

**Governor's Office of Planning and Research**

1400 Tenth Street  
Sacramento, CA 95814

RECEIVED  
CITY OF COSTA MESA  
DEVELOPMENT SERVICES DEPARTMENT



NOV 26 1997

AM PM  
November 21, 1997 11:56

KRISTEN PETROS  
CITY OF COASTA MESA  
77 FAIR DRIVE  
COSTA MESA, CA 92626

Subject: FAIRVIEW PARK MASTER PLAN SCH #: 97101051

Dear KRISTEN PETROS:

The State Clearinghouse submitted the above named environmental document to selected state agencies for review. The review period is closed and none of the state agencies have comments. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call at (916) 445-0613 if you have any questions regarding the environmental review process. When contacting the Clearinghouse in this matter, please use the eight-digit State Clearinghouse number so that we may respond promptly.

Sincerely,

ANTERO A. RIVASPLATA  
Chief, State Clearinghouse

CALIFORNIA DEPARTMENT OF FISH AND GAME

CERTIFICATE OF FEE EXEMPTION

DE MINIMIS IMPACT FINDING

PROJECT TITLE/LOCATION(include county):

Fairview Park Master Plan in the City of Costa Mesa,  
County of Orange, located in the 2500 block of Placentia Avenue

POSTED

DEC 18 1997

GARY L. GRANVILLE Clerk-Recorder  
By \_\_\_\_\_ DEPU

NAME/ ADDRESS OF APPLICANT:

City of Costa Mesa  
Planning Division  
77 Fair Drive  
Costa Mesa, CA 92626

PROJECT DESCRIPTION:

The Master Plan for the 208-acre park is mostly passive with habitat restoration, trails, picnic areas and some new parking west of Placentia Avenue; and an expanded model train station and museum area; trails, and picnic areas on the east side.

FINDINGS OF EXEMPTION:

1. An Initial Study has been conducted by the City of Costa Mesa that evaluates the potential for adverse environmental impact.
2. The evidence presented in the record as a whole, indicates that the project will not individually or cumulatively have an adverse effect on wildlife resources or habitat.
3. The Initial Study has identified a potential adverse effect on wildlife resources as described in Section 753.5(d) of Title 14, CCR, however, the evidence in the record as a whole rebuts that presumption of adverse effect.

CERTIFICATION:

I hereby certify that the City of Costa Mesa has made the above findings of fact and that based on the Initial Study and the record as a whole, the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code

*Perry C. Valantona* 12-16-97  
Planning Manager Date  
Lead Agency: City of Costa Mesa

TO: Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

FROM: City of Costa Mesa  
Planning Division  
Post Office Box 1200  
Costa Mesa, CA 92626

Orange County Clerk - Recorder  
Post Office Box 238  
Santa Ana, CA 92701

RE: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

97101051

STATE CLEARINGHOUSE NUMBER  
(If submitted to Clearinghouse)

Kristen Caspers Petros

LEAD AGENCY/CONTACT PERSON

(714) 754-5136

TELEPHONE NO./EXTENSION

PROJECT TITLE:

Fairview Park Master Plan (PA-97-43, GP-97-03A)

PROJECT LOCATION (include county):

2500 block of Placentia Avenue, Costa Mesa, Orange County, California

PROJECT DESCRIPTION:

Master plan for a 208-acre park consisting of mostly passive uses such as habitat restoration, trails, picnic areas, expanded model railroad, museum site and some new parking.

**POSTED**  
DEC 18 1997  
GARY L. GRANVILLE, Clerk-Recorder  
By \_\_\_\_\_ DEPUTY

This is to advise that the City Council have approved the above described project on December 15, 1997, and has made the following determinations regarding the above described project:

- 1. The project will not have a significant effect on the environment.
- 2. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
- 3. Mitigation measures were made a condition of approval of the project.
- 4. A statement of Overriding Considerations was not adopted for this project.
- 5. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final Negative Declaration with comments and responses and record of project approval is available to the General Public at:

City of Costa Mesa Planning Division, 77 Fair Drive, Costa Mesa, California 92626

Perry P. Calantone  
SIGNATURE (PUBLIC AGENCY)

12-16-97  
DATE

PLANNING MANAGER

Date received for filing at OPR:

Filed in the County of Orange, California  
Gary L. Granville, Clerk/Recorder

38.00

19978001186 08:54am 12/18/97

Project Title: Fairview Park Master Plan  
 Lead Agency: City of Costa Mesa Contact Person: Kristen Petros  
 Street Address: 77 Fair Drive Phone: (714) 754-5136  
 City: Costa Mesa Zip: 92626 County: Orange

Project Location  
 County: Orange City/Nearest Community: Costa Mesa  
 Cross Streets: Placentia Ave., north of Victoria Street Total Acres: 208  
 Assessor's Parcel No. 420-012-01 thru 03 Section: \_\_\_\_\_ Twp. \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_  
 Within 2 Miles: State Hwy #: 55 Waterways: Santa Ana River & Greenville Banning Channel  
 Airports: John Wayne Railways: \_\_\_\_\_ Schools: Estancia High School

\*420-011-09, 10, 11, 14 & 15

Document Type  
 CEQA:  NOP  Supplement/Subsequent NEPA:  NOI Other:  Joint Document  
 Early Cons  EIR (Prior SCH No.)  EA  Final Document  
 Neg Dec  Other \_\_\_\_\_  Draft EIS  Other \_\_\_\_\_  
 Draft EIR  FONSI

Local Action Type  
 General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision)  Other NCCP action  
 Parcel Map, Tract Map, etc.

