-trail use and to preserve the seven miles of trails for low-impact recreation in the Master Plan Update.

Please also allocate more funding to Fairview Park to increase illegal activity enforcement.

Thank you for considering my views.

Sincerely,

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From: Jay Humphrey <jvhumphrey@att.net>
Sent: Tuesday, October 28, 2025 5:31 PM
To: FVPMP
Cc: DALTON, KELLY M.
Subject: Comments on Draft of the Fairview Park Master Plan
Attachments: Comments on Draft Master Plan 10-26-25.docx

October 26, 2025

City of Costa Mesa

Re: Fairview Park Master Plan Draft 09-29-25

Sirs:

As a long time advocate for Fairview Park to be established as a nature park to preserve and protect the unique habitats, species, and cultural treasures found therein, I have read this draft of the Fairview Master Plan Update 09-29-25 draft and generally find it a solid plan that can work as a "working document" for guidance in future activities and projects. I do have a few comments:

1. If the purpose of the plan is to "reflect current conditions and concepts for the restoring and preserving the park as an environmental resource for study, interpretation, and education as well as a passive recreation" (Pg 7 FVPMP) (also see pg 8-10 and Goals and Objectives PG 12) as further evidence of focus of this plan) then it seems odd that there is no mention of a name change to reflect that community supported vision. All of the guidance in this plan are recommendations, to be handled by appropriate parts of the city personnel. However, to augment the purpose, the public needs visible signs of the intended future of this park to recognize that some activities and behaviors are not compatible with that intent. A simple name change, connoting a nature focus will further the goals of this master plan will help the public actively understand the intent of this plan and help city staff achieve the goals stated in the plan. (Page 12, Goal 04)

Recommendation: Addition of a goal to change the name of Fairview Park to Fairview Nature Park or some other name that reflects the natural resource value of the park.

2. Pg. 11—Sub heading—Manage recreational impacts: Most experts recommend removal of Fly Fields as impacts in current area are significant, impacts in all area may also be significant due to the very nature of the activity and habitats associated with the area to be used. (i.e Burrowing owls seen nesting in the East side of Fairview Park and the grass lands are regular foraging area of many birds, some of which also protected.

3. Pg 18—Sub heading--Museum and field house— building of such would require footings, excavation for plumbing and electricity, etc, not to mention building of structures. Nowhere in this plan is there any discussion of the potential to use other government owned and abutting land for any of the suggested structures. While there are a number of hurdles to pass for such use, if it's not planned as an option or even a discussion with the relative agencies for future options, we are left with only "in the box" thinking and not necessarily achieving the best results for all our hard work. The golf course is recreational land owned by the city and managed by a contractee. Land within that facility, not currently in direct use for the activities of that facility, and abutting the Park

could be used to minimize any negative impact on cultural and natural resources. (note vernal pool north and west of parking lot for the model trains, etc. and ORA 506) Also, such use of abutting lands outside the confines of Fairview Park would not trigger a public vote per measure AA.

Recommendation: Add such wording to look for alternative abutting sites to provide structures for park use.

4. Pg 19-Sub heading--Opposition and conflicting feedback focused primarily of following items:

First note is re BMX bikes and impacts on cultural and biological resources and should be relocated to other park facilities, Also use the descriptor of "Some" attendees) indicating community support level. In paragraph 2 stated : "Attendees expressed strong desire...", which indicates community at large wanted model airplane flying to continue: I attended most of the outreach meetings and did not note any "strong" desire for such. Yes, members of the Harbor soaring society strongly wanted to continue, but I did not note the public at large recommending that the model airplane flying should continue, if anything just the opposite.

Recommendation: the wording in paragraph 2 be changed to "Some Attendees expressed a desire to continue...." And an additional statement following that sentence added that includes language consistent with State of California, Natural resources agency—Department of Fish and Wildlife letter of Sept. 25, 2025 PG 5 bottom of paragraph 1 "Mowing, grading, or any other maintenance of the fly field could cause unauthorized take of these species" referring to Burrowing Owls and Crotche's Bumble Bees.

5. Pg. 21 at the end of sub section—The bluffs area, south to Pacific Ave.— **Recommendation** -- needs addition of comment like above Fish and Wildlife letter of Sept. 25 2025 and other experts re the damage to protected habitat and species.

6. Pg. 27—**Recommendation**—add small discussion about impacts on necessary grants and donations to fulfill this plan from enforcement actions by Federal or State regulatory agencies for non-compliance

7. Pg. 55 4th bullet point, column 1—(Note re item 6 above)—"engage shareholders, users, and the community at large n developing a blueprint to manage the park, which accounts for passive use recreation, environmental restoration and preservation and **funding** considerations for years to come." Clearly funding and possible lose of funding is a consideration and should be actively addressed in this plan.

8. Pg. 57 sub section—Vernal Pools--**Recommendation** – add "and their Watersheds"

9. Pg. 58—Opportunities-Sub section Trail linkage—no discussion of possible use of already existing paved roadway along side of the flood canal as an option to minimize impacts on sensitive areas in Fairview Park.

Recommendation: Add such information. (see Item 3 above)

10. Pg. 64—Public Use—sub section 3- Bullet point 3

Recommendation: Define Resource Agency(s)

11. Pg. 68—Appears to be no commentary about Placentia Ave. While Placentia Ave. is not part of the park specifically, it is completely encapsulated by Fairview Park and so its environment interfaces with the rest of Farview Park both on the west and east sided of Placentia, depending on the wind direction. Therefore any plants in the planted median will eventually spread to both sides of the park. Currently, the median is planted with a number of non native (to Fairview Park) plants. The

median should only be planted with plants that are consistent with the flora of Fairview Park.

Recommendation: Add language to insure replacement of non-native plants in the median of Placentia Ave contained within the borders of Fairview Park.

12. Pg. 69—sub section Glider Launching Site: Paragraph 2—no definition of "should be provided". All funding for any "facilities" or their maintenance should be completely at the expense of the organization using said facilities. If the city decides to fund such facilities, it should charge reasonable use fees on a per use basis, as it does with swimming pools, picnic structure reservation, etc.

Recommendation: remove paragraph 2 of this sub section entirely.

13. Pg. 79-- **Recommendation:** Include a short section about funding sources for these activities. The public as well as staff need to be aware of any issues to make better expectations of timing, etc.

14. I will leave any specific recommendations to Appendixes A-D to the respective staff, scientific, and regulatory entities and rely on their expertise to add to your guidance. However:

Recommendation: all members of any affected city group (ie. Council, commissions, and committees), read Appendix A in its entirety. You may come to additional insights other than what is presented in the Draft.

Thank you for the opportunity to respond to this Draft Fairview Park Master Plan Update. Should you require further information, I can be reached as below.

Jay Humphrey
1620 Sandalwood St.
Costa Mesa, Ca 92626

jvhumphrey@att.net

714-287-0558

A copy of above is attached

Jay Humphrey
1620 Sandalwood St.
Costa Mesa, CA 92626
Phone: 714-751-6552
Cell: 714-287-0558

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October 26, 2025

City of Costa Mesa

Re: Fairview Park Master Plan Draft 09-29-25

Sirs:

As a long time advocate for Fairview Park to be established as a nature park to preserve and protect the unique habitats, species, and cultural treasures found therein, I have read this draft of the Fairview Master Plan Update 09-29-25 draft and generally find it a solid plan that can work as a “working document” for guidance in future activities and projects. I do have a few comments:

1. If the purpose of the plan is to “reflect current conditions and concepts for the restoring and preserving the park as an environmental resource for study, interpretation, and education as well as a passive recreation” (Pg 7 FVPMP) (also see pg 8-10 and Goals and Objectives PG 12) as further evidence of focus of this plan) then it seems odd that there is no mention of a name change to reflect that community supported vision. All of the guidance in this plan are recommendations, to be handled by appropriate parts of the city personnel. However, to augment the purpose, the public needs visible signs of the intended future of this park to recognize that some activities and behaviors are not compatible with that intent. A simple name change, connoting a nature focus will further the goals of this master plan will help the public actively understand the intent of this plan and help city staff achieve the goals stated in the plan. (Page 12, Goal 04)

Recommendation: Addition of a goal to change the name of Fairview Park to Fairview Nature Park or some other name that reflects the natural resource value of the park.

2. Pg. 11—Sub heading--Manage recreational impacts: Most experts recommend removal of Fly Fields as impacts in current area are significant, impacts in all area may also be significant due to the very nature of the activity and habitats associated with the area to be used. (i.e Burrowing owls seen nesting in the East side of Fairview Park and the grass lands are regular foraging area of many birds, some of which also protected.
3. Pg 18—Sub heading--Museum and field house— building of such would require footings, excavation for plumbing and electricity, etc, not to mention building of structures. Nowhere in this plan is there any discussion of the potential to use other government owned and abutting land for any of the suggested structures. While there are a number of hurdles to pass for such use, if it's not planned as an option or even a discussion with the relative agencies for future options, we are left with only “in the box” thinking and not necessarily achieving the best results for all our hard work. The golf course is recreational land owned by the city and managed by a contractee. Land within that facility, not currently in direct use for the activities of that facility, and abutting the Park could be used to minimize any negative impact on cultural and natural resources. (note vernal pool north and west of parking lot for the model trains, etc. and ORA 506) Also, such use of

abutting lands outside the confines of Fairview Park would not trigger a public vote per measure AA.

Recommendation: Add such wording to look for alternative abutting sites to provide structures for park use.

4. Pg 19-Sub heading--Opposition and conflicting feedback focused primarily of following items:

First note is re BMX bikes and impacts on cultural and biological resources and should be relocated to other park facilities, Also use the descriptor of “Some” attendees) indicating community support level. In paragraph 2 stated : “Attendees expressed strong desire...”, which indicates community at large wanted model airplane flying to continue: I attended most of the outreach meetings and did not note any “strong” desire for such. Yes, members of the Harbor soaring society strongly wanted to continue, but I did not note the public at large recommending that the model airplane flying should continue, if anything just the opposite.

Recommendation: the wording in paragraph 2 be changed to “**Some** Attendees expressed a desire to continue...” And an additional statement following that sentence added that includes language consistent with State of California, Natural resources agency—Department of Fish and Wildlife letter of Sept. 25, 2025 PG 5 bottom of paragraph 1 “Mowing, grading, or any other maintenance of the fly field could cause unauthorized take of these species” referring to Burrowing Owls and Crotche’s Bumble Bees.

5. Pg. 21 at the end of sub section—The bluffs area, south to Pacific Ave.—

Recommendation -- needs addition of comment like above Fish and Wildlife letter of Sept. 25 2025 and other experts re the damage to protected habitat and species.

6. Pg. 27—**Recommendation**—add small discussion about impacts on necessary grants and donations to fulfill this plan from enforcement actions by Federal or State regulatory agencies for non-compliance

7. Pg. 55 4th bullet point, column 1—(Note re item 6 above)—“engage shareholders, users, and the community at large n developing a blueprint to manage the park, which accounts for passive use recreation, environmental restoration and preservation and **funding** considerations for years to come.” Clearly funding and possible lose of funding is a consideration and should be actively addressed in this plan.

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14. I will leave any specific recommendations to Appendixes A-D to the respective staff, scientific, and regulatory entities and rely on their expertise to add to your guidance. However:

Recommendation: all members of any affected city group (ie. Council, commissions, and committees), read Appendix A in its entirety. You may come to additional insights other than what is presented in the Draft.

Thank you for the opportunity to respond to this Draft Fairview Park Master Plan Update. Should you require further information, I can be reached as below.

Jay Humphrey
1620 Sandalwood St.
Costa Mesa, Ca 92626

jvhumphrey@att.net

714-287-0558

GREEN, BRENDA

From: Georgia Goldfarb <georgia.goldfarb@healthequality.net>
Sent: Wednesday, November 5, 2025 2:30 AM
To: FVPMP;PACS Comments;CITY CLERK;CITY COUNCIL
Subject: Support for the Fairview Park Master Plan Update

Dear Costa Mesa Mayor, City Council, City Staff, Fairview Park Steering Committee, and PACS Commissioners:

As a Californian concerned about the rare coastal natural resources of Fairview Park, I support the Draft Fairview Park Master Plan Update. It presents scientific findings that uphold the general public's wishes for Fairview Park to prioritize habitat protection, restoration, and low-impact recreation.

Airplane flying and illegal trail use have high impacts on habitats and are incompatible activities.

I support the recommendations made by the City's Master Planning expert consultants, the Fairview Park Steering Committee, the PACS commission, the resource agencies, and requirements of Federal law, to protect rare wildlife by stopping destructive glider and off-trail use and to preserve the seven miles of trails for low-impact recreation in the Master Plan Update.

Please also allocate more funding to Fairview Park to increase illegal activity enforcement.

I strongly support preservation and restoration of wildland.

Georgia Goldfarb

Malibu, CA

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GREEN, BRENDA

From: Debby Koken <deborah.koken@gmail.com>
Sent: Thursday, March 6, 2025 1:46 PM
To: FVPMP
Subject: Fairview Park Master Plan

To: Costa Mesa City Council

I write as a long-time resident of Costa Mesa and supporter of Fairview Park.

I support the Fairview Park Master Plan update, and I urge you to accept the conservation recommendations of the biologists who researched and surveyed the Park.

As you know, many species throughout Fairview Park are threatened and endangered, and the city of Costa Mesa has a legal obligation to protect them from human impacts. Fairview Park is a key part of a wider area of connected open spaces that includes Talbert Park, Randall Preserve, Semeniuk Slough, the Santa Ana River and Huntington Beach Wetlands. This makes Fairview the only place in Costa Mesa where a complete ecosystem can thrive. Please protect Fairview Park for its ecological value and unique passive recreation opportunities.

Please prioritize the scientific findings and recommendations to defend our natural resources.

I urge you to recognize the significance of Fairview Park and step up to protect it, for Costa Mesa and for all Californians.

Sincerely,

Deborah Koken
1778 Kenwood Pl.
Costa Mesa, CA 92627

GREEN, BRENDA

From: debra marsteller <debmarst@gmail.com>
Sent: Friday, October 24, 2025 5:52 PM
To: FVPMP
Subject: Fairview Park Master plan

Thank you so much for the opportunity to comment and help support such a fabulous place in Costa Mesa. We are so lucky for the people who have worked hard to maintain this beautiful treasure. Please keep it wild. I am opposed to any additional man-made structures or development of any kind. We need to limit any activities that interfere with wildlife. I would go so far as making dogs illegal. Most preserves do not allow dogs even on a leash -this needs to be considered, and I am speaking as a dog owner.

Thank you again for your consideration

Debbie Marsteller
2878 Boa Vista Dr.
Costa Mesa, 92626

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GREEN, BRENDA

From: David Carr <DWCBio@outlook.com>
Sent: Tuesday, November 4, 2025 9:50 AM
To: FVPMP;PACS Comments;CITY CLERK;CITY COUNCIL
Subject: Support for the Fairview Park Master Plan Update

Dear Costa Mesa Mayor, City Council, City Staff, Fairview Park Steering Committee, and PACS Commissioners:

As a wildlife biologist and former Orange County resident of nearly 20 years, I am writing to express my support for the Draft Fairview Park Master Plan Update. The plan reflects a thoughtful, science-based approach that aligns with both the ecological significance of Fairview Park and the long-standing community commitment to protect its rare coastal resources.

The Master Plan appropriately prioritizes habitat protection, restoration, and low-impact recreation—values that reflect the broader public interest and the intent of multiple conservation policies and regulations. The continued presence of activities such as unauthorized trail use and model airplane flying has measurable impacts on sensitive habitats and protected species, and is inconsistent with these conservation goals.

I support the recommendations made by the City's environmental planning consultants, the Fairview Park Steering Committee, the Parks, Arts & Community Services Commission, and relevant state and federal resource agencies to discontinue destructive uses and preserve the existing seven miles of designated trails for low-impact recreation.

Additionally, I encourage the City to increase funding and staffing for enforcement to ensure compliance with conservation measures and to prevent illegal activity within the park.

Fairview Park is one of the last remaining examples of coastal mesa habitat in Southern California, and it deserves to be managed with the highest level of care and stewardship.

Thank you for your time and your continued efforts to protect this unique natural resource for current and future generations.

Respectfully,

David W. Carr
Principal Biologist
Mobile: 714.376.4357
Email: dwcbio@outlook.com
[David W. Carr | LinkedIn](#)
 [Book a time to meet with me](#)

GREEN, BRENDA

From: Dan Silver <dsilverla@me.com>
Sent: Wednesday, November 5, 2025 9:17 AM
To: FVPMP;PACS Comments;CITY CLERK;CITY COUNCIL
Subject: Support for the Fairview Park Master Plan Update

Dear Costa Mesa Mayor, City Council, City Staff, Fairview Park Steering Committee, and PACS Commissioners:

Endangered Habitats League (EHL) is concerned about the rare coastal natural resources of Fairview Park and supports the Draft Fairview Park Master Plan Update. For your reference, EHL is a Southern California regional conservation group active in Orange County since 1991.

The Master Plan presents scientific findings that uphold the general public's wishes for Fairview Park to prioritize habitat protection, restoration, and low-impact recreation. Unfortunately, airplane flying and illegal trail use have high impacts on habitats and are incompatible activities.

We support the recommendations made by the City's Master Planning expert consultants, the Fairview Park Steering Committee, the PACS commission, the resource agencies, and requirements of Federal law, to protect rare wildlife by stopping destructive glider and off-trail use and to preserve the seven miles of trails for low-impact recreation in the Master Plan Update.

Please also allocate more funding to Fairview Park to increase illegal activity enforcement.

Please let me know of questions.

Yours truly,

Dan Silver

NOTE NEW MAILING ADDRESS

Dan Silver, Executive Director
Endangered Habitats League
505 S Flower St #71001
PO Box 71001
Los Angeles CA 90071

213-804-2750
dsilverla@me.com
<https://ehleague.org>

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GREEN, BRENDA

From: Costa Mesa First <costamesa1st@gmail.com>
Sent: Thursday, October 30, 2025 11:52 AM
To: FVPMP;DALTON, KELLY M.
Cc: PETTIS, JEFF;REYNOLDS, ARLIS;CHAVEZ, MANUEL;STEPHENS, JOHN;MARR, ANDREA;GAMEROS, LOREN;BULEY, MIKE;cecilia.garado-daly@costamesaca.gov;GRUNER, BRIAN
Subject: Draft Fairview Park Master Plan Update
Attachments: Ltr to City of CM re Fairview Park Master Plan Update.pdf

Dear Mr. Dalton,

Thank you for the opportunity to comment on the City of Costa Mesa's Draft Fairview Park Master Plan Update (FPMPU). Attached is a letter with our complete comments.

Fairview Park is a unique ecological and cultural resource that must be preserved and managed responsibly. We urge the City to:

- Prioritize restoration and protection of sensitive habitats, including vernal pools, in compliance with CDFW and USFWS guidance.
- Relocate the fly field outside Fairview Park to prevent further habitat degradation and align with legal requirements and expert recommendations.
- Incorporate a Long-Term Management Plan with clear actions and timelines for habitat restoration, enforcement, and public education.
- Address additional concerns: mowing limits, fencing adequacy, noise restrictions (including concerts and drones), and improved enforcement for dogs and off-trail activities.
- Provide missing references, maps, and appendices noted in the FPMPU.

Fairview Park offers a rare opportunity for ecological stewardship. We strongly recommend revising the FPMPU to reflect these priorities, recirculating the draft for public comment, and holding additional public meetings to ensure transparency and community engagement.

Richard Huffman
Cynthia McDonald
Costa Mesa First
PO Box 2282
Costa Mesa, CA 92628
costamesa1st.com
(714) 549-5884



Costa Mesa First's mission is to educate Costa Mesans about planning policies in Costa Mesa so they make knowledgeable choices when voting. We encourage residents to choose walkable, bikeable, and inclusive neighborhoods, and the land use and transportation policies and investments needed to make Costa Mesa flourish. Our primary objective is to require Costa Mesa's leaders to put the residents of Costa Mesa first.

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COSTA MESA



October 30, 2025

VIA EMAIL ONLY –fvmpm@costamesaca.gov

Mr. Kelly Dalton, Fairview Park Administrator
City of Costa Mesa
77 Fair Drive
Costa Mesa, California 92626

Re: Fairview Park Master Plan Update

Dear Mr. Dalton:

We appreciate the opportunity to provide comments to the City of Costa Mesa's Draft Fairview Park Master Plan Update ("FPMPU").

Fairview Park is a rare and irreplaceable 208-acre parkland and conservation area. It is a cultural and ecological treasure that supports numerous special status plant and wildlife species, including several listed as threatened or endangered under federal and state laws. Fairview Park's riparian habitats, coastal scrub, grasslands, and vernal pools are among the few remaining in Orange County—and are virtually unmatched along California's coast.

It is important that the City restore, preserve, and protect the park as an environmental resource for study, interpretation, and education, as well as passive recreation and low-impact activities that connect the community to the natural environment. "Balancing resource protection and public use, which reflects the vested interests of the community and the City, is the essential purpose of this plan update."¹

¹ Master Plan Update, Executive Summary, Page 7.

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costamesa1st@gmail.com
costamesa1st.com
(714) 549-5884

The FPMPU is meant to build upon the original plan and maintain the momentum of recent restoration work which established a strong set of strategies to facilitate the continuing improvement of Fairview Park. Scientific data in the technical reports clearly demonstrate the urgent need for a **Long-Term Management Plan** to safeguard cultural resources and conserve biological resources—especially the essential vernal pool habitat. The FPMPU must be used as the primary tool for informed decision-making and planning to ensure the preservation and enhancement of Fairview Park’s unique ecological features and cultural significance.

Goals and Objectives. In general, the FPMPU supports the goals and objectives adopted by the City Council on January 17, 2023:

- Protect, preserve, and enhance the unique natural and cultural resources of Fairview Park.
- Restore and enhance the park as an environmental resource, and provide interpretive opportunities to educate users of the park’s unique ecology, cultural history, and resources.
- Manage the park as a passive recreational opportunity.
- Engage stakeholders, users, and the community at large in developing a blueprint to manage the park, which accounts for passive use recreation, environmental restoration and preservation, and funding considerations for years to come.

