



CITY OF COSTA MESA
REGULAR CITY COUNCIL AND HOUSING AUTHORITY*
Agenda

Tuesday, January 28, 2025

5:00 PM

City Council Chambers
77 Fair Drive

SPECIAL CITY COUNCIL MEETINGS

***Note: All agency memberships are reflected in the title "Council Member"**
4:00 P.M. Special Closed Session

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.

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[pwd=_XoNBT2uciL7zrDsfj4A9Q9srLgExg.bQEU-le6VvXjPDeL](https://us06web.zoom.us/j/81879579049?pwd=_XoNBT2uciL7zrDsfj4A9Q9srLgExg.bQEU-le6VvXjPDeL)

Or sign into Zoom.com and “Join a Meeting”

Enter Webinar ID: 818 7957 9049/ Password: 608584

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- 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 2 minutes, or as otherwise directed.

Participate via telephone: (For both 4:00 p.m. and 5:00 p.m. meetings)

Call: 1 669 900 6833 Enter Webinar ID: 818 7957 9049/ Password: 608584

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 2 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. Comments received by 12:00 p.m. on the date 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.

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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].

SPECIAL CLOSED SESSION - 4:00 P.M.

CALL TO ORDER

ROLL CALL

PUBLIC COMMENTS Members of the public are welcome to address the City Council only on those items on the Special Closed Session agenda. Each member of the public will be given a total of three minutes to speak on all items on the Special Closed Session agenda.

SPECIAL CLOSED SESSION ITEMS:

1. THREAT TO SECURITY
Pursuant to California Government Code Section 54957(a)
Consultation with: Costa Mesa Director of Emergency Services/City Manager, Police Chief.
2. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATION OF LITIGATION - ONE CASE
Pursuant to California Government Code Section 54956.9 (d)(2), Potential Litigation.

SPECIAL MEETING OF THE CITY COUNCIL

JANUARY 28, 2025 – 5:00 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

LORI ANN FARRELL HARRISON
City Manager

CALL TO ORDER

ROLL CALL

PUBLIC COMMENTS – ONLY MATTERS LISTED ON THE AGENDA
Comments are limited to 3 minutes, or as otherwise directed.

SPECIAL ITEMS:

1. [TEMPORARY SUSPENSION OF SHORT-TERM RENTAL 25-167 PROHIBITION](#)

RECOMMENDATION:

Mayor John Stephens has requested this item be brought forward for City Council consideration. Should the City Council wish to proceed it should adopt the attached resolution.

Attachments: [1. Agenda Report](#)
[2. Resolution Temporarily Suspending Short Term Rentals](#)

2. [FAIRVIEW PARK MASTER PLAN UPDATE DISCUSSION - PART ONE 25-152](#)

RECOMMENDATION:

Staff Recommends the City Council receive and file the staff presentation on the status of the Fairview Park Master Plan Update and provide feedback.

Due to the breadth and volume of information involved with the Fairview Park site and the various technical reports entailed in the Fairview Park Master Plan Update project, the City Council study session presentations on the project will occur in two (2) parts. In part one, the project team will provide an overview on the status of the update overview, including:

- Community outreach.
- Current ecological conditions.
- Summary of historical documentation and completed restoration efforts.
- Highlights of resource assessments, technical investigations and field surveys.

In part two, the project team will present the Master Plan Update Findings and Recommendations for the Draft Fairview Park Master Plan Update.

Attachments: [Agenda Report](#)

ADJOURNMENT



CITY OF COSTA MESA

Agenda Report

77 Fair Drive
Costa Mesa, CA 92626

File #: 25-167

Meeting Date: 1/28/2025

TITLE:

TEMPORARY SUSPENSION OF SHORT-TERM RENTAL PROHIBITION

DEPARTMENT: CITY ATTORNEY'S OFFICE

PRESENTED BY: KIMBERLY HALL BARLOW, CITY ATTORNEY

CONTACT INFORMATION: KIMBERLY HALL BARLOW, CITY ATTORNEY

RECOMMENDATION:

Mayor John Stephens has requested this item be brought forward for City Council consideration. Should the City Council wish to proceed it should adopt the attached resolution.