FILED  
 OCT 22 1997

Development Type  
 Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  
 Office: Sq. ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Commercial: Sq. ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Industrial: Sq. ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Educational  
 Recreational 208-acre passive park  
 Water Facilities: Type \_\_\_\_\_ MGD  
 Transportation: Type \_\_\_\_\_  
 Mining: Mineral \_\_\_\_\_  
 Power: Type \_\_\_\_\_ Watts \_\_\_\_\_  
 Waste Treatment: Type \_\_\_\_\_  
 Hazardous Waste: Type \_\_\_\_\_  
 Other: \_\_\_\_\_

Project Issues Discussed in Document  
 Aesthetic/Visual  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Agricultural Land  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Air Quality  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Archeological/Historical  Minerals  Soil Erosion/Compaction/Grading  Wildlife  
 Coastal Zone  Noise  Solid Waste  Growth Inducing  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Landuse  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Cumulative Effects  
 Fiscal  Recreation/Parks  Vegetation  Other \_\_\_\_\_

Present Land Use/Zoning/General Plan Use  
Fairview Park (mostly undeveloped) / Institutional & Recreational zone / Public Use

Project Description  
 Fairview Park Master Plan to establish a design and acceptable uses for a 208-acre park; a General Plan Amendment incorporating references to the Master Plan into the General Plan; possible incorporation of part of the park into the NCCP reserve system.

State Clearinghouse Contact: Mr. Chris Belsky  
 (916) 445-0613

Project Sent to the following State Agencies

State Review Began: 10.22.97  
 Dept. Review to Agency 11.14  
 Agency Rev to SCH 11.19  
 SCH COMPLIANCE 11.21

Resources  
 Boating  
 Coastal Comm  
 Coastal Consv  
 Colorado Rvr Bd  
 Conservation  
 Fish & Game # 5  
 Delta Protection  
 Forestry  
 Parks & Rec/OHP  
 Reclamation  
 BCDC  
 DWR  
 OES  
 Bus Transp Hous  
 Aeronautics  
 CHP  
 Caltrans # 12  
 Trans Planning  
 Housing & Devel  
 Health & Welfare  
 Drinking H2O  
 Medical Waste  
 State/Consumer Svcs  
 General Services  
 Cal/EPA  
 ARB  
 CA Waste Mgmt Bd  
 SWRCB: Grants  
 SWRCB: Delta  
 SWRCB: Wtr Quality  
 SWRCB: Wtr Rights  
 Reg. WQCB # 8  
 DTSC/CTC  
 Yth/Adlt Corrections  
 Corrections  
 Independent Comm  
 Energy Comm  
 NAHC  
 PUC  
 Santa Mn Mtns  
 State Lands Comm  
 Tahoe Rgl Plyn  
 Other: \_\_\_\_\_

Please note SCH Number on all Comments

97101051

Please forward late comments directly to the Lead Agency

AQMD/APCD 33 (Resources: 10, 25)

# CITY OF COSTA MESA INITIAL STUDY OF ENVIRONMENTAL IMPACTS

## I. BACKGROUND

- A. File Number(s): GP-97-03A, PA-97-43
- B. Name and Address of Applicant: City of Costa Mesa, 77 Fair Drive, Costa Mesa, CA 92626
- C. Project Location: 2500 block of Placentia Avenue, Costa Mesa, California
- D. General Plan and Zoning: Public Use (park); Institutional and Recreational District
- E. Project Description: (see attached)

## II. ENVIRONMENTAL IMPACTS

Explanation of all answers are attached.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>A. Physical Environment</b>				
Will the project have a significant impact on the physical environment?				
1. Hydrology	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Air Quality	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Geology	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Biological Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Noise	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Archeological/Historical/Paleontological Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>B. Impact of Environment on Project</b>				
Will the project be subject to significant impacts from the surrounding environment?				
1. Natural Environment - flood plains, seismic zones, landslide prone areas, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Manmade Environment - excessive noise, degraded air quality, hazardous material, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>C. Impacts on Public Services and Utilities</b>				
Will the project have a significant impact upon, or result in a need for new or altered public services or utilities in any of the following areas?				
1. Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Police Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Parks or Other Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Maintenance of Public Facilities Including Roads	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Other Governmental Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Electricity and Natural Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Water	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Sewer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Storm Water Drainage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Solid Waste Disposal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>D. Impacts on Transportation/Circulation</b>				
Will the project result in:				
1. Generation of substantial vehicular movement?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. A substantial impact on the surrounding circulation system?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Increased traffic hazards to motor vehicles, bicyclists, or pedestrians?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>E. Hazards</b>				
1. Will the project involve risk of release of hazardous substances?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the project create a potential health hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>F. Land Use</b>				
1. Will the project result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Will the project have a substantial impact on surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Is the project consistent with the General Plan Land Use designation and zoning requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Will the project affect or be affected by agricultural resources or operations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>G. Population/Housing</b>				
1. Will the project alter the location, distribution, density, or growth rate of the human population of the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Will the project affect the existing housing supply, or create a demand for additional housing?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