Threats to Sensitive Biological and Cultural Resources. Through the years, there have been threats to the sensitive biological and cultural resources found in the park. The biggest threat comes from the users. As stated on in the FPMPU, “Page 10: Threats to sensitive biological and cultural resources in Fairview Park come from human actions that destroy, degrade, and fragment the park’s natural communities and erode protective soil cover. These threats should be mitigated with a combination of education, management and physical protection measures and actions.”²

² Master Plan Update, Introduction, Page 10.

Mr. Kelly Dalton, Fairview Park Administrator
City of Costa Mesa
October 30, 2025
Page 3

Protection of Vernal Pools. Applicable laws protecting vernal pool species and their habitat include the California Endangered Species Act and the Federal Endangered Species Act, each of which require conservation of threatened and endangered species, as well as their ecosystems. These Acts prohibit the take of threatened and endangered species except under certain circumstances and only with authorizations from the California Department of Fish and Wildlife (“CDFW”) and/or the U.S. Fish and Wildlife Service (“USFWS”). Under CESA and ESA, a take is defined as to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct.

Prior actions by park users and the City have drawn attention by the California Department of Fish and Wildlife (“CDFW Letter,” dated September 25, 2025, attached as Exhibit A) and the U.S. Fish and Wildlife Service (“USFWS Letter,” dated July 24, 2014, attached as Exhibit B) due to the takes of threatened and endangered species. Both agencies have pointed out the City’s actions and inactions have caused detrimental impacts to Fairview Park that required the City to improve its practices of restoration, protection, and management of the park. In particular, this applies to the fly field currently used by the Harbor Soaring Society.

The Biological Resources Technical Report prepared by Hamilton Biological supports relocation of the fly field, and cites Barry Nerhus of Endemic Environmental Services:

“As an airplane pilot, I have a passion for aviation and the continued growth of the aviation community (even as a tool for conservation). However, I do not think the recreational activities at the fly field is a part of the mission of managing Fairview Park for the natural resources and recovery of endangered species.”

The Fairview Park Steering Committee (“Steering Committee”), a committee that the City Council formed in 2017 after the passage of Measure AA, and whose scope and criteria includes “provide advice to the City Council regarding the implementation of the Fairview Park Master Plan,” made the recommendation is to relocate the fly field outside of Fairview Park:

“6. 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.”

Costa Mesa First (FPPC 1332564), P.O. Box 2282, Costa Mesa, CA 92628
costamesa1st@gmail.com
costamesa1st.com
(714) 549-5884

The CDFW Letter states:

“CDFW strongly supports relocation of the model airplane fly field, as its continued operation in the vernal pool complex is in direct conflict with preservation and management of this important park feature. The goals of the Master Plan Update, as stated in the publicly available technical documents, cannot be achieved while private citizens continue take it upon themselves to grade and mow these sensitive habitats to maintain fly field runways on City property. Additionally, while these recreational activities have largely been considered passive, the degradation and improper maintenance of the pools is leading to a long-term reduction in vernal pool function and degradation.”

The CDFW Letter goes on to state:

“Finally, there is scientific evidence to support that the fly field activities lead to harassment of sensitive avian species, including raptors. Behavioral responses to model aircraft disturbances add to the daily energy expenditure of birds.”

Despite the fact that all of Fairview Park contains sensitive habitat and endangered species, the FPMPPU suggests relocating the flying field to within the park:

“The Master Plan Update recommends moving the current site to another portion of the park to comply with resource agency recommendations. To avoid regular mowing and prevent colonization by ground-dwelling species, a compacted and stabilized decomposed granite paving area should be provided for the relocated launch site. Proposed improvements for the relocation site include an approximately 300-by-50-foot runway (partially surfaced with decomposed granite), pilot stations and pit area, a storage shed, an information kiosk, and installation of a low post-and-cable barrier.”³

³ Master Plan Update, The Master Plan, Page 69.

Mr. Kelly Dalton, Fairview Park Administrator
City of Costa Mesa
October 30, 2025
Page 5

This section of the FPMPU contradicts the CDFW's, the expert's, and the Steering Committee's recommendations. The FVPMP must be revised to align with agency guidance and legal requirements.

We note that Harbor Soaring Society is not the only user of the fly field and that others use the field and the vernal pools for unpermitted flying activities. **It is critical that the fly field be relocated to outside of Fairview Park to meet the goals of the City Council and to comply with applicable laws.**

Further, the Steering Committee's recommendations should be added as an Addendum to the FPMPU.

In addition, as the USFWS Letter directs, the City must:

"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."

The "Other Management Opportunities" section on Page 81 must be revised to include language that complies with this important direction from the USFWS. While we note that Appendix C refers to the need for such a Long-Term Management Plan, no plan or description of such management plan has been included in the FPMPU.

We note that **relocating the fly field to any other part of Fairview Park would require a vote of the people under Measure AA**. The work to establish a new fly field would cause a "significant change,"⁴ as it would involve grading, compaction and importing of soil or decomposed granite, and the addition of buildings, all of which will not be done for restoration or preservation purposes.

Finally, no other public park in Orange County permits the flying of motorized aircraft or the cable-assisted launching of gliders—and for good reason. These activities pose significant safety risks. For example, Aliso Viejo, which allows limited aircraft use, requires operators to pass a proficiency test to ensure they can avoid losing planes in neighboring yards. In stark contrast, Costa Mesa permits glider launches using cables that

⁴ See City of Costa Mesa Code of Ordinances, Title 12, Chapter V, Section 12-87 (Definitions).

Mr. Kelly Dalton, Fairview Park Administrator
City of Costa Mesa
October 30, 2025
Page 6

extend into the sensitive vernal pool watershed (see Exhibit C for photo for launch cable and extension into vernal pool/watershed) and allows individuals to enter these protected areas to retrieve lost gliders. This practice not only endangers public safety but also violates the integrity of critical habitats. It is no surprise that both CDFW and USFWS have expressed serious concerns about the City's failure to prevent these harmful activities..

Mowing. On Page 8 of the USFWS Letter, the USFWS directed the City to limit mowing as follows:

“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.”

Ceasing to mow in areas where sensitive habitat or species are location should be included as part of habitat restoration projects and included as part of any future management plan or the “Other Management Opportunities” on Page 81.

Fencing. On Page 8 of the USFWS Letter, USFWS commented on the City's intent to install cable fencing as follows:

“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.”

Please include similar language to this in the “Trail Delineation/Fencing” sections.

Noise. While we appreciate the prohibition of the use of motorized aircraft by the Harbor Soaring Society, there are still several noise sources that impact the endangered species in the park. The CDFW Letter states on Page 6:

Costa Mesa First (FPPC 1332564), P.O. Box 2282, Costa Mesa, CA 92628
costamesa1st@gmail.com
costamesa1st.com
(714) 549-5884

“The presence of even lower-decibel noise and physical disturbances from fly field can interfere with these cues, potentially delaying or disrupting migration. This disruption could affect the birds’ ability to arrive at their destination on time, impacting their survival and reproductive success (Schummer and Eddleman 2003). It can also interfere with the birds’ flight paths, leading to potential collisions or forced changes in migration patterns. Noise and physical presence of model aircraft also affect the landscape and vegetation used by birds for cover and nesting. This is particularly concerning considering the known grading and mowing activities associated with the fly field maintenance.”

Is the CDFW aware that the City allows amplified music in Fairview Park during the summer Concerts in the Park? Even if it is not aware, it clear that the CDFW does not intend that any intentionally loud noises be allowed in Fairview Park. **The Concerts in the Park must be relocated to a more suitable venue.**

In addition, from time to time a drone is flown over the park. Drones are noisy and disturb avian species. Likewise, the radio-controlled vehicles on the ground. **Please ban drones in Fairview Park and all other City parks.**

Enforcement. As noted on Page 6 of the CDFW Letter, the City must provide for more enforcement and funding for such. The USFWS Letter notes on page 4 that the “[r]estored Complex 4 has multiple paths running through it and shows signs of frequent use by dogs.” Dogs must be on leash and feces must be removed. In addition, off trail bicycle and ebike riding has taken a great toll on the habitat in the park and needs to be more closely monitored. **At least one park ranger should be assigned to be at the park at all times during operating hours.**

Miscellaneous.

- On Page 16 of the FPMPU (“Introduction”), at the bottom of the center column it states, “Source information will be referenced,” but there is no source information provided. Please provide.
- Page 31 of the FPMPU (“Existing Planning Conditions”) should reference the Active Transportation Plan (“ATP”) adopted by the City in June 2018. In addition,

Costa Mesa First (FPPC 1332564), P.O. Box 2282, Costa Mesa, CA 92628
costamesa1st@gmail.com
costamesa1st.com
(714) 549-5884

Mr. Kelly Dalton, Fairview Park Administrator
City of Costa Mesa
October 30, 2025
Page 8

the Map on that page needs to be replaced with the map on Page 65 of the ATP.

- Reference is made on page 86 of the FPMPU to Appendix E, however, that Appendix has not been provided. Please let us know when you have uploaded it to the City's website.
- Provide the Long-Term Management Plan, or description of said management plan, as referred to in Appendix C. Please include a description of proposed projects and a timeline.

Conclusion.

Fairview Park offers a once-in-a-generation opportunity for ecological stewardship. The City must follow the guidance of USFWS, CDFW, the Steering Committee and technical experts. We urge the City to revise the FPMPU to incorporate these recommendations, to recirculate the draft for public comment, and hold additional public meetings to ensure transparency and community engagement.

Thank you for your attention. Please feel free to contact us should you have any questions.

Very truly yours,

/s/ *Richard J. Huffman*
Richard J. Huffman Treasurer

/s/ *Cynthia McDonald*
Cynthia McDonald Assistant Treasurer

cc: City of Costa Mesa – Mayor, City Council, Parks and Community Services
Commission, and City Manager

Costa Mesa First's mission is to educate Costa Mesans about planning policies in Costa Mesa so they make knowledgeable choices when voting. We encourage residents to choose walkable, bikeable, and inclusive neighborhoods, and the land use and transportation policies and investments needed to make Costa Mesa flourish. Our primary objective is to require Costa Mesa's leaders to put the residents of Costa Mesa first.

Costa Mesa First (FPPC 1332564), P.O. Box 2282, Costa Mesa, CA 92628
costamesa1st@gmail.com
costamesa1st.com
(714) 549-5884

Attachment A

CDFW Letter



State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
South Coast Region
3883 Ruffin Road
San Diego, CA 92123
wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director



September 25, 2025

Brenda Green
City Clerk's Office
77 Fair Drive
Costa Mesa, CA 92626
brenda.green@costamesaca.gov

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

Dear Brenda Green:

The California Department of Fish and Wildlife (CDFW) has reviewed the technical reports which provide the framework for the Draft Fairview Park Master Plan (Plan) 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 Guidelines¹ (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

¹ 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
September 25, 2025
Page 2 of 21

regulatory authority (Fish & G. Code, § 1600 *et seq.*). Likewise, to the extent implementation of the Project as proposed may result in “take” as defined by State law² 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 City’s website, the objective of the Fairview Park Master Plan Update (Update) is to revise the 1998 Fairview Park Master Plan, last updated in 2008. In addition to the goals of aligning the existing Plan with current biological assessments, land uses, and environmental regulations/policies, it will also be used to create priorities and strategies for long-term management, preservation of natural resources, and future park projects. Future projects include, but are not limited to, restoration projects, trail improvements, park amenities, and special events.

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 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 is 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.

² “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
September 25, 2025
Page 3 of 21

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 [*Polioptila 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 sandiegonensis*; SSC),
- Coopers hawk (*Astur cooperii*; SSC),

Plants

- San Diego button celery (*Eryngium aristulatum* var. *parishii*; 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).

Please see Attachment A for a complete list of sensitive species present or with potential to occur at Fairview Park (Hamilton Biological 2025).

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). Despite repeated engagement with the City on natural resources matters at the Park, our attempts to partner with the City on these outstanding issues are largely ineffective. As outlined below, many of these obligations are incomplete or their status is unknown.

Brenda Green
September 25, 2025
Page 4 of 21

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).

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). These issues remain unresolved (Comment 4).

COMMENTS AND RECOMMENDATIONS

CDFW offers the comments and recommendations below to assist the City in reaching the stated goals of the Plan update; 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.** CDFW strongly supports relocation of the model airplane fly field, as its continued operation in the vernal pool complex is in direct conflict with preservation and management of this important park feature. The goals of the Master Plan Update, as stated in the publicly available technical documents, cannot be achieved while private citizens continue take it upon themselves to grade and mow these sensitive habitats to maintain fly field runways on City property. Additionally, while these recreational activities have largely been considered passive, the degradation and improper maintenance of the pools is leading to a long-term reduction in vernal pool function and degradation.

Brenda Green
 September 25, 2025
 Page 5 of 21

Not only would relocation of the model airplane fly field reduce habitat degradation and risk of unauthorized take of CESA candidate species, but it would also reduce the regulatory burden for the City. Based on current seasonal survey data, operation and maintenance of the fly field in its current location would likely require a CESA Incidental Take Permit (ITP) for western burrowing owl and Crotch's bumble bee. Western burrowing owl over-winters regularly on the Park's mesa, within proximity of the existing fly field. Mowing, grading, or any other maintenance of the fly field could cause unauthorized take of these species.

On October 15, 2024, the Fish and Game Commission published a Notice of Findings that designates western burrowing owl as a CESA candidate species. If the fly field is not relocated, no avoidance measures are implemented, and regular survey data is not collected, unauthorized take could occur. Furthermore, without Park enforcement, inadvertent attempts to flush western burrowing owl from the site may lead to indirect impacts to the species. Crotch's bumble bee has also been recently observed in Fairview Park (Endemic Environmental Services 2024). The California Fish and Game Commission accepted a petition to list 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. At the fly field's current location, its operations and ongoing maintenance will substantially modify habitat and potentially reduce or impair the viability of future populations of bees. The Project may also reduce the number and range of the species without considering the likelihood that special status species on adjacent and nearby natural lands, such as Talbert Regional Park or Randall Preserve, may rely upon the habitat that occurs on the proposed Project site.

Finally, there is scientific evidence to support that the fly field activities lead to harassment of sensitive avian species, including raptors. Behavioral responses to model aircraft disturbances add to the daily energy expenditure of birds. When birds are disturbed, they can react with altered behaviors, such as agitation or flushing. Also, a bird may exhibit no outward signs of distress but experience an elevated heart rate (Ellenberg, Mattern and Seddon 2013), increased oxygen consumption, and change in metabolic rate, thus disrupting the bird's energy budget (Kempf and Hüppop 1998). Even outside breeding season, such disturbances can have a high impact to the individual bird as well as to the population. During the non-breeding season birds need to forage as much as possible to build up fat stores for migration, upcoming breeding activity, or harsh winter conditions (Kempf and Hüppop 1998). Birds that rely on Fairview Park for food and shelter could temporarily abandon these habitats during fly field use, leading to a loss of critical resources during key times, such as during migration or overwintering periods. This disruption can have significant consequences for their overall health, survival, and reproductive success. Depending on a species' breeding cycle, disturbances can have varying results (Ellenberg, Mattern and Seddon 2013). For fly field activities that occur at the beginning of nesting season, birds may choose not to nest in the area at all.

Brenda Green
September 25, 2025
Page 6 of 21

As southern California's rare coastal open spaces are important stopovers for annual migration, model aircraft disturbances in those areas will affect many birds. Migratory birds rely on specific cues, including environmental factors such as light, temperature, and quiet, to guide their journeys. The presence of even lower-decibel noise and physical disturbances from fly field can interfere with these cues, potentially delaying or disrupting migration. This disruption could affect the birds' ability to arrive at their destination on time, impacting their survival and reproductive success (Schummer and Eddleman 2003). It can also interfere with the birds' flight paths, leading to potential collisions or forced changes in migration patterns. Noise and physical presence of model aircraft also affect the landscape and vegetation used by birds for cover and nesting. This is particularly concerning considering the known grading and mowing activities associated with the fly field maintenance.

2. **Enforcement.** To meet the stated goals of the Master Plan Update, CDFW strongly recommends that the Update include a discussion regarding the necessity for Park enforcement of adopted policy. Park enforcement is necessary to ensure the City complies with Fish and Game Code, as well as conditions as described in any forthcoming CDFW-issued permits (e.g., CESA ITP or LSAA). Without enforcement, continued habitat degradation through off-trail activity is likely, and unauthorized take under CESA is possible. We strongly recommend the City includes line-item funding for this purpose in its annual budget.
3. **Permitting Obligations.** The Fairview Park Master Plan Update should address in specific terms how and when it will meet its prior and ongoing wetland permitting obligations. CDFW has been engaging with the City since 2018, when CDFW was contacted regarding vegetation clearing in the artificial pond complex. Five years later in 2023, the City submitted a notification for routine maintenance in and around the ponds (EPIMS-ORA-38510-R5). On July 3, 2024, CDFW deemed that notification incomplete. To date, the City has not responded to CDFW regarding the outstanding items in our Notification Incomplete letter. It can only be assumed that, despite our efforts to negotiate in good faith with the City regarding wetland permitting obligations, seven years' worth of unauthorized impacts are likely to have occurred to areas subject to Fish and Game Code Section 1602. A Master Plan Update would not be complete without addressing the outstanding Routine Maintenance Agreement notification and any other one-time projects in the Park; this includes how they will be completed, funded, when, and by whom.

Given the City continues to disregard our requests for compliance, CDFW is within our rights to issue a Notice of Violation associated with the ongoing unauthorized impacts. FGC Section 1602 requires an entity to submit a written Lake and Streambed Alteration Notification to CDFW before: 1) substantially diverting or obstructing the natural flow of a river, stream, or lake; 2) substantially changing the bed, channel, or bank of a river, stream, or lake; 3) using any material from the bed, channel, or bank of a river, stream, or lake; and/or 4) depositing or disposing of debris, waste, material containing crumbled, flaked, or ground pavement where it may pass into a river, stream, or lake. Hence, any entity who engages in an activity

Brenda Green
September 25, 2025
Page 7 of 21

subject to FGC Section 1602 without first notifying CDFW violates Section 1602. However, we continue to assert that it is in the best interest of the wetland resources, the City, and CDFW to issue an LSAA to authorize the impacts, if possible.

CDFW is available to meet regarding wetland permitting issues at the City's earliest convenience.

4. **Mitigation Obligations.** It is CDFW's understanding that restoration efforts associated with the Fairview Park Mesa, for which the City applied for a Restoration Management Plan (RMP) under CDFW's Cutting the Green Tape Program, were approved at the City Council meeting held on September 16, 2025. This restoration is aligned with the stated goals of the Master Plan Update and would fulfil the City's outstanding OCTA mitigation obligations. The draft restoration plan and the proposed CEQA addendum, prepared by the City, provide a sufficient level of detail regarding the work which will be authorized by the RMP, such that a contract can be bid in the absence of an issued permit.

In 2010, the City nominated the subject 23-acre Fairview Park Restoration Project (Restoration) for funding consideration to the OCTA. The Wildlife Agencies supported the recommendation for OCTA to fund the Restoration within Fairview Park. This Restoration was planned to be integrated into the OCTA Measure 2 (M2) NCCP/HCP as it has high potential to support similar vegetation communities to mitigate for identified M2 freeway construction activities; restores sensitive species listed under the California Natural Diversity Database; and should result in ecological benefits to the NCCP/HCP Covered Species. Once the Restoration is completed and approved by the Wildlife Agencies, OCTA will be able to use the restored habitat for mitigation as part of the OCTA M2 NCCP/HCP. The City agreed to ensure the long-term conservation of the natural resources at Fairview Park through verification of a conservation easement or other approved conservation instrument.

Below are the outstanding concerns pertaining to the Restoration that we have communicated to the City during meetings and phone calls over the past several years:

- a. Failure to restore the agreed upon habitat restoration acreage and implement a solution to resolve this shortcoming;
- b. Lack of documentation to demonstrate that adjacent mitigation for other projects does not overlap with the Project;
- c. Lack of progress on developing and recording a conservation easement or other approved conservation instrument over the entire project area; and,
- d. Lack of Lake and Streambed Alteration Notification for one-time work and ongoing maintenance of the Fairview Park ponds subject to Fish and Game Code section 1600 *et seq.*

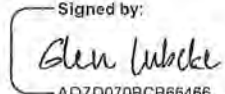
Brenda Green
September 25, 2025
Page 8 of 21

CDFW is committed to assisting the City in fulfilling its outstanding obligations. We look forward to working with the City to provide a complete RMP application package so that issuance of the RMP can move forward.

CONCLUSION

CDFW appreciates the opportunity to comment on the technical documents associated with the Master Plan Update to advise the City of Costa Mesa in identifying and mitigating the Updates' impacts on biological resources. Questions regarding this letter or further coordination should be directed to Jennifer Turner³, Senior Environmental Scientist, Supervisor.

Sincerely,

Signed by:

AD7D070BCB66466
Glen M. Lubcke
Environmental Program Manager
South Coast Region

ATTACHMENTS

Attachment A: Sensitive Species at Fairview Park

cc: 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, Christine_Medak@fws.gov

Office of Planning and Research
State.Clearinghouse@opr.ca.gov

³ Phone: 858-539-9109; Email: jennifer.turner@wildlife.ca.gov

Brenda Green
September 25, 2025
Page 9 of 21

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Brenda Green
September 25, 2025
Page 10 of 21

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Brenda Green
September 25, 2025
Page 11 of 21

Attachment A: Sensitive Species at Fairview Park

Latin name Common name	Fed.	Global/ State	CNPS	Habitat/Regional Status	Potential to Occur in Fairview Park
Plants					
<i>Abronia villosa</i> var. <i>aurita</i> Chaparral Sand-Verbena	—	G5T2/S2	1B.1	Open sandy soils in alluvial washes, chaparral, and coastal sage scrub. Mainly in Riverside and San Diego Counties. Last extant Orange County population is at Fairview Park.	Possibly Extirpated. Small numbers found in northern lowlands in recent years; not detected in 2023, possibly due to brush clearance in area.
<i>Atriplex coulteri</i> Coulter's Saltbush	—	G3/S1S2	1B.2	Clay soils on bluffs, mesas and open coastal areas. San Luis Obispo County south.	Moderate. Occurs within 5- 10 miles of park.
<i>Atriplex pacifica</i> South Coast Saltscale	—	G4/S2	1B.2	Clay soils on bluffs, mesas and open coastal areas. Santa Barbara County south.	Moderate. Historically occurred within 5-10 miles of park.
<i>Atriplex serenana</i> var. <i>davidsonii</i> Davidson's Saltscale	—	G5T1/S1	1B.2	Coastal cliff faces and bluffs. Santa Barbara County south to Orange County.	Moderate. Historical records within 5-10 miles of park.
<i>Calystegia sepium</i> ssp. <i>binghamiae</i> Santa Barbara Morning- Glory	—	G5TXQ/SX	1A	Coastal saltmarshes and stream banks. Localized populations in western Central Valley and southern California.	None. Name misapplied erroneously to plants in Orange County.
<i>Camissoniopsis lewisii</i> Lewis's Evening-Primrose	—	G4/S4	3	Sandy or clay soils on bluffs, mesas, and open coastal areas. San Luis Obispo County south.	Present. Scattered small populations along trail margins and other open areas.
<i>Centromadia parryi</i> ssp. <i>australis</i> Southern Tarplant	—	G3T2/S2	1B.1	Disturbed ground in saltmarshes and coastal sage scrub. Santa Barbara County south.	Present. Occurs along disturbed margins of trails; numbers fluctuate from year to year; more abundant in the park before creation of ponds in the northern lowlands.