CITY COUNCIL AGENDA REPORT

MEETING DATE: January 28, 2025

SUBJECT: TEMPORARY SUSPENSION OF SHORT-TERM RENTAL PROHIBITION

DATE: JANUARY 24, 2025

FROM: KIMBERLY HALL BARLOW, CITY ATTORNEY

PRESENTATION BY: KIMBERLY HALL BARLOW, CITY ATTORNEY

RECOMMENDATION:

Mayor John Stephens has requested this item be brought forward for City Council consideration. Should the City Council wish to proceed, it should adopt the attached resolution.

BACKGROUND AND ANALYSIS:

In 2021, after multiple discussions at public meetings regarding whether to permit, with or without regulation, short term rentals in the City of Costa Mesa, the City Council ultimately determined to prohibit short term rentals excepting only those which involved home-sharing, or “hosted,” with the resident remaining in the home during the rental, and which existed as of December 1, 2020. On November 2, 2021, the City Council adopted Ordinance 2021-17 to implement the prohibition.

This month, firestorms have devastated multiple communities in Los Angeles County, including Altadena, Pacific Palisades, and Malibu and fires continue to destroy open space and homes. Thousands of homes have been destroyed, leaving tens of thousands with no place to live. Governor Newsom signed a Proclamation of a State of Emergency in Los Angeles and Ventura Counties due to the fires and continuing high winds. In light of this emergency, Mayor Stephens has requested that the City Council consider a temporary suspension of the City’s prohibition on short term rentals so that people who have lost their homes in the fires may have access to temporary lodging to deal with the fires’ aftermath.

Should the City Council support such a suspension, it should adopt the attached resolution and direct staff when or under what conditions the prohibition should be reinstated.

ALTERNATIVES CONSIDERED:

The City Council may receive and file the report.

FISCAL REVIEW:

There is no fiscal impact to the General Fund in requesting City Council to temporarily suspend the short term rental prohibition.

LEGAL REVIEW:

The City Attorney's Office prepared this report and the proposed resolution.

CONCLUSION:

Should the City Council find that temporarily suspending the short term rental prohibition would provide opportunities for firestorm victims to locate temporary housing, it should adopt the attached resolution.

RESOLUTION NO. 2025-xx

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, TEMPORARILY SUSPENDING ORDINANCE NO. 2021-17, TO ALLOW SHORT TERM RENTALS IN THE CITY OF COSTA MESA TO AID 2025 FIRESTORM VICTIMS

THE CITY COUNCIL OF THE CITY OF COSTA MESA DOES HEREBY RESOLVE AS FOLLOWS:

WHEREAS, California's Governor has proclaimed a state of emergency in Los Angeles and Ventura Counties due to devastating firestorms which have burned more than 15,000 homes, leaving tens of thousands without housing; and

WHEREAS, in light of this unparalleled devastation, the City Council has determined that the need to locate temporary housing for the victims of the firestorms should take precedence over the existing prohibition on short term rentals except for home-sharing which was approved by the City Council on November 2, 2021 pursuant to Ordinance No. 2021-17; and

WHEREAS, the City Council desires to temporarily suspend the prohibition on short term rentals for a period of time sufficient to allow firestorm victims as many options as possible for temporary housing as they deal with the aftermath of the firestorms;

NOW, THEREFORE, IT IS ORDERED by the City Council of the City of Costa Mesa as follows:

Ordinance 2021-17 is temporarily suspended to provide temporary housing opportunities to victims of the January 2025 Firestorms, the suspension to remain in effect until further action of the City Council; and

BE IT FURTHER ORDERED, the temporary suspension will be lifted at such time as the City Council deems appropriate; and

BE IT FURTHER ORDERED, it is the express intent of this Resolution: 1) that any short term rentals which are permitted during this temporary suspension shall not be considered legally non-conforming within the meaning of Chapter X of the Zoning Code or any other law providing that they would be exempt from future law or regulation; 2) that such uses continue to be subject to any and all other applicable provisions of the Costa Mesa Municipal Code and/or other law; and 3) that this exemption be construed narrowly and consistent with its intent to aid firestorm victims.

PASSED, APPROVED AND ADOPTED this 28th day of January, 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 is the original of Resolution No. 2025-__ and was duly passed and adopted by the City Council of the City of Costa Mesa at a special meeting held on the 28th day of January, 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 29th day of January, 2025.