\*Housing units lost: 0  
Housing units proposed: 0

Estimated population displaced:  
Population anticipated:

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

- H. Energy
1. Will the project result in a substantial increase in the use of an energy source or require the development of new sources of energy?
- I. Natural Resources
1. Will the project result in a substantial increase in the rate of use of any natural resource?

III. MANDATORY FINDINGS OF SIGNIFICANCE

- A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of California history or prehistory?
- B. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?
- C. Does the project have impacts which are individually limited but cumulatively considerable?
- D. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

IV. DISCUSSION OF ENVIRONMENTAL EVALUATION

See attached.

V. DETERMINATION

On the basis of this Initial Study:

- I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION WILL BE PREPARED.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described herein have been added to the project. Compliance with the mitigation measures will be in accordance with the City's adopted Mitigation Monitoring Program. A NEGATIVE DECLARATION WILL BE PREPARED.
- I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT IS REQUIRED.
- Other - See attached explanation.

Date 10-21-97 Signature Kristen Caspers Petras  
 Title Associate Planner

VI. OTHER AGENCIES AND/OR PERSONS CONSULTED

See Attached

# INITIAL STUDY OF ENVIRONMENTAL IMPACTS

## I. BACKGROUND

- A. File Number: GP-97-03A, PA-97-43
- B. Applicant: City of Costa Mesa
- C. Project Location: 2500 block of Placentia Avenue, Costa Mesa, CA
- D. General Plan and Zoning: Public Use-Park; Institutional and Recreational District
- E. Project Description: The following discussion is brief with the detailed project description contained in the "City of Costa Mesa Fairview Park Master Plan" (FPMP) principally prepared by Katzmaier Newell Kehr and Ann Christoph, October 1997. This document is hereby incorporated by reference and is available for review at the City of Costa Mesa Planning Division.

1. **Location and Setting.** Fairview Park is located on either side of the 2500 block of Placentia Avenue between Victoria Street and Adams Avenue. The park is adjacent to the County of Orange Talbert Nature Preserve to the west and the Costa Mesa Golf and Country Club to the east. Single-family residences exist to the north while multi-family residences, the Marion Parsons Elementary School and Estancia High School exist to the south. Please refer to "Adjacent Uses" figure in the FPMP.

2. **Existing Conditions.** Please refer to "Existing Site Conditions" figure in the FPMP. The park has a total of 208 acres. The 53 acres lying east of Placentia Avenue are crossed by the Fairview Channel which has a bridge connecting the north and south sides. North of the channel, the terrain is steep with no park improvements. The area south of the channel is used by the Costa Mesa Model Engineers for their narrow gauge railroad, station, storage and unimproved parking area.

Approximately 155 acres lie to the west of Placentia Avenue, of which 13 acres are improved with lawn, trees, trails, portable restrooms and a paved parking lot for 106 cars. Fairview Channel runs along the north side of the park connecting to the Greenville- Banning Channel. The rest of the area is crossed by mostly unimproved trails. The southern part of the park is used by model glider enthusiasts while the rest of the park is used for walking, biking, and other passive uses.

3. **Project Characteristics.** Please refer to "The Master Plan" figure in the FPMP. The project consists of a Master Plan for Fairview Park to establish a design and acceptable land uses for the 208-acre park.

- a. West of Placentia Avenue the Master Plan describes a largely passive park with improved facilities for walking, biking, picnicking, and enjoyment of archeological and biological resources through interpretive signs and areas. A new parking lot and driveway will be added near the channel while the existing parking lot will be expanded. The plan would also retain the model glider take-off and landing areas although slightly relocated away from the vernal pools. The railroad tracks on the east side of the park would be extended over Placentia Avenue on a bridge that would also carry pedestrians and bicyclists.

Much of the west side of the park is planned to be restored as native habitat including grassland, coastal bluff scrub, coastal sage scrub, vernal pools, alluvial scrub, and a riparian area.

- b. East of Placentia Avenue, landscaping would follow a botanical garden theme with a variety of California plant communities. A small pond and picnic area are planned inside the existing train rail area and the parking lot will be expanded and paved. An approximately ¼-acre area is available for a historical or natural history museum complex.
4. **Approvals.** This project requires a General Plan amendment to reference the final master plan and also requires adoption of the Fairview Park Master Plan. The GPA and the master plan require recommendations from the Fairview Park Citizens Advisory Committee, the Parks, Recreation, Facilities and Parkways Commission, and the Planning Commission. Final approval is with the City Council. The City Council will also be deciding whether or not to enroll a large portion of the west side of the park in the NCCP (Natural Community Conservation Plan) habitat reserve system. Please refer to Section 7.1 of the FPMP for more detail.