Brenda Green
September 25, 2025
Page 12 of 21

<i>Chaenactis glabriuscula</i> var. <i>orcuttiana</i> Orcutt's Pincushion	—	G5T1/S1	1B.1	Coastal dunes, bluffs, and mesas. Ventura County south; mostly in San Diego County.	Low. Potentially suitable habitat present, but species not known to occur within 15 miles of the site.
<i>Dudleya multicaulis</i> Many-stemmed Dudleya	—	G2/S2	1B.2	Clay banks, slopes, and sandstone outcrops. Kern County south to northwestern San Diego County.	Moderate. Occurs within 5- 10 miles of the park.
<i>Eryngium aristulatum</i> var. <i>parishii</i> San Diego Button-Celery	E	E	1B.1	Vernal pools. Mainly in San Diego County; the only Orange County population is at Fairview Park.	Present. Found in Ponds 4a, 4b, 4c. Numbers have declined over time; in recent years, plants appear to have been intentionally removed.
<i>Hordeum intercedens</i> Vernal Barley	—	G3G4/ S3S4	3.2	Grasslands and vernal pools. Santa Barbara County south; scattered populations in the Central Valley.	Present. Occurs in grasslands and vernal pools; numbers in 2023 greatly reduced from previous years, probably due to increasing competition from non-native species.
<i>Horkelia cuneata</i> var. <i>puberula</i> Mesa Horkelia	—	G4T1/S1	1B.1	Sheltered coastal chaparral. San Luis Obispo County south to northwestern San Diego County.	Low. Occurs within 5-10 miles, but park lacks coastal chaparral habitat.
<i>Lasthenia glabrata</i> ssp. <i>coulteri</i> Coulter's Goldfields	—	G4T2/S2	1B.1	Alkali soils and vernal pools. San Luis Obispo County south; scattered populations in the Central Valley.	Present. Pools 5 and 6 hold the County's largest population, with 100s to 1000s of plants; smaller numbers occur in a vernal wet half-pipe feature in the central mesa, adjacent to a large, disturbed area.
<i>Lycium californicum</i> California Boxthorn	—	G4/S4	4.2	Scrub habitats, mainly along the coast. Los Angeles County south.	Present. Occurs in coastal bluff scrub on the park's western slope.
<i>Microseris douglasii</i> ssp. <i>platycarpa</i> Small-flowered Microseris	—	G4T4/S4	4.2	Vernal pools and seasonally wet plains. Los Angeles County south; one record from southern Central Valley.	Present. Occurs in vernal pools and grasslands in the park on both sides of Placentia Avenue.

Brenda Green
September 25, 2025
Page 13 of 21

<i>Myosurus minimus</i> ssp. <i>apus</i> Little Mousetail	—	G5T2Q/ S2	3.1	Alkali soils and vernal pools. Mainly in the Central Valley and western Riverside County; the only Orange County population is at Fairview Park.	Present. Occurs around the margins of Pool 1; very few plants recorded in 2023, apparently due to competition from non-native plants and trampling.
<i>Nama stenocarpa</i> Mud Nama	—	G4G5/ S1S2	2B.2	Vernal pools and seasonally wet plains. Los Angeles County south; one record from southern Central Valley.	Present. Occurs in deepest parts of Pool 1.
<i>Nasturtium gambelii</i> Gambel's Watercress	E	T	1B.1	Freshwater marshes, streams, and drainage areas. San Luis Obispo County south to Orange County.	Low. Potentially suitable habitat present, but no extant populations known in Orange County.
<i>Navarretia prostrata</i> Prostrate Vernal Pool Navarretia	—	G2/S2	1B.2	Seasonally wet alkali soil and vernal pools. Central Valley; coastal slope from Alameda County south; one of two Orange County populations is at Fairview Park.	Present. Occurs around the margins of Pool 1, but fewer plants than expected were recorded in 2023, apparently due to competition from non-native plants and trampling.
<i>Orcuttia californica</i> California Orcutt Grass	E	E	1B.1	Vernal pools. Ventura County south; scattered populations in the Central Valley; the only Orange County population is at Fairview Park.	Present. Found in Pool 4a; several dozen plants emerged in 2023 after exceptional rains.
<i>Pentachaeta aurea</i> ssp. <i>alleni</i> Allen's Daisy	—	G4T1/S1	4.3	Clay grasslands and openings in coastal sage scrub. Known from San Joaquin Hills and Santa Ana Mountains of Orange County.	Low. Occurs within 5-10 miles of the park, but suitable habitat may not be present.
Saltspring Checkerbloom <i>Sidalcea neomexicana</i>	—	G4/S2	2B.2	Alkali springs and marshes. Ventura County south.	Low. Potentially suitable habitat present, but species not known to occur within 15 miles of park.
Invertebrates					
San Diego Fairy Shrimp <i>Branchinecta sandiegonensis</i>	E	G2/S1		Vernal pools and other ephemeral wetlands. Orange County south.	Present. Documented in seasonal pools on both sides of Placentia Avenue.

Brenda Green
September 25, 2025
Page 14 of 21

Riverside Fairy Shrimp <i>Streptocephalus woottoni</i>	E	G1G2/ S2		Vernal pools and other ephemeral wetlands. Ventura County south.	Present. Documented in seasonal pools on west side of Placentia Avenue.
<i>Bombas crotchii</i> Crotch's Bumble Bee	—	C/S1S2	—	Many habitats. California and northwestern Baja California; most records from southern California.	Present. Uses native and non-native flowering habitats in the park (Endemic Environmental Services 2024). Nests in burrows, tufts of vegetation, cavities, rock piles, etc.
<i>Danaus plexippus</i> Monarch	C	G4T1T2 Q/S2	—	Breeds in areas with milkweed from Mendocino County south. In southern California, overwinters mainly in large stands of eucalyptus near the coast.	Present. Occurs as a transient; not known to breed or overwinter in the park.
<i>Panoquina errans</i> Wandering Skipper	—	G4G5/ S2	—	Coastal salt marsh with the required food plant, salt grass (<i>Distichlis spicata</i>). Santa Barbara County south.	Present. James Bailey observed one in the northern lowlands, but scarcity of salt grass in the park may preclude the species from becoming established.
<i>Helminthoglypta traskii traskii</i> Trask Shoulderband	—	G1G2T1 /S2S3	—	Many habitats. Coastal slope from Ventura County south.	High. Likely occurs in the less disturbed parts of the park.
Amphibians					
<i>Spea hammondi</i> Western Spadefoot	PT	SSC	—	Seasonal pools with nearby uplands suitable for aestivation. Shasta County south, excluding deserts.	Low. The species likely occurred at Fairview Park historically, because suitable habitat is present, but no records exist.
Reptiles					
<i>Actinemys pallida</i> Southwestern Pond Turtle	PT	SSC	—	Expansive natural areas that include permanent water and generally lack non-native turtles or exotic predators. Alameda County south, excluding deserts.	Present. One reported in Pond D in the northern lowlands (Endemic Environmental 2021).
<i>Phrynosoma blainvillii</i> Coast Horned Lizard	—	SSC	—	Expansive natural areas with sandy openings and native harvester ants. Shasta County south, excluding deserts.	Low. Unlikely to occur due to degradation and fragmentation of habitat, including presence of

Brenda Green
September 25, 2025
Page 15 of 21

					Argentine ants.
<i>Aspidoscelis tigris stejnegeri</i> Coastal Whiptail	—	SSC	—	Widespread, in various habitats. Coastal slope from Santa Barbara County south.	Present. One reported at base of the park's western slope (Dudek 2003).
<i>Anniella stebbinsi</i> Southern California Legless Lizard	—	SSC	—	Various habitats with sandy soil or deep leaf-litter. Coastal slope from Ventura and Kern Counties south.	Moderate. May occur in areas with loose soils.
<i>Arizona elegans occidentalis</i> California Glossy Snake	—	SSC	—	Widespread, but uncommon, in habitats with loose soil. Coastal slope from Contra Costa County south.	Moderate. May occur in areas with loose soils.
<i>Salvadora hexalepis virgulata</i> Coast Patch-nosed Snake	—	SSC	—	Brushy and rocky habitats. Coastal slope from San Luis Obispo County south.	Low. Unlikely to occur due to degradation and fragmentation of habitat.
<i>Thamnophis hammondi</i> Two-striped Garter Snake	—	SSC	—	Widespread in the region, in and around perennial water.	Moderate. May occur in and around perennial water.
<i>Crotalus ruber</i> Red Diamond Rattlesnake	—	SSC	—	Various rocky habitats. Coastal slope from Los Angeles County south.	Low. Along the coast, not recorded west of the San Joaquin Hills. Records from Seal Beach area reportedly involve released animal(s).
Birds					
<i>Aythya americana</i> Redhead	—	SSC	—	Nests in various freshwater habitats; winters on lakes and bays. Range includes most of North America.	Present. A few have been recorded during winter. Some potential exists for nesting in the northern lowland ponds.
<i>Plegadis chihi</i> White-faced Ibis	—	G5/S3S4	—	Various freshwater habitats. Breeding range includes most of western North America; winters south to Central America.	Present. Up to several dozen non-breeders occur in the park in fall, winter, spring; small numbers have been recorded breeding in the northern lowland ponds.
<i>Sterna antillarum browni</i> California Least Tern	E	E	—	Breeds on sandy beaches, and in similar open coastal habitats, from Solano County south. Winters in western Mexico.	Present. Not expected to nest in the park, but local breeders occasionally forage in ponds in the northern

Brenda Green
September 25, 2025
Page 16 of 21

					lowlands.
<i>Nannopterum auritum</i> Double-crested Cormorant	—	G5/S2	—	Freshwater and nearshore marine environments across most of North America. Nests in trees and snags near water.	Present. Non-breeders regularly forage in ponds in the northern lowlands. Could nest there as trees around the ponds mature.
<i>Ixobrychus exilis</i> Least Bittern	—	SSC	—	Resident of freshwater marshes with extensive emergent vegetation across large parts of North and South America.	Present. Small number of records from ponds in the northern lowlands; may nest in tules.
<i>Elanus leucurus</i> White-tailed Kite	—	FP	—	Nests in trees within expansive open space areas; more widespread during migration and winter. Forages in rangelands and marshy areas. Range includes large parts of North and South America.	Present. Forages regularly in the park. Could potentially nest in riparian woodlands.
<i>Aquila chrysaetos</i> Golden Eagle	—	FP	—	Extensive open areas across a cosmopolitan range; nests on cliffs and in tall trees away from settlements. In Orange County, occurs mainly in the foothills and mountains.	Low. Transients could occur rarely.
<i>Circus hudsonius</i> Northern Harrier	—	SSC	—	Nests on the ground in expansive open space areas; more widespread during migration and winter. Range includes most of North America.	Present. Small numbers regularly forage in the park's grassland and scrub habitats in fall, winter, and spring. Could possibly nest in the local area.
<i>Haliaeetus leucocephalus</i> Bald Eagle	—	E	—	Nests in tall trees, usually near water; forages in lakes, rivers, and marine environments. Range includes most of North America.	Present. Occurs rarely as a transient.
<i>Buteo regalis</i> Ferruginous Hawk	—	G4/S3S4	—	Breeds in central North America and winters mainly in expansive rangelands and agricultural areas to the south.	Present. Occurs rarely as a transient.

Brenda Green
September 25, 2025
Page 17 of 21

<i>Buteo swainsoni</i> Swainson's Hawk	—	G5/S4	—	Breeds in Canada and western North America and winters from western Mexico to southern South America.	Present. Occurs rarely as a transient.
<i>Athene cunicularia</i> Burrowing Owl	—	C/SSC	—	Occurs across large parts of North America; nesting population west of the deserts nearly extirpated. Rare winter visitor in coastal southern California.	Present. Up to three often winter in Fairview Park, using open habitats on either side of Placentia Avenue. Not known to nest in the park.
<i>Asio flammeus</i> Short-eared Owl	—	SSC	—	Extensive open areas across a cosmopolitan range; nests in northern North America. Very rare fall/winter visitor across most of southern California.	Present. Occurs rarely as a transient.
<i>Empidonax traillii extimus</i> Southwestern Willow Flycatcher	E	E	—	Formerly a widespread breeder in southern California but now highly localized in areas of extensive riparian woodlands. Uncommon during migration.	Low (as a breeder). Habitat is marginal; no recent nesting records from Orange County. Occurs regularly, but uncommonly, as a transient.
<i>Pyrocephalus rubinus</i> Vermilion Flycatcher	—	SSC	—	Open country with trees. Formerly nested in the desert Southwest and into Mexico; now nests sparingly across southern California, including Orange County.	Present. Now apparently resident in small numbers; courtship behavior by a pair on 3/25/25.
<i>Vireo bellii bellii</i> Least Bell's Vireo	E	E	—	Nests uncommonly in riparian scrub and woodlands from Ventura County south; winters in western Mexico.	Present. Small numbers nest in riparian habitats in Fairview Park and elsewhere along the lower Santa Ana River.
<i>Lanius ludovicianus</i> Loggerhead Shrike	—	SSC	—	Occurs in open habitats across most of North America; nesting population on coastal slope of southern California nearly extirpated. Rare winter visitor in coastal southern California.	Present. Occurs rarely in fall and winter; does not nest.
<i>Poliophtila californica californica</i> Coastal California Gnatcatcher	T	SSC	—	Resident of coastal sage scrub habitat, favoring shallow slopes and elevations below 1,500 feet; Ventura County south.	Present. Small numbers resident in scrub habitats in Fairview Park and elsewhere along the lower Santa Ana River.

Brenda Green
September 25, 2025
Page 18 of 21

<i>Campylorhynchus brunneicapillus</i> Cactus Wren, coastal populations	—	SSC	—	Rare and declining resident of cactus scrub habitat on the coastal slope from Ventura County south.	Extirpated. Small numbers formerly resident along the western bluff and elsewhere along the lower Santa Ana River have died out in recent years.
<i>Cistothorus palustris clarkae</i> Clark's Marsh Wren	—	SSC	—	Resident of marshes with extensive emergent vegetation; Los Angeles County to San Diego County.	High. A few late spring and summer records of Marsh Wren in the lowland ponds likely refer to <i>C. p. clarkae</i> , the local breeder. Records of Marsh Wren in fall and winter may involve migrant subspecies from elsewhere.
<i>Ammodramus savannarum</i> Grasshopper Sparrow	—	SSC	—	Nests in expansive grasslands and rangelands across most of North America. In Orange County, breeds mainly in the San Joaquin Hills and Lomas de Santiago; occurs rarely in fall and winter.	Low (as a breeder). Occurs rarely as a transient or winter visitor. Nesting unlikely, but possible, east of Placentia Avenue.
<i>Poecetes gramineus affinis</i> Oregon Vesper Sparrow	—	SSC	—	Breeds in the Pacific Northwest and winters mainly in expansive open areas on the coastal slope of California.	High. Vesper Sparrows of unknown subspecies recorded in the park; <i>P. g. affinis</i> likely to occur occasionally in fall and winter.
<i>Passerculus sandwichensis rostratus</i> Large-billed Savannah Sparrow	—	SSC	—	Breeds in the northern Gulf of California; winters on the coast of southern California.	Present. Occurs rarely in fall and winter.
<i>Icteria virens</i> Yellow-breasted Chat	—	SSC	—	Nests uncommonly and locally in riparian woodlands with dense tangles across most of North America.	Present. Small numbers nest in riparian habitats in Fairview Park and elsewhere along the lower Santa Ana River.
<i>Agelaius tricolor</i> Tricolored Blackbird	—	T	—	Nests in wetlands near expansive grasslands and rangelands required for foraging, mainly in California. Winters in rangelands and parks.	Low (as a breeder). Occurs rarely as a transient or winter visitor. Nesting unlikely, but possible.

Brenda Green
September 25, 2025
Page 19 of 21

<i>Xanthocephalus xanthocephalus</i> Yellow-headed Blackbird	—	SSC	—	Nests in wetlands with tall emergent vegetation across much of central and western North America. Winters mainly in Mexico.	Low (as a breeder). Occurs rarely as a transient or winter visitor. Nesting unlikely, but possible.
<i>Setophaga petechia</i> Yellow Warbler	—	SSC	—	Nests in woodlands across most of North America. Winters mainly from Mexico to South America.	Present. Small numbers nest in riparian habitats in Fairview Park and elsewhere along the lower Santa Ana River.
Mammals					
<i>Microtus californicus stephensi</i> South Coast Marsh Vole	—	SSC	—	Wetland communities and associated grasslands along the coast from southern Ventura County to northern Orange County (Sunset Beach).	None. Fairview Park lies seven miles southeast of the described range of this taxon; voles along the Santa Ana River should be <i>M. C. sanctidiegi</i> (Hall 1981).
<i>Perognathus longimembris pacificus</i> Pacific Pocket Mouse	E	SSC	—	Shrublands, coastal dunes, coastal sage scrub, and river alluvium habitats with loose, sandy soil. Coastal areas from Los Angeles County to San Diego County.	Low. Not recorded in Fairview Park or elsewhere along the Santa Ana River but may have occurred there historically. Very little sandy habitat potentially suitable for this species remains in the northern lowlands.
<i>Sorex ornatus salicomicus</i> Southern California Salt Marsh Shrew	—	SSC	—	Coastal salt marshes, and nearby freshwater wetlands, from Ventura County to Orange County.	Low. Fairview Park lacks the coastal salt marsh habitat with which this species is most closely associated.
<i>Neotoma lepida intermedia</i> San Diego Desert Woodrat	—	SSC	—	Widespread in scrub habitats, especially those with cactus, but sensitive to habitat fragmentation. Coastal slope from Monterey County south.	Moderate. Suitable cactus scrub occurs in the park, but this species may not be present due to fragmentation of the habitat.
<i>Lepus californicus bennettii</i> San Diego Black-tailed Jackrabbit	—	SSC	—	Occurs in various open settings, usually in expansive open space areas, from Santa Barbara County south.	Extirpated. Formerly recorded in the park (Hamilton 1995) and elsewhere along the lower Santa Ana River, but no recent observations known.

Brenda Green
September 25, 2025
Page 20 of 21

<i>Choeronycteris mexicana</i> Mexican Long-tongued Bat	—	SSC	—	Ventura County south to Central America, often in coastal areas. Roosts in caves, crevices, under tree roots, and in man-made structures. Forages on nectar and pollen of agaves.	Low. Fairview Park generally lacks suitable roosting habitat and the agaves associated with this species.
<i>Eumops perotis californicus</i> Western Mastiff Bat	—	SSC	—	Roosts in crevices in cliffs and in tall buildings; feeds aerially. Widely distributed in California and Desert Southwest.	Low. The species may occasionally fly over the site while foraging, but suitable roosting is absent.
<i>Lasiurus frantzii</i> Western Red Bat	—	SSC	—	Roosts in foliage of many types of trees; feeds over a wide variety of habitats, often close to water in coastal lowlands. Widespread from western North America south to northern South America.	High. Riparian woodlands in the park appear suitable for roosting, and the park contains ample water and suitable foraging habitat.
<i>Lasiurus xanthinus</i> Western Yellow Bat	—	SSC	—	Roosts primarily or entirely in palms; often forages over water but also grasslands and scrub habitats. Southwestern United States south to Central America.	Moderate. Fairview Park lacks the palm trees most closely associated with this species, but Western Yellow Bats could roost in riparian woodlands and/or forage in the park.
<i>Antrozous pallidus</i> Pallid Bat	—	SSC	—	Widespread in western North America, in chaparral and similar habitats. Forages on the ground and in vegetation. Roosts in rock crevices and under tree bark.	Low. Fairview Park lacks extensive rocky areas or oak woodlands that would provide suitable roosting habitat, but Pallid Bats from other areas could potentially forage in the park.
<i>Taxidea taxus</i> American Badger	—	SSC	—	Occurs in expansive open space areas across most of western and central North America. In Orange County, recent records from the mountains and foothills.	Low. American Badgers have not been recorded at Fairview Park or elsewhere along the lower Santa Ana River. It is likely that the natural habitat is too reduced and fragmented to support a population.

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Brenda Green
September 25, 2025
Page 21 of 21

Attachment B

USFWS Letter



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"¹ 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

¹ 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.