BRENDA GREEN, CITY CLERK



CITY OF COSTA MESA

77 Fair Drive
Costa Mesa, CA 92626

Agenda Report

File #: 25-152

Meeting Date: 1/28/2025

TITLE:

FAIRVIEW PARK MASTER PLAN UPDATE DISCUSSION - PART ONE

DEPARTMENT: PARKS AND COMMUNITY SERVICES

PRESENTED BY: BRIAN GRUNER, PARKS AND COMMUNITY SERVICES
DIRECTOR

CONTACT INFORMATION: BRIAN GRUNER, PARKS AND COMMUNITY SERVICES
DIRECTOR, (714) 754-5009

RECOMMENDATION:

Staff Recommends the City Council receive and file the staff presentation on the status of the Fairview Park Master Plan Update and provide feedback.

Due to the breadth and volume of information involved with the Fairview Park site and the various technical reports entailed in the Fairview Park Master Plan Update project, the City Council study session presentations on the project will occur in two (2) parts. In part one, the project team will provide an overview on the status of the update overview, including:

- Community outreach.
- Current ecological conditions.
- Summary of historical documentation and completed restoration efforts.
- Highlights of resource assessments, technical investigations and field surveys.

In part two, the project team will present the Master Plan Update Findings and Recommendations for the Draft Fairview Park Master Plan Update.

BACKGROUND:

Fairview Park Site Overview

Fairview Park is the City's largest park, hosting 195 acres of open space area and 13 acres of developed parkland for a total of 208 acres. Within the 195 acres of open space there are two (2) Native American Nationally Registered Historic Sites, and five different habitat ecosystems which are home to a wide array of sensitive, rare and endangered plant and animal species including Burrowing owl, California gnatcatcher, least Bell's vireo, Crotch's bumble bee, San Diego button celery, Orcutt's grass, and various others. The park also offers users multiple passive recreational opportunities including several miles of trails for walking, running, bicycling, wildlife observation, and environmental

interpretation throughout the park's different ecosystems. The City also maintains several partnerships with non-profit organizations that support programming and activities in Fairview Park.

Several key factors establish Fairview Park as an ecological resource of regional significance:

- **Habitat diversity:** 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:** Home to 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:** Serves as a crucial wildlife corridor, connecting the Santa Ana River system of trails and parks to other open spaces in the region, including Talbert Regional Park, the Randall Preserve, and the Huntington Beach Wetlands. This connectivity facilitates the movement of species between habitats and promotes genetic diversity, which is essential to the continued survival of wildlife populations fragmented by urban development.
- **Cultural and historical significance:** Contains two nationally registered cultural resource historic sites, highlighting the area's rich human history.
- **Wildlife refuge and human ecology:** Provides a valuable refuge for wildlife amidst the urban landscape and offers a unique space for people to connect with nature and learn about the importance of preserving biodiversity for local, regional and global sustainability.

Master Plan Background

Between 1996 and 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, and restoration opportunities in the park. The City Council subsequently adopted revisions to the Master Plan in 2001 and 2002 to address specific changes in park features, and in 2008 to account for an updated biological survey of the park. Since that time, the City has initiated and completed a number of significant projects and restoration efforts within the park, documented a variety of special-status plant and animal species, and introduced educational programs to engage and educate park visitors about the park's unique environmental features.

Changes Impacting the Park

Since the 1998 adoption and subsequent 2008 Master Plan update, several significant changes have occurred in Fairview Park. A few highlights include:

- Construction of the 35-acre wetlands and riparian habitat restoration project.
- Construction of the vernal pool 1 boardwalk.
- Construction of the northwest staircase.
- Headlands Mitigation Coastal Sage Scrub Restoration

- Restoration of the vernal pool 5-7 watershed complex (ongoing).
- Incorporation of community-based restoration efforts with partner organizations and community volunteers.
- Restoration of the Fairview Park canyon (ongoing)
- Documentation of various special-status wildlife species within the site.
- Legal and regulatory updates for biological and cultural resources protection.
- Adoption of citizen-led ballot Measure AA restricting voter approval for new permanent constructed improvements in Fairview Park, with limited exceptions for restoration, preservation, maintenance, and public safety purposes.