This project will be reviewed by various County of Orange departments, the California Department of Fish & Game, the U.S. Fish and Wildlife Service, the U.S. Army Corps of Engineers, the Regional Water Quality Control Board, OCTA, surrounding cities, and other agencies deemed appropriate by the State Clearinghouse.

5. **Mitigation Monitoring.**

The California Environmental Quality Act (CEQA) requires that mitigation measures incorporated into a project be monitored during implementation of the project. A report must be kept with information as to how each measure is being satisfied. For implementation of the Fairview Park Master Plan, the City's Community Services Department will be responsible for monitoring all adopted mitigation measures.

## II. ENVIRONMENTAL IMPACTS

### A. Physical Environment

Will the project have a significant impact on the physical environment?

1. **Hydrology.** Please refer to Sections 3.3 Hydrology and Drainage and 6.8 Drainage Issues in the FPMP for a detailed discussion. The park site generally drains to the northwest and west towards the Santa Ana River. Only a small amount of impervious surface is present on the park ; the parking lot at the west entrance.

There are two areas of concern regarding existing hydrology. First, erosion of the bluff face has accelerated due to pedestrian and bike traffic. The second concern is the drainage deficiency near the southern portion of the site near Pacific Avenue. The park master plan proposes to reduce erosion of the bluff by minimizing traffic along the bluff edge and face and, instead, directing traffic to marked trails. Two wooden stairways are proposed down the west side of the bluff. The plan proposes a number of ways to further reduce erosion of exposed areas: retain natural vegetation, minimize grading, stabilize and vegetate denuded areas, divert runoff away from exposed slopes, and prepare drainage systems to handle concentrated flow.

The park plan proposes minimal grading for parking areas, trails, and other improvements and would maintain or improve drainage. A portion of the bluff top contains stockpiled material which will be removed returning the area to its previous levels. A drainage swail or drain is proposed near Pacific Avenue to relieve the periodic flooding.

The only significant grading would involve construction of a riparian area in and around the Placentia Drain, an earthen ditch which has historically been used for agricultural purposes to drain the northern areas out towards what is now Talbert Nature Preserve. With approval from the Army Corps of Engineers and the County of Orange, the drain could be connected to the Fairview Channel for a more regular source of water.

No significant impacts are associated with implementation of the master plan if the following elements of the plan remain in place.

### Mitigation Measures

- H-1. Construction of permanent facilities as a part of the master plan shall be sensitive to drainage requirements ensuring that any grading provides proper drainage. A master plan of drainage shall be prepared and reviewed by the City's Engineering Division. Grading plans shall be reviewed by the Building Division.

- H-2 The fill removal activities on the bluff shall return the area to natural drainage patterns and reduce the potential for erosion. Archeological and biological resources in this area shall be protected during this process.
- H-3. Any impervious areas such as parking lots shall include appropriate surface drainage collection facilities according to a Water Quality Management Plan required to be submitted to the Building Division.
- H-4. New park areas which are grassed for public use, such as picnic areas, shall be graded to ensure proper drainage.
- H-5. Erosion control features and best management practices shall be applied during any construction.
2. **Air Quality.** The project site lies in the South Coast Air Basin. Implementation of the master plan will not significantly increase traffic to the site. Parking will be increased only slightly on the west side of the park and parking on the east side is already provided on aggregate surface; it will become paved as part of this plan. The new picnic areas, trails, museum site, interpretive areas, botanic garden, and other aspects of the park plan may generate some additional trips. This small increase plus the minimal grading proposed will not result in any significant impacts to air quality if standard dust control measures required by the AQMD are incorporated. The addition of bike trails with connections to the Master Plan of Bikeways will provide a nonpolluting transportation alternative for coming to the site.

#### Mitigation Measure

- AQ-1. Construction contractors shall comply with requirements of the SCAQMD in relation to dust control.
3. **Geology.** The proposed park plan will not significantly affect the primary land forms on the site as there will be only minimal grading. No mitigation is required.
4. **Biological Resources.** Please refer to the sections in the FPMP regarding biological resources, habitat restoration, and the Natural Community Conservation Plan (NCCP). The existing park contains many sensitive plant and animal communities which have been disturbed by various activities starting with agricultural and grazing uses in the early part of the century. More recently, fill has been placed on the bluff in the location of a major vernal pool system and in a low area near the northern project boundary, west of Placentia Avenue. Weed control results in disking of alluvial scrub habitat. Native coastal sage scrub on the bluff face and other sensitive habitats have been disturbed by people and their pets.

Because the park has such good potential for habitat restoration and because it is connected to other habitat restoration areas from Talbert Nature Preserve to the Santa Ana River mouth, the FPMP calls for the majority of the park west of Placentia Avenue to be biologically enhanced. Vernal pool restoration has already begun as part of a mitigation plan to be carried out by the Irvine Company as a result of impacts from their Bonita Village development (refer to Section 3.51 Vernal Pools in the FPMP). A 5-year restoration and management program for Vernal Pool 1 should soon be approved by the Army Corps of Engineers and the U.S. Fish and Wildlife Service. The FPMP will govern activities for the other six pools and for Vernal Pool 1 after the 5-year program is completed.