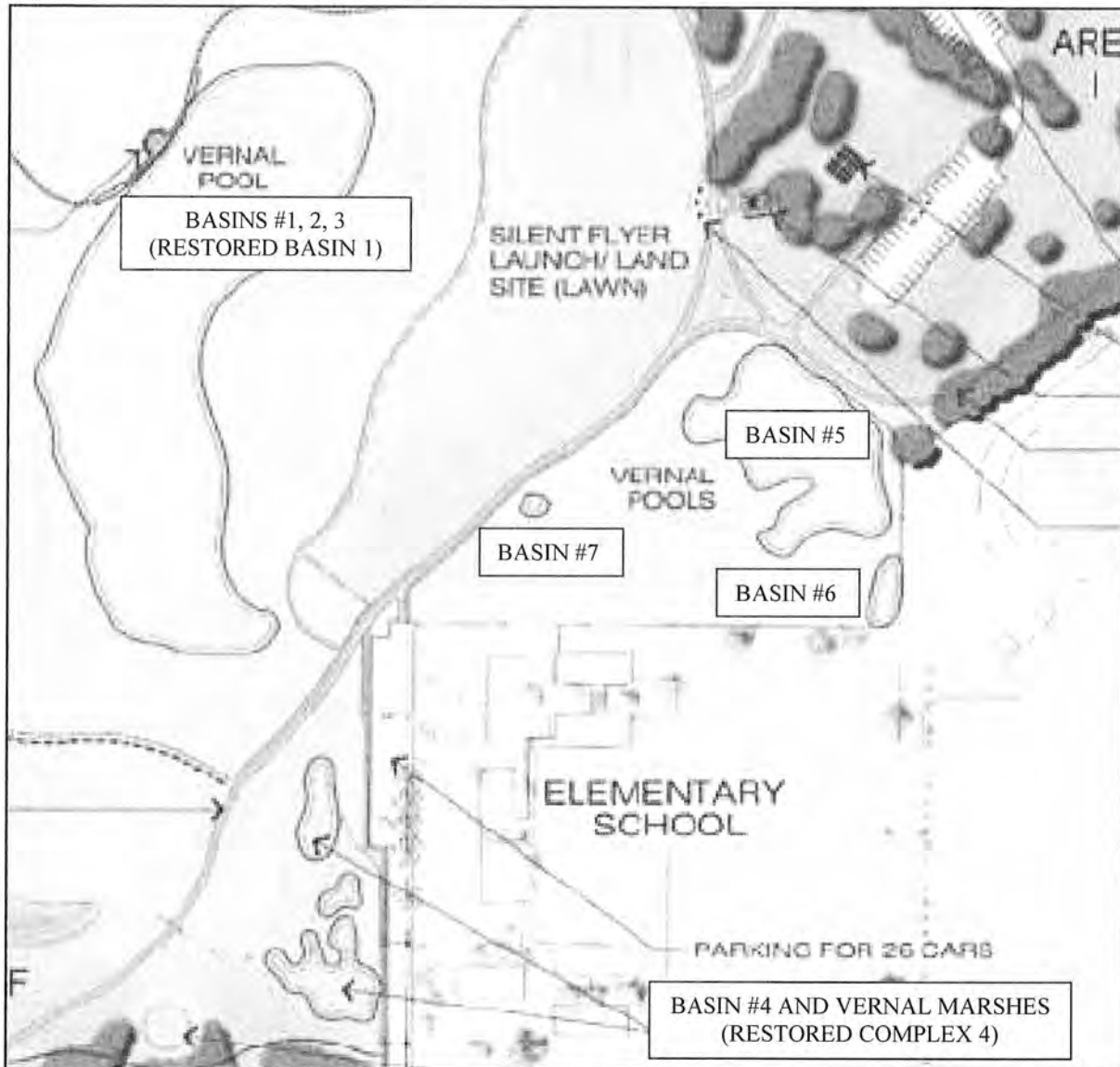


Figure 1. Location of vernal pool basins at Fairview Park.

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).

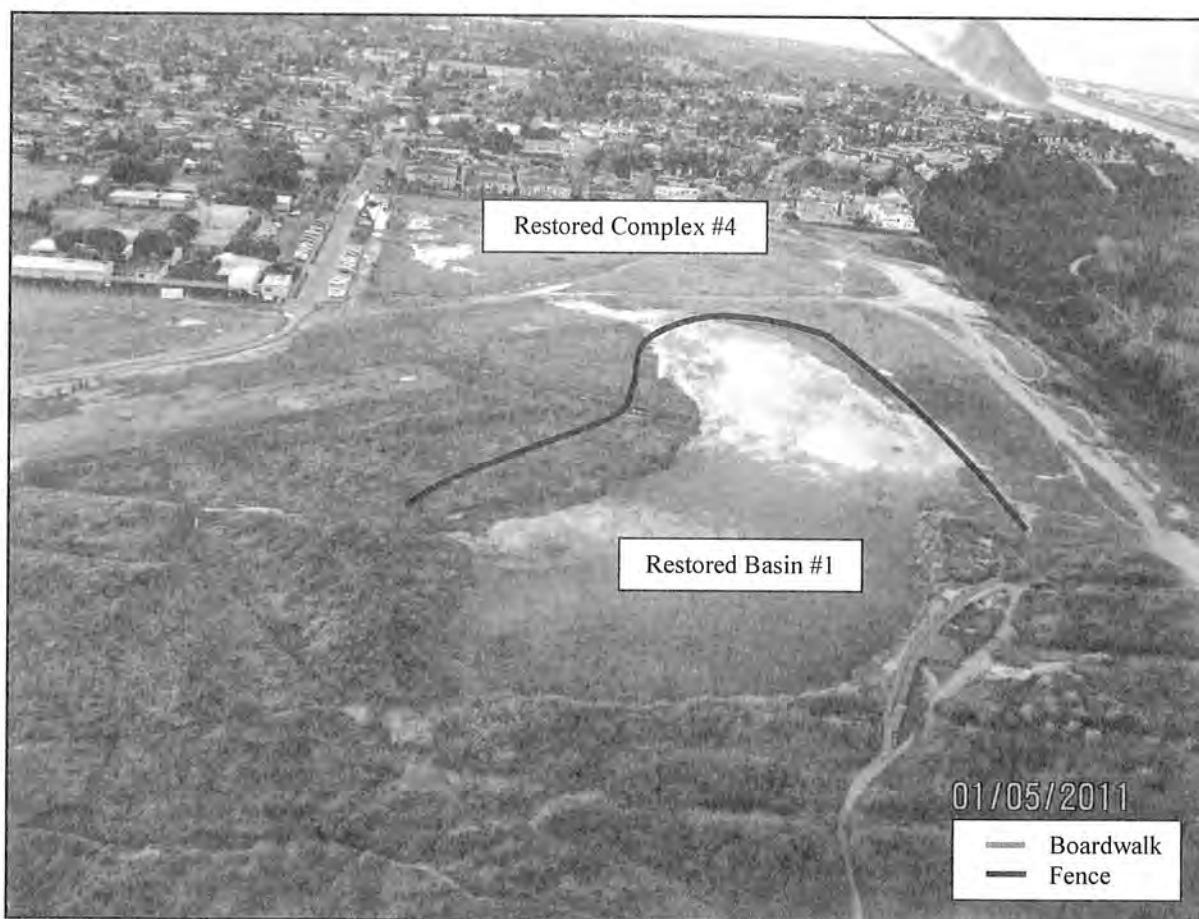


Figure 2. Vernal pools in Fairview Park during an above average rainfall year (facing south). Paths bisect the basins in several locations, and the fencing is in the water.

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.



Figure 3. Location of fencing, educational signs and boardwalks needed for the protection of San Diego fairy shrimp habitat.

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

Literature Cited

- City of Costa Mesa. 2008. Fairview Park Master Plan March 1998, Revised February 2001 and November 2002, Updated November 2008.
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Mr. Baltazar Mejia (FWS-OR-13B0443-14TA0229)

11

Simovich, M. 2005. Collecting report for 2004 for collecting permit TE87037-2. Prepared for U. S. Fish and Wildlife Service, Carlsbad, California.

Personal Communication

Chung, J. 2010. U. S. Army Corps of Engineers, electronic mail received by C. Medak, Carlsbad Fish and Wildlife Office, April 16, 2010.

Attachment C

Launch Cable Photos



Launch Cable



Depressed Ground at End of Cable

GREEN, BRENDA

From: Brad Barr <bradleygbarr@gmail.com>
Sent: Wednesday, November 5, 2025 6:56 PM
To: FVPMP;PACS Comments;CITY CLERK;CITY COUNCIL
Subject: Support for the Fairview Park Master Plan Update

Subject: Support for the Fairview Park Master Plan Update

Dear Costa Mesa Mayor, City Council, City Staff, Fairview Park Steering Committee, and PACS Commissioners:

As a Californian concerned about the rare coastal natural resources of Fairview Park, I support the Draft Fairview Park Master Plan Update. It presents scientific findings that uphold the general public's wishes for Fairview Park to prioritize habitat protection, restoration, and low-impact recreation.

Airplane flying and illegal trail use have high impacts on habitats and are incompatible activities.

I support the recommendations made by the City's Master Planning expert consultants, the Fairview Park Steering Committee, the PACS commission, the resource agencies, and requirements of Federal law, to protect rare wildlife by stopping destructive glider and off-trail use and to preserve the seven miles of trails for low-impact recreation in the Master Plan Update.

Please also allocate more funding to Fairview Park to increase illegal activity enforcement.

Thank you for considering my views.

Sincerely,

Bradley G. Barr

el Cajon, CA 92021



Virus-free. www.avast.com

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GREEN, BRENDA

From: Bruce Horowitz <bruce.horowitz@me.com>
Sent: Tuesday, November 4, 2025 10:06 AM
To: FVPMP;PACS Comments;CITY CLERK;CITY COUNCIL
Subject: Support for the Fairview Park Master Plan Update

Dear Costa Mesa Mayor, City Council, City Staff, Fairview Park Steering Committee, and PACS Commissioners:

As a Californian concerned about the rare coastal natural resources of Fairview Park, I support the Draft Fairview Park Master Plan Update. It presents scientific findings that uphold the general public's wishes for Fairview Park to prioritize habitat protection, restoration, and low-impact recreation.

Airplane flying and illegal trail use have high impacts on habitats and are incompatible activities.

I support the recommendations made by the City's Master Planning expert consultants, the Fairview Park Steering Committee, the PACS commission, the resource agencies, and requirements of Federal law, to protect rare wildlife by stopping destructive glider and off-trail use and to preserve the seven miles of trails for low-impact recreation in the Master Plan Update.

Please also allocate more funding to Fairview Park to increase illegal activity enforcement.

Thank you for considering my views.

Sincerely,

Bruce Horowitz

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GREEN, BRENDA

From: Bo Glover <bo@encenter.org>
Sent: Tuesday, November 4, 2025 12:10 PM
To: FVPMP;CITY CLERK;CITY COUNCIL
Subject: Fairview Park Draft Master Plan

Dear Mayor and Members of the Costa Mesa City Council,

I have been a Costa Mesa resident for many years, serve on the Fairview Park Advisory Committee and have been the President of the Environmental Nature Center (ENC) for over three decades. In my role at the ENC, it has been an honor to serve tens of thousands of students and visitors from Costa Mesa over the years, providing them with transformative experiences through connection with nature. It is my hope, with the adoption of the Fairview Park Master Plan, that Fairview Park will continue to provide transformative experiences for the citizens of our City.

We have not always been the best stewards of this precious city resource. The draft Master Plan provides us with the blueprint to be better stewards. The City leadership and staff should be proud of the process, community involvement and plan presented to us for adoption.

The three most important components within the draft Master Plan include:

1. The protection of the federally protected vernal pool watershed with the relocation of Harbor Soaring Society's glider launch facilities outside of the vernal pool watershed. In addition, the construction of boardwalk access and fencing/signage to keep visitors on trail is essential for the health of this fragile and vitally important ecosystem.
2. The protection of the culturally significant and nationally registered archaeological sites located throughout the park which include the removal of detrimental fill to prevent further deterioration of the resources which will honor the tribal history of the area through proper preservation.
3. The restoration of the habitat through weed abatement, clear trail delineation and native plantings to benefit wildlife and spark inspiration for the conservation ethic of community visitors to the park.

We have a tremendous community asset. Let's protect it to the best of our ability by adopting the Master Plan and putting it into action. I look forward to the next steps in enhancing this community treasure we call Fairview Park. Please do not hesitate to contact me if you would like to have any additional discussion.

-Bo

Bo Glover

President & CEO



**Environmental
Nature Center**

1601 E. 16th Street

Newport Beach, CA 92663

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GREEN, BRENDA

From: bethany <vallastere@protonmail.com>
Sent: Tuesday, November 4, 2025 10:48 AM
To: FVPMP;PACS Comments;CITY CLERK;CITY COUNCIL
Subject: Support for the Fairview Park Master Plan Update

Dear Costa Mesa Mayor, City Council, City Staff, Fairview Park Steering Committee, and PACS Commissioners:

As a Californian concerned about the rare coastal natural resources of Fairview Park, I support the Draft Fairview Park Master Plan Update. It presents scientific findings that uphold the general public's wishes for Fairview Park to prioritize habitat protection, restoration, and low-impact recreation.

Airplane flying and illegal trail use have high impacts on habitats and are incompatible activities.

I support the recommendations made by the City's Master Planning expert consultants, the Fairview Park Steering Committee, the PACS commission, the resource agencies, and requirements of Federal law, to protect rare wildlife by stopping destructive glider and off-trail use and to preserve the seven miles of trails for low-impact recreation in the Master Plan Update.

Please also allocate more funding to Fairview Park to increase illegal activity enforcement.

Thank you for considering my views.

Sincerely,

bethany vallastere
Huntington Beach

Sent from Proton Mail Android

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GREEN, BRENDA

From: Betsy Densmore <betsydensmore52@gmail.com>
Sent: Tuesday, October 28, 2025 3:48 PM
To: FVPMP;ParkDistrict1;ParkDistrict2;ParkDistrict3;ParkDistrict4;ParkDistrict5;ParkDistrict6;WRIGHT, SHAYANNE;GRUNER, BRIAN
Subject: Comments re Fairview Park Master Plan

Hello Gracious Parks Commissioners,

I write to reinforce the importance of your support for the Fairview Park Steering Committee recommendations, which are based on a lot of input from those of us who care deeply about this very valuable treasure's future.

I would also ask special emphasis for:

- the need for ASAP removal of the dangerous and ill-place hunks of concrete that are leftovers from treating the area as a dump;
- the need to fix the walking path on the south end of the park, to match the other three sides of the mesa trail, which will require resolving the flooding problems that occur whenever we have heavy rain and grading it.

Please hear us!

Best Regards,
Betsy

Betsy Densmore
betsydensmore52@gmail.com
949-500-2381

"The difference between winning and losing is most often not quitting." — Walt Disney

God has given inner strength for the tree to survive the harshest winters. You are no less endowed. The wintertimes of life come not to destroy you, but to stimulate you to fresh enthusiasm and constructive effort." - Paramahansa Yogananda

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GREEN, BRENDA

From: Bill Hatch <hatchling9@gmail.com>
Sent: Monday, November 3, 2025 6:38 PM
To: FVPMP;PACS Comments;CITY CLERK;CITY COUNCIL
Subject: Fairview Park Comments

The best thing for Fairview Park is to focus on the habitat restoration. Removal of the Mustard, Tumbleweed, Curly Dock, and Sweet Fennel. Planting of the native coastal sage scrub plants. Accelerate the process to complete in a reasonable timeframe (5 years?). Make this priority one.

Most everything else will take care of itself

Leave all the major trails that exist. Don't need fencing except for very limited during planting.

Ban e-bikes on the dirt trails

Let the flyers fly their planes and the bike riders ride up and down the hills in the very limited areas where they are now.

Widen the support for the restoration efforts.

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GREEN, BRENDA

From: all4won@ca.rr.com
Sent: Wednesday, October 8, 2025 4:05 PM
To: FVPMP
Subject: Fairview Park Master Plan

Greetings,

I read through to p.69 to find the mention that I was most curious about - glider planes in the park.

"The Master Plan Update recommends moving the current site to another portion of the park to comply with resource agency recommendations. To avoid regular mowing and prevent colonization by ground-dwelling species, a compacted and stabilized decomposed granite paving area should be provided for the relocated launch site. Proposed improvements for the relocation site include an approximately 300-by-50-foot runway (partially surfaced with decomposed granite), pilot stations and pit area, a storage shed, an information kiosk, and installation of a low post-and-cable barrier."

Reading this statement tells me that the City does not fully understand & appreciate the treasure it has in Fairview Park. The gliders are in and of themselves not compatible with passive uses, since this "passive" use deters birds from using the area. Covering the ground with decomposed granite to deter those darned rodents - a food source for hawks - is not natural.

The significant difference between the gliders & the railroad is that on the trains, thousands are exposed to the beauty of the area. The gliders is setting aside a chunk of land for a few.

All of this you've heard, from me for 25 years & from others. To say that I'm disappointed is an understatement. This plan is what's been holding me to the area. That you chose to endorse the idea of continuing to fly the gliders - I can only pray that seasonal restrictions (nesting season) would apply. I long time waiting for this, and what I see is that unlike so many other sites in the area I love that have been preserved and restored, this plan sets the bar low & wildlife - the reason we bought our home on Darrell St. by Estancia HS - takes a backseat to a few people who apparently have the ear of council. I sure hope they're paying dearly for this precious opportunity & the city is not giving it away for a nickel.

Amy Litton
874 Darrell St.

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From: [StandUpForMotherEarth](#)
To: [FVPMP](#); [PACS Comments](#); [CITY CLERK](#); [CITY COUNCIL](#)
Subject: Support for the Fairview Park Master Plan Update
Date: Wednesday, November 5, 2025 8:05:29 AM

Dear Costa Mesa Mayor, City Council, City Staff, Fairview Park Steering Committee, and PACS Commissioners:

As a Californian concerned about the rare coastal natural resources of Fairview Park, I support the Draft Fairview Park Master Plan Update. It presents scientific findings that uphold the general public's wishes for Fairview Park to prioritize habitat protection, restoration, and low-impact recreation.

Airplane flying and illegal trail use have high impacts on habitats and are incompatible activities.

I support the recommendations made by the City's Master Planning expert consultants, the Fairview Park Steering Committee, the PACS commission, the resource agencies, and requirements of Federal law, to protect rare wildlife by stopping destructive glider and off-trail use and to preserve the seven miles of trails for low-impact recreation in the Master Plan Update.

Please also allocate more funding to Fairview Park to increase illegal activity enforcement.

Thank you for considering my views.

Ruth Brissenden, J.D.
Stand Up For Mother Earth
<https://standupformotherearth.org>

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From: [Trudy Reed](#)
To: [EVPMP](#); [PACS Comments](#); [CITY CLERK](#); [CITY COUNCIL](#)
Subject: Support for the Fairview Park Master Plan Update
Date: Sunday, November 9, 2025 12:37:59 PM

Costa Mesa Mayor, City Council, City Staff, Fairview Park Steering Committee, and PACS Commissioners,

I support the Draft Fairview Park Master Plan Update. It presents clear, scientific findings that uphold the public's wishes for Fairview Park to prioritize habitat protection, restoration, and low-impact human use.

Glider airplane flying and illegal trail use have high impacts on habitats and are incompatible, destructive activities at Fairview Park.

I support the recommendations made by the City's Master Planning expert consultants, the Fairview Park Steering Committee, the PACS commission, the resource agencies, and requirements of Federal law, to protect habitats by stopping high impact glider and off-trail activities, and preserve the 7 miles of trails for low-impact human recreation in the Master Plan Update.

Please allocate more funding to Fairview Park to increase illegal activity enforcement.

Thank you,

[Your Name, City]

Sent from my iPhone

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From: [VIOLET OUYANG](#)
To: [FVPMP](#); [PACS Comments](#); [CITY CLERK](#); [CITY COUNCIL](#)
Subject: Support for the Fairview Park Master Plan Update
Date: Thursday, November 6, 2025 9:30:13 PM

Dear Costa Mesa Mayor, City Council, City Staff, Fairview Park Steering Committee, and PACS Commissioners:

As a Californian concerned about the rare coastal natural resources of Fairview Park, I support the Draft Fairview Park Master Plan Update. It presents scientific findings that uphold the general public's wishes for Fairview Park to prioritize habitat protection, restoration, and low-impact recreation.

Airplane flying and illegal trail use have high impacts on habitats and are incompatible activities.

I support the recommendations made by the City's Master Planning expert consultants, the Fairview Park Steering Committee, the PACS commission, the resource agencies, and requirements of Federal law, to protect rare wildlife by stopping destructive glider and off-trail use and to preserve the seven miles of trails for low-impact recreation in the Master Plan Update.

Please also allocate more funding to Fairview Park to increase illegal activity enforcement.

Thank you for considering my views.

Sincerely,

Violet Ouyang

Arcadia, CA 91006

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From: blush1996@aol.com
To: [FVPMP](#); [PACS Comments](#); [CITY CLERK](#); [CITY COUNCIL](#)
Subject: Support for the Fairview Park Master Plan Update
Date: Monday, November 10, 2025 11:51:43 AM

Costa Mesa Mayor, City Council, City Staff, Fairview Park Steering Committee, and PACS Commissioners,

I'm writing in support of the Draft Fairview Park Master Plan Update. The wishes of the public are clear regarding Fairview Park. They want habitat protection, restoration, and low impact human use prioritized, and the Draft Master Plan, as written, achieves those important goals.

I also support the recommendations made by the City's Master Planning consultants, the Fairview Park Steering Committee, the PACS Commission, the resources agencies, and the requirements of Federal law, to protect habitats by stopping high impact glider and off-trail activities, and I agree that the 7 miles of trails for low-impact activities in the Master Plan Update should be preserved.

Finally, I strongly urge the allocation of more funding to Fairview Park to increase the enforcement of illegal activity.

Thank you,
Suzanne Forster, Newport Beach

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From: [Kent Morris](#)
To: [FVPMP](#)
Cc: [PACS Comments](#); [CITY CLERK](#); [CITY COUNCIL](#)
Subject: Fairview Park...
Date: Monday, November 10, 2025 9:51:43 AM

To All Concerned:

I—as well as a majority of the public---support the Draft Fairview Park Master Plan Update...

Please prioritize habitat protection by forbidding the Harbor Soaring Society from using this sensitive habitat..

Do the right thing—don't give in to a small minority whose actions will eliminate the purpose of this Park...

Biologists, State and Federal resource agencies, and Federal law all agree on Fairview Park's designation as natural habitat for "passive" human use and that HSS activities will disrupt and destroy this natural habitat...

Please find or direct HSS to another appropriate area for their activities...