Due to the site's habitat values and geographic connectivity with open spaces along the lower Santa Ana River ecological corridor, the site of Fairview Park has historically been a strong candidate for conservation grants and environmental mitigation agreements with outside entities. Since 1996, the City has completed over 50 acres of successful habitat restoration of multiple vegetation communities including vernal pools, coastal sage scrub, grasslands, wetlands, woodlands and other habitats. These projects have accomplished significant improvements to the environmental quality of the site for community residents and restored and enhanced wildlife habitat for a wide variety of native plant and animal species. Current and ongoing restoration projects include:

- Vernal Pools 5, 6, and 7 and Associated Watershed Restoration
- Upper Canyon Restoration
- Wetlands and Riparian Habitat Phase II (OCTA project)
- Mesa Restoration Coastal Sage Scrub and Flower Fields Restoration (design complete, implementation pending contract award)

Need for a Master Plan Update

Since the adoption of the original Master Plan in 1998, the City has not completed a comprehensive update to the Master Plan to account for 25+ years of the park's evolution and major developments in the environmental and regulatory landscape. During this time, various scientific and regulatory updates have occurred, including new legal protections for multiple species of wildlife that are present in Fairview Park. In addition, significant advancements have emerged in the realm of geospatial technology, remote sensing, and asset management. By integrating these contemporary tools into a Master Plan Update project, an updated Fairview Park Master Plan will allow the City to effectively and adaptively manage Fairview Park's diverse capital assets and environmental resources over time.

Due to the age of the Master Plan, technological and scientific advancements, and the significant changes that have occurred which affect the land management of Fairview Park, the City Council allocated funding in the City's 2019-2020 Capital Improvement Program Budget for the Fairview Park Master Plan Update.

ANALYSIS:

In January 2023, the City Council awarded the Professional Services Agreement to Moore, Iacofano, and Goltsman (MIG), Inc. for the Fairview Park Master Plan Update. Since that time, MIG's multidisciplinary team of subject matter experts has been working with the City to complete the project tasks. For reference, the primary tasks include:

Task 1: Historical Summary and Review of Existing Documentation

Task 2: Community Outreach and Tribal Advisory Group Consultation

Task 3: Resource Assessment and Analysis of Existing Conditions (including Operations, Maintenance, and Management Plan)

Task 4: Master Plan Update Findings and Recommendations

Task 5: Environmental Compliance Documentation

Community Engagement

MIG, in coordination with City staff, conducted community outreach with the site's diverse stakeholders. Community outreach included a combination of community workshops, informational sessions, and presentations to the Parks and Community Services Commission and Fairview Park Steering Committee over the last 24 months. The Fairview Park community engagement events occurred via the following:

- Master Plan Community Workshops
 - August 31, 2023
 - November 8, 2023
 - September 4, 2024
- Two monthly volunteer restoration days
 - 2nd Saturday of the month restoration is hosted by Fairview Park Alliance
 - 3rd Saturday of the month restoration is hosted by Coastal Corridor Alliance
- Community Events (booth and staff provide information to attendees)
 - Love Costa Mesa Day
 - Concerts in the Park (4 concerts)
 - Earth Day
- Fairview Park Steering Committee Meetings (Publicly noticed and promoted via e-mail, newsletter, and social media)
 - Meeting occurs every other month on the 2nd Wednesday of the month (Even month dates)

Status of Master Plan Update

In the last 24 months, MIG has gone through an intensive process of reviewing and analyzing a large volume of information about Fairview Park. This has included evaluating existing conditions and uses of the site. Some highlights of activities completed by the consultant team include:

- Monitored public use patterns and conducted informal outreach during weekend activities at Fairview Park with local partner organizations.
- Conducted site reviews and walks at various times, seasons, and periods of the day and week to examine use patterns by park visitors throughout the site.
- Conducted wildlife investigations of the site by expert biologists.
- Reviewed historical resource inventory and cultural resources reports.
- Consultation with representatives of the Tribal Advisory Group both in-person at the site and in virtual format.
- Confirmed biological findings of over twenty rare and endangered species including Burrowing owl, California gnatcatcher, least Bell's vireo, Crotch's bumble bee, San Diego Button Celery, Orcutt's grass, and various others.
- Conducted botanical investigations to develop a comprehensive list of plant species in the park, and to search communities and the California Natural Diversity Database (CNDDDB) for the presence of special-status species in the site.
- Reviewed historical biological reports, surveys, and other technical reports from the site.

Next Steps

Utilizing the information gathered during the tasks identified above and community engagement with the site's diverse stakeholders, the project team is developing a framework for evaluating community needs and stewardship opportunities for the draft Fairview Park Master Plan Update. This framework will be further described in the part 2 presentation on the project, in addition to the draft Master Plan Update Findings and Recommendations.