The eastern side of the park where the model railroad track is located is classified as "annual grassland/disturbed." This area is considered of low biological sensitivity and will be planted with both native and other California landscaping.

The FPMP has been designed in consideration of all biologically sensitive areas and, therefore, results in significant beneficial impacts. Bike and pedestrian trails travel around the various habitat areas. Trail delineation (fencing) is provided where it is important to keep traffic off the bluff, out of vernal pools and other restored areas. No significant adverse impacts are associated with the master plan if the following mitigation measures, which are recommended in the master plan, are kept a part of the project.

#### **Mitigation Measures**

- B-1.** Any habitat restoration activities shall be carefully planned and implemented according to the Fairview Park Master Plan and in consultation with a biologist familiar with the park's native plant and animal communities.
- B-2.** To avoid potential impacts to sensitive species present or potentially present in the alluvial scrub community depicted on the FPMP, weed control activities (e.g. disking) shall be terminated until a resource management plan has been undertaken.
- B-3.** Upon approval of the Fairview Park Master Plan, the City shall review current management practices (e.g., weed control, vector control, mowing within vernal pools) to avoid potential impacts to biological resources identified in the master plan as being highly or moderately sensitive.
- B-4.** Development of the park west of Placentia Avenue including trenching for utilities, shall minimize impacts to highly or moderately sensitive resources, retain the natural topography to the extent feasible, and use only locally native plants in restoration and in other landscaping where appropriate. Activities on this side of the park shall be consistent with the NCCP Implementation Agreement if signed by the City of Costa Mesa.

## Vernal Pools

- B-5. Protective fencing shall be installed around Vernal Pools 1 through 6 (not necessary for pool 7) in order to prevent all types of vehicular traffic from entering the pools and also to prevent path formation created by pedestrian and bicycle traffic.
  - B-6. Mowing, "weed whacking" or other types of vegetation removal shall not be permitted within the delineated portion of any pool. Fencing shall be set back approximately 10 feet from the delineated pool areas to allow mowing and maintenance of vegetation along the fence line.
  - B-7. Disturbance of the soil is not permitted within any portion of a delineated pool for any reason without authorization from the U.S. Army Corps of Engineers pursuant to Section 404 of the Clean Water Act. (Earth-moving associated with continued restoration of covered portions of Vernal Pool 1 is permitted until the project biologist determines that restoration is complete.)
  - B-8. Interpretive signage or a similar feature shall be developed and placed in the vicinity of the pools to educate the park users concerning the value of the vernal pool habitat.
  - B-9. The City shall coordinate with Orange County Vector Control to ensure that no chemicals harmful to the federally listed San Diego Fairy Shrimp are introduced into the vernal pools.
  - B-10. All dogs brought to the park shall be kept on leashes. Signs shall be posted informing visitors.
5. **Noise.** Implementation of the master plan may slightly increase usage of the park but not to a degree which will significantly affect the noise environment. Hours of operation of the park are during daylight hours. Types of land uses will not change much from existing uses. Hiking, riding, and interpretive uses are generally quiet in nature. The bike trail along the north end of the park, west of Placentia Avenue, was placed south of the channel to satisfy concerns from residents along Swan Drive. The small park proposed near these homes and the one at the end of Canary Drive will not be heavily used due to limited parking, access, and facilities. No restrooms are proposed in these two areas.

Dog parks were proposed as part of earlier alternatives but were deleted partly due to noise concerns. The expansion of the model railroad tracks across Placentia Avenue has been located near the group picnic area and the interpretive area and should not impact the majority of the western side of the park which many prefer to be quiet.

No mitigation is required for the planned usage of the park as there will be no noise impacts to surrounding land uses or to the park. Any future land use proposals which differ from the approved master plan will require analysis of noise as well as other environmental impacts.

6. **Archeological/Historical/Paleontological Resources.** Please refer to Section 3.4 Archeological Resources in the FPMP. Fairview Park contains two archeological sites, collectively known as the "Fairview Indian Village Site," which are listed in the National Register of Historic Places. CA-Ora-58 occupies the northwestern bluff top west of Placentia Avenue. CA-Ora-506 is east of Ora-58 and is east of Placentia Avenue near the railroad and extending north to the Canary Drive area. The extremely degraded remains of the Polloreno Adobe are also located on the east side of Placentia within the boundaries of Ora-506.

The bluff site, CA-Ora-58, was the subject of a 1993 study (among many other studies) for the purpose of delineating boundaries of the site and determining preservation methods should an active park be developed on it. The study, which was required as part of a negative declaration and park plan from 1988 recommended capping the site.

This master plan calls for restoration of the CA-Ora-58 site to native grasslands and coastal sage scrub. The site would be accessible by trails but general access to archeological deposits would be discouraged by fencing and signage similar to those required for protection of biological resources. Mitigation measures below apply to this more passive use of the site and will adequately protect the resources.