Sincerely,

Kent Morris

Fullerton Resident & Retired College Professor

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From: [Susan Harker](#)
To: [CITY CLERK](#)
Subject: Fairview Park Master Plan(FPMP) draft, my thoughts
Date: Thursday, October 30, 2025 4:15:05 AM

Dear Park and Community Services Commissioners:

My name is Sue Harker and live at 1930 Monrovia Avenue. I am responding to draft of FPMP, Public Use Section, objectives 3 & 4, page 64 and Appendix "Archaeological..." Page 33.

Glider, model planes and drones (planes) are not an activity for continued inclusion in FPMP. Prior to closure of plane area in 2020, I observed downed planes in bush west of take off area resulting in retrieval through unauthorized areas. I observed motorized planes flying over both Fairview and Talbert Parks. On several occasions, motorized planes chased flying birds. The planes group, in my observation, were not good and appropriate stewards of Fairview Park.

Note: Say's Phoebe, winter migrant, lives among bush west of planes area. Redwing blackbirds and especially swallows, spring, summer migrants, hunt in planes area.

I support narrow gauge railroad as it provides visitors an opportunity for east Park overview and probably prevents unauthorized trail walking.

Thank you for letting me respond to the FPMP draft.

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From: [Priscilla Rocco](#)
To: [CITY CLERK](#)
Subject: Fairview Park Master Plan Update
Date: Thursday, October 30, 2025 12:21:32 PM

Dear Costa Mesa Planning Commission,

We are living in dangerous and illogical times. Instead of scientists directing our nuclear warheads, we have TV hosts. Instead of doctors and immunologists determining the healthcare for Americans, we have cultists. And in Costa Mesa, the city council - who are not scientists or experts on the health and restoration of fragile native habitats and ecosystems - based their decisions regarding the health, restoration, and protection of Fairview Park on a small group of plane hobbyists who have threatened their political lives.

In California we're blessed to have more species of plants and animals than any other state - about one-third of ALL species in the nation. Our soils hold more than ONE Quarter of the WORLD's biodiversity, boasting more than 2,500 different different types of soil. Because of this, we're trying to protect biodiversity in 30% of our land and water by 2030.

Fairview Park is one of Costa Mesa's greatest treasures. It's a federally recognized Native American archeological site going back 3,500 years; home to thousands of native plants and animals, including many protected species; and the largest vernal pool complex west of the Mississippi. Yet the Harbor Soaring Society - who regularly flies at other venues - has bulldozed sacred ground altering the vernal pools and trampled burrowing owl habitat has convinced the council to allow them to remain in Fairview Park.

Aerial photographs going back 100 years document this destruction. Every major authority - U.S. Fish and Wildlife, California Fish and Wildlife, independent scientists, the Fairview Park Steering Committee, the City's own biologist, and 70.9% of Costa Mesa voters - has urged the city to protect and restore Fairview Park. But the council ignores all these scientists and experts; the laws regarding endangered and protected species; and California Administrative Code, Title 14, Section 4308(c), "No person shall remove, injure, deface or destroy any object of paleontological, archaeological, or historical interest or value."

HSS has been in Fairview Park about 50 years before the science was known. Native Americans have called this sacred ground home for 3,500 years. It's time the city council listens to the scientists, government agencies, and a majority of the residents to protect, preserve, and reststore Fairview Park from vandals like HSS, and assign a park ranger to oversee this unique environmental gem.

Respectfully,
Priscilla Rocco
Costa Mesa

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From: [Michael Wellborn \(FHBP\)](#)
To: [FVPMP](#); [PACS Comments](#); [CITY CLERK](#); [CITY COUNCIL](#)
Subject: Fairview Park Letter
Date: Friday, November 7, 2025 7:49:34 AM
Attachments: [11-7-25 Fairview Park.pdf](#)

Greetings Costa Mesa ~

Friends of Harbors, Beaches and Parks (FHBP) respectfully submits the attached letter regarding Fairview Park.

Regards,

Michael Wellborn

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November 7, 2025

To: fvpmp@costamesaca.gov, pacsccomments@costamesaca.gov,
cityclerk@costamesaca.gov, citycouncil@costamesaca.gov

Subject: Support for the Fairview Park Master Plan Update

Dear Mayor Stephens, City Council, City Staff, Fairview Park Steering Committee, and
PACS Commissioners:

Friends of Harbors, Beaches and Parks (FHBP) is an Orange County nonprofit organization with a stated mission "to promote, protect, and enhance the harbors, beaches, parks, trails, open spaces, natural preserves, and historic sites in Orange County." We respectfully submit this letter regarding the proposed Fairview Park Master Plan Update. The update presents scientific findings that uphold the general public's wishes for Fairview Park to prioritize habitat protection, restoration, and low-impact recreation.

Airplane flying and illegal trail use have high impacts on habitats and are incompatible activities for Fairview Park.

We support the recommendations made by the City's Master Planning expert consultants, the Fairview Park Steering Committee, the PACS commission, the resource agencies, and requirements of federal law to protect rare wildlife by stopping destructive glider and off-trail use and to preserve the seven miles of trails for low-impact recreation as proposed in the Master Plan Update.

Also, we urge the City to allocate more funding to Fairview Park to increase enforcement against illegal activities.

Thank you for considering our concerns.

Sincerely,

Michael Wellborn, President

GREEN, BRENDA

From: Stewart Ramsey <stewart@rad.agency>
Sent: Monday, October 20, 2025 3:50 PM
To: FVPMP
Cc: CITY COUNCIL;CITY CLERK
Subject: Fairview Master Plan Feedback
Attachments: Screenshot 2025-10-20 at 3.30.47â€PM.png

Hello Fairview Park Team,

I regretfully cannot attend the upcoming Nov. 18th city council meeting for public feedback – please take this email below as feedback in lieu of my absenteeism.

Thank you for the extensive work that’s gone into the Fairview Park Master Plan Update (Draft 2025).
It’s clear how much effort and care have been invested in protecting sensitive ecological and cultural resources.

After reviewing the plan, I believe the proposed scope — including large-scale grading, elevated walkways, new drainage systems, and permanent interpretive structures — constitutes **major physical change and new uses** that likely trigger **Measure AA**.

Before moving forward, I respectfully request a **formal legal determination** confirming whether these actions meet that threshold.

If Measure AA applies, then Costa Mesa has a once-in-a-generation opportunity: not just to vote on compliance, but to re-imagine Fairview Park as a bold synthesis of ecology and human creativity.

Why This Moment Deserves a Bigger Vision

Across the world, there are parks that show how nature and humanity can thrive together — not in opposition, but in dialogue.

- Think of **The High Line in New York**, where native grasses and art installations rewild the city’s skyline while eating ice cream while you stroll.
- Or **Gas Works Park in Seattle**, where industrial relics became sculptural landmarks surrounded by meadows.
- Or **Balboa Park in San Diego**, where drought-tolerant plantings and playful topography connect people to the coastal landscape.
- Or **Golden Gate Park in San Fran**, which fuses native ecology, community play, and culture in a space that feels both wild, welcoming, and uniquely San Franciscan.

These parks prove that environmental restoration doesn’t require human absence — it flourishes through thoughtful design and creative participation.

Costa Mesa has that same opportunity with Fairview Park: to create something iconic, imaginative, and deeply rooted in both nature and community.

If It Goes to a Vote — Let's Make It Worth Voting For

If the community is being asked to decide, then let's invite them to dream:

- A **pump track or adventure cycling loop** that gets kids outdoors.
- **Shade-canopy trees** and pollinator gardens for comfort and climate resilience.
- **Artist-designed installations and community art nodes** celebrating Costa Mesa's creative DNA.
- A **small craft brewery and café pavilion on the bluff**, offering views and connection while honoring the landscape.
- **Outdoor learning and event space** for ecology, music, drama, and storytelling.

These ideas would turn Fairview Park into a place that protects habitat *and* draws people into relationship with it — a space of stewardship, not separation.

My Requests

1. Conduct and publicly release a **Measure AA applicability review**.
2. If a vote is required, broaden the ballot concepts to include visionary community amenities and cultural integration.
3. Engage local artists, cyclists, educators, and small businesses in co-creating a plan that reflects Costa Mesa's unique spirit.

Thank you for considering these perspectives and for your dedication to the future of our city's most remarkable landscape.

Warm regards,



Stewart William Ramsey

President

The R&D Dept.



[509-570-2002](tel:509-570-2002)

stewart@rad.agency

www.rad.agency

1945 Placentia Ave, F-1, Costa Mesa, CA 92627

[Schedule Some Time](#)

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GREEN, BRENDA

From: jonathan outfar10.com <jonathan@outfar10.com>
Sent: Thursday, October 23, 2025 4:56 PM
To: FVPMP
Subject: Pathway from upper to lower Fairview Park and reckless e-Bike use.

The e-bikes are a wonderful means of transporting people who otherwise would not be able to travel through the park. However, the use by teenagers is unregulated and they are using the mounds in front of the parking lot from Placentia as a jump challenge, coming down onto the pedestrian walkway. Further the speed that they travel down the pathway from upper to lower Fairview Park is dangerous. **It is suggested the SPEED BUMPS be installed.** The challenge of teen use is that they flee when the park rangers appear.

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GREEN, BRENDA

From: Jonathan Krupka <jonathankrupka@gmail.com>
Sent: Friday, October 24, 2025 7:10 AM
To: FVPMP
Subject: FV Park Plan

Hi!

My name is Jonathan Krupka. My wife, son and I live off 19th street near In N Out.

Within the park, I would like to see more trails for hiking and running. Along the trail, more CA native plants similar to back bay.

Having a meeting place / education center for kids and youth programs would also be great.

Reviewing your initial plan, sounds like those are all a focus as of now so great to hear!

Jonathan Krupka | [\(805\) 368-8517](tel:8053688517)

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GREEN, BRENDA

From: Viviana Jelinek <viviana.jelinek@yahoo.com>
Sent: Wednesday, October 29, 2025 12:35 PM
To: PACS Comments;FVPMP;CITY CLERK;CITY COUNCIL
Subject: I do NOT support the Draft Fairview Park Master Plan
Attachments: CM- I do not support the Draft Fairview Park Master Plan.pdf

Please include my attached letter in the public record for the Draft 2025 Fairview Park Master Plan update and the October 30, 2025 PACS meeting.

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October 29, 2025

Dear Costa Mesa Mayor, Council Members, PACS Commissioners, and City Staff,

I do not support the Draft Fairview Park Master Plan

I am writing to express my strong support for the Harbor Soaring Society (HSS) and their ongoing activities at Fairview Park, as well as to emphasize the importance of maintaining community programs like the beloved concerts in the park. As a homeowner living adjacent to Fairview Park, I deeply value the positive contributions these programs bring to our community and the enriching experiences they offer to families and children in Costa Mesa.

The Harbor Soaring Society has been an integral part of Fairview Park for many years, providing a safe and engaging environment for the flying of remote-control glider airplanes. HSS members demonstrate the utmost respect for the park and its natural surroundings, maintaining a collaborative and cooperative relationship with the City of Costa Mesa. Their efforts extend beyond recreational activities, as they actively contribute to educating our youth through interactive and hands-on learning opportunities. By introducing children to the science, engineering, and artistry involved in model aviation, HSS fosters curiosity, creativity, and a love of learning qualities that benefit the entire community.

HSS has shown a strong commitment to working alongside the city to ensure their activities respect wildlife at Fairview Park. Their dedication to preserving the park's ecological integrity while offering unique educational and recreational opportunities exemplifies their value as stewards of this cherished community resource.

In addition to supporting HSS, I would like to highlight the tremendous value of the concerts in the park hosted at Fairview Park. These events are a cornerstone of our community, bringing together Costa Mesa public agencies, families, friends, and neighbors to share in the joy of live music and fellowship. As a family, we look forward to these concerts every year, as they create a strong sense of community and provide a space for people of all ages to connect and celebrate together. The enjoyment of children playing, the shared smiles among neighbors, and the uplifting music all contribute to the vibrant spirit of Costa Mesa.

Fairview Park is not just a piece of land; it is a hub of learning, recreation, and community building. The flying field used by HSS and the concerts in the park are vital components of what makes this space so special. They provide opportunities for education, entertainment, and connection that are difficult to replicate elsewhere.

Eliminating these activities would not only diminish the cultural and educational richness of our city but also leave a void in the hearts of many residents who cherish these traditions.

I urge the City Council to recognize the invaluable contributions of the Harbor Soaring Society and the concerts in the park to our community. Preserving these activities in Fairview Park will ensure that future generations can continue to enjoy the unique and enriching experiences they provide. Let us work together to uphold the values of education, community, and shared joy that make Costa Mesa such a wonderful place to call home.

Thank you for your time and consideration.

Sincerely,

Viviana Jelinek

Costa Mesa Homeowner and Fairview Park Neighbor

GREEN, BRENDA

From: Wendy Laurie <lauriewendy@yahoo.com>
Sent: Tuesday, October 28, 2025 5:45 PM
To: Wendy
Cc: FVPMP;PACS Comments;CITY CLERK;CITY COUNCIL
Subject: I do NOT support the Draft Fairview Park Master Plan

Mayor, Councilmembers, PACS Commissioners, and City staff,

I do not support the current Draft Fairview Park Master Plan. Please make major changes so the community can continue long-standing uses at Fairview Park. The Plan should explicitly preserve the model glider field, Concerts in the Park, bicycle and dog-walking trail access, and the Goat Hill Junction Railroad—and direct staff to work with CDFW promptly on a mitigation approach that allows these uses to continue safely and compliantly.

I also do not support any new fencing that reduces public access. Any revisions should honor the community intent of Measure AA and protect the existing open, shared character of the park.

The best way to ensure that our community continues to value and support Fairview Park is to continue allowing us to access and enjoy it.

Please include this comment in the public record for the Draft 2025 Fairview Park Master Plan Update and the October 30, 2025 PACS meeting.

Thank you,

Wendy Russo

Costa Mesa

949-322-7925

Sent from my iPad

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GREEN, BRENDA

From: Sue Garcia <sgarcia1229@gmail.com>
Sent: Wednesday, October 29, 2025 8:06 PM
To: FVPMP;PACS Comments;CITY CLERK;CITY COUNCIL
Subject: I do NOT support the Draft Fairview Park Master Plan

Mayor, Councilmembers, PACS Commissioners, and City staff,

I am a member of the Audubon Society and frequent visitor to Fairview Park. I do NOT support what is happening at Fairview Park or in this draft Master Plan. Take vernal pools 5, 6, and 7 for example. They are hard to look at. Volunteers and City staff walk through it so often, there are trails blazed all over it. We do not need more poorly managed, fenced off, eye sore restoration projects. My grandkids need a place to play outside. How much time and money were spent on this effort? The City should consider possible changes to park management.

Fairview Park is a community park. This draft Master Plan will make it more difficult for most of the community to use and enjoy the park in ways that are good for the community. The wildlife is there and so is the community, and we have coexisted together in the park for decades. Please do not let one group of people kick the rest of us out of the park.

Please do not support the current Draft Fairview Park Master Plan. Please make major changes to the draft Master Plan so the community can continue long-standing uses at Fairview Park. The Plan should explicitly preserve the model glider field in its current location, Concerts in the Park, bicycle and dog-walking trail access, and the Goat Hill Junction Railroad that allows these uses to continue safely and compliantly.

Please do not support any new fencing that reduces public access. Any revisions should honor the community intent of Measure AA and protect the existing open, shared character of the park. An exclusionary Master Plan Update for the purpose of securing future grant funding or satisfying one special interest group, should be avoided.

Fairview Park should stay a shared space that protects wildlife and keeps room for people, families, and community activities.

Please include this comment in the public record for the Draft 2025 Fairview Park Master Plan Update and the October 30, 2025 PACS meeting.

Thank you,
Suzanne
Fairview Park Visitor and Supporter

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GREEN, BRENDA

From: Tara Underwood <tostheim@yahoo.com>
Sent: Wednesday, October 22, 2025 3:04 PM
To: FVPMP;CITY COUNCIL;CITY CLERK
Subject: I do Not support the Draft Fairview Park Master Plan

City Staff and City Council,

I do not support the current Draft Fairview Park Master Plan. Please make major changes so the community can continue long-standing uses at Fairview Park. Sprcifically, the Plan should explicitly preserve the model glider field, Concerts in the Park, bicycle/dog - walking trail access, and the Goat Hill Junction Railroad - and direct staff to work with CDFW promptly on a mitigation approach that allows these uses to continue safely and compliantly. I also do not support any fencing off of any area of the park. Any revisions should honor the community intent reflected in Measure AA's declarations and protect existing community uses that have occurred for decades.

Please include this comment in the public record for the Draft 2025 Fairview Park Master Plan Update.

Thank You,
Tara Ostheimer Underwood
Costa Mesa, 92627

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GREEN, BRENDA

From: Todd Rosene <todd.rosene@me.com>
Sent: Thursday, October 30, 2025 5:16 PM
To: FVPMP;CITY CLERK;CITY COUNCIL
Cc: Info@1hss.org
Subject: Public Statement – Fairview Park Master Plan Update

From: Todd Rosene, Pledging Member - Harbor Soaring Society

To: Mayor, City Council-members, and City Staff

Subject: Opposition to the Draft Fairview Park Master Plan

I do not support the current Draft Fairview Park Master Plan.

I began flying at this site as a pre-teen in the late 1970s with much the same guidance as Harbor Soaring Society provides to this day. For generations, Fairview Park has been a living classroom where young people learned to think, build and problem-solve. Today, the current Draft Fairview Park Master Plan would eliminate one of the few spaces where those skills are still cultivated.

By restricting access and eliminating activities like model aviation, we risk echoing voices that lament the loss of hands-on skills among younger generations. We become the “old-people” denying the next generations opportunities to test ideas, make mistakes and learn.

The Harbor Soaring Society’s flying field is more than a recreational site; it is a STEM incubator. The math, physics, electronics and aerodynamics behind radio-controlled modeling provide a gateway into science and engineering. The field teaches persistence, mentorship and accountability—skills that cannot be learned from screens or textbooks alone. The City of Costa Mesa could wear this as a jewel in its crown.

The current draft plan represents what Jonathan Haidt and Greg Lukianoff have called “the coddling of the American mind.” By over-protecting nature from people, and people from nature, it shields children from challenge and stifles the development of resilience, curiosity, and independence—the very qualities our society needs most.

I respectfully urge the City to make major changes to the draft plan so that Fairview Park continues to serve all members of the community. Specifically, the final plan should:

1. Explicitly preserve the model glider field in its current, historic location.
2. Protect and support long-standing community activities such as Concerts in the Park, Goat Hill Junction Railroad, and family-friendly bicycle and dog-walking trail access.
3. Reject new fencing or design elements that reduce public access or fragment shared space.
4. Honor the intent of Measure AA, ensuring that Fairview Park remains open, balanced, and community-driven—not exclusionary or tailored to a single interest group.
5. Direct staff to work with resource agencies to develop mitigation strategies that protect habitat while allowing continued human use, consistent with best environmental practices.

Fairview Park should remain a shared space that protects wildlife and keeps room for people, families, and community activities. It has always been both an ecological treasure and a civic commons—and with thoughtful management, it can continue to be both.

Respectfully,
Todd Rosene
Pledging Member - Harbor Soaring Society
949-322-4996

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GREEN, BRENDA

From: Ross Minion <ross@minionsales.com>
Sent: Thursday, October 30, 2025 11:54 AM
To: PACS Comments;FVPMP;CITY CLERK;CITY COUNCIL
Subject: Fairview Park Master Plan Update DRAFT

I am writing regarding my concerns with Fairview Park Master Plan Update DRAFT.

This updated draft plan removes huge amounts of vital recreation open space from the community. Trails are labeled as unauthorized, bike mounds and the fly field are to be removed and relocated, and fences will be constructed to keep residents out.

Some of the recommendations to dismantle and remove a coveted recreational space that has been utilized and loved for generations come from a letter from The California Department of Fish and Wildlife (CDFW). That letter references several studies which supposedly support their "ban all use" approach to Fairview Park. For example, the letter references a journal article from 2003 by Schummer and Eddleman: *Effects of Disturbance on Activity and Energy Budgets of Migrating Waterbirds in South-Central Oklahoma*.

The CDFW letter states "The presence of even lower-decibel noise and physical disturbances from fly field can interfere with these cues, potentially delaying or disrupting migration. This disruption could affect the birds' ability to arrive at their destination on time, impacting their survival and reproductive success (Schummer and Eddleman 2003).

The CDFW letter does not mention that the Schummer and Eddleman article was based on a National Wildlife Refuge that has 16,464 acres. They recorded 240 disturbances in 477.5 hours of observation throughout the 16,464 acres. They found that different species of birds were disturbed (or not) by different activities. The letter from the CDFW fails to mention Schummer and Eddleman's conclusion, which is to considering the habits of the birds when scheduling seasonal recreation dates.

"Rates of disturbance differed between species and appeared to be correlated to foraging strategies, habitat requirements, and type of disturbance. Therefore, managers of public lands should consider habits and migration chronologies of waterbirds when setting seasonal recreation dates. Modifying recreation policy could reduce rates of disturbance to some waterbirds."

If the CDFW's concern about "the presence of even lower-decibel noise and physical disturbances from fly field" is genuinely cause for removal of the Fly Field and all recreational activities in that section of the park, then why have they not recommended the removal of the Waldorf School, which is only 300 feet from the Fly Field, or the Jim Scott Stadium at Estancia High School at 600 feet away? Surely the cheering from a football game, or baseball game (only another 50 feet further) would also be disruptive.

There are too many issues with the reasoning for removal of recreational space in Fairview Park to address here. Please do not approve this DRAFT plan. It is bad for the City of Costa Mesa.

Ross Minion

GREEN, BRENDA

From: Paula Hong <paulajeanhong@gmail.com>
Sent: Friday, October 31, 2025 3:07 PM
To: FVPMP
Subject: I do NOT support the Draft Fairview Park Master Plan

Mayor, Councilmembers, PACS Commissioners, and City staff,

I do not support the current Draft Fairview Park Master Plan. Please make major changes so the community can continue long-standing uses at Fairview Park. The Plan should explicitly preserve the model glider field in its current location, Concerts in the Park, bicycle and dog-walking trail access, and the Goat Hill Junction Railroad-and direct staff to work with resource agencies and HSS, together, and promptly on a mitigation approach that allows these uses to continue safely and compliantly.