The City will continue current park activities and operations until the Master Plan Update draft is completed and presented before the City Council. The current HSS Use Agreement with the City authorizes the City Manager to continue current activities until the Master Plan Update draft is presented or until May 31, 2025, whichever comes sooner.

As one of the last remaining land parcels in the region to persist in a mostly natural and undeveloped state, Fairview Park is a critical environmental resource to a wide variety of native flora and fauna that has been broadly lost to urban development. Similarly, the site's extensive archeological record and deep significance to the Indigenous community highlight the importance of protecting and preserving Fairview Park's rich historical legacy. Fairview Park is also a treasured recreational resource for the community. To this end, the City's stewardship of Fairview Park requires deliberate planning to achieve a sustainable balance between the unique environmental resources and public uses of the land.

ALTERNATIVES:

This is an informational item only.

FISCAL REVIEW:

This item is informational in nature and has no impact to the City's budget.

LEGAL REVIEW:

The City Attorney's Office has reviewed this report as to form.

CITY COUNCIL GOALS AND PRIORITIES:

This item supports the following City Council Goal:

- Advance Environmental Sustainability and Climate Resiliency

CONCLUSION:

This is an informational item regarding the Fairview Park Master Plan Update. Staff recommends that the City Council receive and file this report and provide feedback.



CITY OF COSTA MESA

Agenda Report

77 Fair Drive
Costa Mesa, CA 92626

File #: 25-152

Meeting Date: 1/28/2025

TITLE:

FAIRVIEW PARK MASTER PLAN UPDATE DISCUSSION - PART ONE

DEPARTMENT: PARKS AND COMMUNITY SERVICES

PRESENTED BY: BRIAN GRUNER, PARKS AND COMMUNITY SERVICES
DIRECTOR

CONTACT INFORMATION: BRIAN GRUNER, PARKS AND COMMUNITY SERVICES
DIRECTOR, (714) 754-5009

RECOMMENDATION:

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BACKGROUND:

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interpretation throughout the park's different ecosystems. The City also maintains several partnerships with non-profit organizations that support programming and activities in Fairview Park.

Several key factors establish Fairview Park as an ecological resource of regional significance:

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- **Vernal pools:** Home to 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:** Serves as a crucial wildlife corridor, connecting the Santa Ana River system of trails and parks to other open spaces in the region, including Talbert Regional Park, the Randall Preserve, and the Huntington Beach Wetlands. This connectivity facilitates the movement of species between habitats and promotes genetic diversity, which is essential to the continued survival of wildlife populations fragmented by urban development.
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Master Plan Background

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Changes Impacting the Park

Since the 1998 adoption and subsequent 2008 Master Plan update, several significant changes have occurred in Fairview Park. A few highlights include:

- Construction of the 35-acre wetlands and riparian habitat restoration project.
- Construction of the vernal pool 1 boardwalk.
- Construction of the northwest staircase.
- Headlands Mitigation Coastal Sage Scrub Restoration

- Restoration of the vernal pool 5-7 watershed complex (ongoing).
- Incorporation of community-based restoration efforts with partner organizations and community volunteers.
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- Documentation of various special-status wildlife species within the site.
- Legal and regulatory updates for biological and cultural resources protection.
- Adoption of citizen-led ballot Measure AA restricting voter approval for new permanent constructed improvements in Fairview Park, with limited exceptions for restoration, preservation, maintenance, and public safety purposes.

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- Vernal Pools 5, 6, and 7 and Associated Watershed Restoration
- Upper Canyon Restoration
- Wetlands and Riparian Habitat Phase II (OCTA project)
- Mesa Restoration Coastal Sage Scrub and Flower Fields Restoration (design complete, implementation pending contract award)

Need for a Master Plan Update

Since the adoption of the original Master Plan in 1998, the City has not completed a comprehensive update to the Master Plan to account for 25+ years of the park's evolution and major developments in the environmental and regulatory landscape. During this time, various scientific and regulatory updates have occurred, including new legal protections for multiple species of wildlife that are present in Fairview Park. In addition, significant advancements have emerged in the realm of geospatial technology, remote sensing, and asset management. By integrating these contemporary tools into a Master Plan Update project, an updated Fairview Park Master Plan will allow the City to effectively and adaptively manage Fairview Park's diverse capital assets and environmental resources over time.

Due to the age of the Master Plan, technological and scientific advancements, and the significant changes that have occurred which affect the land management of Fairview Park, the City Council allocated funding in the City's 2019-2020 Capital Improvement Program Budget for the Fairview Park Master Plan Update.