CA-Ora-506 is less well understood. Minimal soil disturbance is planned for the area within this site. However, trail development, trenching, or grading may disturb resources from this site. Site monitoring will mitigate any potential impacts to a level of insignificance.

As far as historical resources, the master plan will not create any impacts. An area near the train station is planned for a potential museum site for either a local or more regional facility. Please refer to the master plan for more detail. In addition, space is available for accepting the Station Master's House if it is offered by the current owner. This is a small house which has been determined eligible for listing on the National Register of Historic Places. Because the house was already moved from its original location prior to eligibility being determined, moving the house again for preservation purposes will not affect the building's historic significance. (Gene Itogawa, State Office of Historic Preservation.)

No paleontological resources would be impacted by this plan. The soils and deposits on the site are too recent to contain significant resources and only minimal grading is proposed.

Mitigation Measures  
CA-Ora-58

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

supervising archaeologist and his/her surrogate, the qualified monitor, should meet on site with those persons (administrators and field personnel) charged with the duty of fill removal. The supervising archaeologist will explain his/her concerns and duties regarding maintenance of the scientific integrity of the cultural resources.

Either the supervising archaeologist or his/her designee will be present during fill removal in conformance with the need to monitor as assessed by the supervising archaeologist in consultation with the proper representative of the City of Costa Mesa Department of Community Services.

- A-10. The principal investigator understands that vegetation on the site will be removed by repeated disking and watering of the field (Bruce Newell, personal communication 1996). After each regrowth occurs, the field will be disked before the sprouted species go to seed. Disks should not penetrate the site surface any deeper than the disking that occurred when the land was farmed. This is estimated to have been not deeper than 25 cm.

It is anticipated that disking will bring to view a variety of artifacts on the site surface. Artifacts will then be vulnerable to removal by collectors. Unless a high security fence can be in place combined with security provided by park or other personnel to deter looters, it shall be required that a qualified archaeologist coordinate a surface reconnaissance program to recover artifacts and record their provenience every time disking occurs. If reconnaissance or recovery becomes the option, it is suggested that these efforts be facilitated using an archaeology field class. A report shall then be prepared employing data from the recoveries after the several diskings. The report shall include a specimen catalog and a spatial analysis of the various identified categories of artifacts. A county-certified archaeologist is required to direct the reconnaissance, recovery, and report efforts. The certified archaeologist will prepare the report following the spirit and intent of requirements of the Orange County Archaeology Forum's "Archaeological Mitigation or Data Recovery Report Guidelines."

- A-11. All cultural material recovered by the archeologist from the repeated disking operations shall remain the property of the City of Costa Mesa and shall be curated by the City or donated to the Orange County Natural History Association (or functional equivalent.) The City and Dr. Keith Dixon who has studied this site extensively, shall coordinate efforts to facilitate use of the collection by Professor Dixon for his Ora-58 research.

- A-12. Any trenching, grading or other ground disturbance that occurs in the core or peripheral area after restoration of the site shall require monitoring by a county-certified archaeologist or his/her surrogate. If significant archaeological finds are encountered, the activities causing site disturbance may be interrupted at the discretion of the monitor for closer inspection and possible archaeological unit testing at the culturally sensitive location. Any such testing requires excavated materials to be water

screened using 1/8-inch mesh and that the residues be sorted, identified and cataloged following standard archaeological procedures. The archaeologist must prepare a report following requirements of the Orange County Archaeology Forum's "Archaeological Mitigation or Data Recovery Report Guidelines."

- A-13. Should any future scientific excavation be proposed for the Fairview sites, the principal investigator (PI) must develop a written research design demonstrating why additional excavation might be beneficial with regards to generating new information or testing old information concerned with chronology building or past life-way reconstruction. After a research design is peer reviewed, it will be submitted to the Costa Mesa City Council for approval. The City Council's decision weighs on the benefits of the scientific work versus the benefits of continued protection/preservation.

If approved, the City requires that notification be given to the State Historic Preservation Officer and any professional or avocational groups that have expressed an interest in Ora-58 or Ora-506 or in the research design before an excavation permit is let to the P.I. or co-P.I.s. The City Council has the prerogative of placing conditions on any research permit to ensure proper conduct of the P.I.(s) and research team and to guarantee compliance with the following criteria:

- (1) The P.I.(s) must be affiliated with an institution of higher learning and/or a professionally recognized scientific institution.
- (2) The P.I.(s) and his/her institution must give evidence of adequate funds to complete field recovery, laboratory work, materials analysis, and report production.
- (3) The report must be a meaningful contribution to Orange County prehistory.
- (4) The City of Costa Mesa shall be owner of all recovered materials but has the option of donating the finds to the archaeological repository of the Orange County Natural History Association, where the artifacts and ecofacts will be available for study by other scientists and members of the general public who can show a legitimate reason for access to such remains.
- (5) State law shall be followed in the event that Native American skeletal material is discovered.
- (6) Any reburial plan for human skeletal remains shall be formulated in consultation with the Most Likely Descendant designated by the State of California Native American Heritage Commission and the City Council of Costa Mesa.
- (7) Human skeletal remains may not be treated in a disrespectful manner, which includes their display to the general public.
- (8) Proper security must be maintained to prevent pot hunting or vandalism. If necessary, a security plan that might include the posting of guards or erection of a protective fence, shall be appended to the excavation proposal.
- (9) There shall be a security plan and measures to protect the general public from injury.
- (10) Insofar as it is possible, the P.I.(s) should minimize interference with the normal operation of Fairview Park.