I also do not support any new fencing that reduces public access. Any revisions should honor the community intent of Measure AA and protect the existing open, shared character of the park. An exclusionary Master Plan Update for the purpose of securing future grant funding or satisfying one special interest group, should be avoided.

Fairview Park should stay a shared space that protects wildlife and keeps room for people, families, and community activities.

Please include this comment in the public record for the Draft 2025 Fairview Park Master Plan Update and the October 30, 2025 PACS meeting.

Thank you,

Paula Cool

Costa Mesa, 92626

714-788-8631

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GREEN, BRENDA

From: Phil G <philgarcia2@gmail.com>
Sent: Thursday, October 30, 2025 8:22 PM
To: FVPMP
Subject: I do NOT support the Draft Fairview Park Master Plan

I do NOT support the Draft Fairview Park Master Plan
Phil Garcia

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GREEN, BRENDA

From: Monica Hernandez <hdez-lizzy@hotmail.com>
Sent: Wednesday, October 29, 2025 4:13 PM
To: FVPMP;PACS Comments;CITY CLERK;CITY COUNCIL
Subject: I do NOT support the Draft Fairview Park Master Plan

Mayor, Councilmembers, PACS Commissioners, and City staff,

I do not support the current Draft Fairview Park Master Plan. Please make major changes so the community can continue long-standing uses at Fairview Park. The Plan should explicitly preserve the model glider field in its current location, Concerts in the Park, bicycle and dog-walking trail access, and the Goat Hill Junction Railroad—and direct staff to work with resource agencies and HSS, together, and promptly on a mitigation approach that allows these uses to continue safely and compliantly.

I also do not support any new fencing that reduces public access. Any revisions should honor the community intent of Measure AA and protect the existing open, shared character of the park. An exclusionary Master Plan Update for the purpose of securing future grant funding or satisfying one special interest group, should be avoided.

Fairview Park should stay a shared space that protects wildlife and keeps room for people, families, and community activities.

Please include this comment in the public record for the Draft 2025 Fairview Park Master Plan Update and the October 30, 2025 PACS meeting.

Thank you,
Liz Rios
949-231-7014

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From: mikeftre <mikeftre@gmail.com>
Sent: Thursday, October 30, 2025 1:23 AM
To: FVPMP
Subject: FW: Fairview Park Master Plan

----- Original message -----

From: mikeftre <mikeftre@gmail.com>
Date: 10/30/25 12:50 AM (GMT-08:00)
To: fvpmp@costamesacs.gov, pacscomments@costamesaca.gov, citycleek@costamesaca.gov, citycouncil@costamesaca.gov
Subject: Fairview Park Master Plan

Mayor, Council members, PACS Commissioners, and City staff,

Fairview Park should stay a shared space that protects wildlife and keeps room for people, families, and community activities.

I do not support the current Draft Fairview Park Master Plan. Please make major changes so the community can continue long-standing uses at Fairview Park. The Plan should explicitly preserve the model glider field, Concerts in the Park, bicycle and dog-walking trail access, and the Goat Hill Junction Railroad. Please direct staff to work with CDFW promptly on a mitigation approach that allows these uses to continue safely and compliantly. I believe it is not reasonable to restrict public access based on some CDFW suggestions some wildlife and plants "might" be harmed by public access. **If this access is so harmful, why are the birds and plants thriving in the park after 60 or more years of this public access?**

I also do not support any new fencing that reduces public access. Any revisions should honor the community intent of Measure AA and protect the existing open, shared character of the park. **I believe it is possible to work out a compromise allowing continued public access as well as making portions of the park into a preserve.**

Please include this comment in the public record for the Draft 2025 Fairview Park Master Plan Update and the October 30, 2025 PACS meeting.

Resources:

1. Fairview Park Master Plan Revision Website: <https://www.costamesaca.gov/community/fairview-park/fairview-park-master-plan>
2. Draft 2025 Fairview Park Master Plan
PDF: <https://www.costamesaca.gov/home/showpublisheddocument/61230/63895102412490000>

Thank you,
Mike Costello
714-875-7994
mikeftre@gmail.com

GREEN, BRENDA

From: Michael Moses Nolf <michael.moses.nolf@gmail.com>
Sent: Wednesday, October 29, 2025 2:56 PM
To: FVPMP;PACS Comments;CITY CLERK;CITY COUNCIL
Subject: I do NOT support the Draft Fairview Park Master Plan

Mayor, Councilmembers, PACS Commissioners, and City staff,

I do not support the current Draft Fairview Park Master Plan. Please make major changes so the community can continue long-standing uses at Fairview Park. The Plan should explicitly preserve the model glider field in its current location, Concerts in the Park, bicycle and dog-walking trail access, and the Goat Hill Junction Railroad—and direct staff to work with resource agencies and HSS, together, and promptly on a mitigation approach that allows these uses to continue safely and compliantly.

I also do not support any new fencing that reduces public access. Any revisions should honor the community intent of Measure AA and protect the existing open, shared character of the park. An exclusionary Master Plan Update for the purpose of securing future grant funding or satisfying one special interest group, should be avoided.

Fairview Park should stay a shared space that protects wildlife and keeps room for people, families, and community activities.

Please include this comment in the public record for the Draft 2025 Fairview Park Master Plan Update and the October 30, 2025 PACS meeting.

Thank you,

Michael Moses Nolf
West Side Costa Mesa, 92627

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GREEN, BRENDA

From: Michelle Henke <michellehenke@gmail.com>
Sent: Wednesday, October 29, 2025 7:34 PM
To: FVPMP;CITY CLERK;CITY COUNCIL
Subject: Opposition to the Fairview Park Master Plan

Good Evening,

I do NOT support the Draft Fairview Park Master Plan.

I live in the Freedom Homes of Westside Costa Mesa. Our family has enjoyed the following at Fairview park over the years. Some of our favorite activities have been:

- Walking and Exploring the trails
- Taking my children to ride bikes on the mounds
- Participating and flying gliders with HSS who have been positive and welcoming community members. They have taught both our children about flying, engineering, and being a good neighbor.
- Riding bikes on trails that connect Canyon, Talbert, and Fairview Park together
- Concerts in the Park
- Lion's Fish Fry
- Run Club
- Flying a kite
- Trains

Fairview Park is a special place because we live in a suburban environment where there are few spaces where people can participate and engage in such activities. This is the key participation and engagement of the citizens. Fairview is not a *preserve*. It was never intended to be utilized *passively*. I understand we need to be good stewards of the area and environmentally conscientious to ensure it is a place for future generations. But, it has been my observation that Fairview park is becoming increasingly regulated and altered.

If this Master Plan were to become a reality I believe that many of the activities my family has enjoyed will be different and even no longer. I do not support any new fencing that reduces public access. Any revisions should honor the community intent of Measure AA and protect the existing open, shared character of the park.

Please consider this email when moving forward in your decision making. I believe a majority of Costa Mesa citizens share my beliefs, but we have a small group of LOUD citizens and agenda driven city staff that are driving this home over the last couple of years. LISTEN to your community!

Michelle Erickson
971 Union Ave
Costa Mesa 92627

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GREEN, BRENDA

From: Marc McReynolds <marcmcreynolds@gmail.com>
Sent: Wednesday, October 29, 2025 9:10 PM
To: FVPMP;PACS Comments;CITY CLERK;CITY COUNCIL
Subject: Why I don't support the draft Fairview Park Master Plan

As a user of the park for several decades, I have seen how it stands up well to sustained public use. The interior trails in particular are narrow, well-defined, hardened ground -- quite "stable" in terms of any ecological impact. This shouldn't be surprising, since the mesa has seen constant foot traffic for some thousands of years. Rome was still an empire when people were walking throughout the mesa, going about their daily business. Heck, kids were playfully running across the mesa even before the start of the Roman Empire... and yet it's still here, with its resilient and evolving ecology. Ongoing long-term bluff erosion is the real concern.

Wetland sections should rightly be protected in light of modern concerns, but denying the public enjoyment of broad swaths of the park to chase after government money, or catering to the whims of extremists with no real understanding of dynamic ecosystems, is not in the overall public interest.

Thank you for your consideration of this matter, Marc McReynolds

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GREEN, BRENDA

From: mark jelinek <mark_jelinek@yahoo.com>
Sent: Thursday, October 30, 2025 12:02 PM
To: FVPMP
Cc: PACS Comments;cityclerck@costamesaca.gov;CITY COUNCIL
Subject: I do NOT support the Draft Fairview Park Master Plan

Dear Mayor, Councilmembers, PACS, Commissioners and City staff,

I do not support the current Draft Fairview Park Master Plan. Please make major changes so the community can continue long standing uses at Fairview Park. The plan should explicitly preserve the model glider field, Concerts in the Park, bicycle and dog-walking trail access, and the Goat Hill Junction Railroad- and direct staff to work with CDFW promptly on a mitigation approach that allows these uses to continue safely and compliantly.

I also do not support any new fencing that reduces public access. Any revisions should honor the community intent of Measure AA and protect the existing open, shared character of the park.

Please include this comment in the public record for the Draft 2025 Fairview Master Plan Update and the October 2025 PACS meeting.

Thank you,
Mark Jelinek
Westside Costa Mesa, 92627
(949) 413-5122

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GREEN, BRENDA

From: Mat Garcia <mgarcia@1hss.org>
Sent: Thursday, October 30, 2025 11:59 AM
To: PACS Comments;FVPMP
Cc: CITY COUNCIL;CITY CLERK
Subject: HSS does NOT support the Draft Fairview Park Master Plan

Mayor, Councilmembers, PACS Commissioners, and City Staff,

The Harbor Soaring Society (HSS) does not support the current Draft Fairview Park Master Plan Update. The Master Plan should explicitly preserve the model glider field in its current location, *Concerts in the Park*, and the *Goat Hill Junction Railroad*.

Any revisions to the Plan should honor the community's intent under Measure AA and preserve the park's open, shared character. Fairview Park should remain a shared space that protects wildlife while providing room for people, families, and community activities.

Please review below our latest communications with City staff regarding the topic of the flying field. Please include this letter in the public record for the Draft 2025 Fairview Park Master Plan Update and the October 30, 2025 PACS meeting.

Thank you,

Mat Garcia
Harbor Soaring Society | President | +1 714-287-5757
A 501(c)(3) nonprofit | mgarcia@1hss.org

October 27, 2025, Email between HSS and City staff

Hi Brian,

Thank you for meeting with the HSS officers on Monday, October 13, 2025. This meeting was requested by City staff.

In attendance was:

1. Brian Gruner (City)
2. Kelly Dalton (City)
3. Joni Whitsitt (HSS)
4. John Rittenhouse (HSS)
5. Mike Costello (HSS)
6. Henry Smith (HSS)
7. Dan Vozenilek (HSS)
8. Mat Garcia (HSS)

The meeting was from 5:00pm to 7:20pm. Thank you for providing pizza and soda.

Here is a summary of the most significant points discussed during the meeting. Please provide any edits or comments.

1. **Kelly Dalton and Brian Gruner agreed that HSS "by and large" has followed the rules that HSS has been asked to follow.**
2. The City released the Master Plan Update Draft on September 29, 2025.
3. HSS officers explained the challenges (environmental impact, Measure AA, geographical constraints, infrastructure cost) of relocating the flying field to the east side of Fairview Park.
4. City Staff insisted the current location does not work.
5. HSS pointed out that we never discussed mitigation measures that could help keep the flying field in the current location.
6. HSS again offered to pay for a credible / independent biologist's assessment of potential impacts and mitigation measures associated with the flying field at its current location. HSS again asked for names of biologists that the City would find credible.
7. **Kelly Dalton and Brian Gruner met with CDFW at Fairview Park in March of 2025.**
8. The City received a letter from CDFW recently, but the letter was not shared with HSS at the meeting.

Point 1 is important because it establishes HSS as a rule following organization that has worked hard to earn the trust of the City and the community.

Point 7 is important because it demonstrates staff's continued actions to exclude HSS from meetings with regulatory agencies. HSS has been told by staff not to engage with regulatory agencies and to communicate to them only through City staff. Since 2022, HSS has repeatedly expressed a desire to participate in conversations between the City and regulatory agencies regarding the flying field. While City staff has held numerous meetings, both in-person at the park and online, with both USFWS and CDFW, HSS has not once been invited to participate. Kelly Dalton has publicly advocated for closing the flying field since he authored his report to the City Council in March of 2023. We have all read what Park Administrator Kelly Dalton has inaccurately written to regulatory agencies in order to solicit an opinion supporting closure of the current flying field. At the January 28, 2025, City Council meeting, HSS conveyed again that we are ready to meet with any regulatory agency at any time. The mayor and council supported this. We now know, only two months later, our request was ignored. The HSS members and I do not trust Park Administrator Kelly Dalton to fairly or accurately communicate the flying field operations to anyone, let alone entities as influential as USFWS and CDFW. **To date, neither USFWS or CDFW has met with HSS or witnessed a flight day at the flying field since the field re-opened in July of 2023.** The technical report which the Master Plan Update Draft is based on was released in March of 2024, one full year **before** the author, Travis Brooks, met with HSS for the first time (March 1, 2025) outside one of the three public outreach meetings.

Point 8 is important because it demonstrates either assumptions by CDFW or City staff communicating inaccurate information to regulatory agencies. **What information was provided to or verbally shared with CDFW by City staff?** We are concerned that actions by staff have created unnecessary risk for the City, harm to HSS' reputation, and damage to / loss of a community resource, the flying field. For example, CDFW writes, *"The goals of the Master Plan Update, as stated in the publicly available technical documents, cannot be achieved while private citizens continue take it upon themselves to*

grade and mow these sensitive habitats to maintain fly field runways on City property." To me, this statement does not sound like City staff communicated to CDFW that every time runway maintenance was performed, it was approved by Kelly Dalton. That every time runway maintenance was performed, it was supervised by City staff. That every time runway maintenance was performed, a biological survey was performed ahead of time. It does not sound to me like City staff communicated to CDFW that the flying field has not been graded since 2005, and that this area has been a runway since 1964 and has successfully shared the space with the wildlife in those 6 decades, or that HSS has offered to pay for professionally trained workers to remove the weeds.

Please let me know what conclusions you or Kelly felt are noteworthy following our meeting.

For your reference, HSS has started tracking off-runway landings. Please let me know if any of the information below is disputed by the observers.

Flight Day	City Observer	Off Runway Landings	Landing Location	No
10/18/2025	Bequi	1	Approx. 15' off the runway opposite the pits.	
10/11/2025	Bequi	2	First within 20', second within 10' off the runway opposite the pits.	Be we
9/20/2025	Diana	1	Landed short 10ft on final approach to the runway, center-right.	

Lastly, I will note that comments, both from staff and others, at the Fairview Park Steering Committee Meeting on October 15, 2025 were quite concerning and reinforced our understanding that staff does not actually believe that the east side flying field location is feasible.

Thank you,
Mat

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GREEN, BRENDA

From: Matthew Schweitzer <matt@m85.net>
Sent: Thursday, October 30, 2025 9:57 AM
To: FVPMP;PACS Comments;CITY CLERK;CITY COUNCIL
Subject: I do NOT support the Draft Fairview Park Master Plan

Mayor, Councilmembers, PACS Commissioners, and City staff,

I cannot support the current draft of the Fairview Park Master Plan, and urge you to consider revising in a way that does not alter the longstanding uses of the park. The intent of Measure AA is to require significant public support before making any alterations to the use of the park, and attempts to circumvent this by other policy action not only potentially violates the law, it more importantly violates the trust of the community you are hired to serve.

There will always be complaints from various small interest groups about the use of the park, some of which may be more sympathetic to you than others. But in the absence of overwhelming public demand for a change, the best course of action is to maintain the nature of the park the way it has been for decades. This is a community park, and an excellent resource that has been shared by everyone, and it can remain that way. There is plenty room for concerts, trail walkers, bike riders, dogs, model aircraft enthusiasts, nature lovers, and others, in the park, and everyone is aware of the limitations and requirements to share the space among these different activities. The proposed changes in the master plan will intentionally or unintentionally harm some of these groups significantly, which is unacceptable for a park operated for the public benefit. Nothing brought to the public's attention to date justifies the construction of new fences in our community, either physical ones or administrative ones.

Thank you for your consideration,
Matthew Schweitzer

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GREEN, BRENDA

From: Mel Hitchcock <mel@consolidatedlabs.com>
Sent: Wednesday, October 29, 2025 3:01 PM
To: FVPMP
Subject: I do NOT support the Draft Fairview Park Master Plan

Mayor, Council Members, PACS Commissioners, and City staff:

I do not support the current Draft Fairview Park Master Plan. Please make major changes so the community can continue long-standing uses at Fairview Park. The Plan should explicitly preserve the model glider field in its current location, Concerts in the Park, bicycle and dog-walking trail access, and the Goat Hill Junction Railroad—and direct staff to work with resource agencies and HSS, together, and promptly on a mitigation approach that allows these uses to continue safely and compliantly.

I also do not support any new fencing that reduces public access. Any revisions should honor the community intent of Measure AA and protect the existing open, shared character of the park. An exclusionary Master Plan Update for the purpose of securing future grant funding or satisfying one special interest group, should be avoided.

Fairview Park should stay a shared space that protects wildlife and keeps room for people, families, and community activities.

Please include this comment in the public record for the Draft 2025 Fairview Park Master Plan Update and the October 30, 2025 PACS meeting.

Thank you, Mel Hitchcock

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GREEN, BRENDA

From: Laura M. Van de Merghel <laura@kuci.org>
Sent: Wednesday, October 29, 2025 7:22 PM
To: FVPMP
Subject: [SPAM] I do NOT support the Draft Fairview Park Master Plan

Dear Mayor, Councilmembers, PACS Commissioners, Staff, and City Staff,

As someone who enjoys riding my bike throughout Fairview Park, it concerns me that the current draft of the Fairview Master Plan will change the way residents of Costa Mesa and the surrounding community will interact with the park. I do not support the current draft of the Fairview Park Master Plan. Please make major changes so the community can continue long-standing uses at Fairview Park. The plan should explicitly preserve the model glider field in its current location, concerts at the park, bicycle and dog walking trail access, and the Goat Hill Junction Railroad, and direct staff to work with resource agencies and HSS together and promptly on a mitigation approach that allows these uses to continue safely and compliantly.

I also do not support any fencing that reduces public access. Any revision should honor the community's intent behind Measure AA and preserve the park's existing open and shared character. An exclusionary master plan update for the purpose of securing future grant funding or satisfying one special interest group should be avoided.

Fairview Park should stay a shared space that protects wildlife and maintains open space for all people, families, and community activities.

Please include this comment in the public record for the draft 2025 Fairview Park Master Plan update and the October 30, 2025 PACS meeting.

Thank you,

Laura Van de Merghel
Costa Mesa, CA 92627

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GREEN, BRENDA

From: Lisa S. <lisa.snowden73@gmail.com>
Sent: Wednesday, October 29, 2025 7:25 PM
To: CITY COUNCIL;CITY CLERK;PACS Comments;FVPMP
Subject: I do NOT support the Draft Fairview Park Master Plan

Dear Mayor Stephens, Councilmembers, PACS Commissioners, and City staff,

I do not support the current Draft Fairview Park Master Plan. Please make major changes so the community can continue long-standing uses at Fairview Park. The Plan should explicitly preserve the model glider field, Concerts in the Park, bicycle and dog-walking trail access, and the Goat Hill Junction Railroad—and direct staff to work with CDFW promptly on a mitigation approach that allows these uses to continue safely and compliantly.

I live on the westside and am a long-time user of Fairview Park, mainly for exercising, walking the trails, spending time in nature, and attending Concerts in the Park. I also do not support any new fencing that reduces public access. Any revisions should honor the community intent of Measure AA and protect the existing open, shared character of the park.

Please include this comment in the public record for the Draft 2025 Fairview Park Master Plan Update and the October 30, 2025 PACS meeting.

Thank you,

Lisa Snowden

Costa Mesa Resident

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GREEN, BRENDA

From: Joseph Quilico <jquilico77@gmail.com>
Sent: Wednesday, June 11, 2025 11:18 AM
To: REYNOLDS, ARLIS;GRUNER, BRIAN;DALTON, KELLY M.
Cc: FVPMP;CITY CLERK;STEPHENS, JOHN
Subject: FairView Park - Proposed Changes

I'm writing to express serious concerns that the proposed Fairview Park changes may not reflect community priorities and could fundamentally alter the park's character, specifically the proposed removal of the "dirt mounds" to save on remediation costs.

The mounds serve as irreplaceable recreational infrastructure used daily by our community. Families use them for children learning to ride bikes, dog owners for exercise, and residents for informal gatherings and play. While this usage may appear "informal," it represents the authentic, grassroots way our community has embraced this space for decades. Removing these features would eliminate activities that cannot be replicated elsewhere in the park—or anywhere else in the city, for that matter.

This approach prioritizes grant eligibility and cost-savings over Measure AA's clear mandate to preserve Fairview as a "passive, multi-use park." The mounds exemplify this vision perfectly—they require no maintenance, support diverse activities, and allow natural, unstructured recreation. Their removal would directly contradict the community's original commitment to maintaining Fairview's unique character.

The claim that the public "desires" more fencing and restricted trails contradicts the experiences of regular park users. This narrative appears to prioritize the voices of select stakeholders over the broader community that relies on Fairview's current open access. Before proceeding with irreversible changes, we need genuine community engagement that includes all user groups, not just those aligned with predetermined outcomes.

While grants provide needed funding, they often come with restrictions that could permanently alter the park's accessibility. We risk transforming Fairview from a community-centered space into a managed nature preserve with limited public access—a fundamental departure from what residents voted to protect under Measure AA.

I urge you to pause these plans and conduct comprehensive community outreach before making changes that cannot be undone. Fairview's greatest value lies in its accessibility and informal recreation opportunities—qualities that would be lost under the current proposal. I'm committed to ensuring Measure AA's vision is honored and that all community voices are heard in this critical decision-making process.