ANALYSIS:

In January 2023, the City Council awarded the Professional Services Agreement to Moore, Iacofano, and Goltsman (MIG), Inc. for the Fairview Park Master Plan Update. Since that time, MIG's multidisciplinary team of subject matter experts has been working with the City to complete the project tasks. For reference, the primary tasks include:

Task 1: Historical Summary and Review of Existing Documentation

Task 2: Community Outreach and Tribal Advisory Group Consultation

Task 3: Resource Assessment and Analysis of Existing Conditions (including Operations, Maintenance, and Management Plan)

Task 4: Master Plan Update Findings and Recommendations

Task 5: Environmental Compliance Documentation

Community Engagement

MIG, in coordination with City staff, conducted community outreach with the site's diverse stakeholders. Community outreach included a combination of community workshops, informational sessions, and presentations to the Parks and Community Services Commission and Fairview Park Steering Committee over the last 24 months. The Fairview Park community engagement events occurred via the following:

- Master Plan Community Workshops
 - August 31, 2023
 - November 8, 2023
 - September 4, 2024
- Two monthly volunteer restoration days
 - 2nd Saturday of the month restoration is hosted by Fairview Park Alliance
 - 3rd Saturday of the month restoration is hosted by Coastal Corridor Alliance
- Community Events (booth and staff provide information to attendees)
 - Love Costa Mesa Day
 - Concerts in the Park (4 concerts)
 - Earth Day
- Fairview Park Steering Committee Meetings (Publicly noticed and promoted via e-mail, newsletter, and social media)
 - Meeting occurs every other month on the 2nd Wednesday of the month (Even month dates)

Status of Master Plan Update

In the last 24 months, MIG has gone through an intensive process of reviewing and analyzing a large volume of information about Fairview Park. This has included evaluating existing conditions and uses of the site. Some highlights of activities completed by the consultant team include:

- Monitored public use patterns and conducted informal outreach during weekend activities at Fairview Park with local partner organizations.
- Conducted site reviews and walks at various times, seasons, and periods of the day and week to examine use patterns by park visitors throughout the site.
- Conducted wildlife investigations of the site by expert biologists.
- Reviewed historical resource inventory and cultural resources reports.
- Consultation with representatives of the Tribal Advisory Group both in-person at the site and in virtual format.
- Confirmed biological findings of over twenty rare and endangered species including Burrowing owl, California gnatcatcher, least Bell's vireo, Crotch's bumble bee, San Diego Button Celery, Orcutt's grass, and various others.
- Conducted botanical investigations to develop a comprehensive list of plant species in the park, and to search communities and the California Natural Diversity Database (CNDDDB) for the presence of special-status species in the site.
- Reviewed historical biological reports, surveys, and other technical reports from the site.

Next Steps

Utilizing the information gathered during the tasks identified above and community engagement with the site's diverse stakeholders, the project team is developing a framework for evaluating community needs and stewardship opportunities for the draft Fairview Park Master Plan Update. This framework will be further described in the part 2 presentation on the project, in addition to the draft Master Plan Update Findings and Recommendations.

The City will continue current park activities and operations until the Master Plan Update draft is completed and presented before the City Council. The current HSS Use Agreement with the City authorizes the City Manager to continue current activities until the Master Plan Update draft is presented or until May 31, 2025, whichever comes sooner.

As one of the last remaining land parcels in the region to persist in a mostly natural and undeveloped state, Fairview Park is a critical environmental resource to a wide variety of native flora and fauna that has been broadly lost to urban development. Similarly, the site's extensive archeological record and deep significance to the Indigenous community highlight the importance of protecting and preserving Fairview Park's rich historical legacy. Fairview Park is also a treasured recreational resource for the community. To this end, the City's stewardship of Fairview Park requires deliberate planning to achieve a sustainable balance between the unique environmental resources and public uses of the land.

ALTERNATIVES:

This is an informational item only.

FISCAL REVIEW:

This item is informational in nature and has no impact to the City's budget.

LEGAL REVIEW:

The City Attorney's Office has reviewed this report as to form.

CITY COUNCIL GOALS AND PRIORITIES:

This item supports the following City Council Goal:

- Advance Environmental Sustainability and Climate Resiliency

CONCLUSION:

This is an informational item regarding the Fairview Park Master Plan Update. Staff recommends that the City Council receive and file this report and provide feedback.