CA-Ora-506

A-14. If ground disturbing activities will be conducted in the area of Ora-506, then mitigation measure A-12 shall be applied. If any future scientific research is to be undertaken, mitigation measure A-13 shall apply.

**B. Impact of Environment on Project**

Will the project be subject to significant impacts from the surrounding environment?

1. **Natural Environment.** The north and west portions of the park are adjacent to the Fairview and Greenville-Banning Channels and the Santa Ana River. The project is also in a seismically active area where buildings could be subject to liquefaction during strong earthquakes. No structures are proposed in the lower elevations of the park which may be subject to occasional inundation from large floods. Since all park structures will be required to meet seismic safety requirements and others of the Uniform Building Code, no significant impacts are expected.
2. **Manmade Environment.** The park is not located near any major noise, traffic or air pollution generators. No impacts are associated with the manmade environment.

**C. Impacts on Public Services and Utilities**

Will the project have a significant impact upon, or result in a need for new or altered public services or utilities?

1. **Fire Protection.** The master plan will not have a significant impact on fire protection services according to the fire marshal.
2. **Police Protection.** The Crime Prevention Division of the Police Department has reviewed the plan and has made suggestions regarding ways to design safety into the park. For example, all parking areas and the play ground, picnic area, train station and museum site should be visible from the street. Parking areas should be gated and locked after the park is closed, however, police access is needed via Knox box. Signs should be posted throughout the park regarding park hours. Restrooms should be locked after hours and should be carefully designed with safety in mind.

Parking lots should be lit until 1 hour after closing (sunset). The areas around the train station and museum complex are the only places that should be lit all night.

To mitigate concerns from the Police Department, all phases of the master plan should be reviewed by this department.

## Mitigation Measure

- P-1. All phases of the Fairview Park Master Plan shall be reviewed by the Police Department, Crime Prevention Division during final design to address safety issues.
3. **Schools.** The park plan will not increase the student population or result in the need for new or altered school services. Proposed land uses will not impact operations at either Estancia High School or Marion Parsons Elementary School which are located next to the park.
  4. **Parks or Other Recreational Facilities.** The proposed park will not have a negative impact on other city parks, on the Talbert Nature Preserve, or the bike system. Fairview Park will result in a need for new maintenance services (see 5. below).
  5. **Maintenance of Public Facilities Including Roads.** The proposed park improvements will require ongoing maintenance. The City's Community Services Department will be responsible for the ongoing operation and maintenance of the facility.
  6. **Other Governmental Services.** The proposed park will not have a significant impact upon other government services.
  7. **Electricity and Natural Gas.** Construction of a natural history museum and parking lot lighting will require utility extensions but will not result in a substantial increase in the use of an energy source. No mitigation is required.
  8. **Water.** Please refer to the "Utility Location Map" in the FPMP. Because of the landscaping, restrooms, drinking fountains, and the small pond proposed for the park, there will be an increase in the need for water. According to Mesa Consolidated Water District, Green Acres reclaimed water is available for landscaping and adequate potable water is available for drinking. Many of the native plants will require decreasing amounts or little water as they become established. No mitigation is required.
  9. **Sewer.** Sewer mains exist in Pacific Avenue and Canyon Drive. According to the Costa Mesa Sanitary District, the best connection for the restroom facilities shown on the plan is to the facility in Pacific Avenue which is the only gravity flow source of sewer service. No significant impacts would be associated with this system.
  10. **Storm Water Drainage.** Drainage is discussed in section A.1. Hydrology of this Initial Study.

11. **Solid Waste Disposal.** There will be a slight increase in the generation of trash due to the new picnic facilities. There will be no significant impacts associated with this increase.

#### D. Impacts on Transportation/Circulation

1. & 2. Will the project result in generation of substantial vehicular movement or a substantial impact on the surrounding circulation system?

In addition to the existing uses at the park, the proposed master plan includes an expanded bike and pedestrian trail system, 5 new picnic or play areas, an interpretive area, a natural history and historical building area, an expanded model railroad, and a botanic garden. The parking will be increased in small areas throughout the park. Paved parking for 106 spaces exists at the west entrance and 35 spaces will be added. A new 60-space lot will be added north of this entrance also accessing the west side of the park. The existing parking at the end of Canyon Drive (26 cars) will remain and a new cul-de-sac entrance at the end of Pacific Avenue with parking for 10 cars will be added. On the east side, the unimproved parking lot near the train station will be paved for 110 spaces. There will be a total of 347 parking spaces.