Regards

Joe Quilico

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GREEN, BRENDA

From: kari nieblas <knieblas@yahoo.com>
Sent: Tuesday, October 28, 2025 2:18 PM
To: CITY COUNCIL;CITY CLERK;FVPMP
Subject: I do NOT support the Draft Fairview Park Master Plan

Mayor, Councilmembers, PACS Commissioners, and City staff,

I do not support the current Draft Fairview Park Master Plan. Please make major changes so the community can continue long-standing uses at Fairview Park. The Plan should explicitly preserve the model glider field, Concerts in the Park, bicycle and dog-walking trail access, and the Goat Hill Junction Railroad—and direct staff to work with CDFW promptly on a mitigation approach that allows these uses to continue safely and compliantly.

I also do not support any new fencing that reduces public access. Any revisions should honor the community intent of Measure AA and protect the existing open, shared character of the park.

Please include this comment in the public record for the Draft 2025 Fairview Park Master Plan Update and the October 30, 2025 PACS meeting.

Thank you,
Kari

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GREEN, BRENDA

From: Katie Van Berckelaer <kwestenhaver@yahoo.com>
Sent: Monday, October 20, 2025 4:47 PM
To: FVPMP
Cc: CITY COUNCIL;CITY CLERK
Subject: I do NOT support the Draft Fairview Park Master Plan

City staff and City Council,

I do not support the current Draft Fairview Park Master Plan. Please make major changes so the community can continue long-standing uses at Fairview Park. Specifically, the Plan should explicitly preserve the model glider field, Concerts in the Park, bicycle/dog-walking trail access, and the Goat Hill Junction Railroad—and direct staff to work with CDFW promptly on a mitigation approach that allows these uses to continue safely and compliantly.

I also do not support any fencing off of any area of the park. Any revisions should honor the community intent reflected in Measure AA's declarations and protect existing community uses that have occurred for decades.

Please include this comment in the public record for the Draft 2025 Fairview Park Master Plan Update.

Thank you,

Katie Van Berckelaer
Freedom Home Neighborhood

Sent from my iPhone

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GREEN, BRENDA

From: Lana Nguyen <lanameade@gmail.com>
Sent: Thursday, October 30, 2025 11:27 AM
To: FVPMP;PACS Comments;CITY CLERK;CITY COUNCIL
Subject: I do NOT support the Draft Fairview Park Master Plan

Mayor, Councilmembers, PACS Commissioners, and City Staff,

I do not support the current Draft Fairview Park Master Plan. While I appreciate the City's challenging task of balancing recreational opportunities with the conservation and enhancement of open space, I believe that the existing recreational uses were not adequately evaluated using sound data to support the conclusions and recommendations within the Plan.

The Master Plan should **explicitly preserve** the model glider field in its current location, *Concerts in the Park*, and the *Goat Hill Junction Railroad*.

I would like to see studies and data demonstrating the actual impacts of glider use at its current location under the conditions that have been in place for more than a year. The current draft references differing community opinion regarding glider activity and regulatory recommendations, but does not reference any study or data collected. When issues have arisen in the past, the Harbor Soaring Society has implemented all recommendations from the City and regulatory agencies to minimize impacts to sensitive wildlife, including eliminating motored aircraft, reducing flying days and times, and closely coordinating with City representatives when gliders need to be recovered, among other measures.

The gliding activities should be evaluated based on these current conditions in their current location and analyzed for potential conflicts with wildlife and habitat—while also considering additional mitigation measures that could further reduce any such conflicts. HSS has also indicated that relocating to the east side of Placentia Avenue would be detrimental to glider operations due to different wind conditions and other factors. It would be fiscally irresponsible to spend thousands of City dollars on new infrastructure in a location unsuitable for glider activity, particularly when there are only *perceived* impacts at the current site and activity level.

Any revisions to the Plan should honor the community's intent under Measure AA and preserve the park's open, shared character.

Fairview Park should remain a shared space that protects wildlife while providing room for people, families, and community activities.

Please include this letter in the public record for the **Draft 2025 Fairview Park Master Plan Update** and the **October 30, 2025 PACS meeting**.

Thank you,
Lana Nguyen
92627 Resident

From: johnrit@yahoo.com
Sent: Wednesday, October 29, 2025 8:14 PM
To: FVPMP;PACS Comments;CITY CLERK
Cc: CITY COUNCIL
Subject: Fairview Master Plan Does Not Reflect the Needs and Wants of CM Residents...

Mayor, Councilmembers, PACS Commissioners, and City staff,

As a longtime resident of Costa Mesa, I have had the opportunity to submit comments during the 1998, and 2008 FVP Master Plan update process. At the time, I felt those revisions reflected the needs, wants, and best interest of the residents of Costa Mesa. Regrettably, the same cannot be said of this latest incarnation (in my opinion). Those of you who have resided in Costa Mesa for some time, have probably become aware of the lack of civility in council meetings and increasingly strident demands of various "special interest" groups. Unfortunately, the FVP Master Plan has garnered more than its share of controversy. Frankly, I am concerned that a small group of... uncompromising "environment only" proponents are demanding a VERY exclusionary direction for the current MP update. This group has made some outlandish claims that are completely unsupported by unbiased study.

Costa Mesa is not a "cookie cutter" city like Irvine... we are unique, and special... not a city of exclusionary of fences. In my opinion that is the direction we are going in this MP update... More fences and less public access. It's more than my opinion... over the years I have attended many Fairview Park Steering Committee meetings and various other "environmental" related FVP meetings. The participants have explicitly stated their "ultimate goal" of turning the park into a preserve... without compromise. Costa Mesa is a growing city, with increasing population. Now more than ever, Costa Mesa residents need public access to Fairview Park, in a way that is mindful of the environment... as has been done for the past seventy-two years. Therefore, it is my hope that the Council will support a revision to the proposed Master Plan update that directs a "reasoned" balanced approach that favors the current level of public access.

Thank you, John Rittenhouse

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GREEN, BRENDA

From: Jim Erickson <jimwerickson@gmail.com>
Sent: Wednesday, October 29, 2025 5:29 PM
To: PACS Comments;FVPMP;CITY CLERK;CITY COUNCIL
Subject: Comments on the Draft Fairview Park Master Plan
Attachments: Fairview Park Letter Jim Erickson.pdf

Hello,

Please include my attached letter in the public comments of meetings of the PACS Commission, City Council, and in public feedback regarding the Fairview Park Master Plan. Please respond so I am certain this has been done. I am pasting the text of the letter below for reference.

Thank you,
Jim Erickson

Hello Mayor, Councilmembers, PACS Commissioners and City Staff,

I'm writing to raise my concern over the details of the draft plan for Fairview Park. The draft plan goes too far to close the park off to human interaction with the park, and contradicts Measure AA in the process.

For decades people flew gliders and RC airplanes off the western slope and on the western side of the park. This is an existing use and language indicates it is an approved use in Measure AA. The draft recommendation that the flying area be moved to the east side of the park would require additional infrastructure (grading, concrete, ADA access etc) and this is in conflict with Measure AA.

Of more concern: there is no solid empirical evidence that glider flying causes damage to the park or its natural features.

Especially, there is no evidence glider flying damages the park over and above other approved uses. Which creates a slippery slope for the other approved uses.

Example: we are told that glider flying impacts sensitive species on the west side of the park. Burrowing owls were found on the east side of the park years ago. Yet, we allow extensive mowing, model trains, cycling, walking, and dogs on the east side of the park. Now, we want gliders on the east side of the park too?

OC Parks and CA State Parks don't allow dogs on trails where species of special interest exist. Why is this best practice not recommended...yet...for Fairview Park? Is staff simply choosing a scapegoat (gliders) to get the ball rolling on closing the park to most human interactions?

There are other precedents here: we used to do a community 5K run, and hold the Fish Fry at Fairview Park. Those events have been canceled or re-homed in the last decade. Quite soon, our kids won't be able to ride bicycles on the dirt mounds as they will be fenced off.

Fairview Park is just that: a park. For decades nature has been a celebrated center point while people are still allowed to experience the park in their own way.

Enforcement is necessary against irresponsible users, but picking winners and losers amongst user groups is a violation of Measure AA, which itself defined appropriate use.

Thank you for reading my comments,

Jim Erickson

Costa Mesa resident, mobile phone: 949-274-1817

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Hello Mayor, Councilmembers, PACS Commissioners and City Staff,

I'm writing to raise my concern over the details of the draft plan for Fairview Park. The draft plan goes too far to close the park off to human interaction with the park, and contradicts Measure AA in the process.

For decades people flew gliders and RC airplanes off the western slope and on the western side of the park. This is an existing use and language indicates it is an approved use in Measure AA. The draft recommendation that the flying area be moved to the east side of the park would require additional infrastructure (grading, concrete, ADA access etc) and this is in conflict with Measure AA.

Of more concern: there is no solid empirical evidence that glider flying causes damage to the park or its natural features.

Especially, there is no evidence glider flying damages the park over and above other approved uses. Which creates a slippery slope for the other approved uses.

Example: we are told that glider flying impacts sensitive species on the west side of the park. Burrowing owls were found on the east side of the park years ago. Yet, we allow extensive mowing, model trains, cycling, walking, and dogs on the east side of the park. Now, we want gliders on the east side of the park too?

OC Parks and CA State Parks don't allow dogs on trails where species of special interest exist. Why is this best practice not recommended...yet...for Fairview Park? Is staff simply choosing a scapegoat (gliders) to get the ball rolling on closing the park to most human interactions?

There are other precedents here: we used to do a community 5K run, and hold the Fish Fry at Fairview Park. Those events have been canceled or re-homed in the last decade. Quite soon, our kids won't be able to ride bicycles on the dirt mounds as they will be fenced off.

Fairview Park is just that: a park. For decades nature has been a celebrated center point while people are still allowed to experience the park in their own way.

Enforcement is necessary against irresponsible users, but picking winners and losers amongst user groups is a violation of Measure AA, which itself defined appropriate use.

Thank you for reading my comments,

Jim Erickson

Costa Mesa resident, mobile phone: 949-274-1817

GREEN, BRENDA

From: isaac techwasterecycling.com <isaac@techwasterecycling.com>
Sent: Wednesday, October 29, 2025 10:48 AM
To: FVPMP;PACS Comments;CITY CLERK
Cc: CITY COUNCIL
Subject: I do NOT support the Draft Fairview Park Master Plan

I do not support the current Draft Fairview Park Master Plan. Please make major changes so the community can continue long-standing uses at Fairview Park. The Plan should explicitly preserve the model glider field, Concerts in the Park, bicycle and dog-walking trail access, and the Goat Hill Junction Railroad—and direct staff to work with CDFW promptly on a mitigation approach that allows these uses to continue safely and compliantly. I feel time and money would be better spent adding a beautiful large playground for children to enjoy. Our parks and playgrounds on the Westside are in horrible condition versus the parks and playgrounds on the eastside. Let's put the time, energy and funds where it truly belongs. Not on fencing Fairview Park.

I also do not support any new fencing that reduces public access. Any revisions should honor the community intent of Measure AA and protect the existing open, shared character of the park.

Please include this comment in the public record for the Draft 2025 Fairview Park Master Plan Update and the October 30, 2025 PACS meeting.

Thank you,

Isaac Villeneuve

865 Senate St

Costa Mesa, CA 92627

714.813.5390

Kind Regards

Isaac Villeneuve

TechWaste Recycling, LLC.

1940 E Occidental St

Santa Ana, CA 92705

P: 714.813.5390

isaac@techwasterecycling.com

techwasterecycling.com



GREEN, BRENDA

From: Henry Stockdale <henrykevinstockdale@gmail.com>
Sent: Wednesday, October 29, 2025 7:16 PM
To: FVPMP
Subject: I do NOT support the Draft Fairview Park Master Plan

Dear Mayor, Councilmembers, PACS Commissioners, Staff, and City Staff,

As someone who visits Fairview Park often, I do not support the current draft of the Fairview Park Master Plan. I ask if you are to make major changes to allow the community to maintain long-standing uses at Fairview Park. The plan should explicitly preserve the model glider field in its current location, concerts at the park, bicycle and dog walking trail access, and the Goat Hill Junction Railroad, and direct staff to work with resource agencies and HSS together and promptly on a mitigation approach that allows these uses to continue safely and compliantly.

As someone who loves to go to HSS and ride my bike, I also do not support any fencing that reduces public access. Any revision should honor the community intent of Measure AA and protect the existing open, shared character of the park. An exclusionary master plan update for the purpose of securing future grant funding or satisfying one special interest group should be avoided.

Fairview Park should stay a shared space that protects wildlife and keeps room for people, families, and community activities.

Please include this comment in the public record for the draft 2025 Fairview Park Master Plan update and the October 30, 2025 PACS meeting.

Thank you,

Henry Stockdale

Costa Mesa, CA 92627

949-779-0655

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From: Henry Smith III <henry_ccs@mac.com>
Sent: Wednesday, October 29, 2025 5:12 PM
To: FVPMP;PACS Comments;CITY CLERK
Cc: CITY COUNCIL
Subject: I do NOT support the Draft Fairview Park Master Plan

Mayor, Council-members, PACS Commissioners, and City staff,

Fairview Park should stay a shared space that protects wildlife and keeps room for people, families, and community activities.

I do not support the current Draft Fairview Park Master Plan. Please make major changes so the community can continue long-standing uses at Fairview Park. The Plan should explicitly preserve the model glider field, Concerts in the Park, bicycle and dog-walking trail access, and the Goat Hill Junction Railroad. Please direct staff to work with CDFW promptly on a mitigation approach that allows these uses to continue safely and compliantly. I believe it is not reasonable to restrict public access based on some CDFW suggestions some wildlife and plants "might" be harmed by public access. **If this access is so harmful, why are the birds and plants still in the park after 60 or more years of this public access?**

I also do not support any new fencing that reduces public access. Any revisions should honor the community intent of Measure AA and protect the existing open, shared character of the park. **I believe it is possible to work out a compromise allowing continued public access as well as making portions of the park into a preserve.**

Please include this comment in the public record for the Draft 2025 Fairview Park Master Plan Update and the October 30, 2025 PACS meeting.

Respectfully,

Henry A. Smith III

Tustin

714-322-6537

Resources:

1. Fairview Park Master Plan Revision Website: <https://www.costamesaca.gov/community/fairview-park/fairview-park-master-plan>
2. Draft 2025 Fairview Park Master Plan
PDF: <https://www.costamesaca.gov/home/showpublisheddocument/61230/63895102412490000>
- 3.

GREEN, BRENDA

From: dnoon6@gmail.com
Sent: Wednesday, October 29, 2025 9:52 PM
To: FVPMP;PACS Comments;CITY CLERK
Cc: CITY COUNCIL
Subject: I do NOT support the Draft Fairview Park Master Plan

Mayor, Councilmembers, PACS Commissioners, and City Staff,

I'm writing to express my opposition to the current Draft Fairview Park Master Plan and my concern for what its adoption would mean for the Harbor Soaring Society and the flying field at Fairview Park.

For the past six months, I've been bringing my son, who is diagnosed with Autism and ADHD, to the flying field almost every weekend that it is open. What started as a simple father and son outing has turned into something truly special. He has fallen in love with flying and with the science behind how things soar. The members of the Harbor Soaring Society have gone above and beyond to welcome him, teaching him patience, problem solving, and a love of STEM.

This field has become more than a hobby spot. It's an outdoor classroom that has completely changed my son's relationship with learning. Science and math, which used to be his hardest subjects, are now his favorites. He spends hours building, experimenting, and asking thoughtful questions about aerodynamics and flight. The environment at the field is quiet, safe, and supportive, and it represents the best of what community learning can be.

I've read the report and the references to "Resource Agency recommendations" about noise, but those concerns are greatly overstated. These are model gliders, not gas powered planes. They are quieter than a kite on a breezy day.

Please make significant changes to the Draft Master Plan so that the community can continue long-standing and meaningful uses at Fairview Park. The Plan should explicitly preserve the model glider field, Concerts in the Park, bicycle and dog-walking trail access, and the Goat Hill Junction Railroad. I also do not support any new fencing or barriers that would reduce public access. Any revisions should respect the intent of Measure AA and keep Fairview Park open and shared, as it was meant to be.

Please include this comment in the public record for the Draft 2025 Fairview Park Master Plan Update and the October 30, 2025 PACS meeting.

Thank you for your time and consideration.

Dan Noon
949-735-7141
Dnoon6@gmail.com

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From: Don Wittenberg <drwittenberg@verizon.net>
Sent: Thursday, October 30, 2025 11:08 AM
To: FVPMP;CITY CLERK;citycouncil@costamesaca.go;PACS Comments
Subject: FW: I do NOT support the Draft Fairview Park Master Plan

Dear Mayor, Councilmembers, PACS Commissioners, and City staff,

I do not support the current Draft Fairview Park Master Plan. Please make major changes so the community can continue long-standing uses at Fairview Park. The Plan should explicitly preserve the model glider field in its current location, bicycle and dog-walking trail access, and the Goat Hill Junction Railroad—and direct staff to work with resource agencies and HSS, together, and promptly on a mitigation approach that allows these uses to continue safely and compliantly.

The use of the park to allow for gliders at the current location has negligible impact on the ecology of the park. This is evidenced by the flourishing flora and fauna at the park for the past fifty years that flying of model airplanes has been allowed. The present rules allow only very restricted dates and times for glider flying when weather conditions permit.

I also do not support any new fencing that reduces public access. Any revisions should honor the community intent of Measure AA and protect the existing open, shared character of the park. An exclusionary Master Plan Update for the purpose of securing future grant funding or satisfying one special interest group, should be avoided.

Fairview Park should stay a shared space that protects wildlife and keeps room for people, families, and community activities.

Please include this comment in the public record for the Draft 2025 Fairview Park Master Plan Update and the October 30, 2025 PACS meeting.

Thank you,

Donald Wittenberg

714 321 3944

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GREEN, BRENDA

From: Dan Vozenilek <dv92627@yahoo.com>
Sent: Monday, October 27, 2025 6:36 PM
To: FVPMP
Cc: carol.cormaci@latimes.com;CITY COUNCIL;CITY CLERK
Subject: Draft Fairview Park Master Plan should NOT be adopted

Dear Mayor and Councilmembers,

I urge you not to adopt the Draft Fairview Master Plan as written because it proposes relocating the Harbor Soaring Society fly field and the existing dirt mounds from the west side of Fairview Park to the east side near the Goat Hill Junction model railroad, a change that materially alters long-standing park uses. That relocation appears to convert established, as-built recreational features into new "Model Glider and Train Area" amenities, which raises a serious legal and procedural question about whether Measure AA requires voter approval for this significant change. The Draft Plan's language about reusing "fill material" to create play mounds in the proposed footprint does not resolve the Measure AA issue and instead creates the appearance of a backdoor alteration of park uses without public consent. Moving these activities into areas identified as sensitive or repurposing existing features without clear, funded mitigation and a public vote risks undermining community trust and sets a troubling precedent. The Council should require meaningful community engagement with the users and neighbors most affected and mandate enforceable mitigation measures for traffic, noise, and ecological impacts. Please protect the integrity of Fairview Park and the public's right to decide significant changes by withholding adoption until these issues are fully addressed.

Some good points are raised in this blog:

[What Does the Draft Master Plan Mean for the Future of Fairview Park? – Goat Hill Rodeo](#)

Please include this comment in the public record for the Draft 2025 Fairview Park Master Plan Update.

Thank you,

Dan Vozenilek
Costa Mesa, 92627

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GREEN, BRENDA

From: Daiquiri Scherer <daiquirischerer@gmail.com>
Sent: Tuesday, October 28, 2025 4:16 PM
To: PACS Comments
Cc: CITY CLERK;FVPMP
Subject: I do not support the Draft Fairview Park Master Plan

City staff and City Council,

I do not support the current Draft Fairview Park Master Plan. Please make major changes so the community can continue long-standing uses at Fairview Park. Specifically, the Plan should explicitly preserve the model glider field, Concerts in the Park, bicycle/dog-walking trail access, and the Goat Hill Junction Railroad—and direct staff to work with CDFW promptly on a mitigation approach that allows these uses to continue safely and compliantly.

I also do not support any fencing off of any area of the park. Any revisions should honor the community intent reflected in Measure AA's declarations and protect existing community uses that have occurred for decades.

Please include this comment in the public record for the Draft 2025 Fairview Park Master Plan Update.

Thank you,
Daiquiri C. Scherer
Canyon Park, 92627
Sent from my iPhone

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GREEN, BRENDA

From: Cassidy Flynn <cassidycflynn@gmail.com>
Sent: Tuesday, October 21, 2025 7:00 AM
To: FVPMP;CITY CLERK
Cc: CITY COUNCIL
Subject: I do NOT support | Comments on Draft 2025 Fairview Park Master Plan

Dear City Staff and City Council,

I am writing to express my opposition to the current Draft Fairview Park Master Plan. I'd like to see major changes so the community can keep enjoying the long-standing activities that make Fairview Park special. I urge the City to make significant revisions so that the community can continue the long-standing and valued uses of Fairview Park. Specifically, the Plan should:

- Clearly preserve Concerts in the Park, the model glider field, bicycle and dog-walking trail access, and the Goat Hill Junction Railroad.
- Direct staff to work with the CDFW promptly on a mitigation approach that allows these uses to continue in a safe and compliant manner.

I also oppose any proposal to fence off portions of the park. Any revisions should reflect the community intent expressed through Measure AA and protect the recreational and cultural activities that have been part of Fairview Park for decades.

Please include this message in the public record for the Draft 2025 Fairview Park Master Plan Update. Thank you for your consideration.

Best,

Cassidy Flynn

(Freedom Homes resident)

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GREEN, BRENDA

From: charmaine laurie <charmaineofhearts@gmail.com>
Sent: Wednesday, October 29, 2025 9:34 AM
To: FVPMP
Subject: Fairview Master Plan

I do not want any changes to Fairview Park. The community loves it and uses it the way it is. We do not want any fenced spaces.

Charmaine Laurie, Mesa Verde resident for 42 years
1658 Oahu Pl, Costa Mesa
9493227923

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GREEN, BRENDA

From: Bob Sliff <bsli40@gmail.com>
Sent: Friday, October 31, 2025 8:50 AM
To: FVPMP;CITY CLERK;CITY COUNCIL
Cc: info@1hss.org
Subject: Subject: I do NOT support the Draft Fairview Park Master Plan

Message: I am a long time active user of the Fairview park area mainly as a flyer of RC model glider Aircraft.