These improvements will not change the trip generation rate as used in the ITE trip generation manual which is applied on a per acre basis. However, there may be a slight increase in trips to and from the park, most of which would occur during non-peak travel times. According to Transportation Services, the proposed master plan will not generate substantial traffic or result in impacts to the surrounding circulation system.

3. Will the project result in increased traffic hazards to motor vehicles, bicyclists, or pedestrians?

Transportation Services has requested that they be consulted regarding final design of the access to the northerly 60-space parking lot which is shown as a restricted right-turn in and right-turn out driveway. Placentia Avenue curves on a hill in this location necessitating careful design of any access point along it to address traffic safety issued.

The proposed bicycle system has been planned to be consistent with the Master Plan of Bikeways which shows the park's trails connecting to the Tanager Drive Class III bike route just east of the terminus of Canary Drive. Starting from Canary Drive, the proposed bike trail goes south to the existing bridge across Fairview Channel, then moves through the east side of the park. The trail splits and crosses Placentia Avenue in three locations: the proposed bridge; the

signalized intersection at the central entrance to the park (due to be completed by the end of 1997); and the signal by Estancia High School.

The trails wind through the west side of the park, connecting to Pacific Avenue to the south and the Greenville Banning Channel and the Santa Ana River trails. Two trails start/end near the proposed northerly parking lot. Transportation Services suggests some type of bicycle/pedestrian crossing be considered here. The following mitigation measure reduces potential transportation related impacts to a level of insignificance.

### Mitigation Measure

- T-1. The Transportation Services Division shall be consulted early in the design phase of the new parking lot located in the northern portion of the site near Fairview Channel in order to address vehicle, pedestrian and bicycle accessibility and traffic safety issues on Placentia Avenue.

### E. Hazards

Will the project involve the risk of release of hazardous substances or will the project create a potential health hazard?

No element of the proposed project will involve hazardous materials. No impacts are anticipated.

### F. Land Use

1. Will the project result in a substantial alteration of the present or planned land use?

The proposed master plan would not result in a substantial change to the existing park use. The plan enhances, improves and restores areas of an existing passive park and does not introduce any land use that is different from what is allowed in the I&R (Institutional & Recreational) zone or by the Public Use General Plan designation.

2. Will the project have a substantial impact on surrounding land uses?

Surrounding land uses are described in Section I.E.1. Location and Setting of this Initial Study. The plan has been formulated to be sensitive to these surrounding land uses. Along the northern boundary, only limited facilities will be provided at the neighborhood park west of Placentia Avenue and the overlook on the east side of the park. No tot lots or restrooms are provided. The bike trail will be on the south side of the channel instead of on the north side. No dog parks or active uses are proposed which is consistent with the public input given for this project.

The master plan has been designed to blend in with Talbert Nature Preserve by the extension of trails and habitat areas. In terms of lighting, the parking lots will be illuminated with one foot-candle of light up until one hour after dark (park closing time). The picnic area, playground, train station and museum area will be lit for safety at night. No residences are near this area so no impacts are anticipated.

3. Is the project consistent with The General Plan Land Use designation and zoning requirements?

The General Plan contains a Parks, Recreation and Open Space Master Plan element which includes only a general description of what is anticipated at Fairview Park. It will be amended upon adoption of this Fairview Park Master Plan. The project is consistent with the Public Use Land Use Designation and the I&R zone except for one element; the food kiosk described in Section 6.2 of the FPMP. According to the City's Zoning Code, "establishments where food or beverages are served" are prohibited in the I&R zone. The only way to allow such uses is for the City to first amend Title 13, specifically Table 13-30, City of Costa Mesa Land Use Matrix. If the City Council wishes to approve food service in the park, it can direct staff to process the amendment.

#### **Mitigation Measure**

- LU-1. If the City Council approves the concept of a food kiosk as described in the FPMP, Table 13-30, City of Costa Mesa Land Use Matrix shall be amended prior to issuance of any permits for the food kiosk.

4. Will the project affect or be affected by agricultural resources or operations?

No agricultural resources or operations are present or planned on this site.

#### **G. Population/Housing**

The proposed park will not alter the location, distribution, density or growth rate of the population of the area, nor will it affect housing supply.

#### **H. Energy**

The project includes new lighting for parking areas and the train and museum areas. The minimal amount of energy required will not result in substantial impacts to energy resources.

#### **I. Natural Resources**

The project will not result in a substantial increase in the use of water. Please refer to Section C.8. Water of this Initial Study.

VI. OTHER AGENCIES AND/OR PERSONS CONSULTED.

- California Department of Fish & Game
  - U. S. Fish & Wildlife Service
  - County of Orange EMA (Environmental Planning Division)
  - City of Costa Mesa
- 
1. Community Services Department
  2. Transportation Services Division
  3. Engineering Division
  4. Fire Prevention
  5. Police Department
  6. Building and Safety
- 
- Mesa Consolidated Water District
  - State Office of Historic Preservation
  - Costa Mesa Sanitary District