Mayor, Councilmembers, and City staff,

I do not support the current Draft Fairview Park Master Plan. Please make major changes so the community can continue long-standing uses at Fairview Park. The Plan should explicitly preserve the model glider field in its current location, Concerts in the Park, bicycle and dog-walking trail access, and the Goat Hill Junction Railroad—and direct staff to work with resource agencies promptly on a mitigation approach that allows these uses to continue safely and compliantly.

I also do not support any new fencing that reduces public access. Any revisions should honor the community intent of Measure AA and protect the existing open, shared character of the park. An exclusionary Master Plan Update for the purpose of securing future grant funding or satisfying one special interest group, should be avoided.

Fairview Park should stay a shared space that protects wildlife and keeps room for people, families, and community activities.

Please include this comment in the public record for the Draft 2025 Fairview Park Master Plan Update.

Thank you,

Robert A. Sliff, LTC USAF (retired)
Currently, employed as an instructor of Philosophy at Cerritos College and at Coastline College
Former resident of Costa Mesa, but now rent a workshop at 872 18th St, Costa Mesa 92627, while I live at a resident in Huntington Beach on 16751 Arbor Circle, 92547
949-554-9835

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GREEN, BRENDA

From: Angus Boundy <angus.boundy@gmail.com>
Sent: Thursday, October 30, 2025 3:34 PM
To: FVPMP;PACS Comments;CITY CLERK;CITY COUNCIL
Subject: I do NOT support the Draft Fairview Park Master Plan

Mayor, Councilmembers, PACS Commissioners, and City staff,

Please record the following comment for the Draft 2025 Fairview Park Master Plan Update and the October 30, 2025 PACS meeting:

I do not support the current Draft Master Plan. It must be substantially revised to preserve long-standing community uses at Fairview Park. The Plan should explicitly retain the model glider field in its current location, Concerts in the Park, bicycle and dog-walking trail access, and the Goat Hill Junction Railroad. It should also direct staff to collaborate promptly and jointly with the relevant resource agencies and HSS on a mitigation approach that allows these activities to continue safely and in compliance.

I also oppose any new fencing that would diminish public access. Revisions should honor the voter intent of Measure AA and protect the park's open, shared character. An exclusionary update—designed primarily to secure future grant funding or to satisfy a single special-interest group—should be avoided.

Fairview Park should remain a shared space that safeguards wildlife while welcoming people, families, and community events.

Angus Boundy

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GREEN, BRENDA

From: Art Sheckman <art@elephantventures.com>
Sent: Wednesday, October 29, 2025 4:10 PM
To: FVPMP;PACS Comments;CITY CLERK;CITY COUNCIL
Subject: I do NOT support the Draft Fairview Park Master Plan

Mayor, Councilmembers, PACS Commissioners, and City staff,

I do not support the current Draft Fairview Park Master Plan. Please make major changes so the community can continue long-standing uses at Fairview Park. The Plan should explicitly preserve the model glider field in its current location, Concerts in the Park, bicycle and dog-walking trail access, and the Goat Hill Junction Railroad—and direct staff to work with resource agencies and HSS, together, and promptly on a mitigation approach that allows these uses to continue safely and compliantly.

Our family makes regular use of the park, and the proposed restrictions will negatively impact our ability to enjoy the shared community space and engage in activities that are open to the public and create unique experiences (namely the model glider field and support for the club)

I also do not support any new fencing that reduces public access. Any revisions should honor the community intent of Measure AA and protect the existing open, shared character of the park. An exclusionary Master Plan Update for the purpose of securing future grant funding or satisfying one special interest group, should be avoided.

Additional fencing will undercut the communities ability to enjoy the park. I can share that our many walks, runs, bike rides and dog rambles would be negatively impacted.

Fairview Park should stay a shared space that protects wildlife and keeps room for people, families, and community activities.

Please include this comment in the public record for the Draft 2025 Fairview Park Master Plan Update and the October 30, 2025 PACS meeting.

Thank you,

Art Sheckman
Costa Mesa, 92627

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GREEN, BRENDA

From: Benjamin Tigner <benjamin.tigner@gmail.com>
Sent: Monday, September 15, 2025 4:47 PM
To: CITY COUNCIL;CITY CLERK;FVPMP;DALTON, KELLY M.;GRUNER, BRIAN
Subject: Please Vote NO on Agenda Item 3, Sept 16, 2025 Council Meeting

Dear Mister Mayor, Members of the City Council, and Costa Mesa City Staff:

I write today in support of the Harbor Soaring Society (HSS) and their efforts to retain access to the flying field at Fairview Park.

I am urging the city not to accept City Staff's recommendations regarding Agenda Item 3 during the Sept 16, 2025, Council meeting (recommendation to enter into a professional services agreement with Endemic 25-425 Environmental Service, Inc). Acting on this recommendation is not in the City's best interest.

HSS's use of the Fairview Park flying field is part of the broad benefit that the park's current multi-purpose use brings to Costa Mesa. As it currently operates, Fairview Park is an asset to the entire community, balancing public recreation with nature conservation in a thoughtful, rational way.

HSS's use of the flying field, in particular, supports Costa Mesa youth access to STEM-related mentoring while creating little to no negative impact on the Park's natural environment. HSS's extremely light footprint is a credit to its disciplined membership and their responsible stewardship of the land around the field. Unlike many other park users, they release no toxic chemicals, use no carbon-based fuels, make very little noise, operate only when/where they are approved by the city, meanwhile providing educational opportunities to the city's entire youth population. Costa Mesa should be encouraging more organizations like HSS to enrich the community by providing access to low-environmental-impact STEM-based activities. Access to model aircraft, and appropriate areas to operate them, was an important part of my development as an engineer; please do not deprive Costa Mesa youth of this opportunity.

I urge you to follow HSS's recommendations, summarized below:

1. **Do not fence off more sections of Fairview Park. Especially ones with small trails that large amounts of the community use and enjoy.**
2. **Select a different area for restoration. There are many options in Fairview Park.**
3. **Move this item to after the Fairview Park Master Plan Revision topic is completed so that Council can give direction on the entire park before signing a \$1.44M, 7-year commitment.**
4. **Stop accepting mitigation grant or off-set grant funds so that the City of Costa Mesa maintains control of Fairview Park.**
5. **Do NOT restore the optional acreage but only restore the OCTA contracted minimum amount of acreage in an area that is not the mesa.**

Thank you for your thoughtful attention to this issue!

Best regards,

-Ben Tigner
Business Operator, Engineer, Entrepreneur
(949) 813-9405

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GREEN, BRENDA

From: Andreas Arpiarian <aarpiarian@gmail.com>
Sent: Wednesday, October 29, 2025 3:03 PM
To: FVPMP;PACS Comments;CITY CLERK;CITY COUNCIL
Subject: I do NOT support the Draft Fairview Park Master Plan

Mayor, Councilmembers, PACS Commissioners, and City Staff,

I do not support the current Draft Fairview Park Master Plan. I respectfully urge major revisions to ensure the community can continue its long-standing and valued uses at Fairview Park.

The Plan should **explicitly preserve** the following:

- The **model glider field**
- **Concerts in the Park**
- **Bicycle and dog-walking trail access**
- The **Goat Hill Junction Railroad**

Additionally, I urge the City to **work promptly with CDFW** on a mitigation approach that allows these uses to continue safely and in compliance with environmental standards.

I also **oppose any new fencing** that would reduce public access. Any revisions should honor the community intent of **Measure AA** and protect the open, shared character that defines Fairview Park.

Please include this comment in the **public record** for the **Draft 2025 Fairview Park Master Plan Update** and the **October 30, 2025 PACS meeting**.

Thank you for your consideration

Andreas Arpiarian
Costa Mesa Resident

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GREEN, BRENDA

From: ada706@cs.com
Sent: Friday, June 20, 2025 9:50 AM
To: FVPMP;CITY COUNCIL
Subject: Fairview Park - No Nature Preserve

To Whom It May Concern,

It has come to my attention, as a member of the Costa Mesa community for over 25 years, that there is a committee that is trying to change Fairview Park and take out walking trails and the mounds of dirt.

I would like you to reconsider these changes. We have all fought long and hard to keep the park the beautiful open space it current is. There is no reason for all these changes. The kids love riding on those mounds of dirt. It keeps them busy, safe and out of trouble. My grandson grew up riding his bike on those hills. I would like you to reconsider these changes to the generations coming up can enjoy the same wonderful childhood that others have had the opportunity to enjoy at OUR beautiful Fairview Park. My grandson loves to bring his cousins here to ride bikes with him. I personally walk the trails and go on different ones all the time.

We don't want a Nature Preserve, we want a park we can take our kids to, to hike at and enjoy our time. Please do not approve any changes to the dirt mounds or walking trails.

Feel free to contact me if you'd like to.

Thank you,
Ada Thornton
(949)903-0466

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GREEN, BRENDA

From: Adam Van Berckelaer <vonbeek@yahoo.com>
Sent: Thursday, October 30, 2025 1:38 PM
To: FVPMP
Cc: CITY COUNCIL;CITY CLERK
Subject: I do NOT support the Draft Fairview Park Master Plan

City staff and City Council,

I do not support the current Draft Fairview Park Master Plan. Please make major changes so the community can continue long-standing uses at Fairview Park. Specifically, the Plan should explicitly preserve the model glider field, Concerts in the Park, bicycle/dog-walking trail access, and the Goat Hill Junction Railroad—and direct staff to work with CDFW promptly on a mitigation approach that allows these uses to continue safely and compliantly.

I also do not support any fencing off of any area of the park. Any revisions should honor the community intent reflected in Measure AA's declarations and protect existing community uses that have occurred for decades. Fairview park is one of my favorite parts of Costa Mesa. My kids have grown up flying planes with the HSS and I run or walk through the park several times a week.

Please include this comment in the public record for the Draft 2025 Fairview Park Master Plan Update.

Thank you,

Adam Van Berckelaer
Cost Mesa Resident
West Side, Freedom Homes tract.

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GREEN, BRENDA

From: airseamach@aol.com
Sent: Thursday, October 30, 2025 1:03 PM
To: FVPMP
Cc: PACS Comments;CITY CLERK;CITY COUNCIL
Subject: Fairview Park Planned Changes

City of Costa Mesa and Parks and Recreation

Sometimes what you have in a park by design or by spontaneous transformation, is good the way it is. You must ask what you intend to gain. Will the park after planned changes serve a larger community or is this just spending money to make changes.

I attend this park a half dozen or more times a year to meet with Orange County students involved in Science Olympiad. One of the teams from Irvine, Sierra Vista MS, won the National Championship for Science Olympiad 2025. Other school students have benefited from attending the Harbor Area Soaring Club, located in the Fairview Park.

While attending the park I have noticed a happy crowd of park patrons. Many walking the dirt trails and enjoying the company of others. I must ask, what more could the city ask for? Your parking lot is often full. Many patrons walk in from the surrounding neighborhoods.

Unless your plan is to destroy the symbiotic relationship of the park as it stands. It makes little logical sense, to change what is already one of the most successful parks I have attended.

Ronnie Espolt
"Youth and Education, Model Aviation Group"
(310)344-3140

Sent from the all new AOL app for iOS

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From: MUNOZ, SANDY
To: GREEN, BRENDA; TERAN, STACY; GONZALEZ, GLADYS
Subject: FW: I DO NOT support the master plan
Date: Thursday, October 30, 2025 1:24:18 PM

From: Dean Peiten <deanp9970@icloud.com>
Sent: Thursday, October 30, 2025 11:28 AM
To: CITY COUNCIL <CITYCOUNCIL@costamesaca.gov>
Subject: I DO NOT support the master plan

Dear Costa Mesa City Council Members,

I am writing to express my strong opposition to the proposed Fairview Park Master Plan and any actions that would lead to the closure or restriction of public access to this treasured open space. Fairview Park is one of the last remaining natural areas in our region—a place where generations have come together to appreciate the outdoors, wildlife, and community activities that reflect Costa Mesa's character and values.

One of the park's most unique and enduring features is the Harbor Soaring Society (HSS), a volunteer-run RC glider club that has called Fairview Park home for over 60 years. The club embodies education, innovation, and community engagement, introducing people of all ages to the principles of flight, engineering, and environmental stewardship. Members maintain the field at no cost to the city, host youth outreach events, and contribute to the park's safety and vitality.

Eliminating or displacing the Harbor Soaring Society would not serve the public interest—it would destroy a long-standing educational and recreational asset that aligns perfectly with the city's commitment to open space, STEM education, and civic pride. Fairview Park should remain a

place for learning, recreation, and connection—not another victim of overdevelopment.

I urge you to reject the Fairview Park Master Plan as currently proposed and to preserve the Harbor Soaring Society's access to the field at Fairview Park. This club and this park are part of Costa Mesa's living history. Once lost, they cannot be replaced.

Please stand with your community. Protect Fairview Park. Keep the Harbor Soaring Society flying.

Respectfully,

Dean Peiten

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From: [Patrick Flynn](#)
To: [PACS Comments](#); [FVPMP](#); [CITY CLERK](#); [CITY COUNCIL](#)
Subject: Protect Fairview Park as a Shared Community Space
Date: Wednesday, October 29, 2025 2:44:54 PM

Dear City Council Members and Fairview Park Staff,

I am writing to express my deep concern about the direction of the Fairview Park Master Plan Update Draft. Fairview Park has long been a shared space — a place where families, nature enthusiasts, and community members come together to enjoy Costa Mesa's most unique open space. The current draft, however, shifts heavily toward an exclusionary, fenced "nature preserve" model that would drastically restrict public access and eliminate many beloved activities.

The proposed plan repeatedly emphasizes fencing (mentioned 22 times in the document) and outlines restrictions that would limit access to only the perimeter of the mesa. This would effectively close the small trails many residents use for peaceful walks, fence off the mounds where countless kids learned to ride their bikes, and permanently eliminate the flying field area. These are not "unauthorized" uses — they are long-standing traditions that define the park's community spirit.

Equally troubling is the ongoing discussion to impose noise thresholds that would jeopardize or end Concerts in the Park at Fairview Park. This event is one of Costa Mesa's signature community gatherings and should be celebrated, not silenced.

Any update to the Fairview Park Master Plan must honor the intent of Measure AA, which protects the park's open, shared character. The park should continue to balance conservation with responsible public access — not become an exclusionary space catering to a single interest group or future grant requirements.

I urge the City, the Parks, Arts & Community Services Commission, and the Fairview Park Steering Committee to revise the Master Plan to reflect the community's longstanding vision: a park for people and wildlife alike.

Please ensure that the final plan preserves:

- Access to small trails and open recreation areas
- Space for family activities and community events
- The continuation of Concerts in the Park
- Balanced stewardship that respects both nature and public enjoyment
- Keeping the flying field in the current location, where it has been since 1964

Thank you for your attention and for considering the voices of those who love and care for Fairview Park.

Sincerely,
Patrick Flynn

From: [Bob Sliff](#)
To: [FVPMP](#); [CITY CLERK](#); [CITY COUNCIL](#)
Cc: info@lhss.org
Subject: Subject: I do NOT support the Draft Fairview Park Master Plan
Date: Friday, October 31, 2025 8:49:58 AM

Message: I am a long time active user of the Fairview park area mainly as a flyer of RC model glider Aircraft.

Mayor, Councilmembers, and City staff,

I do not support the current Draft Fairview Park Master Plan. Please make major changes so the community can continue long-standing uses at Fairview Park. The Plan should explicitly preserve the model glider field in its current location, Concerts in the Park, bicycle and dog-walking trail access, and the Goat Hill Junction Railroad—and direct staff to work with resource agencies promptly on a mitigation approach that allows these uses to continue safely and compliantly.

I also do not support any new fencing that reduces public access. Any revisions should honor the community intent of Measure AA and protect the existing open, shared character of the park. An exclusionary Master Plan Update for the purpose of securing future grant funding or satisfying one special interest group, should be avoided.

Fairview Park should stay a shared space that protects wildlife and keeps room for people, families, and community activities.

Please include this comment in the public record for the Draft 2025 Fairview Park Master Plan Update.

Thank you,

Robert A. Sliff, LTC USAF (retired)

Currently, employed as an instructor of Philosophy at Cerritos College and at Coastline College

Former resident of Costa Mesa, but now rent a workshop at 872 18th St, Costa Mesa 92627, while I live at a resident in Huntington Beach on 16751 Arbor Circle, 92547 949-554-9835

From: MUNOZ, SANDY
To: GREEN, BRENDA; TERAN, STACY; GONZALEZ, GLADYS
Subject: FW: I do NOT support the Draft Fairview Park Master Plan
Date: Friday, October 31, 2025 8:55:56 AM

From: Phil G <philgarcia2@gmail.com>
Sent: Thursday, October 30, 2025 8:23 PM
To: CITY COUNCIL <CITYCOUNCIL@costamesaca.gov>
Subject: I do NOT support the Draft Fairview Park Master Plan

I do NOT support the Draft Fairview Park Master Plan

Phil Garcia

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From: MUNOZ, SANDY
To: GREEN, BRENDA; TERAN, STACY; GONZALEZ, GLADYS
Subject: FW: I do not support the Draft Fairview park master plan!
Date: Monday, November 3, 2025 7:57:39 AM

-----Original Message-----

From: rebejoel14@gmail.com <rebejoel14@gmail.com>
Sent: Sunday, November 2, 2025 12:00 AM
To: CITY COUNCIL <CITYCOUNCIL@costamesaca.gov>; cityclerk@costamesaca.gov
Subject: I do not support the Draft Fairview park master plan!

I do not support the Draft Fairview Park Master Plan. Please make major changes so the community can continue long standing uses at Fairview park. The plan should explicitly preserve the model glider field in its current location, concerts in the park, bicycle and dog walking trail access and the Goat Hill Junction Railroad. I do not support any new fencing that reduces public access.

Please include this comment in the public record for the Draft 2025 Fairview Park Master Plan update and any future PACS meetings.

Rebecca Solorzano

92627

(714) 576-0259

Sent from my iPhone

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From: MUNOZ, SANDY
To: GREEN, BRENDA; TERAN, STACY; GONZALEZ, GLADYS
Subject: FW: I do NOT support the Draft Fairview Park Master Plan
Date: Thursday, October 30, 2025 1:35:14 PM

From: Henry Stockdale <henrykevinstockdale@gmail.com>
Sent: Wednesday, October 29, 2025 7:18 PM
To: CITY COUNCIL <CITYCOUNCIL@costamesaca.gov>
Subject: I do NOT support the Draft Fairview Park Master Plan

Dear Mayor, Councilmembers, PACS Commissioners, Staff, and City Staff,

As someone who visits Fairview Park often, I do not support the current draft of the Fairview Park Master Plan. I ask if you are to make major changes to allow the community to maintain long-standing uses at Fairview Park. The plan should explicitly preserve the model glider field in its current location, concerts at the park, bicycle and dog walking trail access, and the Goat Hill Junction Railroad, and direct staff to work with resource agencies and HSS together and promptly on a mitigation approach that allows these uses to continue safely and compliantly.

As someone who loves to go to HSS and ride my bike, I also do not support any fencing that reduces public access. Any revision should honor the community intent of Measure AA and protect the existing open, shared character of the park. An exclusionary master plan update for the purpose of securing future grant funding or satisfying one special interest group should be avoided.

Fairview Park should stay a shared space that protects wildlife and keeps room for people, families, and community activities.

Please include this comment in the public record for the draft 2025 Fairview Park Master Plan update and the October 30, 2025 PACS meeting.

Thank you,

Henry Stockdale

Costa Mesa, CA 92627

949-779-0655

From: MUNOZ, SANDY
To: GREEN, BRENDA; TERAN, STACY; GONZALEZ, GLADYS
Subject: FW: Faurview Park Master Plan Revision
Date: Friday, September 19, 2025 1:29:20 PM

From: Janet Barker <jntlee2001@yahoo.com>
Sent: Friday, September 19, 2025 10:29 AM
To: CITY COUNCIL <CITYCOUNCIL@costamesaca.gov>
Subject: Faurview Park Master Plan Revision

Hello,

My name is Janet Barker, and I wanted to comment on the Fairview Park changes. We take our dogs to the park every weekend. They love it there! However, I'm concerned about the planned changes. I don't understand why it needs to be changed to a bird sanctuary or an environmentally friendly park. There are paths in the park that have been blocked with signs stating to take a different route. Why? I haven't seen any reports that show damage that has been done, or animals/birds, or any creatures close to extinction in the park. The park needs upkeep, getting rid of weeds/dead grass, etc, but that's standard for any city park. Please take into consideration how many people, families, and animals use the park daily. I know others agree with me, but just haven't spoken up. We've been going there for over 40 years, and changing it to anything other than a park where kids can ride their bikes, families can walk their dogs, or have a picnic, would be devastating to so many people. Thanks for taking the time to read my concerns. If you could please keep me posted on the progress, or let me know where I can access the information, I would appreciate it. Fairview Park is a family place, please don't change it.

Janet Barker

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From: MUNOZ, SANDY
To: GREEN, BRENDA; TERAN, STACY; GONZALEZ, GLADYS
Subject: FW: Fairview Park Keep Access Open For Silent Gliders
Date: Thursday, October 30, 2025 1:26:08 PM

From: k evin <kev380@yahoo.com>
Sent: Thursday, October 30, 2025 11:04 AM
To: CITY COUNCIL <CITYCOUNCIL@costamesaca.gov>
Subject: Fairview Park Keep Access Open For Silent Gliders

Dear Mayor, and Council,

As a Costa Mesa resident of more than 30 years
I would like for you , to keep Fairview Park open...
For silent gliders, Concerts in the park, and kids to be kids,
playing in our wonderful city park.

Thank you For taking the time to include my E-mail In the minutes.
Kevin Koch

Sent from Yahoo Mail on Android

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From: [charmaine laurie](#)
To: [CITY CLERK](#)
Subject: Fairview Master Plan
Date: Wednesday, October 29, 2025 9:39:40 AM

Please do not make any changes to this park. The community loves it and uses it as it is. We do not want any fenced spaces or restrictions to the uses we now have.

Charmaine Laurie, Mesa Verde resident for 42 yrs
1658 Oahu Pl, Costa Mesa
949 322 7923

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